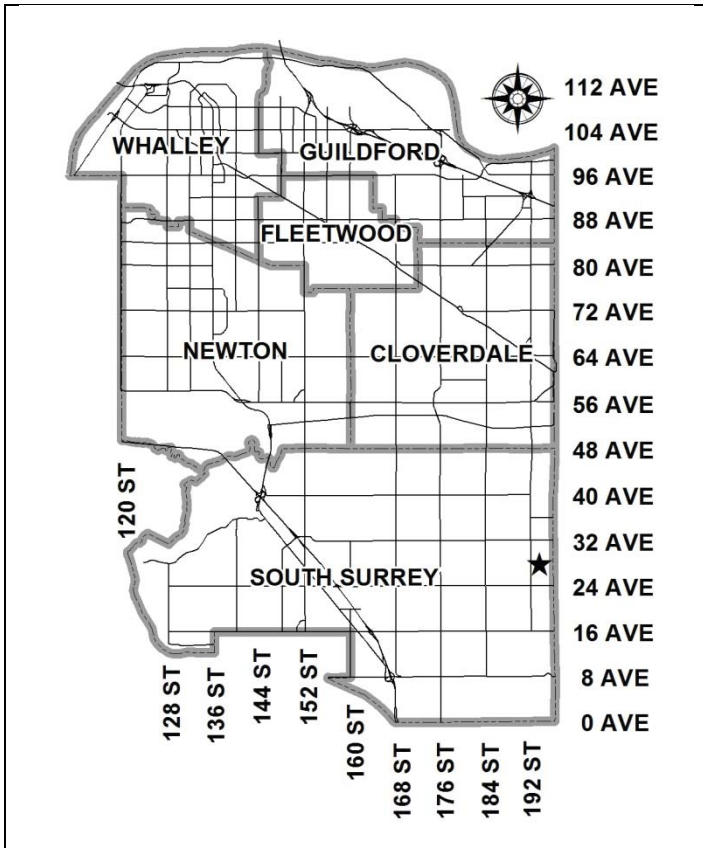


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7916-0531-00

Planning Report Date: March 6, 2017



PROPOSAL:

- **Temporary Use Permit**

to permit a truck parking and industrial laydown facility for a transportation company for a period not to exceed 1 year.

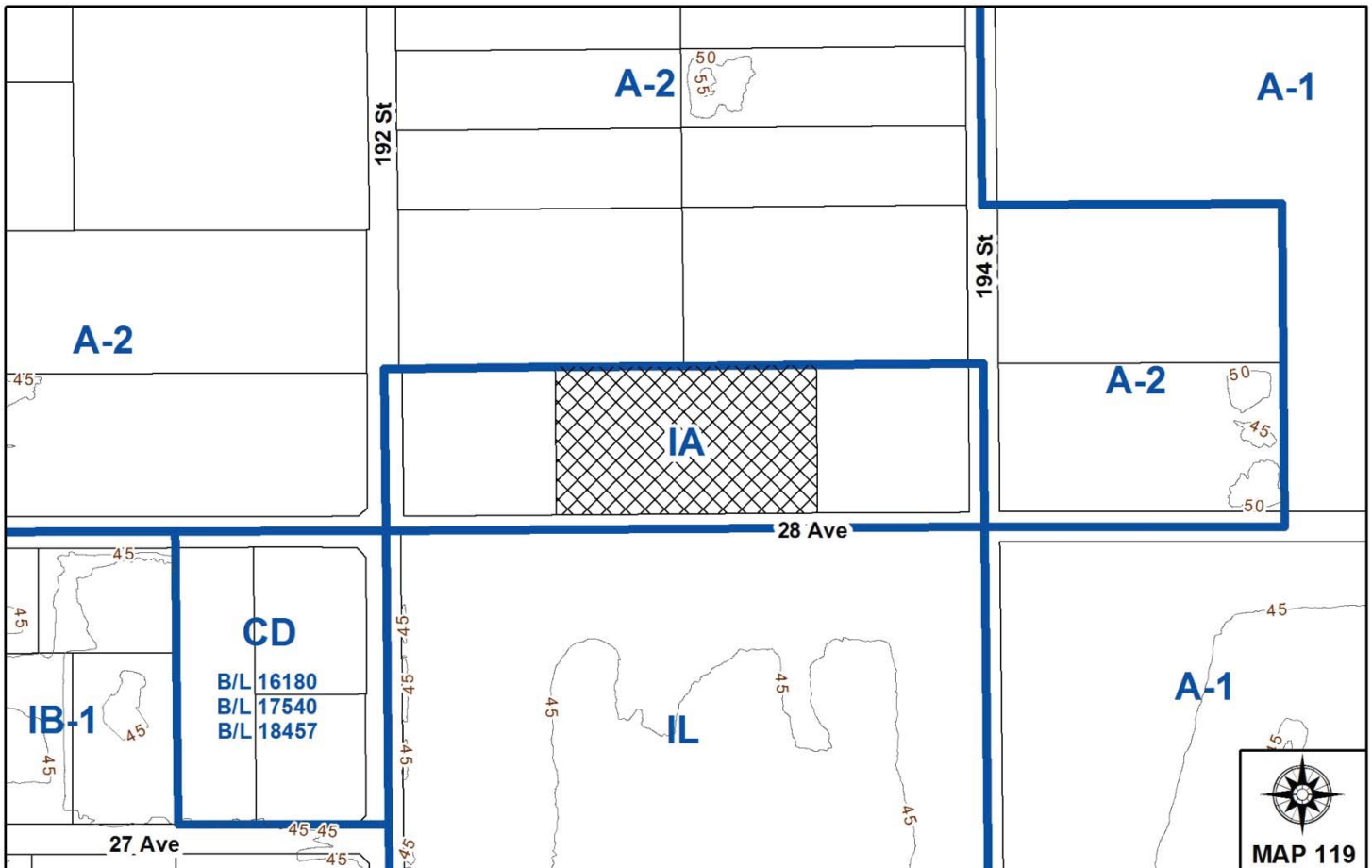
LOCATION: 19283 - 28 Avenue

OWNER: 1093461 B.C. Ltd.

ZONING: IA

OCP DESIGNATION: Mixed Employment

LAP DESIGNATION: Business Park, Landscaping Strips



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The proposed truck parking and industrial laydown facility use does not comply with the current zoning on the site ("Agro Industrial Zone" (IA)) nor the site's "Business Park" designation in the Campbell Heights Local Area Plan.

