

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7915-0304-00

Planning Report Date: February 1, 2016

PROPOSAL:

- **Temporary Use Permit**

to permit a temporary truck park for a period not to exceed three years.

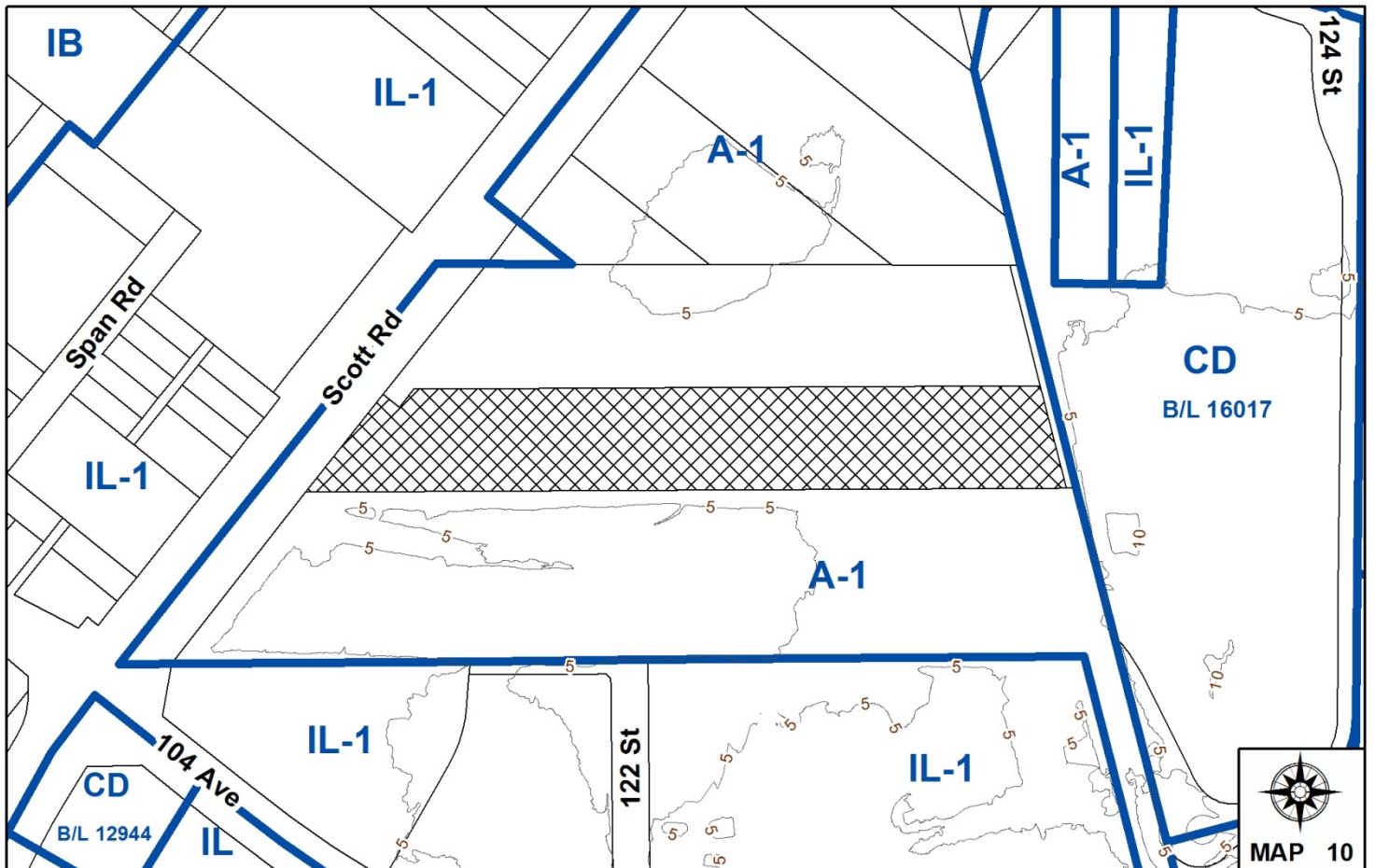
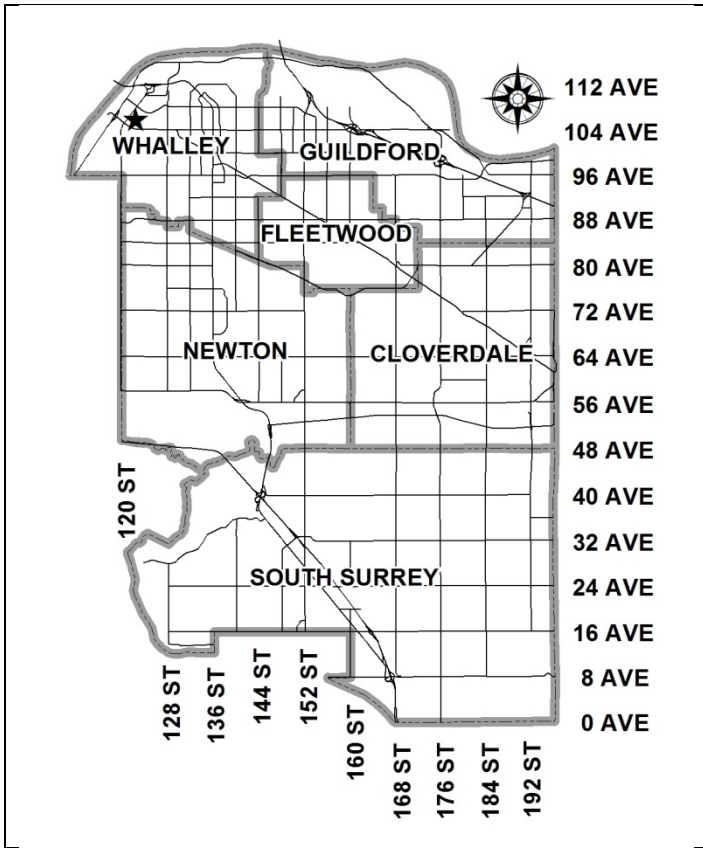
LOCATION: 10582 - Scott Road

