

Planning Report Date: July 9, 2018

**PROPOSAL:**

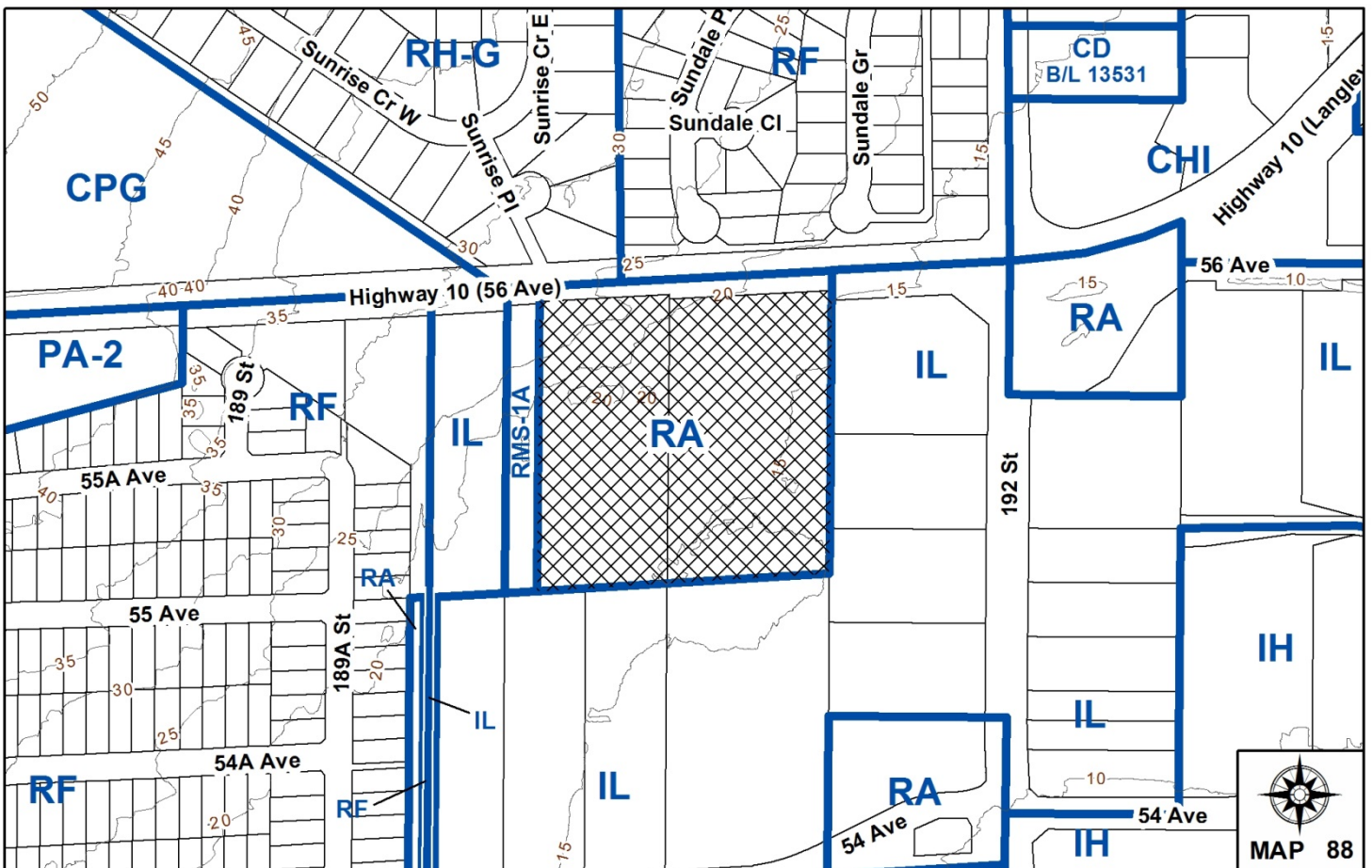
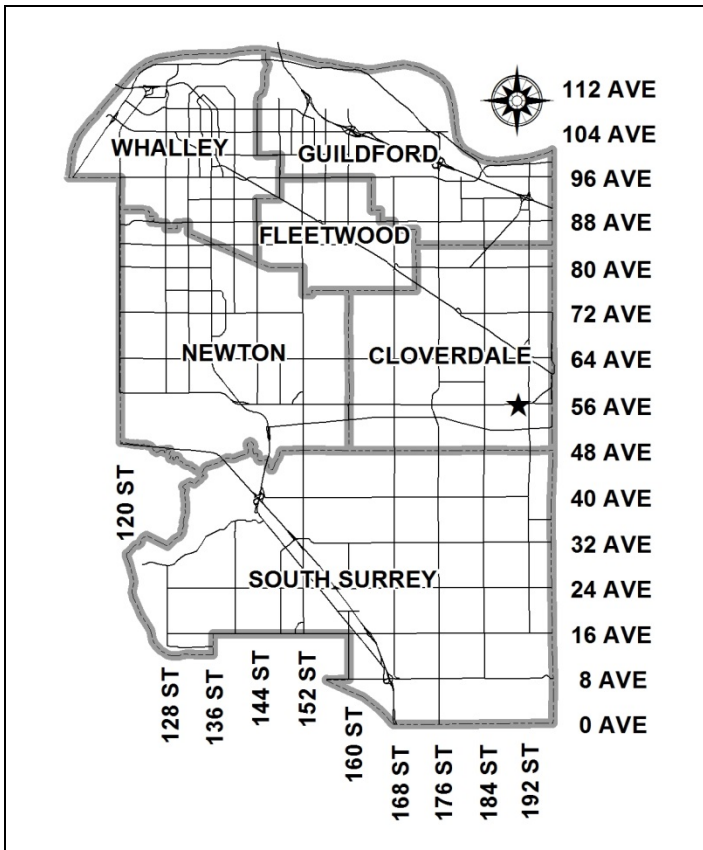
- **Temporary Use Permit**

for outdoor storage of shipping containers and automobiles for a period not to exceed three years.

**LOCATION:** 19128 - No. 10 (56 Avenue) Highway  
 19060 - No. 10 (56 Avenue) Highway

**ZONING:** RA

**OCP DESIGNATION:** Suburban



### RECOMMENDATION SUMMARY

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

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Container storage and vehicle storage are not permitted uses in the RA Zone.

### RATIONALE OF RECOMMENDATION

- The proposed temporary outdoor storage of shipping containers and automobiles will allow for an interim use of the land while the owners explore an ultimate use for the site.
- A significant portion of the site is undevelopable due to the BC Hydro right-of-way, which traverses the site.
- The site is in close proximity to No. 10 Highway/Langley By-pass and the Langley Auto Mall new car dealers.
- It is recommended that Council direct staff to require that the applicant complete on and off-site works to facilitate the proposed temporary uses within 20 weeks of the TUP receiving an indication of support from Council.

### RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Temporary Use Permit No. 7917-0115-00 (Appendix V) 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;
  - (b) the applicant addresses requirements from the Ministry of Transportation and Infrastructure and obtain a highway access permit;
  - (c) the applicant addresses requirements from B.C. Hydro;
  - (d) submission of an application and payment of fees for a Temporary Office Trailer Permit;
  - (e) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (f) the applicant satisfies the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department; and
  - (g) submission of a landscaping plan and landscaping cost estimate for screening to the specifications and satisfaction of the Planning and Development Department.
3. Council direct staff to bring forward this application 20 weeks from the date of approval to proceed (first Council meeting after December 10, 2018) for consideration of file closure if the conditions of final approval have not been 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 III.
Ministry of Transportation & Infrastructure (MOTI):	MOTI has no objections to the proposal, subject to the applicant obtaining an access permit and meeting design requirements for access to No. 10 Highway.
B.C. Hydro:	B.C. Hydro has no objections to the proposal, provided the terms and conditions set out in B.C. Hydro's letter dated May 16, 2018, are met by the applicant.

SITE CHARACTERISTICS

Existing Land Use: Single family dwelling, unauthorized office trailer, and non-conforming outdoor storage of shipping containers and automobiles.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North (Across Highway No. 10):	Single family dwellings.	Urban	RH-G and RF
East:	Public storage and multi-tenanted industrial warehousing.	Industrial	IL
South: 19045/49/55 - 54 Avenue: 19061 - 54 Avenue: 19095 - 54 Avenue:	Multi-tenanted industrial warehousing. Non-conforming outdoor vehicle storage. Non-conforming truck parking.	Industrial	IL
West:	Path to Freedom recovery centre	Suburban	RMS-1A

DEVELOPMENT CONSIDERATIONSBackground

- The 3.6-hectare (8.9 ac.) subject site is located at 19060 and 19128 - No. 10 (56 Avenue) Highway in Cloverdale. It is designated Suburban in the Official Community Plan (OCP) and is currently zoned "One-Acre Residential Zone (RA)".
- The site is heavily encumbered by a B.C. Hydro right-of-way (ROW).
- The western subject lot, 19060 - 56 Avenue, has an existing single family dwelling and shed which will be retained. The single family dwelling has its own driveway access to No. 10 Highway and is separated from other uses on the subject site by trees, landscaping, fencing and the shed.
- The eastern subject lot, 19128 - 56 Avenue, has an unauthorized office trailer, an asphalt driveway providing access for non-residential uses on both subject lots, and a temporary no-left-turn sign at the driveway exit.
- The subject site is currently being used for an unauthorized storage of shipping containers and automobiles. Container and vehicle storage are not permitted uses under the RA Zone.
- The current owners had previously submitted a development application, File No. 7909-0080-00, on the subject site for a Temporary Use Permit (TUP) for truck parking and container storage. This application was granted approval to proceed to Public Notification by Council on November 3, 2014 and supported in principle on December 1, 2014. However, the conditions of final approval were not completed within the 6 month time frame provided by Council and the file was closed on September 14, 2016.

