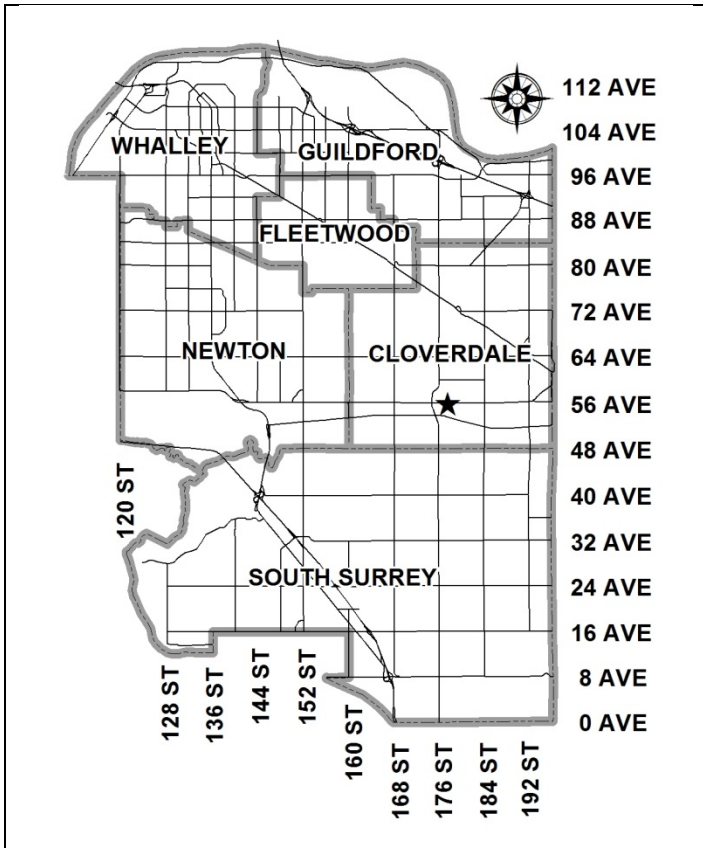


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7917-0566-00

Planning Report Date: May 28, 2018



PROPOSAL:

- **Temporary Use Permit**

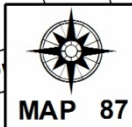
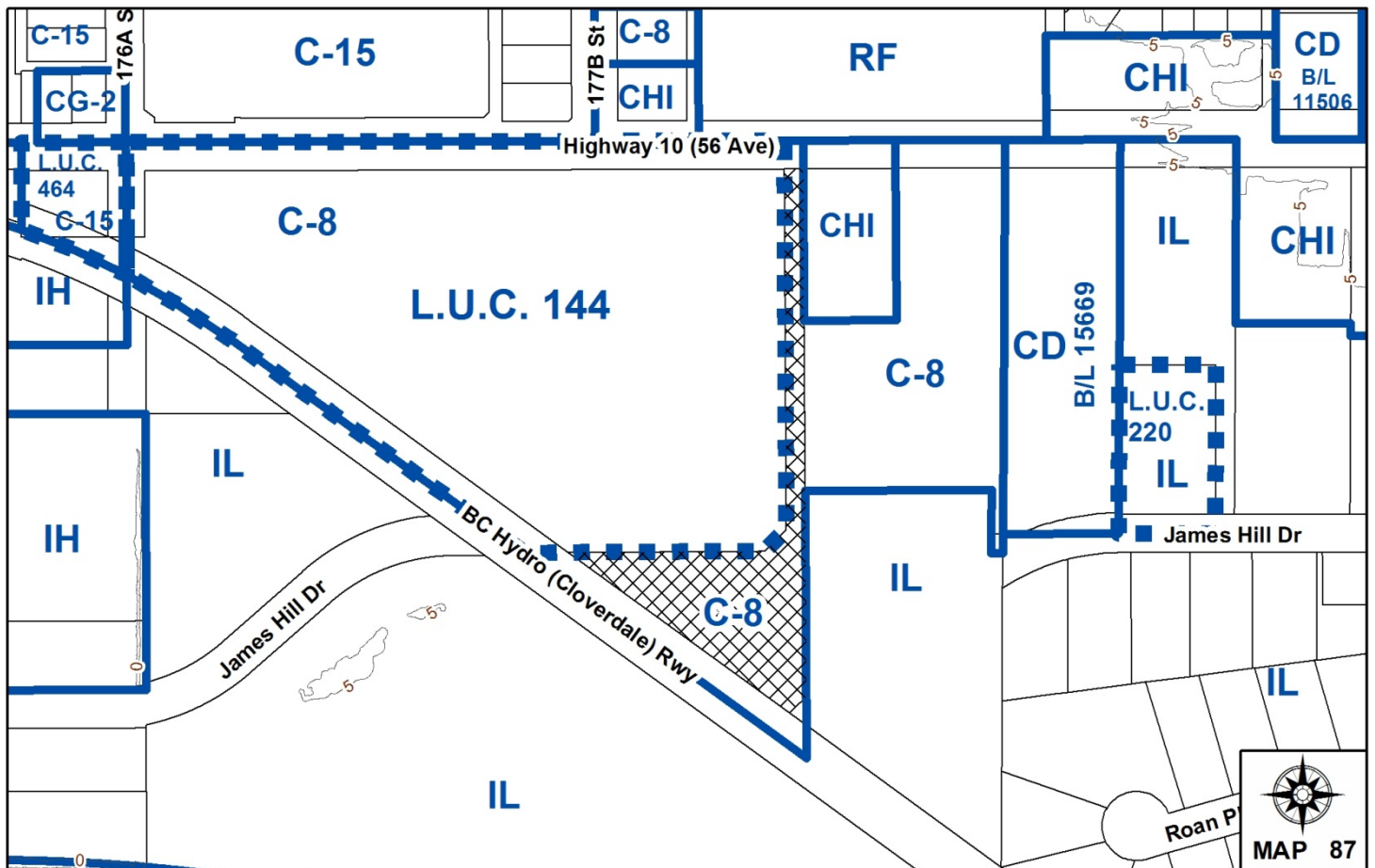
to allow for continued truck parking on the lot for three additional years.