OWNER: o822340 BC Ltd.

ZONING: A-1

OCP DESIGNATION: Mixed Employment

NCP DESIGNATION: Highway Commercial and Business Park



RECOMMENDATION SUMMARY

- Approval for Temporary Use Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The proposed truck park is contrary to the uses permitted in the A-1 Zone.
- The proposed use is contrary to the Highway Commercial and Business Park designations in the South Westminster NCP.

RATIONALE OF RECOMMENDATION

- The proposed temporary truck parking facility will allow for the interim use of the land until it is economically viable for redevelopment.
- The proposal will assist in providing much-needed authorized truck parking spaces in the City.
- The site is in close proximity to major truck routes, including Highway No. 17 (South Fraser Perimeter Road) and Scott Road.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Temporary Use Permit No. 7915-0304-00 (Appendix V) to proceed to Public Notification.
2. Council instruct staff to resolve the following issues prior to final approval:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) completion of Pre-Servicing Requirements identified for the proposed temporary truck park (Appendix V);
 - (c) submission of an acceptable geotechnical report to the satisfaction of the General Manager, Engineering; and
 - (d) address all requirements from Fortis BC with respect to the Terasen Gas right-of-way that bisects the site.
3. Council direct staff to bring forward this application 6 months from the date of approval to proceed (i.e. first Council meeting after August 1, 2016) for consideration of file closure if the conditions of final approval have not been adequately fulfilled by the applicant.

REFERRALS

- Engineering: The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix II.
- Fortis BC: Fortis BC expressed concerns with respect to unauthorized fill placed on the site and its proximity to Fortis' assets. The applicant is required to address this concern prior to consideration of approval of the TUP.

SITE CHARACTERISTICS

Existing Land Use: Unauthorized truck parking facility.

Adjacent Area:

Direction	Existing Use	NCP Designation	Existing Zone
North:	Unauthorized truck parking under TUP Application No. 7915-0296-00 (scheduled for Council's consideration on February 1, 2016)	Highway Commercial and Business Park	A-1
East (Across Class A Watercourse:	Khalsa School	School	CD (By-law No. 16017)
South:	Unauthorized landscape supply business and truck parking under TUP Application No. 7913-0217-00 (supported on July 7, 2014)	Highway Commercial and Business Park	A-1
West (Across Scott Road):	Various automotive service uses and non-conforming auto wreckers	Highway Commercial	IL-1

DEVELOPMENT CONSIDERATIONSBackground

- The 2.5-hectare (6 ac.) subject site is located at 10582 Scott Road in South Westminster. The site is designated "Mixed Employment" in the Official Community Plan (OCP) and is zoned "General Agricultural Zone (A-1)".
- The site is located in the South Westminster Neighbourhood Concept Plan (NCP). The front portion of the site is designated "Highway Commercial" and the rear portion of the site is designated "Business Park" in the NCP.
- The site has been used as an unauthorized truck park since at least 2009. Truck parking is not a permitted use in the A-1 Zone.
- The subject site, on Scott Road, has good access for trucks, being in close proximity to a controlled intersection at the South Fraser Perimeter Road to the south-west.
- There are no current By-law investigations related to the subject site. However, due to the known presence of unauthorized fill placed on the site, the applicant is required to address violations related to unauthorized fill prior to the TUP being approved.

