



Corporate Report

NO: R240

COUNCIL DATE: December 15, 2008

REGULAR COUNCIL

TO: Mayor & Council DATE: December 11, 2008
FROM: General Manager, Engineering FILE: 3900-20 (12900)
General Manager, Planning & Development
SUBJECT: Requirements related to Temporary Industrial Use Permits
for Temporary Truck Parking Facilities

RECOMMENDATIONS

The Engineering and Planning and Development Departments recommend that Council:

1. Approve amendments to Surrey Official Community Plan By-law, 1996, No. 12900 (the "OCP By-law") as documented in Appendix I to this report, to bring into effect additional requirements related to the approval and issuance of temporary use permits for truck parking lots; and
2. Authorize the City Clerk to bring forward the necessary OCP amendment by-law for the required readings and to set a date for the related public hearing.

INTENT

The purpose of this report is to obtain Council approval for changes to the requirements related to temporary truck parking lots and for an update to the OCP By-law to reflect such changes.

BACKGROUND

At its Regular Public Hearing meeting on November 3, 2008, Council considered Corporate Report No. R216, titled "Update on Actions to Address Truck Parking in Surrey" (copy attached as Appendix II) and approved the recommendations of that report. These recommendations included additional requirements related to the approval of temporary truck parking lots in the City. These requirements, which were deemed necessary to satisfy concerns identified by truck owners and operators, include the following:

- *Sealed engineering drawings are to be provided in relation to the layout of the proposed parking lot to ensure adequate drive aisle widths and stall sizes to accommodate the manoeuvring and parking of trucks on the site;*
- *That truck parking spaces be visually delineated at all times on the site to ensure that trucks parking in the lot park in an efficient manner to ensure that all truck owners who have paid for and are relying on parking on the site do not get locked out by the misalignment of other parked vehicles on the site;*
- *That the site be surfaced with materials that do not cause damage to truck tires (i.e., meet pre-determined specifications); and*
- *That adequate washroom facilities be provided on site.*

DISCUSSION

To make these conditions effective they should be incorporated in the OCP By-law. Temporary Industrial Use Permit Area No. 10, Temporary Truck Parking Facilities in the OCP By-law is proposed to be amended as noted below.

Amend sub-section 1(b) - **Zoning By-law Requirements** to read as follows:

- (b) *The Zoning By-law requirement for paving the parking area with asphalt, concrete or other similar pavement is modified to allow the use of other surfacing materials suitable for truck traffic as approved by the General Manager of Engineering.*

Amend **5. – General Requirements** to include the following additional sub-sections:

- (d) *Adequate washroom facilities are to be provided on site to the satisfaction of the General Manager of Planning and Development but in any case there shall be a minimum of one such facility on site;*
- (e) *The parking spaces are to be visually delineated at all times on the site to the satisfaction of the General Manager of Planning and Development so as to assist in ensuring the orderly parking of vehicles on the site at all times; and*
- (f) *Sealed engineering or architectural drawings and related information are to be provided to the satisfaction of the General Manager of Planning and Development related to the layout of the site including any buildings or structures on the site, site access, drive aisles, parking stall layout, signage and landscaping, demonstrating that the layout as proposed will allow for adequate space for maneuvering and parking all vehicles on site in an orderly manner up to the full capacity of the parking lot.*

These proposed amendments to the OCP By-law have been reviewed by the Assistant City Solicitor and found satisfactory.

CONCLUSION

The Engineering and Planning and Development Departments recommend that Temporary Industrial Use Permit Area No. 10, Temporary Truck Parking Facilities, of the OCP By-law be amended to incorporate additional requirements for temporary truck parking facilities. It is further recommended that the City Clerk be authorized to bring forward the necessary amendment by-law for the required readings and set a date for the related Public Hearing.

Vincent Lalonde, P.Eng.
General Manager, Engineering

Jean Lamontagne
General Manager, Planning & Development

JR/JB/RS/brb

Appendix I - Proposed OCP Amendment By-law

Appendix II - Corporate Report No. R216

CITY OF SURREY

BY-LAW NO. _____

A by-law to amend the provisions of Surrey Official
Community Plan By-law, 1996, No. 12900, as amended
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THE CITY COUNCIL of the City of Surrey, in open meeting assembled, ENACTS AS
FOLLOWS:

1. Surrey Official Community Plan By-law No. 12900, as amended, is hereby further amended as follows:

Division A. Schedule B Temporary Use Permit Areas, under the heading Temporary Industrial Use Permit Area No. 10 is hereby amended by:

- i. amending sub-section (b), under Section 1. Zoning By-law Requirements, to read as follows:

“The Zoning By-law requirement for paving the parking area with asphalt, concrete or other similar pavement is modified to allow the use of other surfacing materials suitable for truck traffic as approved by the General Manager of Engineering.”

- ii. amending Section 5. General Requirements by inserting the following after the end of sub-section (c):

- (d) Adequate washroom facilities are to be provided on site to the satisfaction of the General Manager of Planning and Development but in any case there shall be a minimum of one such facility on site;
- (e) The parking spaces in the truck parking lot are to be visually delineated at all times to the satisfaction of the General Manager of Planning and Development so as to assist in ensuring the orderly parking of vehicles on the site at all times; and
- (f) Sealed engineering or architectural drawings and related information are to be provided to the satisfaction of the General Manager of Planning and Development related to the layout of the site including any buildings or structures on the site, site access, drive aisles, parking stall layout, signage and landscaping, demonstrating that the layout as proposed will allow for adequate space for maneuvering and parking of all vehicles on site in an orderly manner up to the full capacity of the parking lot.”

2. This By-law shall be cited for all purposes as "Surrey Official Community Plan By-law, 1996, No. 12900, Text No. 36 Amendment By-law, 2003, No. 15032, Amendment By-law, 2008, No. _____."

READ A FIRST AND SECOND TIME on the _____ th day of _____, 20 .

PUBLIC HEARING HELD thereon on the _____ th day of _____, 20 .

READ A THIRD TIME ON THE _____ th day of _____, 20 .

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the _____ th day of _____, 20 .

_____ MAYOR

_____ CLERK