- Under the previous application, the Ministry of Transportation and Infrastructure (MOTI) had issued a permit for access to No. 10 Highway. This permit has expired because construction and installations were not completed by the required August 31, 2016 date. Consequently, the applicant must apply for a new access permit as part of the current application.
- The City's mapping system identifies a Class C (green-coded) ditch in the southeast corner portion of the site. Under the previous application, File No. 7909-0080-00, City staff accepted an environmental report submitted by the applicant which reclassified this watercourse from Class B (orange-coded) to Class C. A Class C watercourse has no streamside setback requirements under the Zoning By-law. Over time, the watercourse has been filled and surfaced with crushed gravel for unauthorized storage activities on the lot.

### Current Proposal

- The applicant has submitted a new application for a TUP to allow outdoor storage of approximately 85 shipping containers and 1.9 hectares (4.7 ac.) of automobile storage on the site.
- The applicant proposes to extend the existing asphalt driveway and add lighting along the driveway entry. The applicant also will enhance the existing chain link fence along No. 10 Highway and install a new motorized sliding chain link gate.
- MOTI requires that access to the site be restricted to right-in/right-out turns on No. 10 Highway. The applicant proposes to extend the raised median on No. 10 Highway, currently installed from the intersection of 192 Street to the eastern edge of the driveway on 19128 -56 Avenue, by an additional 40 metres (131 ft.) to the west in order to prevent left turns from being made to and from the site. The applicant also proposes to install a stop sign and a right-turn-only sign at the driveway exit.
- B.C. Hydro has set out certain restrictions with regard to uses within the ROW, such as limiting vehicle height to 4.15 metres (13.6 ft.) and installing barriers around the transmission line structures. The applicant has agreed to these conditions and provided City staff with a signed copy of BC Hydro's Compatible Use Letter, which is dated June 27, 2018.
- To ensure timely completion of all TUP requirements, it is suggested that staff will bring the TUP application forward to Council within 20 weeks of Council's approval to proceed (the first Council meeting following December 10, 2018) for either consideration of final approval or for consideration of file closure if the applicant fails to complete all requirements (should Council support the TUP in principle).
- The applicant has provided a provisional timeline to ensure all conditions for final approval are met within 20 weeks. The expectation is that civil works would be completed prior to Council providing final approval for the TUP. City staff will follow up with the applicant to meet the following submission timelines:
  - Engineering processing fees and scoping documents within 2 weeks of introduction at Council;
  - Access permit from MOTI and certificates of insurance for BC Hydro requirements by the end of July 2018;

- Initial and revised engineering project detailing by the end of August 2018;
- On-site meeting with BC Hydro and completion of Engineering Servicing Agreement by mid-September 2018; and
- Construction of civil works underway in October and November 2018.

### PRE-NOTIFICATION

Pre-notification letters were sent on April 6, 2018, and a Development Proposal Sign was installed. To date, staff have received one response from the Cloverdale Community Association, which is summarized below (*staff comments in italics*):

- Unsafe left turns from westbound vehicles entering the subject site and exiting the site.

*(The site will be limited to right-in/right-out turns only. The applicant will be required to extend the existing raised median on Highway No. 10 to prevent left turns from being made to and from the site.)*

- The application for a TUP was submitted after many years of illegal business operation. Reassurance is needed that City staff will enforce safety requirements, including installation of median barriers before approval of the TUP.

*(City staff in consultation with the applicant's civil consultant have set out a timeline for the applicant to ensure that conditions for final approval are met within 20 weeks of Council support in principle of the proposed TUP, should the proposal be supported. At that time, staff will bring the TUP application forward to Council for either consideration of final approval or for file closure.)*

### TREES AND LANDSCAPING

- Anne Kula, ISA Certified Arborist of Huckleberry Landscape Design prepared an Arborist Assessment and landscaping plan 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
<b>Alder and Cottonwood Trees</b>			
Alder	6	1	5
Cottonwood	14	3	11
<b>Deciduous Trees (excluding Alder and Cottonwood Trees)</b>			
Maple	11	6	5
<b>Coniferous Trees</b>			
Cedar	10	9	1
Douglas Fir	4	0	4
Spruce	1	0	1
<b>Total (excluding Alder and Cottonwood Trees)</b>	<b>26</b>	<b>15</b>	<b>11</b>
<b>Total Replacement Trees Proposed (excluding Boulevard Street Trees)</b>		<b>24</b>	
<b>Total Retained and Replacement Trees</b>		<b>51</b>	
<b>Contribution to the Green City Fund</b>		<b>\$4,000</b>	

The Arborist Assessment states that there are a total of 26 protected trees on the site, excluding Alder and Cottonwood trees. 20 existing trees, approximately 43% of the total trees on the site, are Alder and Cottonwood trees. It was determined that 27 trees can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.

- For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for Alder and Cottonwood trees, and a 2 to 1 replacement ratio for all other trees. This will require a total of 34 replacement trees on the site. The applicant is proposing 24 replacement trees. The deficit of 10 replacement trees will require a cash-in-lieu payment of \$4,000, representing \$400 per tree, to the Green City Fund, in accordance with the City's Tree Protection By-law.
- The applicant proposes to plant a landscape buffer of deciduous and coniferous trees and shrubs along the property line in the southwest corner of the site to provide screening for the adjacent Path to Freedom recovery centre.
- BC Hydro requires that the right-of-way is restricted to low-growing trees not to exceed 3.0 metres in height at maturity, and that any new planting immediately outside of the rightof -way on the site will not grow tall at maturity or have weak root systems with high probability of falling on BC Hydro's electrical works. The Certified Arborist has confirmed that all species of trees chosen are low growing and conform to BC Hydro requirements.

- In summary, a total of 51 trees are proposed to be retained or replaced on the site with a contribution of \$4,000 to the Green City Fund.

#### INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners and Action Summary (Confidential)
Appendix II.	Site, Grading, Services and Driveway Access Plans
Appendix III.	Engineering Summary
Appendix IV.	Tree Preservation Summary Table and Preservation/Replacement Plan
Appendix V.	Temporary Use Permit No. 7917-0115-00
Appendix VI.	Hyperlink to Planning Report 7909-0080-00
Appendix VII.	Aerial Photo (COSMOS, May 2017)

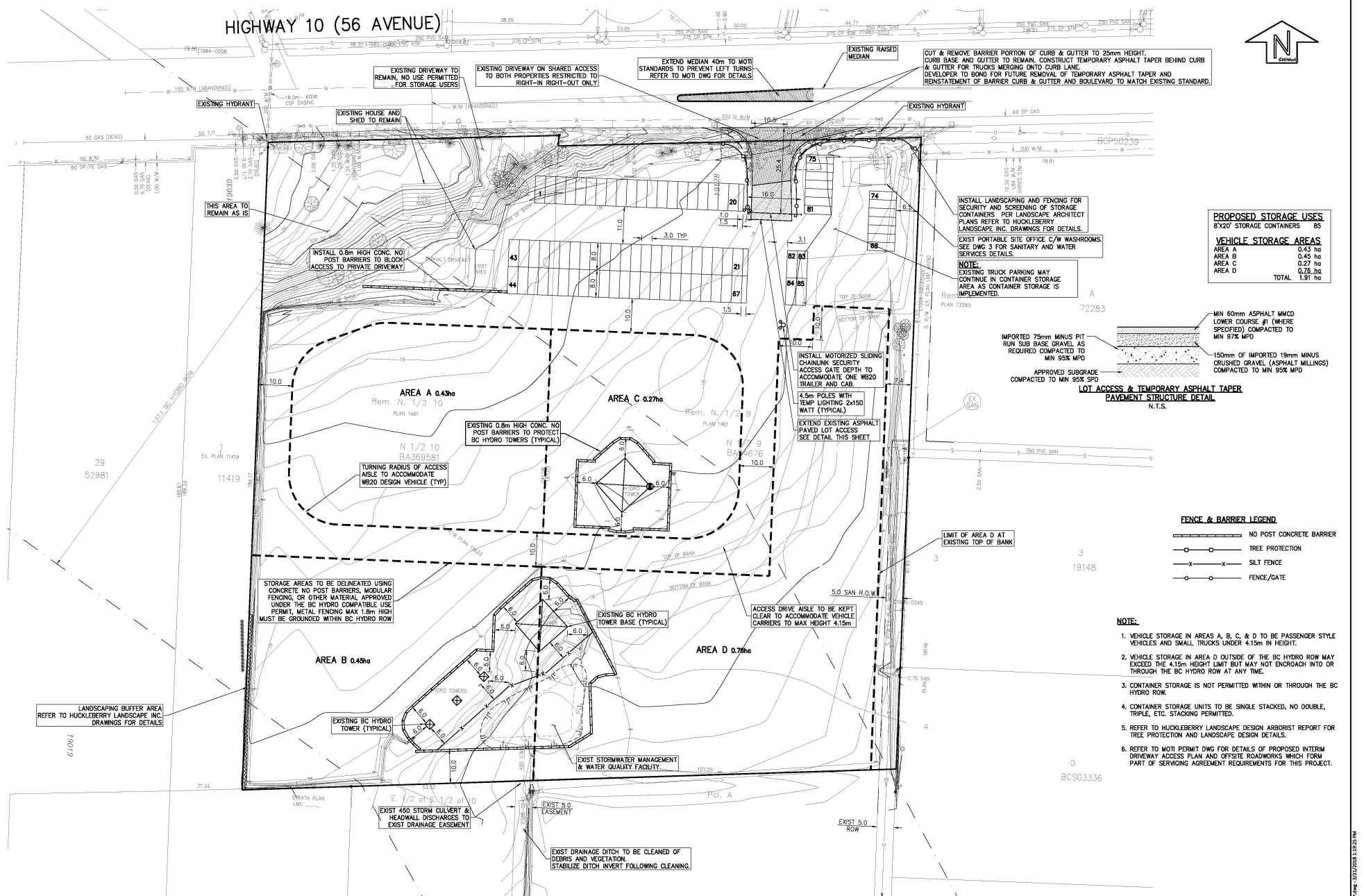
*original signed by Ron Gill*

Jean Lamontagne  
General Manager  
Planning and Development

HC/cm



APPENDIX I HAS BEEN  
REMOVED AS IT CONTAINS  
CONFIDENTIAL INFORMATION



**PROPOSED STORAGE USES**  
 6'x20' STORAGE CONTAINERS 85

**VEHICLE STORAGE AREAS**

AREA A	0.43 ha
AREA B	0.45 ha
AREA C	0.27 ha
AREA D	0.78 ha
<b>TOTAL</b>	<b>1.91 ha</b>