RATIONALE OF RECOMMENDATION

- The applicant proposes a Temporary Use Permit, not to exceed one year in duration, as an interim measure to allow the uses associated with their transportation business on site while their application for rezoning to permit an industrial warehouse facility is processed.
- A concurrent Development Application for Rezoning and Development Permit was submitted on January 4, 2017 (7917-0002-00). The proposal is to rezone the property to an appropriate industrial zone to allow construction of a permanent industrial warehouse facility to house their equipment and operations.
- The proposed 1-year duration of the TUP matches the applicant's anticipated project phasing and construction timeline. The applicant anticipates beginning construction of Phase 1 in January 2018 following approval of the proposed rezoning and development permit. Phase 2 would commence following the completion of Phase 1, anticipated to be in the summer of 2018.
- The applicant's long-term development plan for the site helps in achieving the City's goals of providing industrial lands and local employment opportunities. Seven Horses Transport is a significant local employer, currently employing 20 full-time staff, 4 part-time staff, and numerous contractors.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Temporary Use Permit No. 7916-0531-00 (Appendix VI) to proceed to Public Notification.
2. Council instruct staff to resolve the following issues prior to 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; and
 - (b) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department.

REFERRALS

Engineering: The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix V.

Surrey Fire Department: No Concerns

SITE CHARACTERISTICS

Existing Land Use: Vacant lot

Adjacent Area:

Direction	Existing Use	OCP/ LAP Designation	Existing Zone
North:	Single family residences	Mixed Employment/ Business Park	A-2
East:	Single family residence,	Mixed Employment/ Business Park	IA
South (Across 28 Ave):	Latimer Park	Conservation and Recreation/ City Park	IL
West:	Single family residence/ truck parking	Mixed Employment/ Commercial	IA

DEVELOPMENT CONSIDERATIONS

Background

- The subject site is 1.7 hectares (4.3 acres) in area and is located at 19283-28 Avenue. The property is zoned "Agro-Industrial Zone (IA)" and designated "Mixed Employment" in the Official Community Plan (OCP) and "Business Park" in the Campbell Heights Local Area Plan (LAP). The property is currently vacant.
- The applicant, Seven Horses Transportation Ltd., is a trucking firm that specializes in hauling oversized freight and has been in operation since 2010. For the past 3 years, the business has been operating in Langley. The business has 20 full-time employees, 4 part-time employees, and approximately 89 sub-contractors (drivers).
- The applicant purchased the property in October 2016 with the intention of rezoning the property to an appropriate industrial zone to allow construction of a permanent facility to house their equipment and operations.
- On January 4, 2017 the applicant submitted a development application (7917-0002-00) proposing rezoning and a development permit to facilitate the construction of an industrial warehouse facility to accommodate the operations of the business.
- The owners have submitted a Temporary Use Permit application (subject proposal) to allow the business to relocate to the subject property while a concurrent development application for rezoning and development permit is reviewed by the City.
- The applicant's current Langley site is 1 hectare (2.5 acres) in area, but due to their current workload and future projections the company expects to need more than 4 acres for their growing operations, and therefore the Langley site is no longer suitable.
- The company currently leases office space nearby at 19140-28 Avenue, which is across the street and one block west of the subject site. There are no plans to relocate office space at this time; however, the new location does bring the office and laydown yard into closer proximity.

Current Proposal

- The current Development Application is for a 1-year Temporary Use Permit to allow the operation of an industrial laydown facility until such time as the Development Application for rezoning and development permit is approved (Development Application No. 7917-0002-00). The maximum permitted duration of a typical Temporary Use Permit, if issued, is three years and includes the potential for a three year renewal period. However, in this case, the applicant has indicated that a 1-year TUP would align well with their phased plan for the site.
- Seven Horses Transportation Ltd is a trucking company that hauls oversized cargo. The company is seeking a Temporary Use permit to allow the site to be used for the loading and storage of various oversized cargo and associated over-dimensional transportation equipment.

- The company has a fleet of 55-60 trucks, with 90% of their fleet on the road at a given time. At any given time 5-10 trucks will be parked overnight in the laydown yard while they wait for cargo to be loaded and unloaded. There will also be up to 6 specialized truck trailers parked on site awaiting the next job.
- The owners have applied for rezoning and a development permit to allow the construction of an industrial warehouse facility to house their equipment and operations (Development Application 7917-0002-00). The applicant proposes 4,518 square metres (48,635 sq. ft.) of warehouse space and 1,394 square metres (15,000 sq.ft.) of office space (Appendix III). This development proposal is in the initial review stages of the application process, and is anticipated to be presented to Council in the Spring.
- If approved, the owners anticipates constructing the warehouse buildings in two phases, in order to allow the business to continue to operate on site for the duration of the construction process. The applicant anticipates beginning construction of Phase 1 in January 2018 following approval of the proposed rezoning and development permit. Phase 2 would commence following the completion of Phase 1, anticipated to be in the Summer of 2018. The proposed detailed development permit would be for both phases of the development.
- When the ultimate warehouse development is completed, Seven Horses Transport expect to have up to three tenants in the warehouse buildings. The owners have a signed letter of intent from another company looking to relocate their operations from Langley to Surrey. This company manufactures road safety signage and electronic message boards and employ approximately 50 employees.
- The applicant is proposing a 1-year Temporary Use Permit (TUP) to allow sufficient time for the rezoning and development permit application to be processed and construction of Phase 1 of construction to be completed.

Landscaping and Screening

- The applicant has submitted a landscape plan and cost estimate for landscaping to screen the temporary use from view on the south, east, and west boundaries of the site (Appendix IV).
- On the south of the site along 28 Avenue, a 6 metre-wide landscape buffer is proposed. This landscaped buffer is consistent with that envisioned under the Campbell Heights Local Area Plan and with other developments in the area.
- The landscape plan for the buffer calls for 9 coniferous trees (Fraser Fir) and 14 deciduous trees (Worplesdon Sweet Gum) to be planted in a 1 metre (3 ft.) high raised berm along 28 Avenue, along with various shrubs and groundcover. The proposed fir trees are 3.5 metres (11.5 ft.) in height and the proposed deciduous trees are 6 centimeters (2.4 inches).
- The 6-metre-wide landscape buffer will help to screen the proposed temporary use from 28 Avenue for the 1-year duration of the (TUP). However, proposed landscaping for the TUP also reflects the ultimate landscaping that will be required for the concurrent rezoning and development permit application.

- The applicant also proposes earthen berms, which are 2 metres high and 6 metres wide on the eastern and western boundaries of the site. These berms will be hydroseeded and will help to screen the temporary uses from adjacent properties (Appendix II). These earthen berms will be removed as part of the phased development of the industrial warehouse buildings.