LOCATION: 17824 - No. 10 Highway (56 Avenue)

ZONING: C-8

OCP DESIGNATION: Commercial

TCP DESIGNATION: Retail/Service Commercial



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The "Community Commercial (C-8) Zone" does not allow for truck parking.

RATIONALE OF RECOMMENDATION

- The site is in close proximity to major truck routes (Highway No. 10 and Highway No. 15).
- The initial Temporary Industrial Use Permit (TUP) No. 7914-0122-00 to allow truck parking on the subject site, was approved by Council and issued on February 23, 2015. TUP No. 7914-0122-00 expired on February 23, 2018.
- The applicant is proposing a renewal of the TUP for an additional 3 years. One additional truck parking space is proposed. A total of 9 vehicles exceeding 5,000 kg (11,023 lbs) gross vehicle weight are proposed to be parked on the subject site.
- The site was previously used as a refueling commercial card-lock and is currently undergoing remediation. The proposed temporary truck parking will allow the interim use of the land until it can be redeveloped.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Temporary Use Permit No. 7917-0566-00 (Appendix V) to proceed to Public Notification.
2. Council instruct staff to resolve the following issues prior to issuance:
 - (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.

REFERRALS

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

Ministry of Transportation & Infrastructure (MOTI): The Ministry of Transportation & Infrastructure (MOTI) has no objection to the project.

SITE CHARACTERISTICS (Appendix III)

Existing Land Use: Truck Parking permitted under Temporary Industrial Use Permit (TUP) No. 7914-0122-00

Adjacent Area:

Direction	Existing Use	TCP/OCP Designation	Existing Zone
North (Across Highway 10):	Cloverdale Elementary School	TCP: Schools	RF
East:	Restaurants	TCP: Highway Commercial	CHI
	Two-storey Office building	Outside TCP, OCP: Industrial	C-8
	Outdoor storage	Outside TCP, OCP: Industrial	C-8
South (Across BC Hydro Railway):	Application 7914-0221-00 - Conditional Approval for 5 industrial buildings	Outside TCP, OCP: Industrial	IL
West:	One-storey retail with parking	Multiple Residential	C-8