Current Proposal

- The applicant is requesting a Temporary Use Permit (TUP) to allow the parking of oversized trucks that exceed 5,000 kilograms G.V.W. and trailers, for a period not to exceed three years.
- The proposed Temporary Use Permit will permit truck parking on this A-1-zoned site on a temporary basis and modify the Zoning By-law requirement for paving the parking area with asphalt, concrete or other similar pavement to allow the use of other surfacing materials suitable for truck traffic as approved by the General Manager of Engineering.
- Parking spaces for 65 oversized trucks and trailers are proposed. Parking space lengths range from 10 metres (33 ft.) to 29 metres (95 ft.) and are a minimum of 5 metres (16 ft.) wide.
- Parking spaces are not proposed within 24 metres (79 ft.) of the front lot line in order to provide queuing for trucks.
- Vehicular access will remain from Scott Road which is an arterial road. The site will remain surfaced with gravel, with a paved driveway to access the site.
- In the future, direct access to/from Scott Road is not intended for lots fronting the east side of Scott Road between 104 Avenue and Old Yale Road. Alternate access is planned through development, by the extension of 122 Street running parallel to Scott Road.
- A Terasen Gas (owned by Fortis BC) right-of-way (ROW), bisects the site. The proposed truck park will be set back a minimum of 29.1 metres (95 ft.) from the Terasen Gas ROW, thus satisfying the setback requirements of Fortis BC.
- A lock block wall is proposed at the rear of the proposed truck park, in order to prevent vehicles from encroaching into the Terasen Gas ROW.
- The subject site interfaces with Khalsa School site to the east. However, the proposed parking area for trucks will be set back a minimum of 130 metres (425 ft.) from the rear (east) lot line, providing adequate distance between the truck park and the school site.
- A Class A (red-coded) watercourse runs just outside the rear property line. The proposed truck park will be setback a minimum of 130 metres (425 ft.) from the watercourse, exceeding the minimum 30-metre (100 ft.) top-of-bank setback requirement by the Department of Fisheries and Oceans (DFO) for industrial uses.
- An existing chain link fence along the front and north lot lines will remain to provide site security. The front entrance will be gated. The gate will be set back 24 metres (79 ft.) from the front lot line to provide queuing for trucks.
- A cedar hedge is proposed along the front lot line, to provide screening from Scott Road.
- The truck park is intended to be used by owner-operated vehicles.

- In accordance with Corporate Report No. Ro69; 2009 approved by Council on May 25, 2009, the applicant will be required to complete all the necessary site work requirements prior to Council considering approving the TUP. Through the implementation of a pre-servicing approval process, the applicant must:
 - submit a sealed approved site plan to the satisfaction of City staff;
 - landscape the site as per the staff approved landscaping plan;
 - satisfy Engineering requirements with respect to servicing access and construction;
 - provide adequate washroom facilities; and
 - address any requirements from Fortis BC with respect to the Terasen Gas right-of-way that bisects the site.
- Under Part 4 General Provisions of Zoning By-law No. 12000, no use shall take place on an industrial zoned lot unless there is a building that exceeds 100 square metres (1,076 sq. ft.) and contains washroom facilities. The subject site meets this requirement, as an existing building will provide 24-hour access to washroom facilities. A caretaker will reside in the building.

PRE-NOTIFICATION

- Pre-notification letters were mailed on October 13, 2015 and staff received no responses.

TREES

- Glenn Murray, ISA Certified Arborist of Froggers Creek Tree Consultants Ltd. prepared an Arborist Assessment for the subject property. The table below provides a summary of the tree retention and removal by tree species:

Table 1: Summary of Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Deciduous Trees			
European Beech	2	0	2
Green Ash	2	0	2
Red Maple	2	0	2
Coniferous Trees			
Black Pine	1	0	1
Incense Cedar	2	0	2
Total	9	0	9
Total Replacement Trees Proposed		0	
Total Retained and Replacement Trees		9	
Contribution to the Green City Fund		N/A	

- The Arborist Assessment states that there are a total of 9 mature trees on the site. It was determined that all 9 trees can be retained as part of this development proposal.

AUTHORIZED AND IN-STREAM TRUCK PARKING FACILITIES IN THE VICINITY

- There are two (2) authorized temporary truck parking facilities in the vicinity of the subject site (Appendix IV).
- There are nine (9) in-stream TUP applications in the vicinity of the subject site for temporary truck parking facilities, including the subject application.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners and Action Summary
Appendix II.	Engineering Summary
Appendix III.	Summary of Tree Survey and Tree Preservation
Appendix IV.	Location of Truck Parking Facilities
Appendix V.	Temporary Use Permit No. 7915-0304-00 with Pre-Servicing Agreement

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

JD/dk

INTER-OFFICE MEMO

TO: Manager, Area Planning & Development
- North Surrey Division
Planning and Development Department

FROM: Development Services Manager, Engineering Department

DATE: January 26, 2016 **PROJECT FILE:** 7815-0304-00

RE: Engineering Requirements (Commercial/Industrial)
Location: 10582 Scott Road

TEMPORARY USE PERMIT

The following issues are to be addressed as a condition of issuance of the Temporary Use Permit:

- construct 11.0-metre wide concrete driveway letdown and provide 24.0-metre queuing storage from property line;
- register restrictive covenant to restrict access to right-in/right-out only to Scott Road; and
- provide on lot storm water mitigation and water quality treatment.

A Servicing Agreement for this application is not required; however, a processing fee of \$1,401.75 (GST included) is required to administer the storm water review, and legal document requirements. The driveway crossing can be constructed subject to issuance of a City Road and Right-of-Way Permit obtainable at the Engineering front counter upon payment of securities and permit fees.