TREES

- The applicant provided a topographic survey, prepared by Murray and Associates Professional Land Surveyors, confirming that there are no By-law protected trees located on the subject property.
- As part of this TUP application, the applicant proposes to plant 23 trees on site within the 6-metre landscape buffer.

DEVELOPMENT PERMIT FOR SENSITIVE ECOSYSTEMS

- In July 2014, Council endorsed the Biodiversity Conservation Strategy (BCS). The BCS included implementation measures to protect Surrey's streamside areas, natural habitats and sensitive ecosystems. This document identifies the use of a Development Permit Area (DPA) as an effective means to protect Surrey's natural environmental assets.
- On September 12, 2016, Council approved amendments to the Official Community Plan (OCP) and the Zoning By-law (No. 12000) to implement a Sensitive Ecosystem DPA and Streamside Protection Measures, collectively known as Surrey's Ecosystem Protection Measures, for the protection of the natural environment, including riparian areas. These changes were detailed in Corporate Report No. R188, which was approved by Council on July 25, 2016. The amendment by-laws were given final adoption on September 12, 2016.
- Green Infrastructure Areas are existing or potential areas comprised of environmentally sensitive and/or unique natural areas that are consistent with the Biodiversity Management Areas, Green Infrastructure Network, and Surrey's Biodiversity Conservation Strategy.
- Where a Green Infrastructure Area has been identified, development shall be adjusted to accommodate and be sensitive to the Biodiversity Management Areas, Green Infrastructure Network, and the specific conditions and recommendations for protection listed within Surrey's Biodiversity Conservation Strategy. No development shall occur within a Green Infrastructure Protection Area that has not been identified, addressed, and reviewed by a Qualified Environmental Professional (QEP) to the satisfaction of the City of Surrey or that is not consistent with the submitted and approved Ecosystem Development Plan.
- A portion of the subject property is located within the Sensitive Ecosystems Development Permit Area – Green Infrastructure 50 Metre Buffer Area. In support of this, the applicant submitted a Watercourse and Green Infrastructure Network Assessment prepared by Keystone Environmental Ltd.
- The applicant was requested confirm the watercourse classification for the ditch located along 28 Avenue and identify any required setbacks, if applicable.

- The Watercourse and Green Infrastructure Network Assessment confirmed the following:
 - The watercourse located along the southern boundary of the site along 28 Avenue was confirmed as a Class C watercourse;
 - As a Class C watercourse, there are no minimum setbacks required and the ditch can be infilled without compensation if necessary as part of a proposed development and following Best Management Practices;
 - The proposed development is not expected to affect Latimer Park BCS Hub since it is located south across 28 Avenue and not included in the proposed development; and
 - It is recommended that an Environmental Management Plan (EMP) be completed in advance of the proposed warehouse development as part of Development Application No. 7917-0002-00. The EMP should address the proposed construction and describe how the Latimer Lake BCS Hub will not be affected during construction.
- Issuance of the Sensitive Ecosystems DP for Green Infrastructure will be required prior to final adoption of the rezoning by-law under Development Application No. 7917-0002-00.

BIODIVERSITY CONSERVATION STRATEGY

- The City of Surrey Biodiversity Conservation Strategy (BCS) Green Infrastructure Network (GIN) map, adopted by Council on July 21, 2014 (Corporate Report No. R141; 2014), identifies Latimer Lake Park adjacent to the subject site, in the Campbell Heights BCS management area, with a High ecological value. As City parkland, Latimer Lake Park is a protected BCS Hub.
- The BCS further identifies the GIN area of the subject site as having a Low habitat suitability rating, derived from species at risk presence, species accounts and known ecosystem habitat inventories. Latimer Lake Park is a protected BCS Hub and therefore the BCS does not require additional area for protection or preservation on the subject property.
- Protecting green infrastructure Hubs (large habitat areas) and Sites (smaller habitat areas) are critical to preserving natural habitat refuges and a diversity of habitat features while maintaining/enhancing Corridors ensures connectivity between fragmented hubs for genetic variation throughout the City. The closest Biodiversity Hub connection in the GIN to the subject site is Hub Latimer Lake Park, and is located directly south across 28 Avenue.
- The development proposal is not expected to affect the Latimer Lake BCS Hub since it is located across 28 Avenue and not included in the proposed development. The Watercourse and Green Infrastructure Network Assessment provided by the applicant recommends that an Environmental Management Plan (EMP) be completed in advance of the proposed warehouse development as part of Development Application No. 7917-0002-00. The EMP should address the proposed construction and describe how the Latimer Lake BCS Hub will not be affected during construction.

PRE-NOTIFICATION

- Pre-notification letters were sent on December 21, 2016 to 35 households and businesses within 100 metres (328 ft.) of the site. A Development Proposal sign was placed on the property on January 9, 2017. To date staff have received 1 phone call in response to the public notification expressing the following concerns:
- Truck Parking and Movements in the Area

The caller expressed concerns about some of the illegal truck parking and movements in the area, specifically unsafe speeds and trucks blocking traffic on local roads.

(The applicant acquired the property in October 2016 and has applied for a Temporary Use Permit to allow the operation of an industrial laydown facility until such time as the Development Application for rezoning and development permit is processed (Development Application No. 7917-0002-00). Staff note that there are number of unauthorized truck parking facilities operating in the Campbell Heights area.

On April 18, 2016, Council endorsed the recommendations in Corporate Report Ro85 (Resolution No. R16-757) which included amending the Zoning By-law in order to support the development of permanent truck park facilities and authorizing staff to proceed with by-law enforcement action against unauthorized truck park facilities and in-process Temporary Use Permit (TUP) applications. As noted in the Corporate Report, the fundamental objective of the by-law enforcement action is to improve efforts to legitimize the use on suitable sites for truck parking while closing problematic unauthorized truck park facilities. As a stand-alone land-use, truck parking is not consistent with the Campbell Heights LAP).

TEMPORARY USE PERMIT EVALUATION

- At the Regular Council-Public Hearing Meeting on April 18, 2016, Council endorsed the recommendations in Corporate Report Ro85 which included amending the Zoning By-law in order to support the development of permanent truck park facilities and authorizing staff to proceed with by-law enforcement action against unauthorized truck park facilities and in-process Temporary Use Permit (TUP) applications (Resolution No. R16-757). As noted in the Corporate Report, the fundamental objective of the by-law enforcement action is to improve efforts to legitimize the use on suitable sites for truck parking while closing problematic unauthorized truck park facilities.
- Council endorsed a number of recommendations that affect the processing of the subject application, including:
 - Instruct staff to contact TUP applicants to proceed in a timely manner or have the applications closed; and
 - Instruct staff to proceed with enforcement of unauthorized truck parking facilities.

