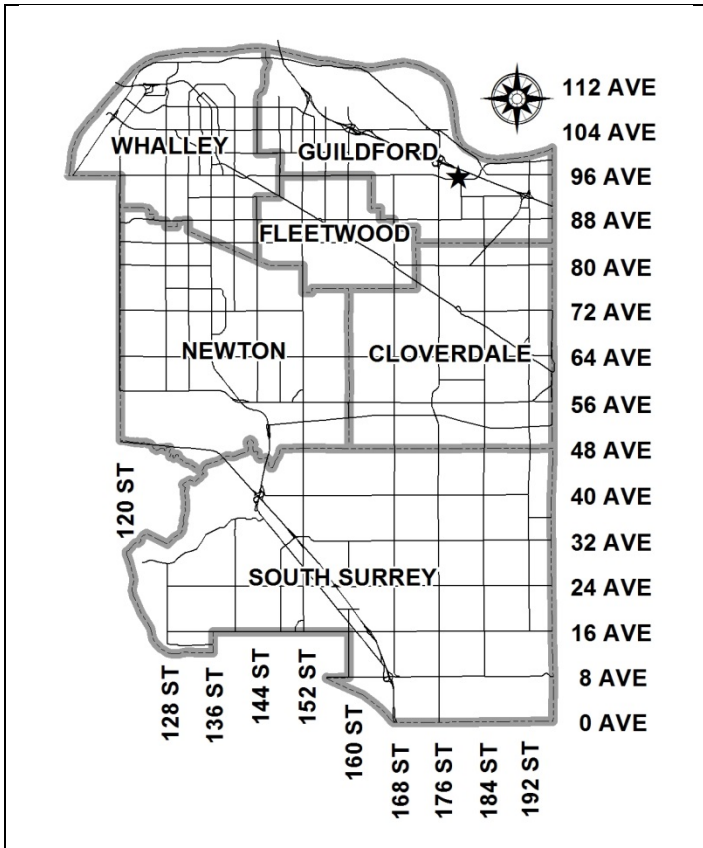


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7917-0415-00

Planning Report Date: May 7, 2018



**PROPOSAL:**

- **Temporary Use Permit**

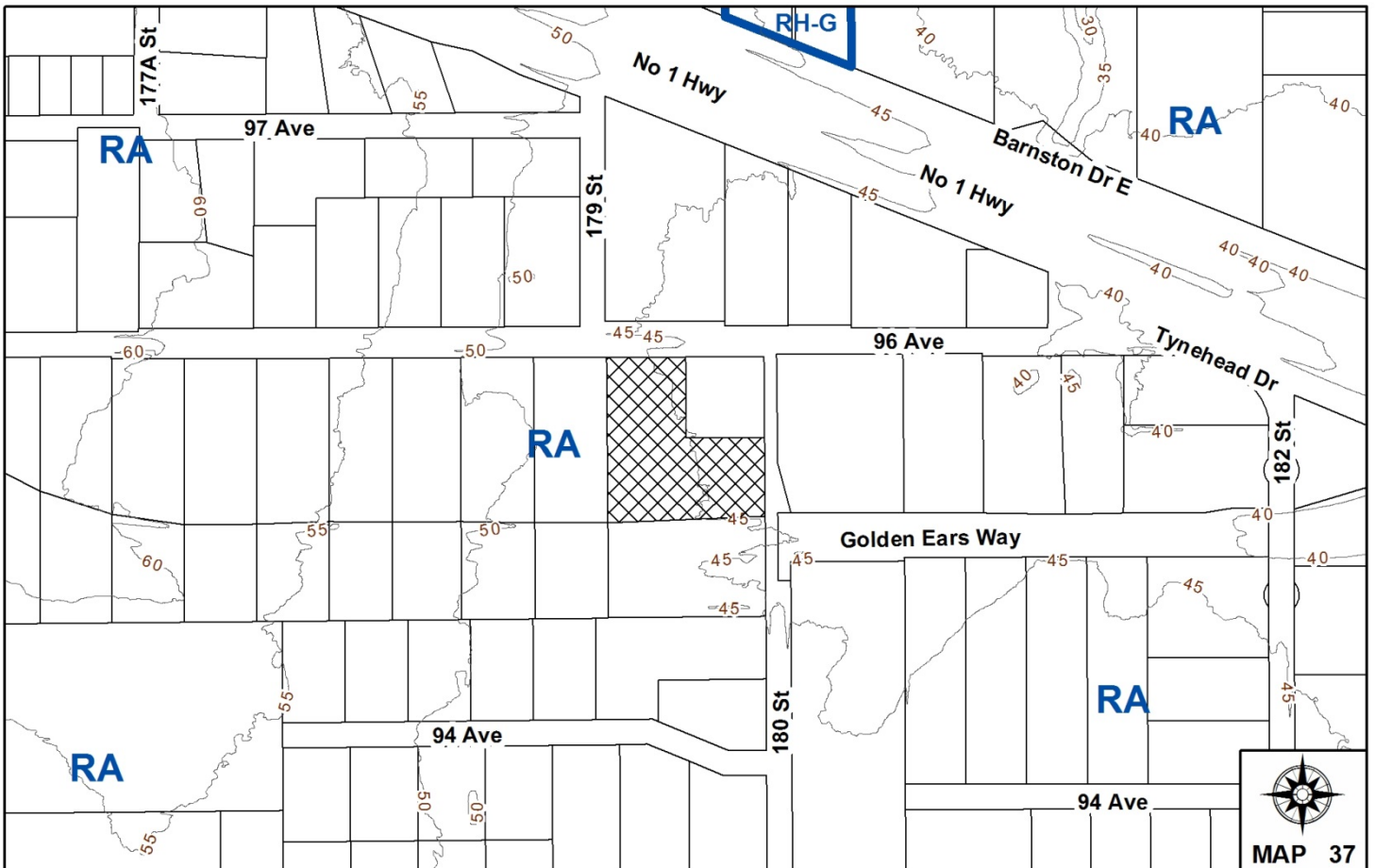
to permit the continued storage of cranes, boom trucks and support vehicles for an additional 3 years from the date of expiry.