**FENCE & BARRIER LEGEND**

	NO POST CONCRETE BARRIER
	TREE PROTECTION
	SILT FENCE
	FENCE/GATE

- NOTE:**
- VEHICLE STORAGE IN AREAS A, B, C, & D TO BE PASSENGER STYLE VEHICLES AND SMALL TRUCKS UNDER 4.15m IN HEIGHT.
  - VEHICLE STORAGE IN AREA D OUTSIDE OF THE BC HYDRO ROW MAY EXCEED THE 4.15m HEIGHT LIMIT BUT MAY NOT ENCRoACH INTO OR THROUGH THE BC HYDRO ROW AT ANY TIME.
  - CONTAINER STORAGE IS NOT PERMITTED WITHIN OR THROUGH THE BC HYDRO ROW.
  - CONTAINER STORAGE UNITS TO BE SINGLE STACKED, NO DOUBLE, TRIPLE, ETC. STACKING PERMITTED.
  - REFER TO HUCKLEBERRY LANDSCAPE DESIGN ARBORIST REPORT FOR TREE PROTECTION AND LANDSCAPE DESIGN DETAILS.
  - REFER TO MOTI PERMIT DWG FOR DETAILS OF PROPOSED INTERIM DRIVEWAY ACCESS PLAN AND OFFSITE ROADWORKS WHICH FORM PART OF SERVICING AGREEMENT REQUIREMENTS FOR THIS PROJECT.

No.	Date	Revision	ISSUED FOR APPROVAL	EX. PM
1	2018/03/18			

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 No.101-9030 KING GEORGE BLVD., SURREY, BC, V3V 7Y3  
 TELEPHONE 604-591-2213 FAX 604-591-5518  
 E-MAIL: office@citiwest.com



0743839 BC LTD.  
 14719 - 28 AVENUE, SURREY, BC V4P 1P4 TEL: 604-591-4692

**SITE PLAN**  
**PROPOSED T.U.P. FOR VEHICLE STORAGE**  
 SITE AT 19060 & 19128 56 AVENUE, SURREY, BC

Scale: 1:500	Mun. Proj. No. 7917-0115-00	Dwg. No. 1
Drawn: TWD	Mun. Dwg. No.	Of 3
Designed: PM	Job No. 13-3023	Revision 1
P.W. P.V.	Date MAR /18	destroy all prints bearing previous number

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# HIGHWAY 10 (56 AVENUE)

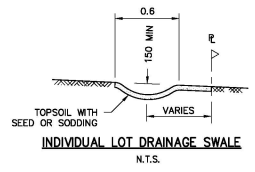
**BENCHMARK & CONTROL.**  
 ALL ELEV. ARE GEOCELTIC AND REFER TO MON. NO. 5940  
 ELEV. 11.994

**LEGAL DESCRIPTION OF PROPERTY**  
 NORTH HALF OF LOT 9 EXCEPT PART DEDICATED ROAD ON PLAN B1522;  
 NORTHERLY HALF OF LOT 10 EXCEPT PARCEL "ONE" BOTH OF SECTION 4,  
 TWP 8, NWD, PLAN 1461

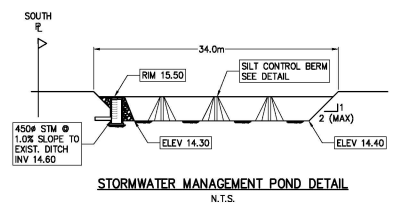


- LEGEND**
- MAJOR 100 YEAR OVERLAND FLOOD ROUTE
  - MAJOR 100 YEAR FLOW ROUTE BELOW SURFACE
  - MAJOR 100 YEAR FLOW ROUTE IN PIPE
  - EXIST GROUND ELEVATION
  - PROPOSED GROUND ELEVATION
  - FUTURE GROUND ELEVATION
  - DIRECTION OF FLOW
  - MBE 71.25 MINIMUM BASEMENT ELEVATION
  - EXIST SWALE
  - BUILDERS SWALE
  - CONTRACTORS SWALE
  - CONTOURS (ORIGINAL GROUND)
  - EXIST DITCH
  - PROP CUTOFF DITCH
  - MEET EXIST GROUND
  - PROPOSED CATCHBASIN
  - PROPOSED LAWBASIN (450 LB)
  - SANITARY SERVICE CONNECTION
  - STORM SERVICE CONNECTION
  - WATER SERVICE CONNECTION
  - FILL GREATER THAN 0.5m
  - FILL GREATER THAN 1.0m

- NOTES**
- REFER TO EROSION AND SEDIMENT CONTROL PLANS FOR EROSION AND SEDIMENT CONTROL DETAILS AND NOTES.
  - EROSION AND SEDIMENT CONTROL FACILITIES AND TREE PROTECTION BARRIERS TO BE INSTALLED AND APPROVED PRIOR TO CONSTRUCTION.
  - REFER TO ARBORIST'S REPORT FOR TREE PROTECTION AND TREE REMOVAL DETAILS.
  - NO GROUND DISTURBANCE IS PERMITTED WITHIN 6.0m OF THE BC HYDRO TOWERS.
  - PROTECTIVE BARRIERS TO REMAIN MIN. OF 6.0m FROM BC HYDRO TOWERS PRIOR TO FILL OPERATIONS.
  - EXISTING HOUSE AND SHED TO REMAIN ON 19060 - 56 AVENUE.
  - PROPOSED VEHICLE PARKING AREAS AND CONTAINER STORAGE STALLS SHOWN FOR REFERENCE ONLY.



- FENCE & BARRIER LEGEND**
- NO POST CONCRETE BARRIER
  - TREE PROTECTION
  - SILT FENCE
  - FENCE/GATE



No	Date	ISSUED FOR APPROVAL	EX	PM
1	2018/03/18			
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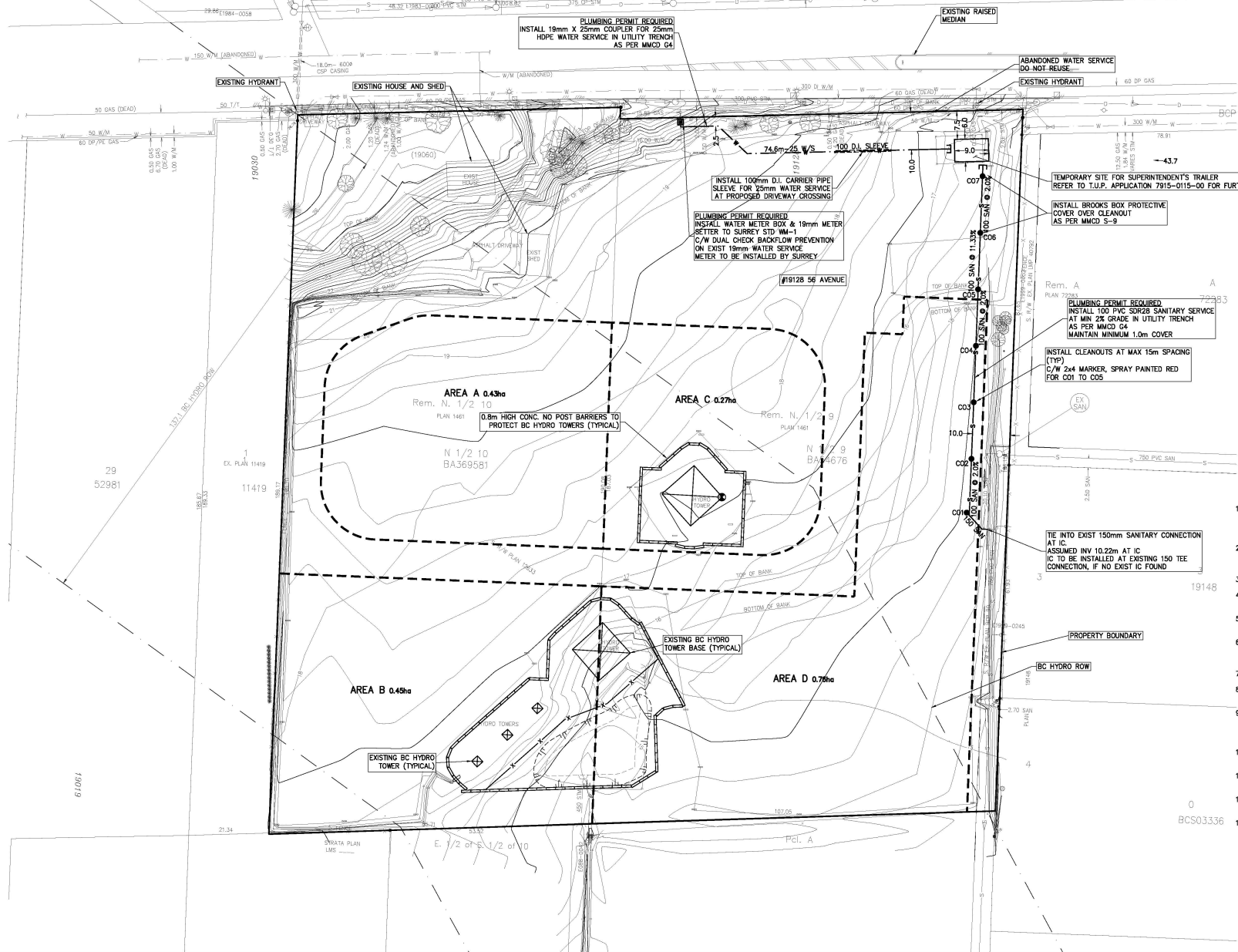