DEVELOPMENT CONSIDERATIONS

- The 0.78-hectare (1.9-acre) subject site, located at 17824 - No. 10 Highway (56 Avenue) in Cloverdale Town Centre, consists of one lot with direct access to Highway No. 10 from a 200 metre (656 ft.) long and 9.9 metre (32 ft.) wide panhandle driveway.
- The site was operated by PetroCanada as a refueling commercial card-lock and was decommissioned approximately eight years ago. The site is currently undergoing site remediation in accordance with the requirements of the Ministry of Environment, Contaminated Sites Branch.
- The C-8 Zone is intended for community shopping centres. The C-8 Zone permits parking facilities as a principal use but does not allow parking for vehicles weighing more than 5,000 kilograms (11,023 lbs.) GVW.
- An initial TUP to allow temporary truck parking on the lot was approved by Council February 23, 2015 and this TUP expired February 23, 2018.
- There are no buildings on the site. The site has been used for truck parking since 2013.
- No truck parking is allowed along the panhandle driveway. Parking is confined to the portion of the site at the end of the driveway.
- The tenant operates a trucking company and requires a site to park approximately 9 trucks, which are used to transport groceries to various local stores. The tenant advised staff that his trucks leave in the early morning and are usually returned to the site in the early afternoon, Monday through Friday.
- The site fronts Highway No. 10 and is in close proximity to Highway No. 15 (176 Street). Both highways are major trucking routes.
- The proposed TUP would allow for a 3-year extension of the interim truck parking use on the land.
- Driveway access to the site is from Highway No. 10. The application was referred to the Ministry of Transportation and Infrastructure (MOTI) for consideration. MOTI has no objection to the project.
- As a condition of TUP 7914-0122-00, the applicant was required to install a cedar hedge along the south property line to screen the truck parking on the site. The applicant completed this prior to TUP 7914-0122-00's issuance.
- The site is fully enclosed with a chain link fence. There is a locking chain link gate on the panhandle driveway access, located approximately 14 metres (137 ft.) south of Highway No. 10. The asphalt on the property has been removed to allow for the site remediation, and the site is currently finished in hard packed gravel.
- The proposed TUP extension would allow for an interim truck parking use until the remediation can be completed and the site redeveloped.

PRE-NOTIFICATION

In accordance with Council policy, a development proposal sign was erected on the property on February 2, 2018, and pre-notification letters were sent on February 8, 2018. City Staff received one response from the Cloverdale Community Association. The Cloverdale Community Association will not support any Temporary Use Permits until further notice. Their primary concern with the proposal is left-turn entry to the site from eastbound Highway 10 and left-turn exit from the site onto westbound Highway 10. The Community Association has requested medians be installed on Highway 10. As this is Ministry of Transportation and Infrastructure (MOTI)'s jurisdiction. City staff has forwarded the recommendation to MOTI. There has been no response from MOTI at this time.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

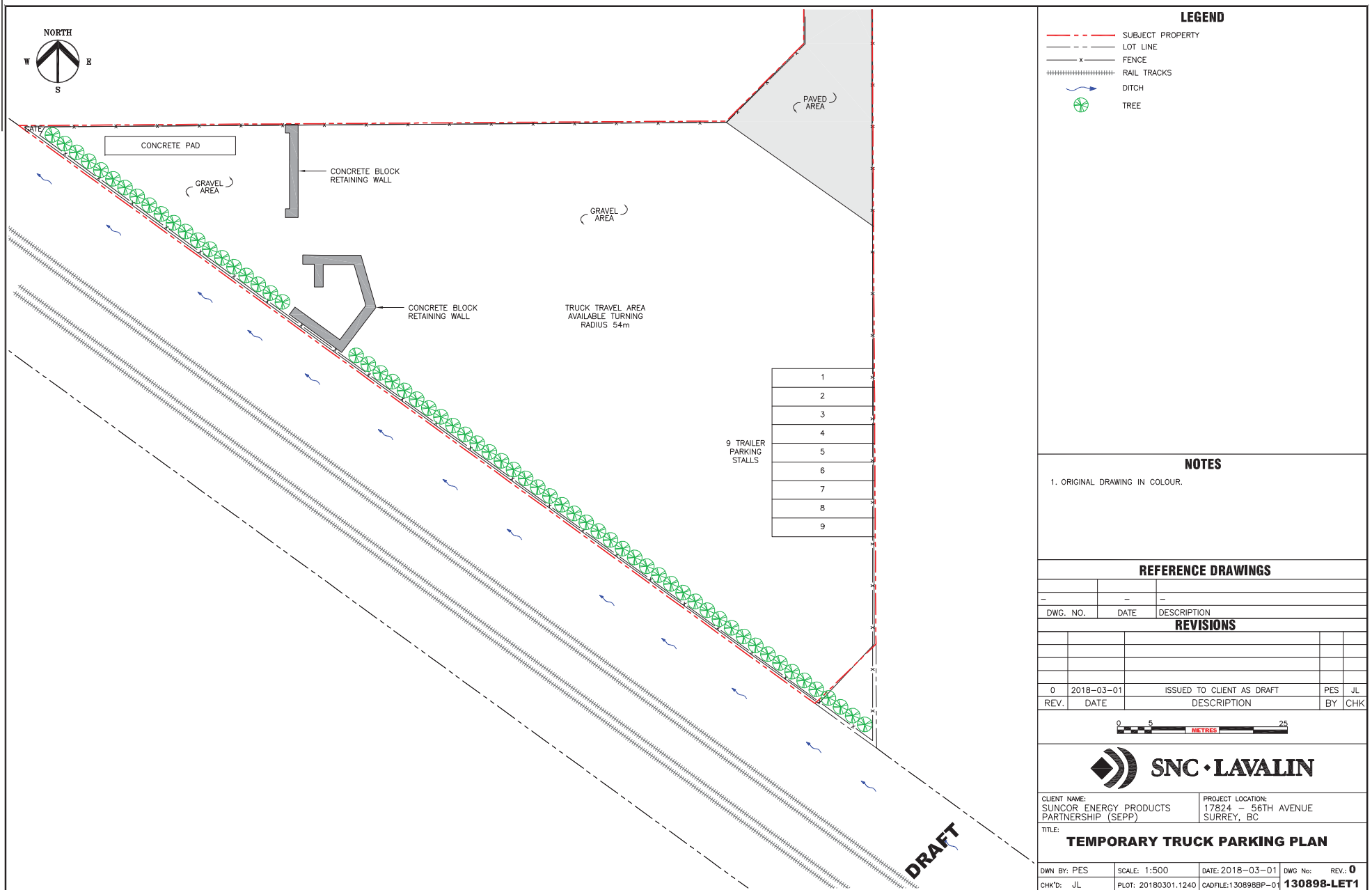
Appendix I.	Lot Owners and Action Summary (Confidential)
Appendix II.	Site Plan
Appendix III.	Site Characteristics
Appendix IV.	Engineering Summary
Appendix V.	Temporary Industrial Use Permit No. 7917-0566-00