**LOCATION:** 17944 - 96 Avenue

**ZONING:** One Acre Residential Zone (RA)

**OCP DESIGNATION:** Mixed Employment

**NCP DESIGNATION:** Light Industrial and Fish Class 15m & 30m Buffer Class B



### RECOMMENDATION SUMMARY

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

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The "One Acre Residential Zone (RA)" does not permit the storage of industrial equipment such as cranes, boom trucks and support vehicles.

### RATIONALE OF RECOMMENDATION

- The initial Temporary Industrial Use Permit (TUP) No. 7913-0157-00 to allow temporary storage of cranes, boom trucks and support vehicles on the subject site, was approved by Council and issued on September 29, 2014. This TUP No. 7913-0157-00 expired on September 29, 2017.
- The applicant is proposing a renewal of the TUP for an additional 3 years. No changes to the site plan or scope of the storage operation are proposed.
- The area and subject site are designated Light Industrial in the Anniedale-Tynehead Neighbourhood Concept Plan (NCP) and cannot be redeveloped to the ultimate land use and density until utility services are extended to the area. The applicant intends to ultimately rezone and develop the site in the future.
- The proposed temporary industrial use is consistent with the NCP 'Light Industrial' designation and OCP 'Industrial' designation.
- The site is in close proximity to major truck routes (Highway No. 1 and Golden Ears Way) that provide good access throughout the Lower Mainland with limited traffic impact to the surrounding acreage residential neighbourhood.
- The City has not received complaints from adjacent land owners to the existing temporary use.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Temporary Use Permit No. 7917-0415-00 (Appendix IV) to proceed to Public Notification.
2. Council instruct staff to resolve the following issue prior to issuance:
  - (a) ensure that all engineering requirements and issues, including restrictive covenants, are addressed to the satisfaction of the General Manager, Engineering.

REFERRALS

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

SITE CHARACTERISTICS

Existing Land Use: Single family dwelling and temporary storage of cranes, boom trucks and support vehicles.

Adjacent Area:

Direction	Existing Use	NCP Designation	Existing Zone
Northeast:	Storage of cranes and shipping containers permitted under TUP 7913-0297-00	Light Industrial and Fish Class 15m & 30m Buffer Class B	RA
North (Across 96 Avenue):	Vacant lot, proposed temporary truck parking facility under application 7916-0709-00 (in Initial Review)	15m & 30m Buffer Class B, Trail, Light Industrial, Pond Buffer, and Pond	RA
East (Across 180 Street):	Vacant lot, proposed subdivision under application 7917-0360-00 (in Initial Review)	15m & 30m Buffer Class B, Trail, Light Industrial, Pond Buffer, and Pond	RA
South (Across Golden Ears Way):	Golden Ears Greenway	Fish Class 15m & 30m Buffer Class B and Trail	RA
West:	Vacant lot	Light Industrial and Fish Class 15m & 30m Buffer Class B	RA