Temporary Use Permit (TUP) Applications in Campbell Heights:

- In the past, Staff have recommended denial for TUP applications in Campbell Heights. A total of 5 TUP applications within Campbell Heights have been received by staff:
 - Development Application 7916-0078-00 to permit the continued operation of an unauthorized truck parking facility was submitted on March 1, 2016. Staff forwarded a Planning Report to Council on October 3, 2016, which recommended the TUP application be denied. At the Regular Council-Land Use Meeting, Council referred the application back to staff to address the outstanding items of concern associated with the site and provide a report back to Council within the next six months (Resolution No. R16-2066);
 - Development Application No. 7914-0093-00 to permit an existing non-conforming truck park facility at 19370-32 Avenue was submitted on April 9, 2014. Staff forwarded a Planning Report to Council on September 8, 2014, which recommended the TUP application be denied. At the Regular Council-Land Use Meeting, Council referred the application back to staff pending further review of truck parking demand and truck parking facilities operating in Surrey (Resolution No. R14-1523). Staff forwarded a subsequent Planning Report to Council on October 3, 2016 again with a recommendation that this application be denied. Council referred the application back to staff resolve the outstanding issues associated with the application and provide a report back to Council within three months (Resolution No. R16-2068);
 - Staff anticipate that both of the above applications will be brought back to Council for consideration in the spring;
 - Development Application No. 7913-0108-00 to permit temporary parking of trucks and trailers was denied by Council at the Regular Council – Land Use meeting on April 14, 2014 (Resolution No. R14-526); and
 - Development Application Nos. 7913-0135-00 and 7913-0293-00 for outdoor storage, truck parking and recreational vehicle parking were denied by Council at the Regular Council – Land Use Meeting on February 24, 2014 (Resolution Nos. 14-195 and 14-196).
- Staff's non-support of TUP applications in Campbell Heights is consistent with Council direction to staff and is intended to facilitate efforts to eliminate unauthorized truck parking facilities in the City. The following provides additional background in this regard:
 - Under Zoning By-law No. 12000, storage of trucks and trailers is defined as transportation industry and is only allowed on properties zoned "Light Impact Industrial Zone (IL)";
 - As a stand-alone land-use, truck parking is not consistent with the "Business Park" and "Technology Park" designations of the Campbell Heights LAP. This use is typically not permitted in "Business Park" zones unless it is ancillary to a permitted use. Moreover, truck parking may be associated with appropriate buildings/structures, screening, landscape buffers, site circulation plans, storm water control as well as suitable drainage facilities;

- The proposed truck parking facilities are typically not temporary in nature. It is often the applicant's intention to continue operations indefinitely, without a long-term plan in place for redevelopment into business park uses;
- Promoting the development of high-quality business park buildings in Campbell Heights is important to achieving the City's goals of providing industrial lands and local employment opportunities. TUP applications for truck parking do not contribute to the development of the Campbell Heights area, and are not in keeping with the adopted Local Area Plan;
- Allowing truck parking to operate, under a TUP, would allow the land-use to continue and makes the site less likely to redevelop in the future. Furthermore, it hinders the land assembly required to achieve full build-out and places the owner at an unfair competitive advantage when compared to businesses which are operating at locations that have the appropriate zoning; and
- Staff are also aware that support of TUP applications in Campbell Heights could establish a precedent for truck parking facilities within the area, potentially contributing to the proliferation of uses inconsistent with the Campbell Heights LAP which may prohibit development of the area.

CONCLUSION

- While staff have typically not supported Temporary Use Permits for truck parking in Campbell Heights, the applicant has adequately demonstrated that the proposed temporary use will indeed be temporary.
- The applicant has submitted a concurrent development application proposing rezoning and a development permit to facilitate the construction of an industrial warehouse facility to accommodate the operations of the business. The applicant's proposal for 4,518 square metres (48,635 sq. ft.) of warehouse space and 1,394 square metres (15,000 sq.ft.) of office space is consistent with the type of development envisioned in the Campbell Heights LAP.
- The applicant has also provided a realistic timeline for the redevelopment of the site. The owner anticipates constructing the warehouse buildings in two phases, in order to allow the business to continue to operate on site for the duration of the construction process. The applicant anticipates beginning construction of Phase 1 in January 2018 following approval of the proposed rezoning and development permit. Phase 2 would commence following the completion of Phase 1, anticipated to be in the summer of 2018.
- The applicant's long-term development plan for the site helps in achieving the City's goals of providing industrial lands and local employment opportunities. Seven Horses Transport is a significant local employer, currently employing 20 full-time staff, 4 part-time staff, and numerous contractors.
- In conclusion, staff recommend that Council support the proposed Temporary Use Permit, valid for one year.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary and Project Data Sheets
Appendix II.	Site Plan
Appendix III	Proposed Site Plan (Development Application No. 7917-0002-00)
Appendix IV	Landscape Plan
Appendix V.	Engineering Summary
Appendix VI	Temporary Use Permit No. 7916-0531-00

original signed by Ron Hintsche

Jean Lamontagne
General Manager
Planning and Development

RJG/da

DEVELOPMENT DATA SHEET

Existing Zoning: IA

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total	17,311 m ²	
Road Widening area		
Undevelopable area		
Net Total	17,311 m ²	
LOT COVERAGE (in % of net lot area)	60%	n/a
Buildings & Structures		85%
Paved & Hard Surfaced Areas		85%
Total Site Coverage		
SETBACKS (in metres)		
Front	10 m	n/a
Rear	10 m	n/a
Side #1 (N,S,E, or W)	10 m	n/a
Side #2 (N,S,E, or W)	10 m	n/a
BUILDING HEIGHT (in metres/storeys)		
Principal	12 m	n/a
Accessory	6 m	n/a
NUMBER OF RESIDENTIAL UNITS		n/a
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
FLOOR AREA: Residential		n/a
FLOOR AREA: Commercial		n/a
Retail		
Office		
Total		
FLOOR AREA: Industrial		n/a
FLOOR AREA: Institutional		n/a
TOTAL BUILDING FLOOR AREA		n/a