original signed by Ron Gillo

Jean Lamontagne
General Manager
Planning and Development

KL/cm

APPENDIX I HAS BEEN
REMOVED AS IT CONTAINS
CONFIDENTIAL INFORMATION



LEGEND

- SUBJECT PROPERTY
- - - - - LOT LINE
- x - - - FENCE
- ||||| RAIL TRACKS
- ~ DITCH
- ⊗ TREE

NOTES

1. ORIGINAL DRAWING IN COLOUR.

REFERENCE DRAWINGS

DWG. NO.	DATE	DESCRIPTION
-	-	-

REVISIONS

REV.	DATE	DESCRIPTION	BY	CHK
0	2018-03-01	ISSUED TO CLIENT AS DRAFT	PES	JL



CLIENT NAME: SUNCOR ENERGY PRODUCTS PARTNERSHIP (SEPP) PROJECT LOCATION: 17824 - 56TH AVENUE SURREY, BC

TITLE: TEMPORARY TRUCK PARKING PLAN

DWN BY: PES	SCALE: 1:500	DATE: 2018-03-01	DWG No: REV. 0
CHK'D: JL	PLOT: 20180301.1240	CADFILE: 130898BP-01	130898-LET1

DRAFT

Existing Use

TCP Designation

Existing Zone





INTER-OFFICE MEMO

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

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

DATE: **Apr 26, 2018** PROJECT FILE: **7817-0566-00**

RE: **Engineering Requirements (Commercial/Industrial)
Location: 17824 No 10 (56 Avenue) Highway**

TEMPORARY USE PERMIT (INDUSTRIAL)

This request is an extension to the original Temporary Use Permit (TUP), file 7914-0122-00, for which engineering requirements were met at the time. All other engineering requirements are covered within the conditions of the TUP as follows:

- The conditions within the TUP will stipulate that activities such as, on the lot truck washing, vehicle maintenance, truck fuel storage or refueling, storage of waste petroleum fluids, parking or storage of vehicles containing dangerous goods, as defined by the *Transport of Dangerous Goods Act*, are prohibited. Water treatment facilities are required to ensure no contaminated runoff leaves the site.

A Servicing Agreement is not required for the proposed TUP extension.