### DEVELOPMENT CONSIDERATIONS

- The subject site is located at 17944 – 96 Avenue and has a site area of 1.2 hectares (3 acres). The property is zoned "One-Acre Residential Zone (RA)" and is designated as Light Industrial within the Anniedale–Tynehead Neighbourhood Concept Plan (NCP).
- The NCP, which was adopted by Council in May 2012, identifies the properties north of the Golden Ears Way to Highway No. 1 and east of 176 Street as a future Light Industrial area.
- The initial Temporary Industrial Use Permit (TUP) No. 7913-0157-00 to allow the temporary storage of cranes, boom trucks and support vehicles on the subject site, was approved by Council and issued on September 29, 2014. This TUP No. 7913-0157-00 expired on September 29, 2017.
- The applicant is proposing a renewal of the TUP issued in 2014 for an additional 3 years. No changes to the site plan or scope of the storage operation are proposed.
- The site contains a Class B ditch and is within the Sensitive Ecosystem Development Permit Area for Streamside Areas. The proposal was exempted from the Sensitive Ecosystem Development Permit requirements as there will be no new construction or additional disturbance on site.
- Under TUP No. 7913-0157-00, a 10-metre (33 ft.) setback from all watercourses was required and the applicant was required to provide fencing for protection.
- Envirowest Consulting Inc. inspected the site on April 4, 2018 to ensure the conditions of Temporary Industrial Use Permit (TUP) No. 7913-0157-00 were met and make further recommendations pertaining to the streamside protection area. The streamside area is well protected, with a chain-link fence installed and red osier dogwoods and cedar trees having become well established. No further restoration was recommended by the Qualified Environmental Professional.

### PRE-NOTIFICATION

- In accordance with Council policy, pre-notification letters were sent to adjacent properties on October 12, 2017 and a development proposal sign was erected on October 30, 2017. To date, staff have received no response.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Lot Owners and Action Summary (Confidential)
- Appendix II. Site Plan
- Appendix III. Engineering Summary
- Appendix IV. Temporary Industrial Use Permit No. 7917-0415-00

*original signed by Ron Gill*

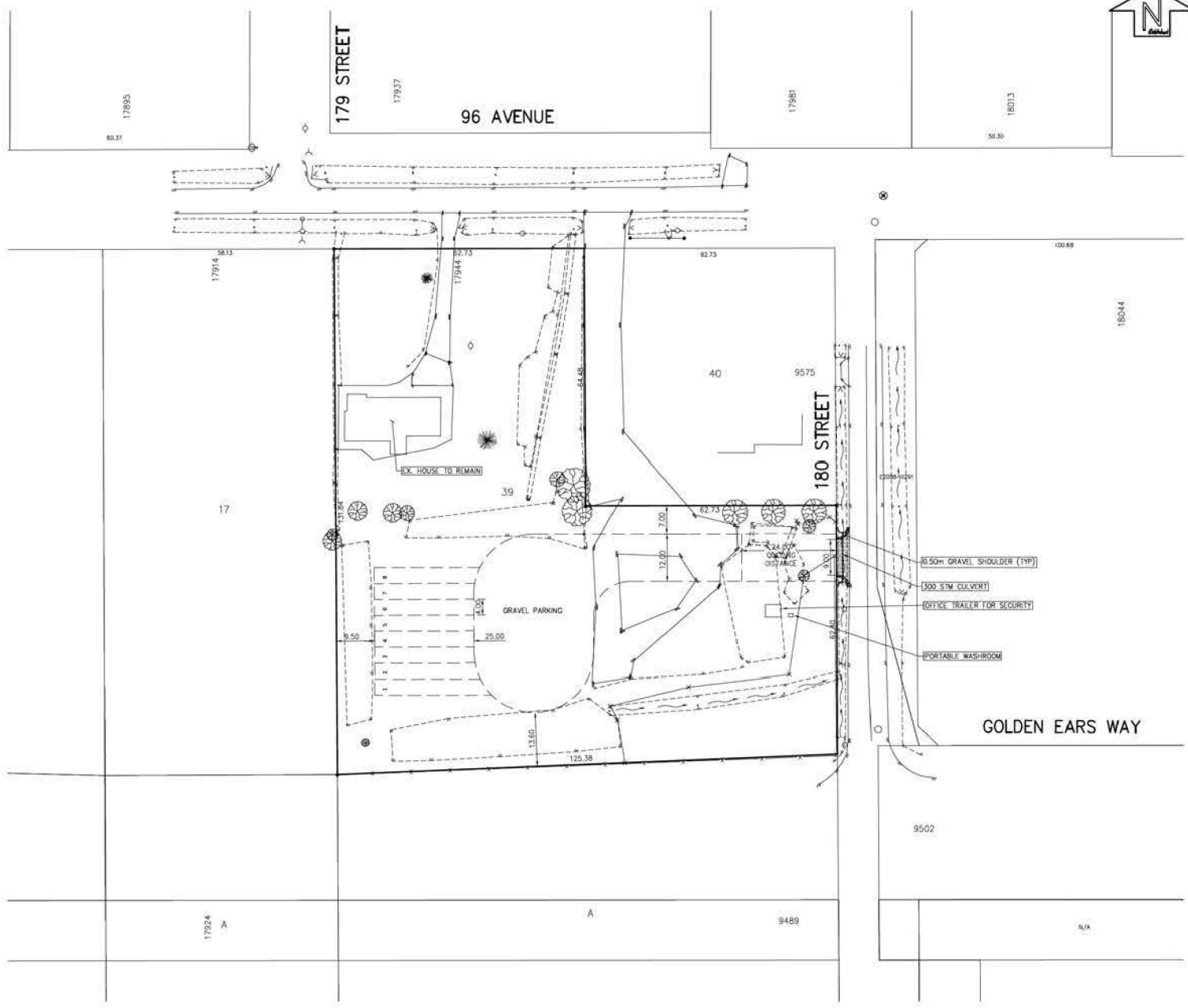
Jean Lamontagne  
General Manager  
Planning and Development