Rémi Dubé, P.Eng.
Development Services Manager

sk
cc: Applicant

Tree Preservation Summary

Surrey Project No:

Address: 10582 Scott Road, Surrey BC

Registered Arborist: Glenn Murray

On-Site Trees	Number of Trees
Protected Trees Identified (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	9
Protected Trees to be Removed	0
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	9
Total Replacement Trees Required: - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio <u> 0 </u> X one (1) = 0 - All other Trees Requiring 2 to 1 Replacement Ratio <u> 0 </u> X two (2) = 0	0
Replacement Trees Proposed	0
Replacement Trees in Deficit	0
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	

Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	0
Total Replacement Trees Required: - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio <u> 0 </u> X one (1) = 0 - All other Trees Requiring 2 to 1 Replacement Ratio <u> 0 </u> X two (2) = 0	0
Replacement Trees Proposed	0
Replacement Trees in Deficit	0

Summary, report and plan prepared and submitted by:



 (Signature of Arborist)

25-Jan-16

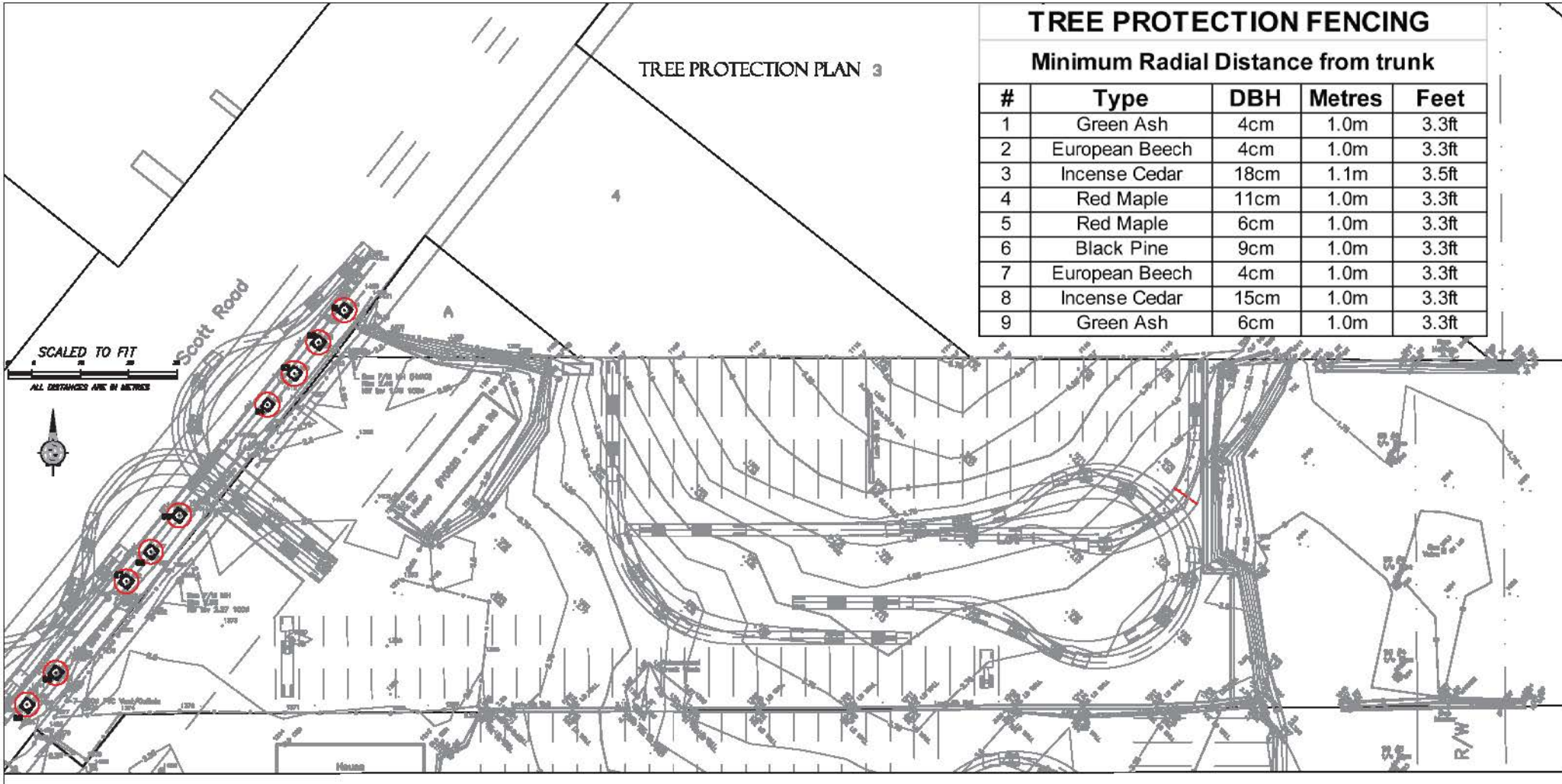
 Date

TREE PROTECTION PLAN 3

TREE PROTECTION FENCING

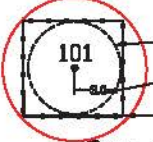
Minimum Radial Distance from trunk

#	Type	DBH	Metres	Feet
1	Green Ash	4cm	1.0m	3.3ft
2	European Beech	4cm	1.0m	3.3ft
3	Incense Cedar	18cm	1.1m	3.5ft
4	Red Maple	11cm	1.0m	3.3ft
5	Red Maple	6cm	1.0m	3.3ft
6	Black Pine	9cm	1.0m	3.3ft
7	European Beech	4cm	1.0m	3.3ft
8	Incense Cedar	15cm	1.0m	3.3ft
9	Green Ash	6cm	1.0m	3.3ft