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**LOT GRADING PLAN**  
 SITE AT 19060 & 19128 56 AVENUE, SURREY, BC

Scale: 1:500	Mun. Proj. No. 7917-0115-00	Dwg. No. 2
Drawn: TMD	Mun. Dwg. No.	
Designed: PM	Job No. 13-3023	Of 3
P.V.	Date MAR /18	Revision 1
Approved:		

# HIGHWAY 10 (56 AVENUE)



**PIPE TABLE**

FROM	TO	SIZE (mm)	L (m)	SLOPE (%)	LOAD (F <sub>w</sub> )	MAX LOAD (F <sub>w</sub> )
IC	CO1	150	7.46	31.90	15	300
CO1	CO2	100	15.00	2.00	15	240
CO2	CO3	100	15.00	2.00	15	240
CO3	CO4	100	15.00	2.00	15	240
CO4	CO5	100	15.00	2.00	15	240
CO5	CO6	100	15.00	11.33	15	300
CO6	CO7	100	15.00	2.00	15	240

\* ASSUME 2 WATER CLOSETS AND 2 SINKS, TOTAL FITTURE UNIT COUNT 15=F<sub>w</sub>

**CO INVERT TABLE**

IC/CO NO	INVERT (m)	RIM ELEV (m)
IC	10.22	14.50
CO1	12.80	14.50
CO2	12.90	14.40
CO3	13.20	14.20
CO4	13.50	14.80
CO5	13.80	15.50
CO6	15.50	16.80
CO7	15.80	16.80

D/W PIPE FOR < 0.90 COVER  
SEE NOTE 12

- GENERAL NOTES:**
- ALL CONSTRUCTION SHALL COMPLY WITH THE LATEST VERSION OF THE BRITISH COLUMBIA PLUMBING CODE, CITY OF SURREY ENGINEERING STANDARDS AND THE MMCD (MASTER MUNICIPAL CONTRACT DOCUMENTS)
  - THE DRAWING SHALL BE READ IN CONJUNCTION WITH OTHER CONSULTANT'S DRAWINGS INCLUDING ARCHITECTURAL, MECHANICAL, ELECTRICAL, ARBORIST AND LANDSCAPE DRAWINGS, AS APPLICABLE.
  - ALL DIMENSIONS AND ELEVATIONS ARE IN METRIC UNITS.
  - FOR ALL OTHER DETAILS WITHIN ONE METRE OF THE BUILDING SEE MECHANICAL DRAWINGS.
  - ALL CONNECTIONS TO BE CAPPED AT 1.0m FROM BUILDING UNLESS OTHERWISE NOTED.
  - SEE MECHANICAL DETAILS FOR BUILDING SANITARY AND WATER CONNECTIONS. THESE SERVICES TO BE CONNECTED BY TRAILER SUPPLIER.
  - WATERMANS SHALL HAVE A MINIMUM COVER OF 1.00m.
  - FOR THRUST BLOCK DETAILS SEE SUPPLEMENTARY MASTER MUNICIPAL CONSTRUCTION DOCUMENTS (MMCD) STANDARD DRAWING SSD-W.3.
  - THE WATER SERVICE CONNECTION SHALL BE 25mm IN DIAMETER. THE MECHANICAL CONSULTANTS SHALL VERIFY THE SERVICE SIZE, SCHEDULE 80 PVC PIPE AND FITTINGS OR SERIES 160 PE PIPE & COMPRESSION FITTINGS.
  - ALL SANITARY SEWER PIPE TO BE PVC SDR28 UNLESS OTHERWISE NOTED.
  - ALL SANITARY SERVICE CONNECTIONS ARE 100mm AT 2.0% MINIMUM SLOPE UNLESS NOTED OTHERWISE.
  - STORM AND SANITARY SEWER WITH LESS THAN 0.90m COVER TO BE DWI CERTIFIED OR APPROVED EQUIVALENT.
  - ALL TOP ELEVATIONS OF I.C.'S, CLEANOUTS AND BUILDING SUMP COVERS IN ROADWAY AND/OR PARKING STALL TO BE FLUSH WITH FINISHED GRADE, UNLESS OTHERWISE NOTED.

**CAUTION**  
EXISTING UNDERGROUND SERVICES SHOWN ARE BASED ON AS-CONSTRUCTED DRAWINGS AS PROVIDED BY THE OWNER RECORDS AND OTHERS. THE CONTRACTOR MUST EXPOSE AND VERIFY THE LOCATION OF ALL EXISTING SERVICES PRIOR TO CONSTRUCTION AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES, CONFLICTS OR OMISSIONS. FORTIBIC AND CITIWEST CONSULTING LTD. CANNOT BE HELD LIABLE FOR ANY DISCREPANCIES, CONFLICTS OR OMISSIONS.

No	Date	Issued For	By
1	2018/03/18	ISSUED FOR APPROVAL	EX PM
		Revision	DR IC

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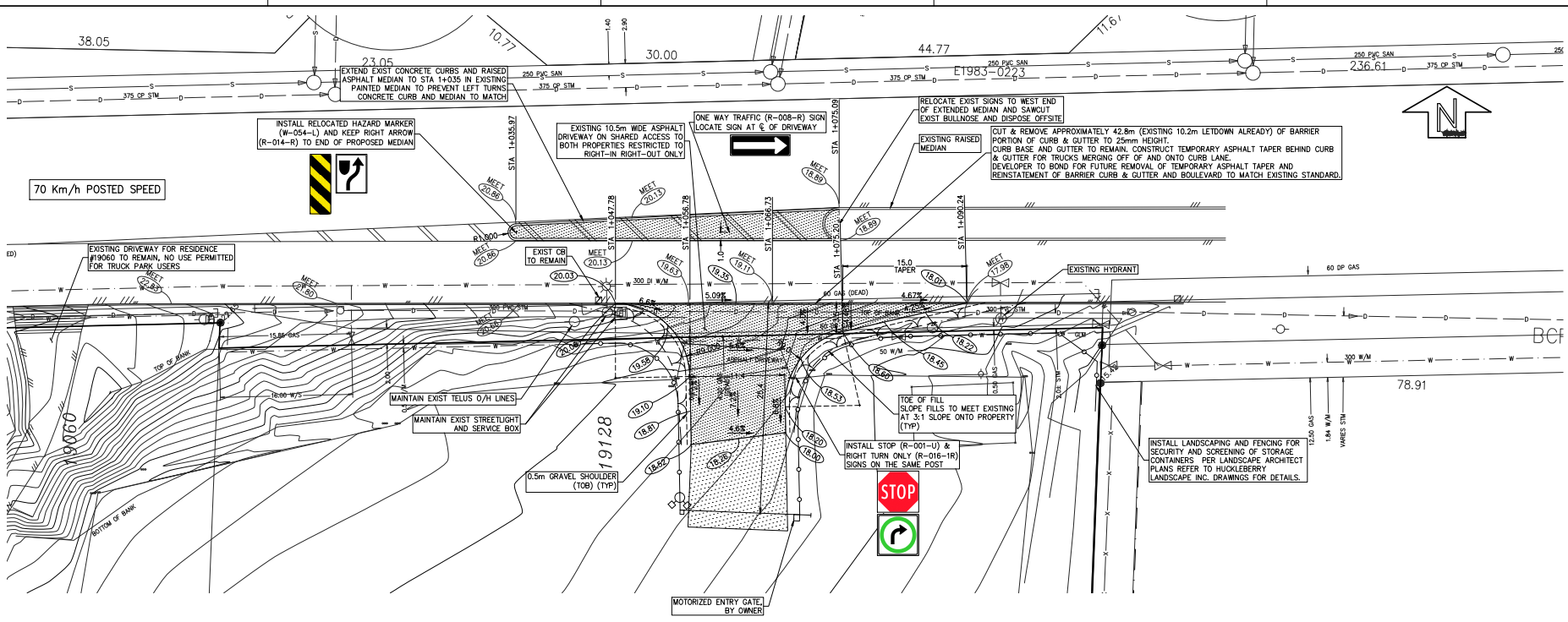


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**SITE SERVICES FOR  
TEMPORARY OFFICE TRAILER**  
SITE AT 19060 & 19128 56 AVENUE, SURREY, BC