KL/da

APPENDIX I HAS BEEN  
REMOVED AS IT CONTAINS  
CONFIDENTIAL INFORMATION

**BENCHMARK & CONTROL**  
 ALL ELEV. ARE GEODETIC AND REFER TO MON. NO. 5074  
 LOCATED AT THE INTERSECTION OF 96A AVENUE AND 180 STREET  
 ELEV. 42.759

**LEGAL DESCRIPTION OF PROPERTY**  
 LOT 39, EXCEPT: PARCEL A (STAT ROW PL BCP 27064)  
 SEC. 32, TWP. 8, NMD, PL 58465



- NOTES:**
1. ALL DIMENSIONS ARE APPROXIMATE ONLY BASED ON MASTER PLANS.
  2. LAYOUT IS PRELIMINARY AND SUBJECT TO APPROVALS AND SURVEYS.
  3. EXISTING HOUSE TO BE RETAINED (LOCATION TO BE CONFIRMED).

No.	Date	Revision	LC	DC	Dr	Ch
1	13/09/04	REVISED PARKING STALLS	LC	DC		

**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



**FABRO HOLDINGS LTD.**  
 29565 - TAYLOR ROAD, ABBOTSFORD, BC, V4X 2E2, PH: 604-521-6699

**EQUIPMENT PARKING PLAN (TUP)**  
 SITE AT 17944 - 96 AVENUE, SURREY, BC

Scale: 1:1000	Mun. Proj. No.	Dwg. No.
Drawn: LC	Mun. Dwg. No.	A
Designed: DC	Job No. 13-3034	Of
P.W. P.U.	Date JUN/2013	Revision 1
Approved:		Destroy all prints bearing previous number

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INTER-OFFICE MEMO

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

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

DATE: **May 2, 2018**

PROJECT FILE: **7817-0415-00**

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RE: **Engineering Requirements (Commercial/Industrial)  
Location: 17944 96 Avenue**

**TEMPORARY USE PERMIT**

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

- Pave the onsite drive aisle 9.0-metres from property line.
- Provide appropriate water quality treatment for surface runoff.
- Confirm impervious areas drain onto surrounding pervious areas.

Upon future development, the site must be serviced in accordance to the Anniedale/ Tynehead Neighbourhood Concept Plan.



Rémi Dubé, P.Eng.  
Development Services Manager  
SK2



## CITY OF SURREY

(the "City")

**TEMPORARY USE PERMIT**

NO.: 7917-0415-00

Issued To:

(the "Owner")

Address of 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: 005-755-522

Lot 39 Except: Parcel A (Statutory Right of Way Plan BCP27064), Section 32 Township 8  
New Westminster District Plan PL59465

17944 - 96 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 for parking of cranes, boom trucks, and support vehicles for a total of 8 vehicles exceeding 5,000 kg (11,023 lbs) gross vehicle weight, as shown on Schedule A.
5. The temporary use shall be carried out according to the following conditions:
  - Pave the onsite drive aisle 9.0 metres from the property line;
  - Provide appropriate water quality treatment for surface runoff; and,
  - Confirm impervious areas drain onto surrounding pervious areas.