** If the development site consists of more than one lot, lot dimensions pertain to the entire site.*

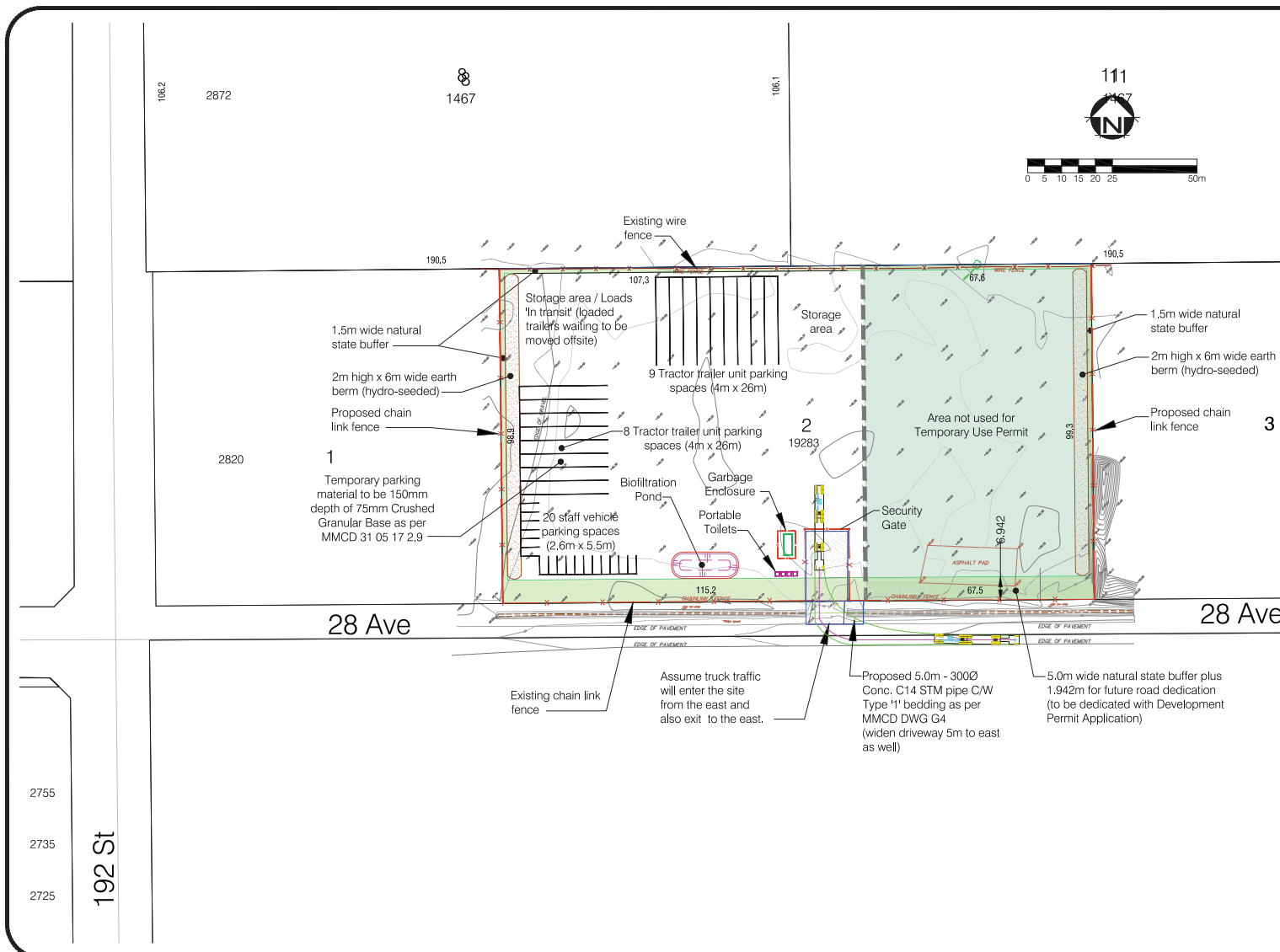
Development Data Sheet cont'd

Required Development Data	Minimum Required / Maximum Allowed	Proposed
DENSITY		n/a
# of units/ha /# units/acre (gross)		
# of units/ha /# units/acre (net)		
FAR (gross)		
FAR (net)		
AMENITY SPACE (area in square metres)		n/a
Indoor		
Outdoor		
PARKING (number of stalls)		n/a
Commercial		
Industrial		
Residential Bachelor + 1 Bedroom		n/a
2-Bed		
3-Bed		
Residential Visitors		n/a
Institutional		n/a
Total Number of Parking Spaces		n/a
Number of accessible stalls		n/a
Number of small cars		n/a
Tandem Parking Spaces: Number / % of Total Number of Units		n/a
Size of Tandem Parking Spaces width/length		n/a

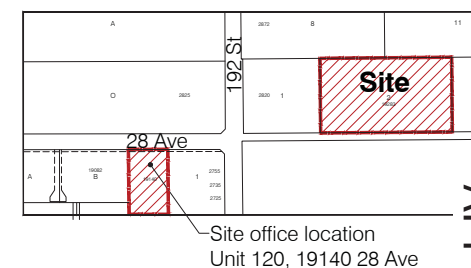
Heritage Site	NO	Tree Survey/Assessment Provided	YES
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Seven Horses Transport - Industrial Movers
 Temporary Use Permit
 19283 28 Avenue, Surrey

CONCEPT PLAN



KEY PLAN



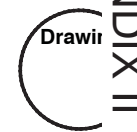
LEGAL DESCRIPTION	GROSS SITE AREA	EXISTING DESIGNATIONS	LOT YIELD
PID: 013-942-832	1.73 hectares / 4.3 acres (approx.)	Zoning: IA (Agro Industrial Zone)	Existing Number of Lots: 1
Lot 2, Section 22, Township 7, Plan 80921, NWD Part NW 1/4	NET SITE AREA 1.73 hectares / 4.3 acres (approx.)	NCP: Not in NCP OCP: Mixed Employment	Proposed Number of Lots: 1
		PROPOSED DESIGNATIONS	
		Zoning: IA (Agro Industrial Zone)	
		NCP: Not in NCP	
		OCP: Mixed Employment	