LEGEND

TREE PROPOSED FOR RETENTION



PROTECTION ZONE (MPZ)
 FENCING DIMENSIONS IN METRES
 PROTECTION FENCING
 NO FOUNDATION ZONE (NFZ)

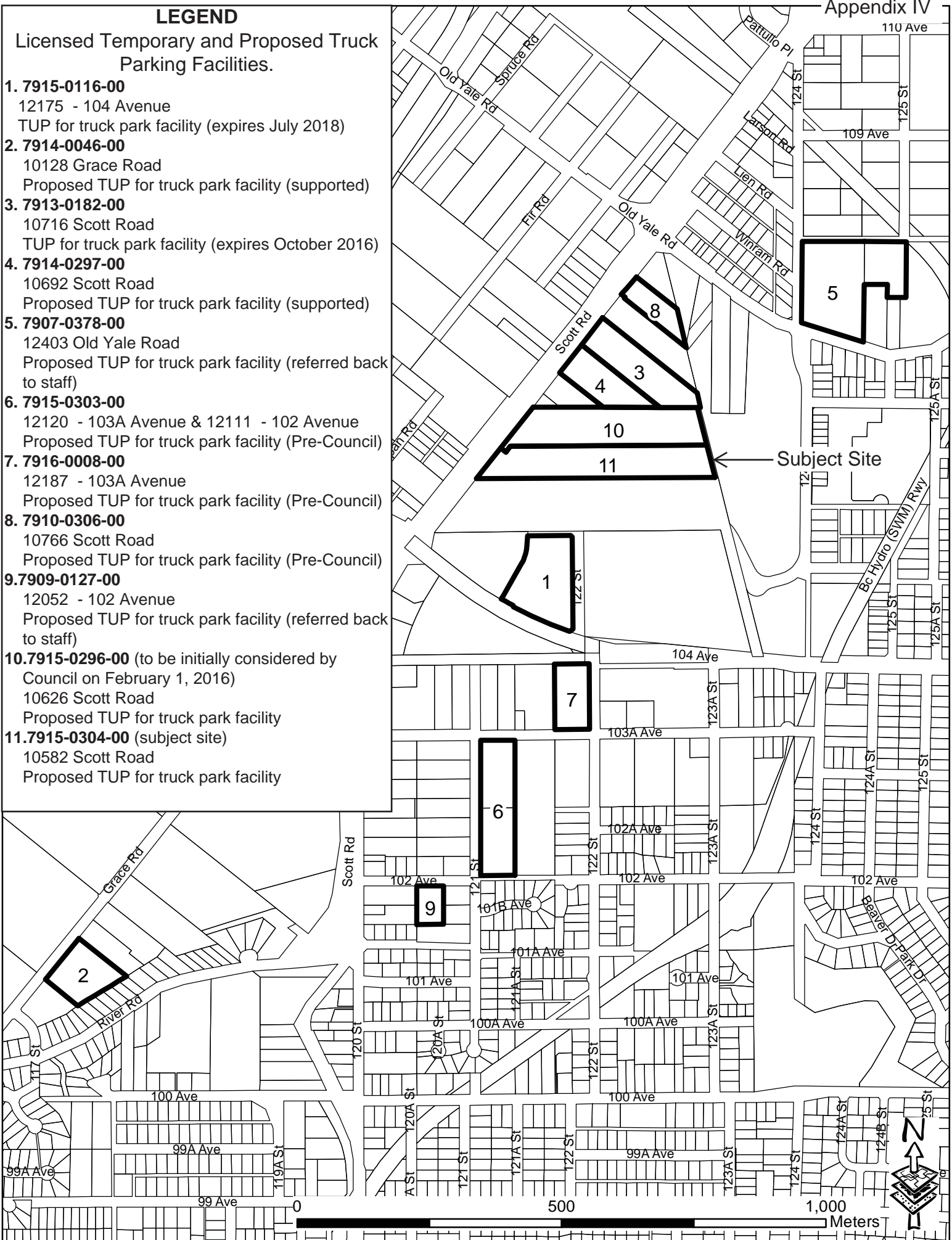
- NOTES:**
1. SITE LAYOUT INFORMATION AND TREE SURVEY DATA PER SUPPLIED DRAWING
 2. REFER TO ATTACHED TREE PROTECTION REPORT FOR INFORMATION CONCERNING TREE SPECIES, STEM DIAMETER, HEIGHT, CANOPY SPREAD AND CONDITION.
 3. ALL MEASUREMENTS ARE METRIC

Froggers Creek Tree Consultants Ltd 7763 McFraser Avenue Surrey BC V5J 4H4 Telephone: 604-721-6002 Fax: 604-437-0670	
100% Soft All Survey	
TREE PROTECTION PLAN THE DRAWING PLOTS ALL TREES PROPOSED FOR RETENTION, REMOVAL, THEIR CANOPIES, PROTECTION ZONES AND PROTECTION FENCING IN RELATION TO PROPOSED LAYOUT	
DRAWN BY: BM January 26, 2016	

LEGEND

Licensed Temporary and Proposed Truck Parking Facilities.