Scale: 1:500	Mun. Proj. No. 7917-0115-00	Dwg. No. 3
Drawn: TWD	Mun. Dwg. No.	
Designed: PM	Job No. 13-3023	Of 3
P.W. P.V.	Date MAR/18	Revision 1
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**NOTE.**  
DRIVEWAY USE TO BE LIMITED TO WB-20  
DESIGN VEHICLE OR LESSER STANDARD

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E-MAIL: office@citywest.com



MINISTRY OF TRANSPORTATION  
HIGHWAY DESIGN AND SURVEY ENGINEERING  
SOUTH COAST REGION

GTWEST PROJECT No: 15-3023  
SCALE 0 2 1:250 12m  
DESIGNED PM DATE JUN /15  
CHECKED PM DATE JUN /15  
DRAWN TWD DATE JUN /15  
REVIEWED BC DATE JUN /15

**INTERIM DRIVEWAY ACCESS PLAN**  
56 AVENUE, SURREY, BC  
TEMPORARY USE PERMIT FOR STORAGE  
AT 19060 & 19128 56 AVENUE, SURREY, BC

Rev	Date	Description	Signature
3	20/03/18	ISSUED FOR APPROVAL	PM
2	12/09/17	ISSUED FOR CITY REVIEW	PM
1	11/01/16	MINOR REVISIONS	PM

0743839 BC LTD.  
14719 28 AVENUE, SURREY, BC V4P 1P4  
PH: 604-591-4692  
MUN PROJ NO: 7917-0115-00

SENIOR DESIGNER		DATE	
FILE No.	PROJECT No.	REV.	DRAWING No.
			A

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

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

DATE: **June 12, 2018** PROJECT FILE: **7817-0115-00**

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RE: **Engineering Requirements (Temporary Use Permit)  
Location: 19128 & 19060 - No 10 (56 Ave) Highway**

**TEMPORARY USE PERMIT**

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

- Support from Ministry of Transportation and Infrastructure (MoTI) has been received however driveway improvements on #10 Highway are required. Access to the site is to be restricted to right in and right out turns only. Westbound vehicular traffic must maintain all turning movements to the right hand travel lane.
- Written approval from BC Hydro will be required.
- Construct a storm drainage system within the existing five (5) metre drainage easement located along the east side of 19061 – 54 Avenue. Civic address 19128 No. 10 Highway will need to be added to the existing drainage easement in order to permit drainage from this civic address to have access and use of this drainage easement.
- Register applicable restrictive covenants (RCs) such as for onsite storm water detention and management features, for septic field maintenance, and for right in / right out access and egress to No. 10 Highway, for 19060 and 19128 – No. 10 Highway, access easement between two properties, including working easement for drainage works from property at 19061 – 54 Avenue.

A Servicing Agreement will be required for this proposed Temporary Use Permit.



Rémi Dubé, P.Eng.  
Development Services Manager  
HB4

## Tree Preservation Summary

Surrey Project No: 7917-0115-00

Address: 19060 & 19128 56 Ave, Surrey

Registered Arborist: Anne Kulla, Huckleberry Landscape Design

On-Site Trees	Numbers of Trees
<b>Protected Trees Identified</b> (on-site and shared trees, including trees within boulevards and proposed streets and lanes, plus trees on 19060 56 Ave)	<b>46</b>
<b>Protected Trees to be Removed (including city trees)</b>	<b>19</b>
<b>Protected Trees to be Retained + offsite trees</b> (excluding trees within proposed open space or riparian areas)	<b>27</b>
<b>Total Replacement Trees Required:</b> <ul style="list-style-type: none"> <li>• Alder &amp; Cottonwood Trees Requiring 1 to 1 Replacement Ratio 4 X one (1) = 4</li> <li>• All other Trees Requiring 2 to 1 Replacement Ratio 15 X two (2) = 30</li> </ul>	<b>34</b>
<b>Replacement Trees Proposed</b>	<b>24</b>
<b>Replacement Trees in Deficit</b>	<b>10</b>
<b>Protected Trees to be Retained in Proposed [Open Space/ Riparian Areas]</b>	<b>0</b>
Off-Site Trees	Numbers of Trees
<b>Protected Off- Site Trees to be Removed</b>	<b>0</b>
<b>Total Replacement Trees Required:</b> <ul style="list-style-type: none"> <li>• Alder &amp; Cottonwood Trees Requiring 1 to 1 Replacement Ratio ___ X one (1) = ___</li> <li>• All other Trees Requiring 2 to 1 Replacement Ratio ___ X two (2) = ___</li> </ul>	<b>0</b>
<b>Replacement Trees Proposed</b>	<b>0</b>
<b>Replacement Trees in Deficit</b>	<b>0</b>

Summary, report and plan prepared and submitted by:

*Anne Kulla*

July 4, 2018

(the "City")

**TEMPORARY USE PERMIT**

NO.: 7917-0115-00

Issued To:

Address of Owner:

Issued To:

Address of Owner:

(collectively referred to as the "Owner")

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: 010-985-590

North Half Lot 9 Except: Part Dedicated Road on Plan 81522, Section 4 Township 8 New Westminster District Plan 1461

19128 - No. 10 (56 Avenue) Highway

Parcel Identifier: 012-203-637

Northerly Half Lot 10 Except: Parcel "One" (Explanatory Plan 11419), Section 4 Township 8 New Westminster District Plan 1461

19060 - No. 10 (56 Ave) Highway

(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 outdoor storage of approximately 85 shipping containers and 1.9 hectares (4.7 ac.) of automobile storage, as shown in Schedule A.
5. The temporary use shall be carried out according to the following conditions:
  - (a) The appearance and location of the buildings, access and outdoor storage areas shall be as shown on Schedule A and numbered 7917-0115-00(A) through to and including 7917-0115-00(D) (the "Drawings") which is attached hereto and forms part of this permit;
  - (b) Shipping containers may not be stacked upon one another and vehicles heights may not exceed 4.15 metres (13.6 ft.);
  - (c) 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; and
  - (d) The Landscaping shall be completed within six (6) months after the date of the final inspection of the buildings and structures referred to in the Drawings.
    - i. All required landscaping works and planting materials must be maintained for the life of the temporary use permit;
    - ii. When the Landscaping is substantially complete as determined by the City, without the City having to use the Security, 90% of the original Security will be returned. When the Landscaping receives final approval by the City, not earlier than twelve (12) months after the date of substantial completion of the Landscaping, 10% of the original Security will be returned;
    - iii. If final approval of the Landscaping is not given by the City, the City has the option of using the Security to complete the Landscaping and any remaining money shall be returned. The Owner hereby authorizes the City or its agents to enter upon the Land to complete the Landscaping; and
    - iv. If the City elects not to enter upon the Land to complete the Landscaping and the Owner does not complete the Landscaping, the Security is forfeited to the City three (3) years after the date of the provisional or final inspection of the buildings and structures referred to in the Drawings.

6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this temporary use permit. This temporary use permit is not a building permit.
7. An undertaking submitted by the Owner is attached hereto as Appendix I and forms part of this temporary use permit.
8. This temporary use permit is not transferable.
9. This temporary use permit shall lapse on or before December 17, 2021.

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;

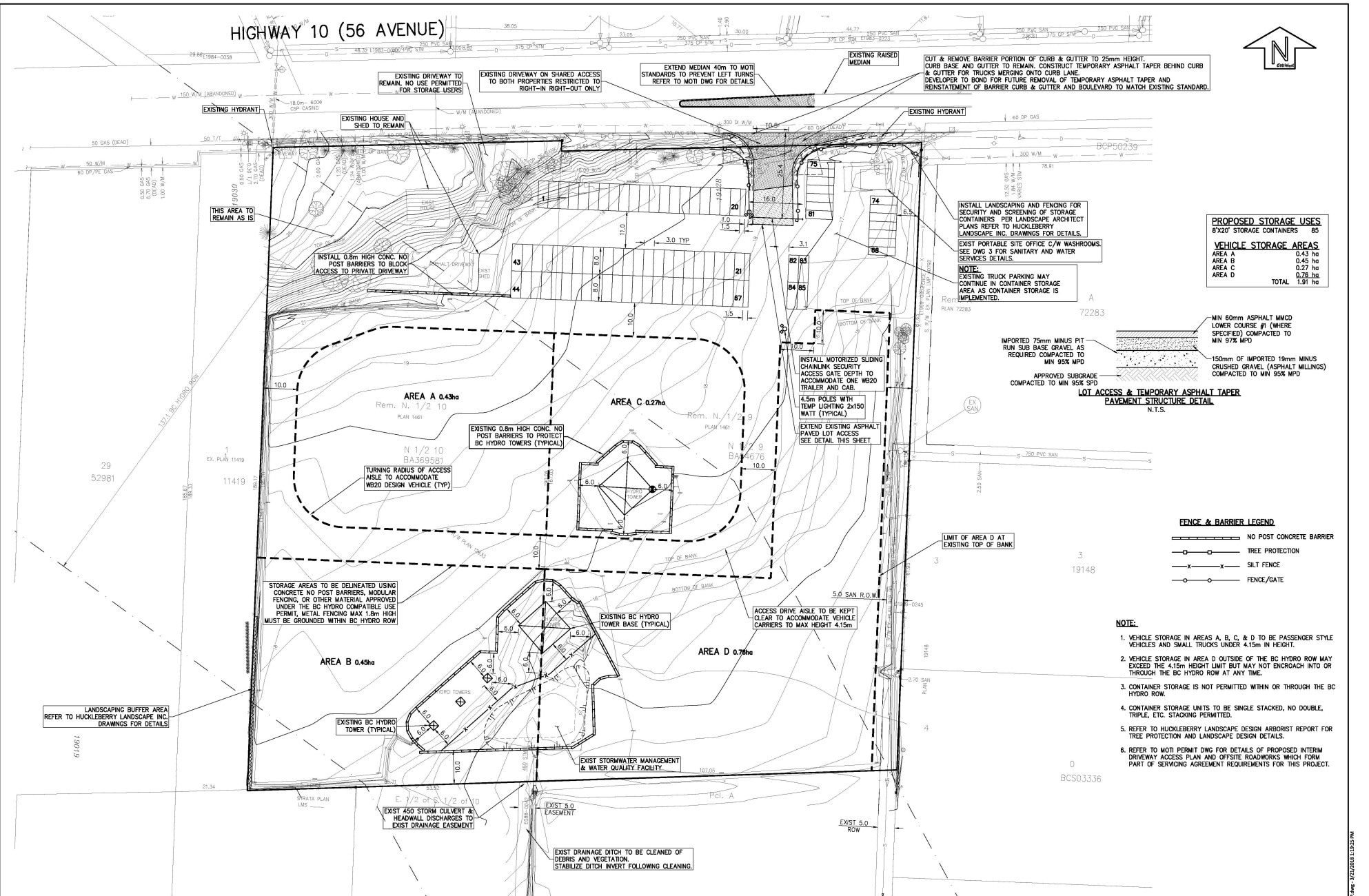
all of which shall be done not later than the termination date set out on the temporary use permit.