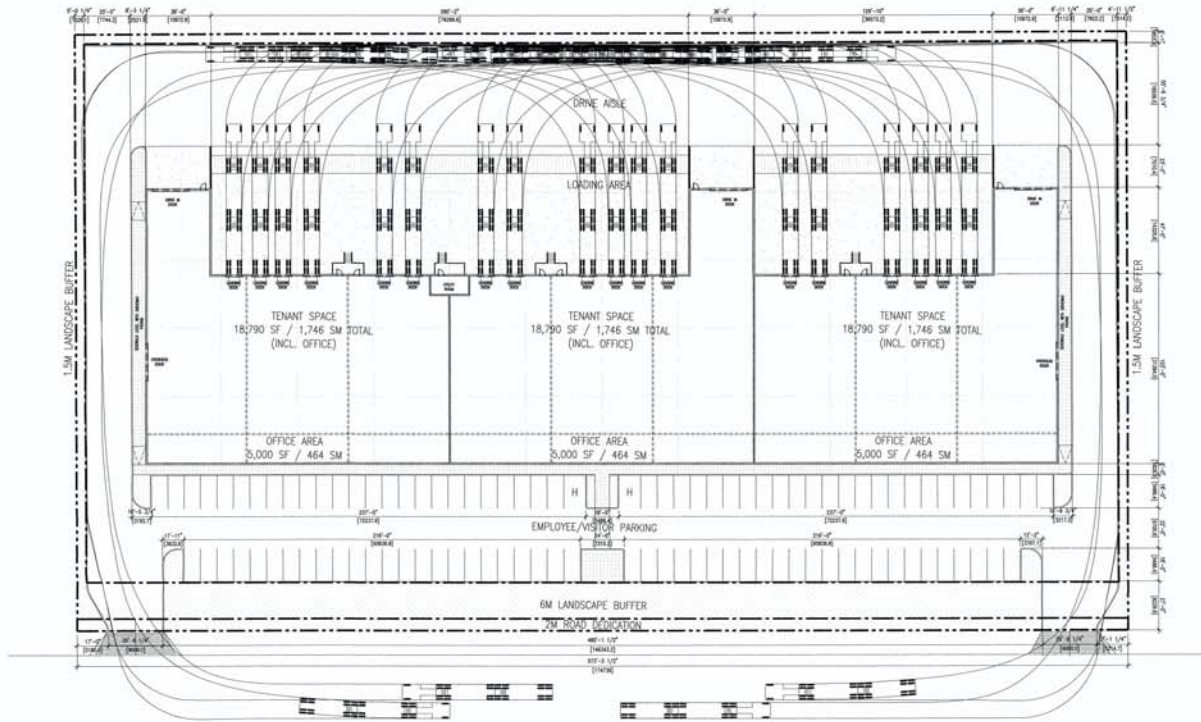
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18-12016-10-5130/PLAN/NO/DWG/16-515 B Concept 6 Oct. 2016.dwg



Project No.: 16-515 B
 Date: 06/10/2016





SITE PLAN
 SCALE: 1/32" = 1'-0"
 A1.0

LEGEND		ZONING INFORMATION	
[Symbol]	ASPHALT	PROPERTY INFORMATION	BUILDING AREA
[Symbol]	STAMPED CONC.	ADDRESS: 1903 28 AVENUE	FIRST FLOOR OFFICE: 7,500 SF / 696.8 SM
[Symbol]	SCORED CONC. (NO PAT)	LEGAL DESCRIPTION: LOT 2 SECTION 22 TOWNSHIP 7 PLAN 8021 MHD PART NW 14	WAREHOUSE: 48,635 SF / 4,518.4 SM
[Symbol]	LANDSCAPE	PID: 013-042-832	UTILITY ROOM: 235 SF / 21.8 SM
[Symbol]	BOSWALE	ALLOWABLE FAR: 1.0	MEZZAINE OFFICE: 7,500 SF / 696.8 SM
[Symbol]	CONCRETE PADS & CURBS	PROPOSED FAR: .34	TOTAL BUILDING AREA: 63,870 SF / 5,933.8 SM
		ALLOWABLE SITE COVERAGE: 60%	SITE AREA
		PROPOSED SITE COVERAGE: 30%	GROSS SITE AREA: 186,444 SF / 17,321.2 SM
		SETBACKS:	NET SITE AREA: 192,714 SF / 18,074.7 SM
		FRONT YARD: 7.5M (25')	BUILDING HEIGHT:
		SIDE YARD: 7.5M (25')	ALLOWABLE: 14M (45')
		REAR YARD: 7.5M (25')	PROPOSED: T.B.D.
			PARKING & LOADING/UNLOADING
			REQUIRED SPACES: 1: 100 SM (WAREHOUSE SPACE) 2.5: 100 SM (OFFICE)
			PROVIDED SPACES: 80 SPACES (INCLUDING 1 ACCESSIBLE) 100 SPACES (INCLUDING 2 ACCESSIBLE)
			18 LOADING DOCKS 5 OVERHEAD / DRIVE-IN DOORS
			BICYCLE SPACES:
			REQUIRED: 0:06 / 100 SM (OFFICES) 1 SPACES
			PROVIDED: T.B.D.

REV	DATE	DESCRIPTION	DR	RV

INDUSTRIAL DEVELOPMENT

1903 28TH AVENUE
SURREY, BC

SITE PLAN

7917-0002-00

09/02/16

AS NOTED

A1.0

APPENDIX III

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

FROM: **Development Services Manager, Engineering Department**

DATE: **February 28, 2017** PROJECT FILE: **7816-0531-00**

RE: **Engineering Requirements (Commercial/Industrial)
Location: 19283 - 28 Avenue**

TEMPORARY USE PERMIT

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

Works and Services

- Construct existing pavement on 28 Avenue to an interim 8.0 metre asphalt pavement.
- Provide a Geo-tech report in support of increase truck traffic on 28 Avenue.
- Provide an interim 7.3 metre driveway complete with adequate queuing storage.
- Provide a Fire Hydrant within 100 metres of proposed driveway.
- Provide Storm Water Control Plan in support of temporary use.
- Provide on-site infiltration and water quality treatment for any stormwater run-off from site.
- Provide adequate sanitary sewer and water services for proposed temporary use based on any proposed structure.

A Servicing Agreement is required prior to Temporary use permit.



Rémi Dubé, P.Eng.
Development Services Manager
LR₁

CITY OF SURREY

(the "City")

TEMPORARY USE PERMIT

NO.: 7916-0531-00

Issued To: 1093461 B.C. LTD.
(the "Owner")

Address of Owner: PO Box 3522 LCD LCD 1
Langley, BC V3A 4R9

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: 013-942-832
Lot 2 Section 22 Township 7 New Westminster District Plan 80921
19283 - 28 Avenue

(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 as follows:
 - (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 washrooms and garbage facilities substantially in compliance with Schedule A (the "Site Plan") which is attached hereto and forms part of this permit; and
 - (b) the landscaping shall conform to the drawing attached as Schedule B (the "Landscaping") which is attached hereto and forms part of this permit. The Landscaping must be maintained for the duration of the Temporary Use Permit.

5. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) Section A.4 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 C (the "Engineering 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 on the site at all times;
 - (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 one year 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)

TO THE CITY OF SURREY:

I, _____ (Name of Owner)

being the owner of _____

(Legal Description)

known as _____

(Civic Address)

hereby undertake as a condition of issuance of my temporary use permit to:

- (a) demolish or remove all buildings and/or structures that are permitted to be constructed pursuant to the temporary use permit issued to me; and
- (b) restore the land described on the temporary use permit to a condition specified in that permit;

all of which shall be done not later than the termination date set out on the temporary use permit.

I further understand that should I not fulfill the undertaking described herein, the City or its agents may enter upon the land described on the temporary use permit 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, and that any securities submitted by me to the City pursuant to the temporary use permit shall be forfeited and applied to the cost of restoration of my land as herein set out.

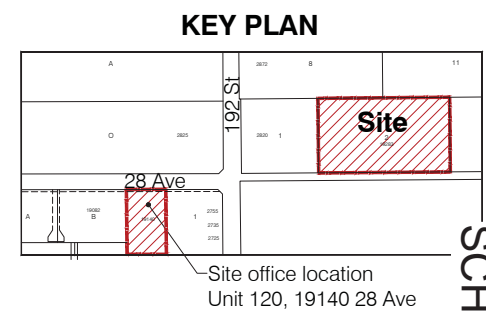
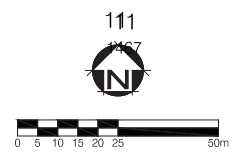
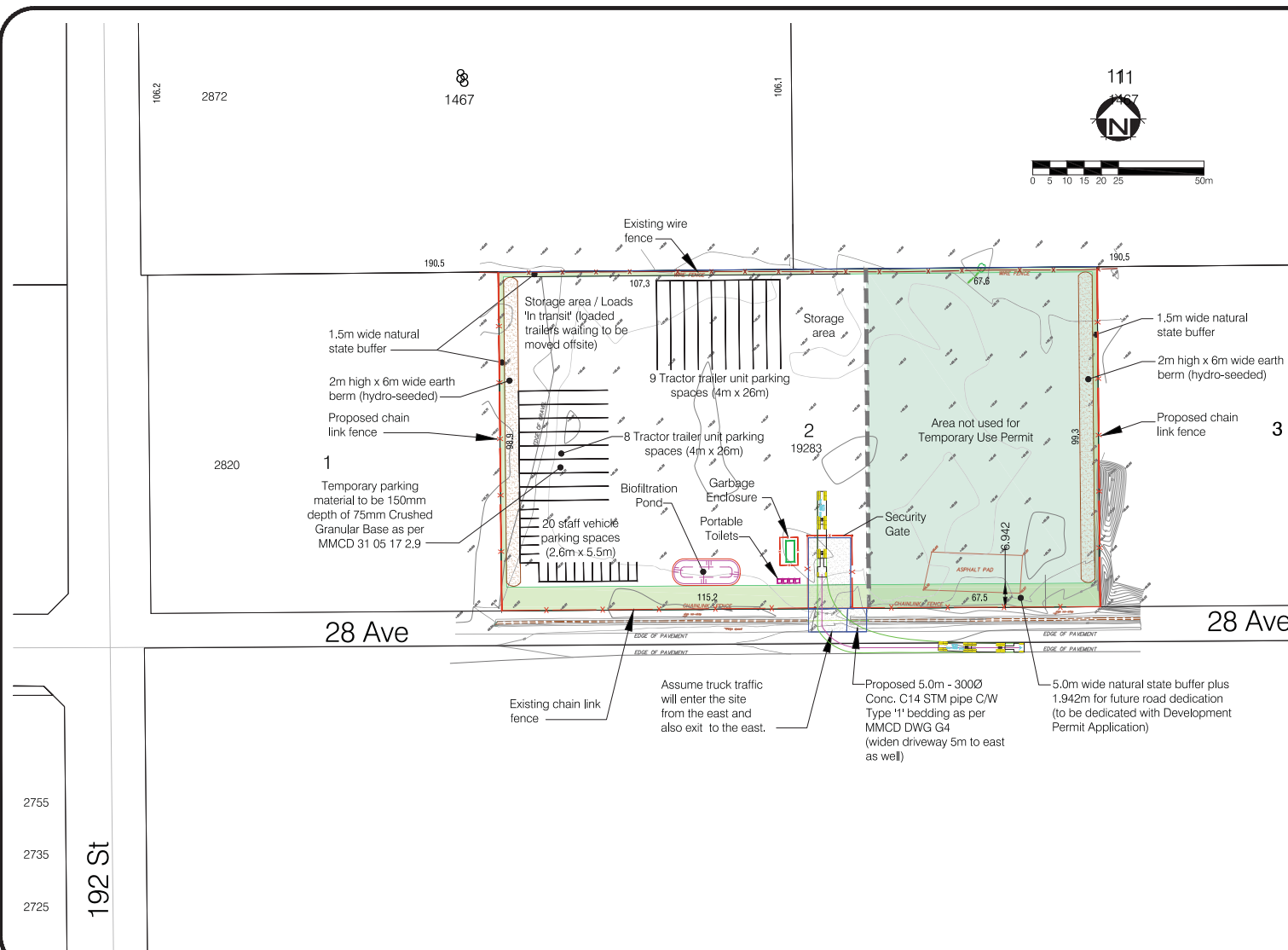
This undertaking is attached hereto and forms part of the temporary use permit.

(Owner)

(Witness)

Seven Horses Transport - Industrial Movers
 Temporary Use Permit
 19283 28 Avenue, Surrey

CONCEPT PLAN



LEGAL DESCRIPTION	GROSS SITE AREA	EXISTING DESIGNATIONS	LOT YIELD
PID: 013-942-832 Lot 2, Section 22, Township 7, Plan 80921, NWD Part NW 1/4	1.73 hectares / 4.3 acres (approx.)	Zoning: IA (Agro Industrial Zone) NCP: Not in NCP OCP: Mixed Employment	Existing Number of Lots: 1 Proposed Number of Lots: 1
	NET SITE AREA 1.73 hectares / 4.3 acres (approx.)	PROPOSED DESIGNATIONS Zoning: IA (Agro Industrial Zone) NCP: Not in NCP OCP: Mixed Employment	

NOTE: Conceptual layout only, subject to change without notice. Property of Aplin & Martin Consultants Ltd. and not to be reproduced or used without written permission by the Company.
 18/10/2016:16-515B/PLANNING/DWG/16-515 B Concept 6 Oct. 2016.dwg