- 1. 7915-0116-00**
12175 - 104 Avenue
TUP for truck park facility (expires July 2018)
- 2. 7914-0046-00**
10128 Grace Road
Proposed TUP for truck park facility (supported)
- 3. 7913-0182-00**
10716 Scott Road
TUP for truck park facility (expires October 2016)
- 4. 7914-0297-00**
10692 Scott Road
Proposed TUP for truck park facility (supported)
- 5. 7907-0378-00**
12403 Old Yale Road
Proposed TUP for truck park facility (referred back to staff)
- 6. 7915-0303-00**
12120 - 103A Avenue & 12111 - 102 Avenue
Proposed TUP for truck park facility (Pre-Council)
- 7. 7916-0008-00**
12187 - 103A Avenue
Proposed TUP for truck park facility (Pre-Council)
- 8. 7910-0306-00**
10766 Scott Road
Proposed TUP for truck park facility (Pre-Council)
- 9. 7909-0127-00**
12052 - 102 Avenue
Proposed TUP for truck park facility (referred back to staff)
- 10. 7915-0296-00** (to be initially considered by Council on February 1, 2016)
10626 Scott Road
Proposed TUP for truck park facility
- 11. 7915-0304-00** (subject site)
10582 Scott Road
Proposed TUP for truck park facility



CITY OF SURREY

(the "City")

TEMPORARY USE PERMIT

NO.: 7915-0304-00

Issued To: o822340 BC LTD

("the Owner")

Address of Owner: Unit 239, 8138 128 Street
Surrey, BC V3W 1R1

1. This temporary use permit is issued subject to compliance by the Owner with all statutes, by-laws, orders, regulations or agreements, except as specifically varied by this temporary use permit.
2. This temporary use permit applies to that real property including land with or without improvements located within the City of Surrey, with the legal description and civic address as follows:

Parcel Identifier: 001-525-905

Lot 2 Block 5N Section 19 Range 2W Plan 14280 NWD Except Plan SRW LMP20327

10582 Scott Rd

(the "Land")

3. The authority to issue Temporary Use Permits is granted to municipalities under Sections 492 and 493 of the *Local Government Act* R.S.B.C. 2015, c.1. Pursuant to Implementation, II(c) Implementation Instruments, Temporary Use Permits of Surrey Official Community Plan, 2013, No. 18020, as amended, the entire City of Surrey is designated a Temporary Use Permit area.
4. The temporary use permitted on the Land shall be for a truck parking facility for vehicles exceeding 5,000 kilograms G.V.W., with the access, number of parking spaces, and the location of the structures, substantially in compliance with Schedule A (the "Site Plan") which is attached hereto and forms part of this permit.

5. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) Section A.5 of Part 5 Off-Street Parking and Loading/Unloading, the requirement to pave 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, Engineering.

6. The Owner covenants and agrees that the pre-servicing requirements attached as Schedule B (the "Pre-Servicing Requirements) which is attached herto and forms part of this permit, have been completed and will be maintained for the duration of the Temporary Use Permit.

7. The temporary use shall be carried out according to the following conditions:
 - (a) temporary washroom facilities are to be provided and maintained on the Land to the satisfaction of the General Manager, Planning and Development but in any case there shall be a minimum of one washroom facility on the Land;
 - (b) the parking spaces are to be visually delineated at all times to the satisfaction of the General Manager, Planning and Development so as to assist in ensuring the orderly parking of vehicles and lumber storage on the site at all times; and
 - (c) the following activities are prohibited on the Land,:
 - i. vehicle washing;
 - ii. vehicle maintenance except if it is on an asphalt or concrete pad and excludes all oil, coolant or chemical use as per the Environmental Management Act, S.B.C. 2002 Chapter 43;
 - iii. truck fuel storage or refuelling;
 - iv. storage of waste petroleum fluids; and
 - v. parking or storage of vehicles containing Dangerous Goods as defined by the *Transport of Dangerous Goods Act* R.S.B.C. 1996, Chapter 458.

8. The Owner covenants and agrees as a condition of the issuance of this Temporary Use Permit to:
 - (a) demolish or remove all buildings and/or structures that are permitted to be constructed pursuant to this Temporary Use Permit; and
 - (b) restore the Land to the condition it was prior to the parking of vehicles;all of which shall be done not later than the termination date set out on this Temporary Use Permit.

9. The Owner agrees that should the Owner not comply with the Temporary Use Permit, the City or its agents may enter upon the Land and perform such work as is necessary to eliminate the temporary use and bring the use and occupancy of the Land in compliance with Surrey Zoning By-law, 1993, No. 12000, as amended. These costs and expenses are recoverable by the City as a debt and may be collected in the same manner and with the same remedies as ordinary taxes on land and improvements under Section 258.1(c) of the *Community Charter*, S.B.C. 2003, c. 26, as amended and if it is due and payable by December 31 and unpaid on that date, the debt is deemed to be taxes in arrears.

10. This Temporary Use Permit is not transferable.

11. This Temporary Use Permit shall lapse on or before three years from date of issuance.

AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE DAY OF , 20 .