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 three years from date of issuance.

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

ISSUED THIS      DAY OF      , 20 .

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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.

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Authorized Agent: Signature

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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.

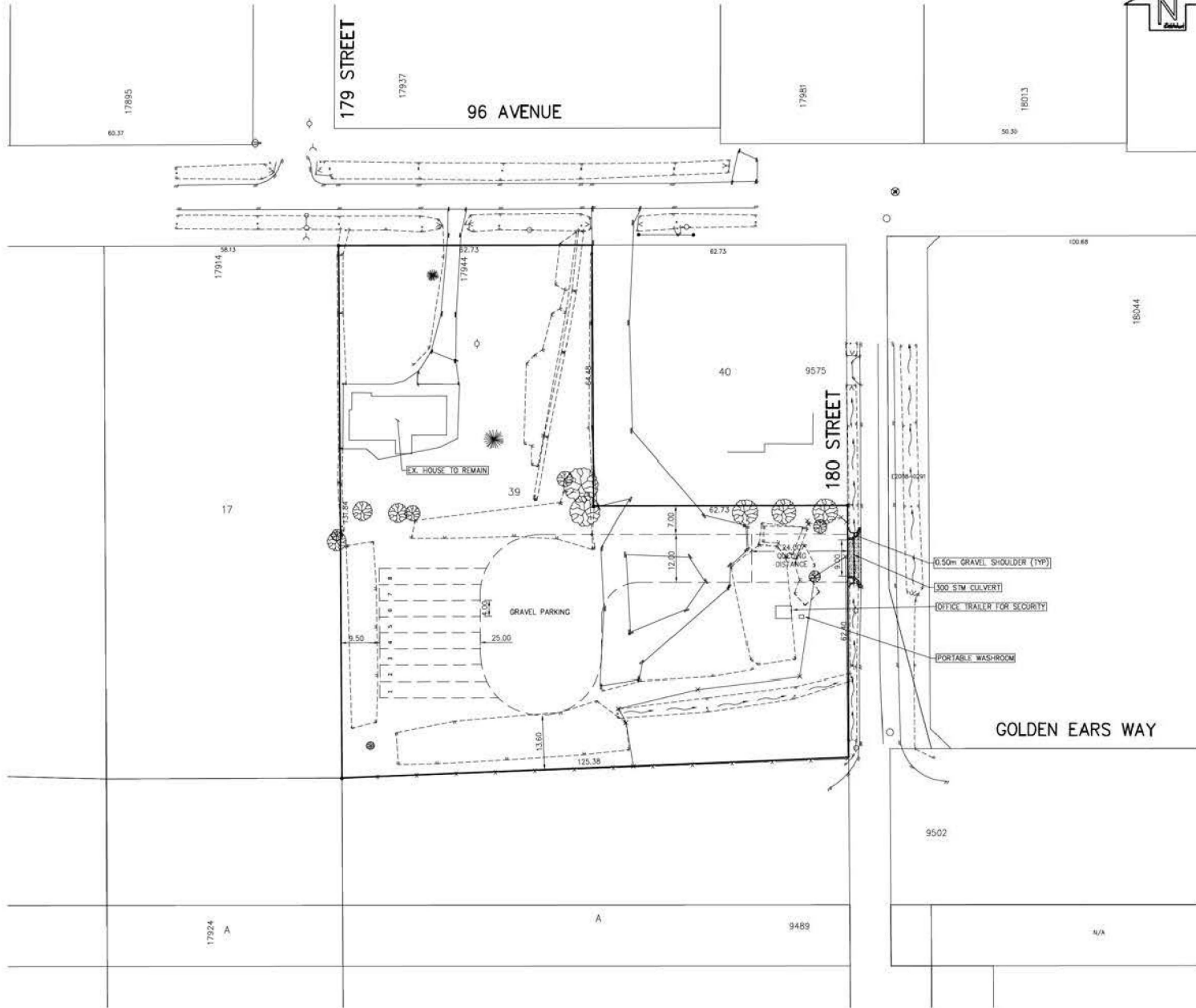
This undertaking is attached hereto and forms part of the temporary use permit.

\_\_\_\_\_  
(Owner)

\_\_\_\_\_  
(Witness)

**BENCHMARK & CONTROL**  
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