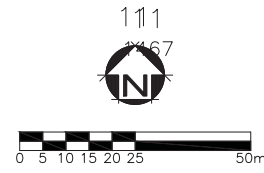
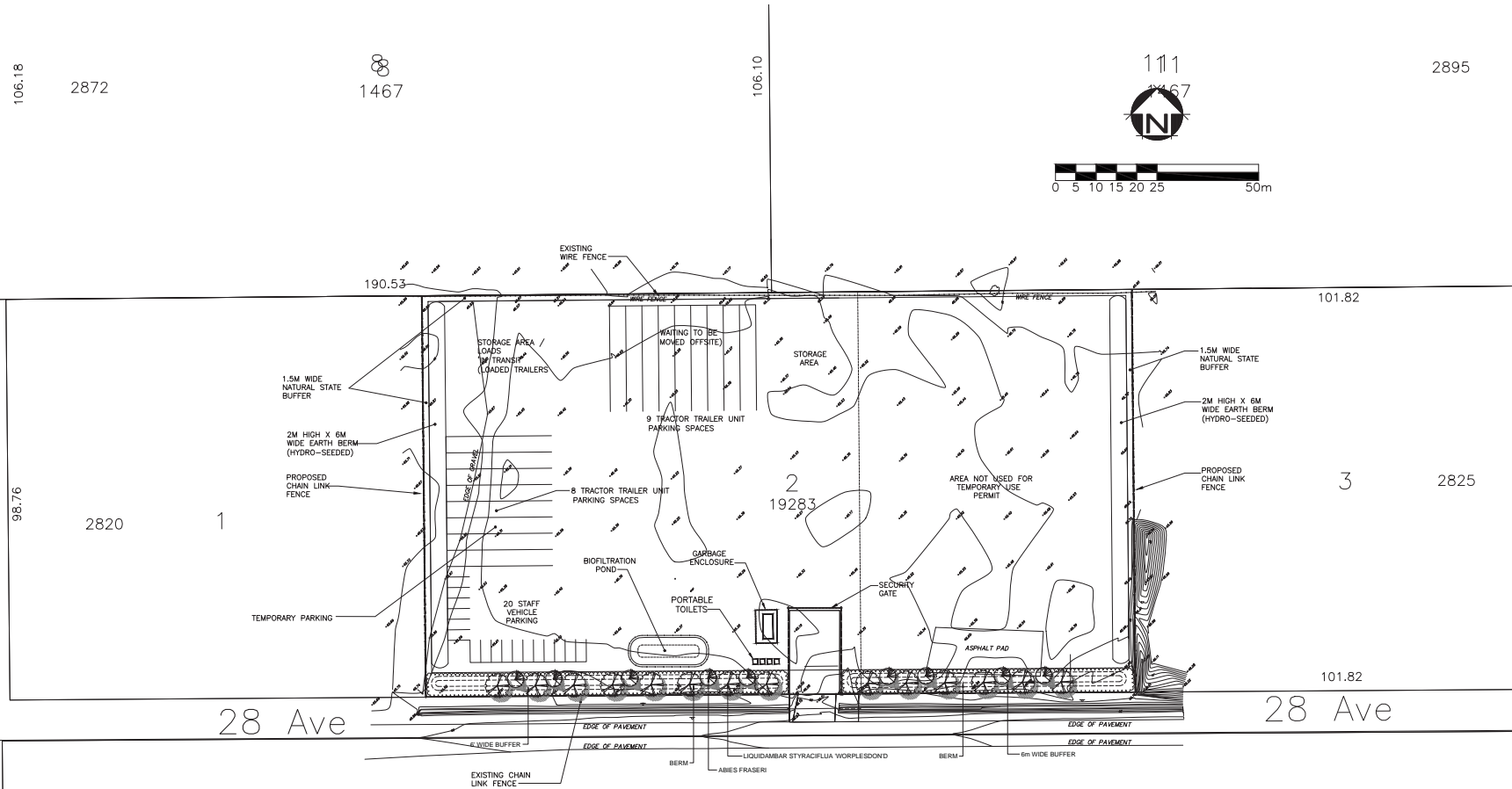


SCHEDULE A
 Drawn

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pmg
LANDSCAPE ARCHITECTS
Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia, V5C 6G9
p. 604-294-0111 f. 604-294-0222

SEAL:



PLANT SCHEDULE				PMG PROJECT NUMBER: 17-017
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
	9	ABIES FRASERI	FRASER FIR	3.5M HT; B&B
	14	LIQUIDAMBAR STYRACIFLUA 'WORPLESDON'	WORPLESDON SWEET GUM	6CM CAL; 2M STD; B&B
	145	PIERIS TAIWANENSIS 'SNOWDRIFT'	TAIWAN PIERIS; WHITE BLOOMS	#3 POT; 50CM
	323	RHOODODENDRON 'BOW BELLS'	RHOODODENDRON; PINK	#3 POT; 30CM
	545	YIBURNUM OLIVIFOLIA	DAVID'S YIBURNUM	#2 POT; 30CM

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE CANADIAN LANDSCAPE STANDARD, LATEST EDITION. * CONTAINER SIZES SPECIFIED AS PER CNLA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED CANADIAN LANDSCAPE STANDARD LATEST EDITION. ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY.

NO.	DATE	REVISION DESCRIPTION	DR.
1	17 JAN 31	REVISION LANDSCAPE PER COMMENTS	DO

PROJECT:

SEVEN HORSES TRANSPORT INDUSTRIAL MOVERS
19283 28TH AVENUE SURREY

DRAWING TITLE:
LANDSCAPE TREE PLAN

DATE: 17 JAN 19 DRAWN:
SCALE: 1:500
DRAWN: DO
DESIGN: DO
CHKD: MCY

PMG PROJECT NUMBER: 17-017

SCHEDULE B

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

FROM: **Development Services Manager, Engineering Department**

DATE: **February 28, 2017** PROJECT FILE: **7816-0531-00**

RE: **Engineering Requirements (Commercial/Industrial)
Location: 19283 - 28 Avenue**

TEMPORARY USE PERMIT

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

Works and Services

- Construct existing pavement on 28 Avenue to an interim 8.0 metre asphalt pavement.
- Provide a Geo-tech report in support of increase truck traffic on 28 Avenue.
- Provide an interim 7.3 metre driveway complete with adequate queuing storage.
- Provide a Fire Hydrant within 100 metres of proposed driveway.
- Provide Storm Water Control Plan in support of temporary use.
- Provide on-site infiltration and water quality treatment for any stormwater run-off from site.
- Provide adequate sanitary sewer and water services for proposed temporary use based on any proposed structure.

A Servicing Agreement is required prior to Temporary use permit.



Rémi Dubé, P.Eng.
Development Services Manager
LR1