ISSUED THIS DAY OF , 20 .

Mayor – Linda Hepner

City Clerk – Jane Sullivan

IN CONSIDERATION OF COUNCIL'S APPROVAL OF THIS TEMPORARY USE PERMIT AND OTHER GOOD AND VALUABLE CONSIDERATION, I/WE THE UNDERSIGNED AGREED TO THE TERMS AND CONDITIONS OF THIS TEMPORARY USE PERMIT AND ACKNOWLEDGE THAT WE HAVE READ AND UNDERSTOOD IT.

Authorized Agent: Signature

Name (Please Print)

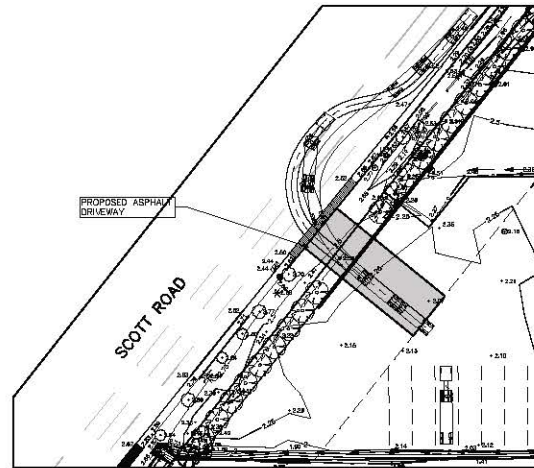
OR

Owner: Signature

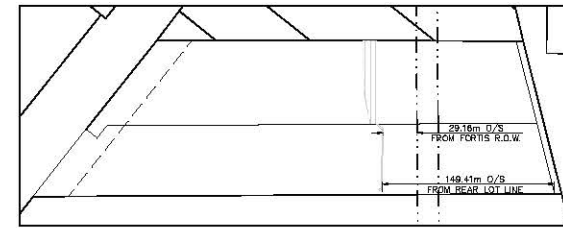
Name: (Please Print)

LEGEND FOR CONSTRUCTION DRAWINGS

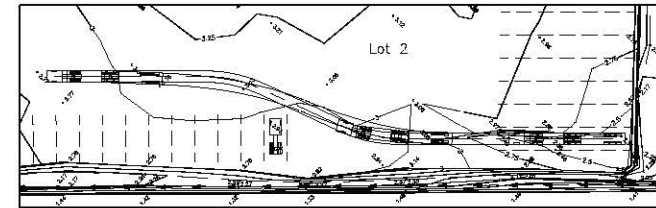
EXISTING	PROPOSED	DESCRIPTION
		IRON PROPERTY PIN BENCHMARK - GEODETIC DATUM
		EDGE OF PAVEMENT CURB & GUTTER
		SANITARY SEWER SANITARY CONNECTION & INSPECTION CHAMBER
		STORM SEWER STORM CONNECTION & INSPECTION CHAMBER
		STORM SEWER SERVICE FRENCH DRAIN
		CATCH BASIN - TOP INLET & SIDE INLET LAWN DRAIN
		STORM/SANITARY CONNECTION INVERT @ PL IN PROFILE MINIMUM BASEMENT ELEVATION, IN PROFILE
		SWALE DITCH
		SIDEWALK (ASPHALT) SIDEWALK (CONCRETE)
		WATERMAIN WATER SERVICE CONNECTION
		WATER VALVE AIR VALVE
		HYDRANT & VALVE ASSEMBLY CAPPED END
		WATER METER BLOW-OFF
		UNDERGROUND TELEPHONE & MANHOLE UNDERGROUND ELECTRICAL & MANHOLE
		GASMAIN TRAFFIC SIGNAL & STREET LIGHT U/G DUCTS
		ORNAMENTAL STREET LIGHT - DANT ORNAMENTAL STREET LIGHT - POST TOP
		UTILITY POLE UTILITY POLE W/LIGHT
		JUNCTION BOX