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)



**PROPOSED STORAGE USES**  
6'x20' STORAGE CONTAINERS 65

**VEHICLE STORAGE AREAS**

AREA A	0.43 ha
AREA B	0.45 ha
AREA C	0.27 ha
AREA D	0.78 ha
<b>TOTAL</b>	<b>1.91 ha</b>

**FENCE & BARRIER LEGEND**

	NO POST CONCRETE BARRIER
	TREE PROTECTION
	SILT FENCE
	FENCE/GATE

- NOTE:**
- VEHICLE STORAGE IN AREAS A, B, C, & D TO BE PASSENGER STYLE VEHICLES AND SMALL TRUCKS UNDER 4.15m IN HEIGHT.
  - VEHICLE STORAGE IN AREA D OUTSIDE OF THE BC HYDRO ROW MAY EXCEED THE 4.15m HEIGHT LIMIT BUT MAY NOT ENCRoACH INTO OR THROUGH THE BC HYDRO ROW AT ANY TIME.
  - CONTAINER STORAGE IS NOT PERMITTED WITHIN OR THROUGH THE BC HYDRO ROW.
  - CONTAINER STORAGE UNITS TO BE SINGLE STACKED, NO DOUBLE, TRIPLE, ETC. STACKING PERMITTED.
  - REFER TO HUCKLEBERRY LANDSCAPE DESIGN ARBORIST REPORT FOR TREE PROTECTION AND LANDSCAPE DESIGN DETAILS.
  - REFER TO MOTI PERMIT DWG FOR DETAILS OF PROPOSED INTERIM DRIVEWAY ACCESS PLAN AND OFFSITE ROADWORKS WHICH FORM PART OF SERVICING AGREEMENT REQUIREMENTS FOR THIS PROJECT.

**CitiWest Consulting Ltd.**  
No.101-9030 KING GEORGE BLVD., SURREY, BC, V3V 7Y3  
TELEPHONE 604-591-2213 FAX 604-591-5518  
E-MAIL: office@citiwest.com



0743839 BC LTD.  
14719 - 28 AVENUE, SURREY, BC V4P 1P4 TEL: 604-591-4692

**SITE PLAN**  
**PROPOSED T.U.P. FOR VEHICLE STORAGE**  
SITE AT 19060 & 19128 56 AVENUE, SURREY, BC

Scale: 1:500	Mun. Proj. No. 7917-0115-00	Dwg. No. 1
Drawn: TWD	Mun. Dwg. No.	Of 3
Designed: PM	Job No. 13-3023	Revision 1
P.W. P.V.	Date MAR /18	Replaces previous number

No.	Date	Issued For Approval	EX PM
1	2018/03/18	Revision	DR CM

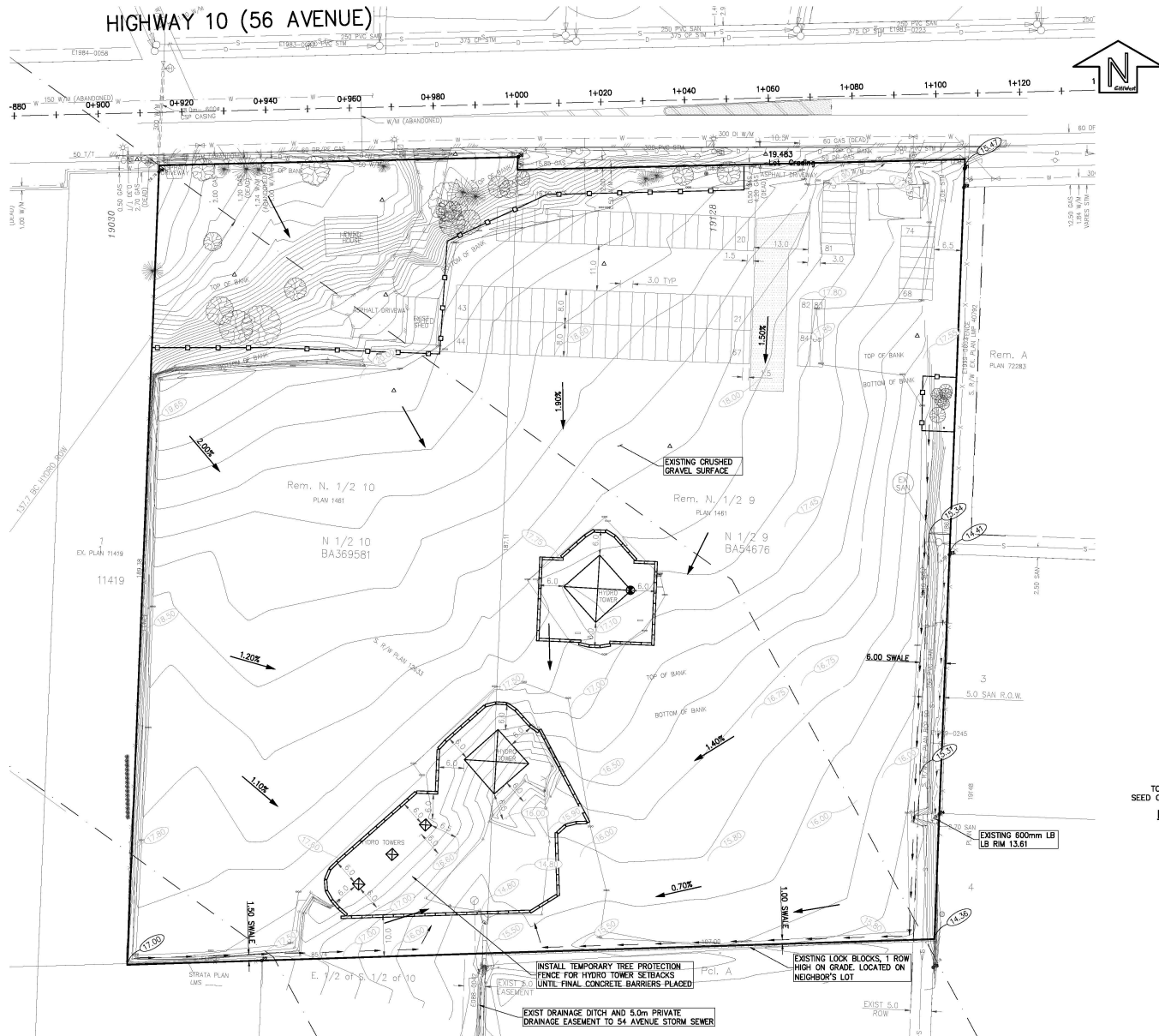
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TUP #7917-0115-00(A)

# HIGHWAY 10 (56 AVENUE)

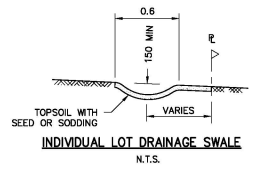
**BENCHMARK & CONTROL**  
 ALL ELEV. ARE GEOCEUTIC AND REFER TO MON. NO. 5940  
 ELEV. 11.994

**LEGAL DESCRIPTION OF PROPERTY**  
 NORTH HALF OF LOT 9 EXCEPT PART DEDICATED ROAD ON PLAN B1522;  
 NORTHERLY HALF OF LOT 10 EXCEPT PARCEL "ONE" BOTH OF SECTION 4,  
 TWP 8, NWD, PLAN 1461

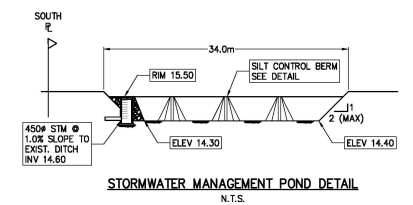


- LEGEND**
- MAJOR 100 YEAR OVERLAND FLOOD ROUTE
  - MAJOR 100 YEAR FLOW ROUTE BELOW SURFACE
  - MAJOR 100 YEAR FLOW ROUTE IN PIPE
  - EXIST GROUND ELEVATION
  - PROPOSED GROUND ELEVATION
  - FUTURE GROUND ELEVATION
  - DIRECTION OF FLOW
  - MINIMUM BASEMENT ELEVATION
  - EXIST SWALE
  - BUILDERS SWALE
  - CONTRACTORS SWALE
  - CONTOURS (ORIGINAL GROUND)
  - EXIST DITCH
  - PROP CUTOFF DITCH
  - MEET EXIST GROUND
  - PROPOSED CATCHBASIN
  - PROPOSED LAWNBASIN (450 LB)
  - SANITARY SERVICE CONNECTION
  - STORM SERVICE CONNECTION
  - WATER SERVICE CONNECTION
  - FILL GREATER THAN 0.5m
  - FILL GREATER THAN 1.0m