Rémi Dubé, P.Eng.
Development Services Manager
AY

CITY OF SURREY

(the "City")

TEMPORARY USE PERMIT

NO.: 7917-0566-00

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: 001-898-051

Lot 1 Section 5 Township 8 New Westminster District Plan 69815

17824 - 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 parking of a total of 9 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:
 - (a) Adequate washroom facilities are to be provided on site to the satisfaction of the General Manager of Planning and Development but in any case there shall be a minimum of one such facility on site;

- (b) The following activities are prohibited on the lot: truck washing, vehicle maintenance, truck fuel storage or refuelling, storage of waste petroleum fluids, parking or storage of vehicles containing dangerous goods as defined by the Transport of Dangerous Goods Act; and
 - (c) The subject lands are to be used in accordance with the provisions of the Temporary Use Permit.
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 February 23, 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)

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;

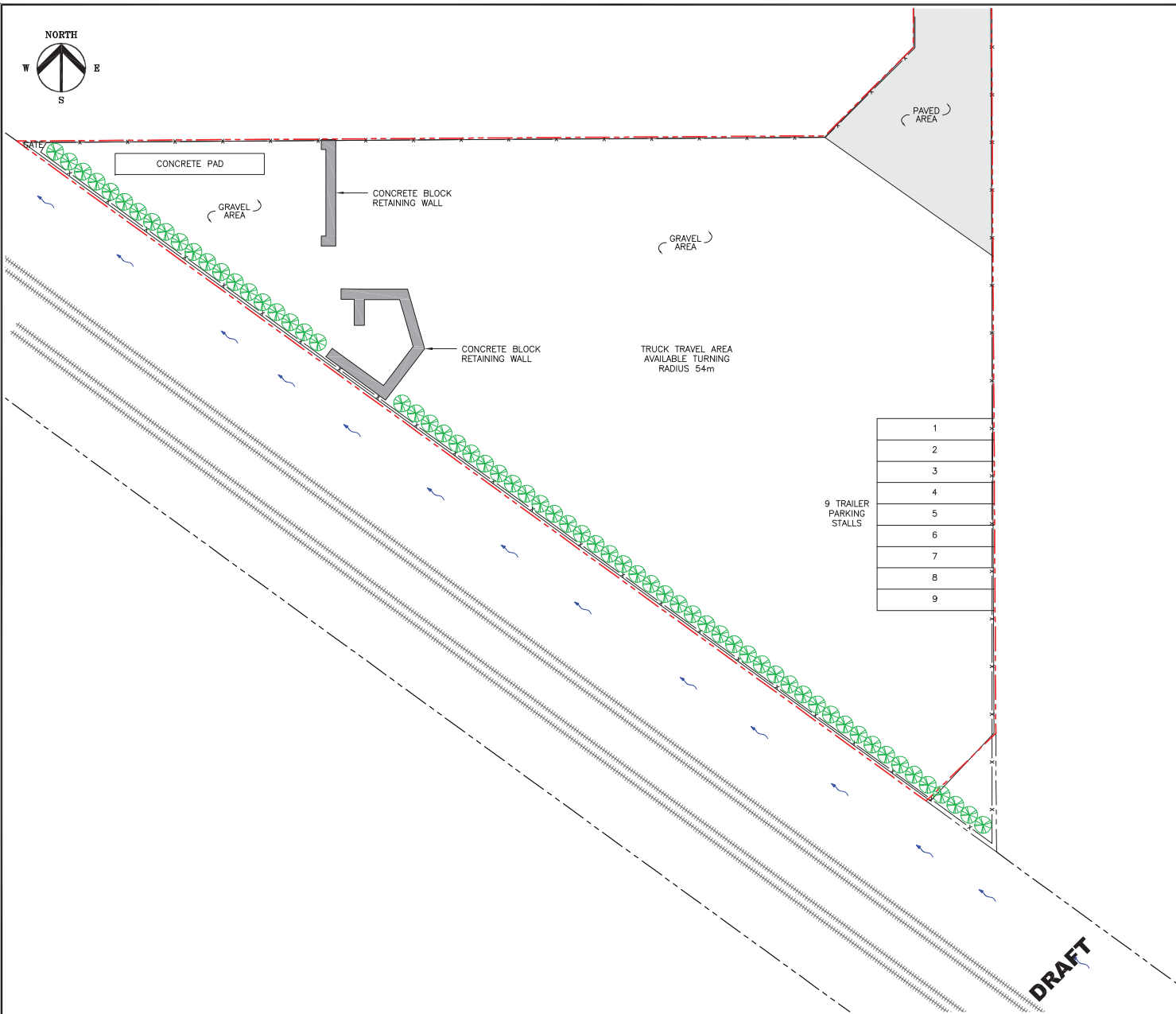
all of which shall be done not later than the termination date set out on the temporary use permit.

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)



LEGEND

- - - SUBJECT PROPERTY
- - - LOT LINE
- x - FENCE
- ||||| RAIL TRACKS
- ~ DITCH
- ⊗ TREE

NOTES

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DRAFT