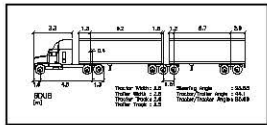
TRUCK TURNING TEMPLATE
SCALE: 1:500



SITE PLAN
SCALE: 1:2000

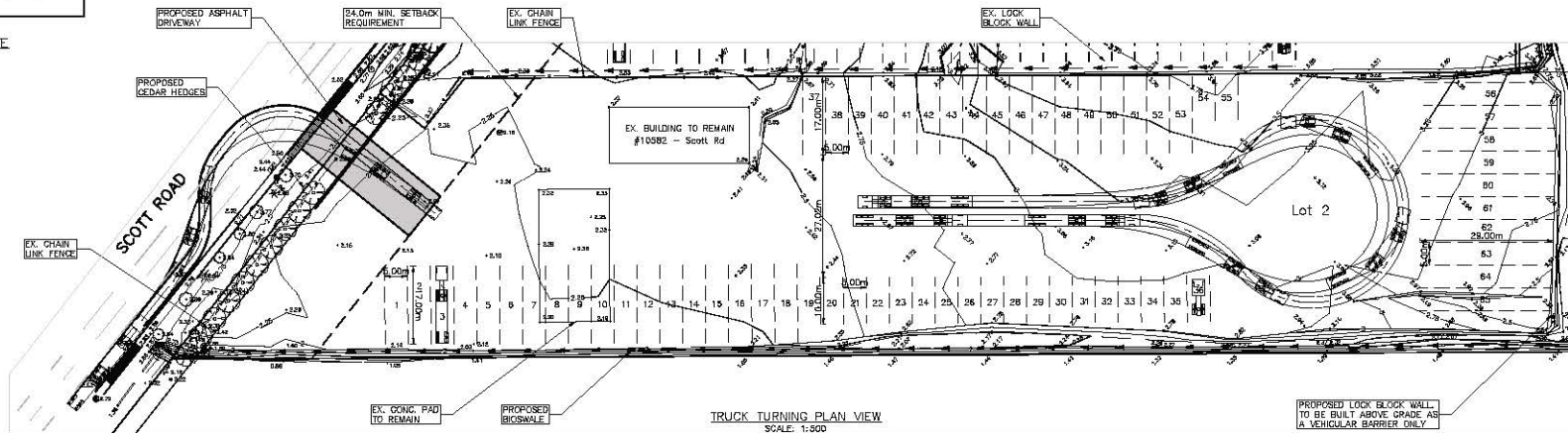


TRUCK PARKING TEMPLATE
SCALE: 1:500



TRUCK TEMPLATE
SCALE: 1:250

FOR PRELIMINARY
DESIGN USE ONLY



TRUCK TURNING PLAN VIEW
SCALE: 1:500

No.	DATE	REVISIONS	BY	APPROVED
2	2015-10-14	RE-ISSUED FOR PRELIMINARY PLANNING	DJR	RED
1	2015-08-27	ISSUED FOR PRELIMINARY PLANNING	RED	RED

BENCHMARK
ALL ELEVATIONS ARE GEODETIC AND ARE DERIVED FROM CITY OF SURREY MON. 5055 LOCKED ON 124 ST. & OLD TYLE RD. ELEVATION = 2.281m (DATUM: CV0280VRD)

LEGAL DESCRIPTION
LOT 2, SECTION 19, BLOCK 5N, NORTH RANGE 2 WEST, T.W.D. PLAN 14280

CIVIC ADDRESS
10582 SCOTT ROAD, SURREY, B.C.

H.V. ENGINEERING LTD.
#220-9128-152nd St. Surrey, BC V3R 4E7 • TEL: 604-563-1910
Website: www.hvengineering.com • FAX: 604-565-1737

KEYEL CONSULTING
8945 SIEMEN PLAGE, UNICOVER, B.C. V6N 4K9

PROPOSED TRUCK PARKING (SOUTH)
10582 SCOTT ROAD, SURREY, B.C.

TITLE:
TRUCK TURNING PLAN

DESIGNED:	SCALE:
DRAWN: AJB	AS NOTED
CHECKED:	DATE: 14 AUG, 2015
APPROVED: RED	FILE No: 194242

CITY OF SURREY

MUNICIPAL PROJECT No.
7815-0304-00
MUNICIPAL DRAWING No.

REV. DWG. No.
2 154242-02

Pre-Servicing Requirements for Temporary Use Permit No. 7915-0304-00

Landscaping Requirements

- Installation of landscaping to the specifications and satisfaction of the Planning and Development Department.

Engineering Services Requirements

- Provide on lot storm water mitigation and water quality treatment;
- Register a restrictive covenant to restrict access to right-in/right-out only to Scott Road;
- Construct an 11.0-metre wide concrete driveway letdown and provide 24.0-metre queuing storage from the front property line;
- All other Engineering Requirements must be addressed to the satisfaction of the General Manager, Engineering;
- The parking area shall be designed to support the anticipated vehicle load in order to prevent dirt from being tracked onto the City roadway;
- An area of asphalt or concrete paving shall be provided on the site in the area where its driveway meets the fronting road to prevent tracking of dirt or mud onto the public street to the satisfaction of the General Manager, Engineering; and
- City staff to perform a site inspection to ensure that all site requirements have been met prior to the issuance of the Temporary Use Permit.

Planning Requirements

- Submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
- The applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
- Sealed engineering or architectural drawings and related information are to be provided 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 manoeuvring and parking of all vehicles on site in an orderly manner up to the full capacity of the parking lot;
- Address the placement of unauthorized fill on the site to the satisfaction of the General Manager, Engineering, and obtain an “after the fact” soil permit.
- Address all requirements from Fortis BC with respect to the Terasen Gas right-of-way that bisects the site;
- The parking spaces in the truck parking lot are to be visually delineated at all times to the satisfaction of the General Manager, Planning and Development, so as to assist in ensuring the orderly parking of vehicles on the site at all times;
- Adequate blocking and/or buffer be provided to ensure vehicles do not encroach into the Terasen Gas right-of-way;
- The front gate be relocated such that it is set back a minimum of 24 metres from the front lot line in order to provide truck queuing; and

Planning Requirements Continued

- Adequate washroom facilities are to be provided on the site to the satisfaction of the General Manager, Planning and Development, but in any case there shall be a minimum of one such facility on the site.