- NOTES**
- REFER TO EROSION AND SEDIMENT CONTROL PLANS FOR EROSION AND SEDIMENT CONTROL DETAILS AND NOTES.
  - EROSION AND SEDIMENT CONTROL FACILITIES AND TREE PROTECTION BARRIERS TO BE INSTALLED AND APPROVED PRIOR TO CONSTRUCTION.
  - REFER TO ARBORIST'S REPORT FOR TREE PROTECTION AND TREE REMOVAL DETAILS.
  - NO GROUND DISTURBANCE IS PERMITTED WITHIN 6.0m OF THE BC HYDRO TOWERS.
  - PROTECTIVE BARRIERS TO REMAIN MIN. OF 6.0m FROM BC HYDRO TOWERS PRIOR TO FILL OPERATIONS.
  - EXISTING HOUSE AND SHED TO REMAIN ON 19060 - 56 AVENUE.
  - PROPOSED VEHICLE PARKING AREAS AND CONTAINER STORAGE STALLS SHOWN FOR REFERENCE ONLY.



- FENCE & BARRIER LEGEND**
- NO POST CONCRETE BARRIER
  - TREE PROTECTION
  - SILT FENCE
  - FENCE/GATE



1	2018/03/18	ISSUED FOR APPROVAL	EX	PM
No	Date	Revision	Dr	Ch

**CitiWest Consulting Ltd.**  
 No.101-9030 KING GEORGE BLVD., SURREY, BC, V3V 7Y3  
 TELEPHONE 604-591-2213 FAX 604-591-5518  
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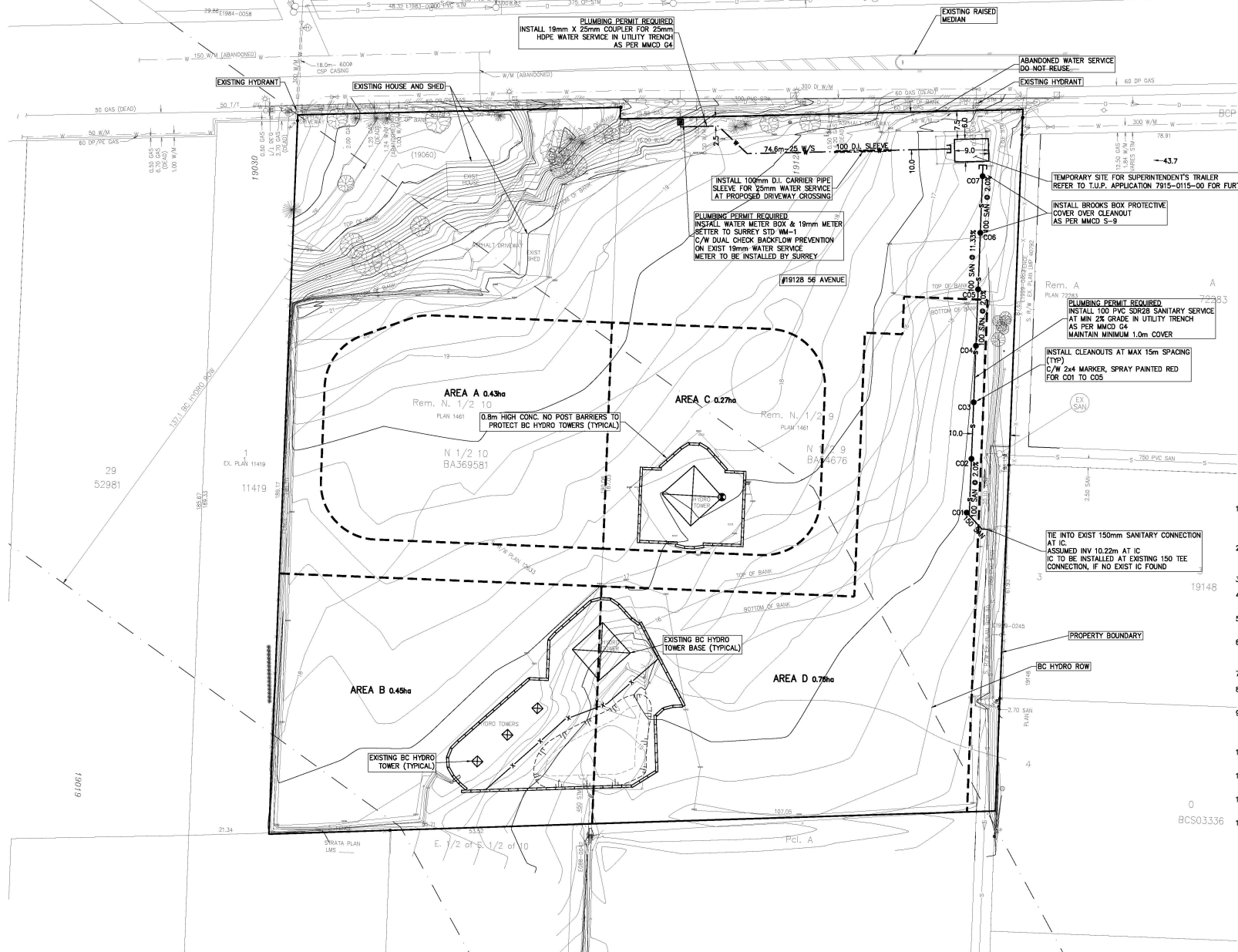
**0743839 BC LTD.**  
 14719 - 28 AVENUE, SURREY, BC V4P 1P4 TEL: 604-591-4692

**LOT GRADING PLAN**  
 SITE AT 19060 & 19128 56 AVENUE, SURREY, BC

Scale:	1:500	Mun. Proj. No.:	7917-0115-00	Dwg. No.:	2
Drawn:	TMD	Mun. Dwg. No.:			
Designed:	PM	Job No.:	13-3023	Of	3
Approved:		Date:	MAR /18	Revision	1

**TUP #7917-0115-00(B)**

# HIGHWAY 10 (56 AVENUE)



**PIPE TABLE**

FROM	TO	SIZE (mm)	L (m)	SLOPE (%)	LOAD (F <sub>w</sub> )	MAX LOAD (F <sub>w</sub> )
IC	CO1	150	7.46	31.90	15	300
CO1	CO2	100	15.00	2.00	15	240
CO2	CO3	100	15.00	2.00	15	240
CO3	CO4	100	15.00	2.00	15	240
CO4	CO5	100	15.00	2.00	15	240
CO5	CO6	100	15.00	11.33	15	300
CO6	CO7	100	15.00	2.00	15	240

\* ASSUME 2 WATER CLOSETS AND 2 SINKS, TOTAL FITTURE UNIT COUNT 15=F<sub>w</sub>

**CO INVERT TABLE**

IC/CO NO	INVERT (m)	RIM ELEV (m)
IC	10.22	14.50
CO1	12.80	14.50
CO2	12.90	14.40
CO3	13.20	14.20
CO4	13.50	14.80
CO5	13.80	15.50
CO6	15.50	16.80
CO7	15.80	16.80

D/W PIPE FOR < 0.90 COVER SEE NOTE 12

- GENERAL NOTES:**
- ALL CONSTRUCTION SHALL CONFORM TO THE LATEST VERSION OF THE BRITISH COLUMBIA PLUMBING CODE, CITY OF SURREY ENGINEERING STANDARDS AND THE MMCO (MASTER MUNICIPAL CONTRACT DOCUMENTS)
  - THE DRAWING SHALL BE READ IN CONJUNCTION WITH OTHER CONSULTANT'S DRAWINGS INCLUDING ARCHITECTURAL, MECHANICAL, ELECTRICAL, ARBORIST AND LANDSCAPE DRAWINGS, AS APPLICABLE.
  - ALL DIMENSIONS AND ELEVATIONS ARE IN METRIC UNITS.
  - FOR ALL OTHER DETAILS WITHIN ONE METRE OF THE BUILDING SEE MECHANICAL DRAWINGS.
  - ALL CONNECTIONS TO BE CAPPED AT 1.0m FROM BUILDING UNLESS OTHERWISE NOTED.
  - SEE MECHANICAL DETAILS FOR BUILDING SANITARY AND WATER CONNECTIONS. THESE SERVICES TO BE CONNECTED BY TRAILER SUPPLIER.
  - WATERMANS SHALL HAVE A MINIMUM COVER OF 1.00m.
  - FOR THRUST BLOCK DETAILS SEE SUPPLEMENTARY MASTER MUNICIPAL CONSTRUCTION DOCUMENTS (MMCO) STANDARD DRAWING SSD-W.3.
  - THE WATER SERVICE CONNECTION SHALL BE 25mm IN DIAMETER. THE MECHANICAL CONSULTANTS SHALL VERIFY THE SERVICE SIZE, SCHEDULE 80 PVC PIPE AND FITTINGS OR SERIES 160 PE PIPE & COMPRESSION FITTINGS.
  - ALL SANITARY SEWER PIPE TO BE PVC SDR28 UNLESS OTHERWISE NOTED.
  - ALL SANITARY SERVICE CONNECTIONS ARE 100mm AT 2.0% MINIMUM SLOPE UNLESS NOTED OTHERWISE.
  - STORM AND SANITARY SEWER WITH LESS THAN 0.90m COVER TO BE DWI CERTIFIED OR APPROVED EQUIVALENT.
  - ALL TOP ELEVATIONS OF I.C.'S, CLEANOUTS AND BUILDING SLUMP COVERS IN ROADWAY AND/OR PARKING STALL TO BE FLUSH WITH FINISHED GRADE, UNLESS OTHERWISE NOTED.

**CAUTION**  
 EXISTING UNDERGROUND SERVICES SHOWN ARE BASED ON AS-CONSTRUCTED DRAWINGS AS PROVIDED BY THE OWNER RECORDS AND OTHERS. THE CONTRACTOR MUST EXPOSE AND VERIFY THE LOCATION OF ALL EXISTING SERVICES PRIOR TO CONSTRUCTION AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES, CONFLICTS OR OMISSIONS. FORTIBEC AND CITWEST CONSULTING LTD. CANNOT BE HELD LIABLE FOR ANY DISCREPANCIES, CONFLICTS OR OMISSIONS.

No	Date	ISSUED FOR APPROVAL	EX	PM
1	2018/03/18	Revision	DR	IC

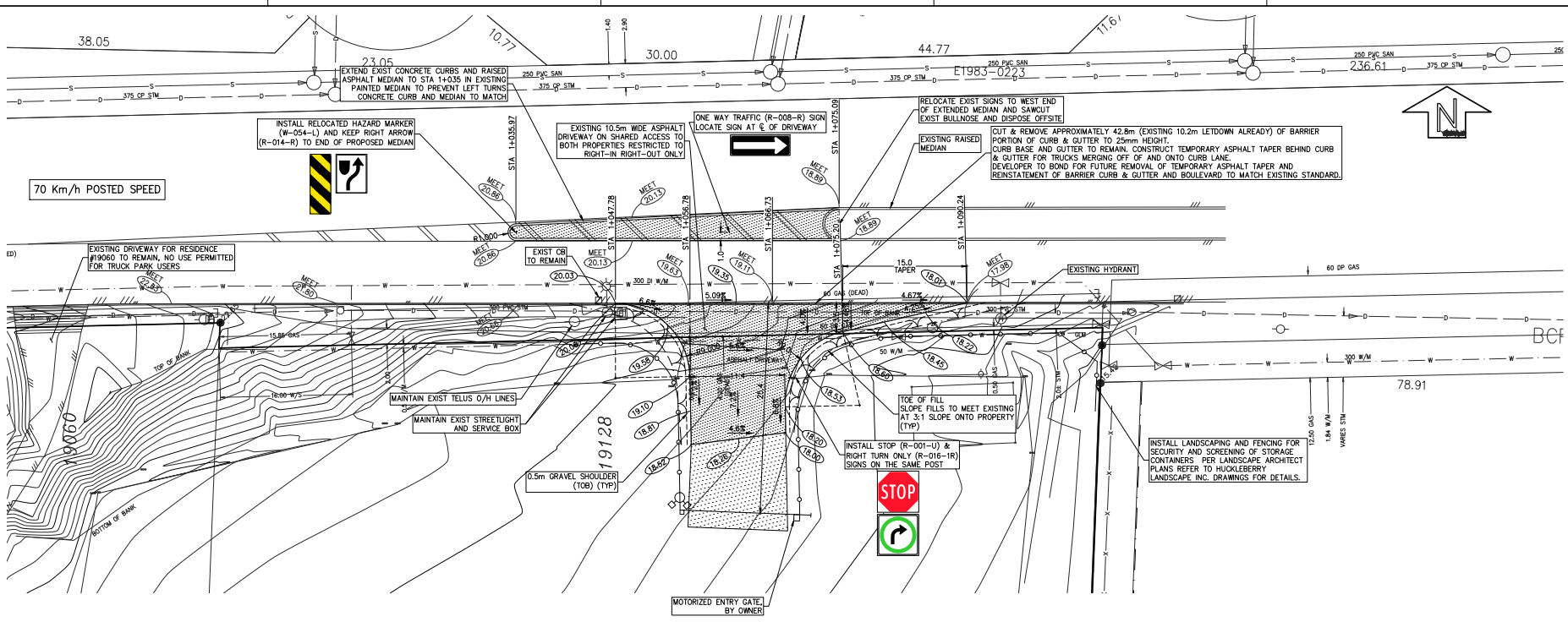
**CitiWest Consulting Ltd.**  
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 14719 - 28 AVENUE, SURREY, BC V4P 1P4 TEL: 604-591-4692  
**SITE SERVICES FOR**  
**TEMPORARY OFFICE TRAILER**  
 SITE AT 19060 & 19128 56 AVENUE, SURREY, BC

Scale: 1:500	Mun. Proj. No. 7917-0115-00	Dwg. No. 3
Drawn: TWD	Mun. Dwg. No.	
Designed: PM	Job No. 13-3023	Of 3
P.W. P.I.	Date MAR/18	Revision 1
Approved:		destroy all prints bearing previous number

**TUP #7917-0115-00(C)**



**NOTE.**  
 DRIVEWAY USE TO BE LIMITED TO WB-20  
 DESIGN VEHICLE OR LESSER STANDARD

**CityWest Consulting Ltd.**  
 No. 101-9030 KING GEORGE BLVD., SURREY, BC, V3V 7Y3  
 TEL: 604-591-1213 FAX: 604-591-1018  
 E-MAIL: office@citywest.com

**77**  
**Canada**  
**INCORPORATED**

OTIMEST PROJECT No.: 15-3023

DESIGNED: PM DATE: JUN /15  
 CHECKED: PM DATE: JUN /15  
 DRAWN: TWD DATE: JUN /15  
 REVIEWED: BC DATE: JUN /15

Rev	Date	Description	Signature
3	20/03/18	ISSUED FOR APPROVAL	PM
2	12/09/17	ISSUED FOR CITY REVIEW	PM
1	11/01/16	MINOR REVISIONS	PM

0743839 BC LTD.  
 14719 28 AVENUE, SURREY, BC V4P 1P4  
 PH: 604-591-4692  
 MUN PROJ NO: 7917-0115-00

MINISTRY OF TRANSPORTATION  
 HIGHWAY DESIGN AND SURVEY ENGINEERING  
 SOUTH COAST REGION

**INTERIM DRIVEWAY ACCESS PLAN**  
 56 AVENUE, SURREY, BC  
 TEMPORARY USE PERMIT FOR STORAGE  
 AT 19060 & 19128 56 AVENUE, SURREY, BC

SENIOR DESIGNER: \_\_\_\_\_ DATE: \_\_\_\_\_

FILE No. \_\_\_\_\_ PROJECT No. \_\_\_\_\_ REG. DRAWING No. \_\_\_\_\_  
 A

TUP #7917-0115-00(D)

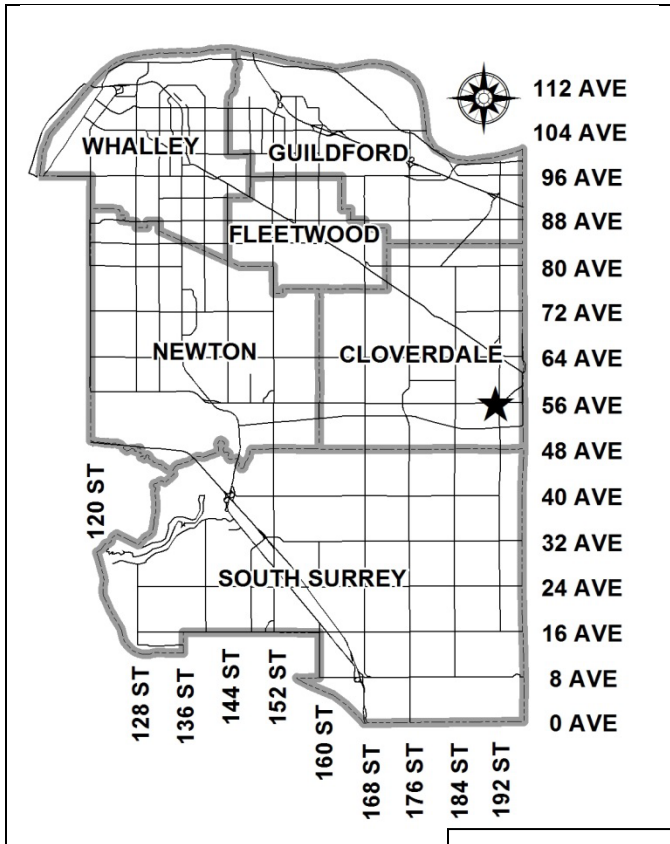
CANCEL PRINTS BEARING PREVIOUS LETTER



City of Surrey  
PLANNING & DEVELOPMENT REPORT

File: 7909-0080-00

Planning Report Date: November 3, 2014



PROPOSAL:

- Temporary Use Permit

in order to allow truck parking and container storage for a period not to exceed three years.

LOCATION:

19128 - No. 10 (56 Ave) Hwy  
19060 - No. 10 (56 Ave) Hwy

OWNER:

0743839 BC Ltd.  
Jaswinder S Dhaliwal  
Kiranjit K Dhaliwal

ZONING:

RA

OCP DESIGNATION:

Suburban

[Hyperlink to Report 7909-0080-00 dated Nov. 3, 2014 \(click\)](#)

