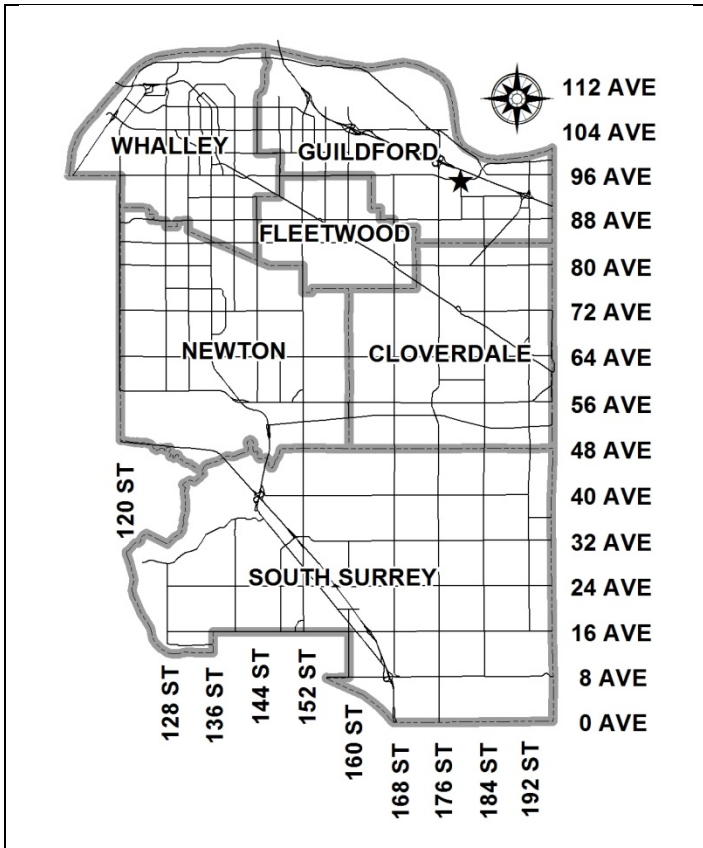


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7918-0064-00

Planning Report Date: June 25, 2018



**PROPOSAL:**

- **Temporary Use Permit**

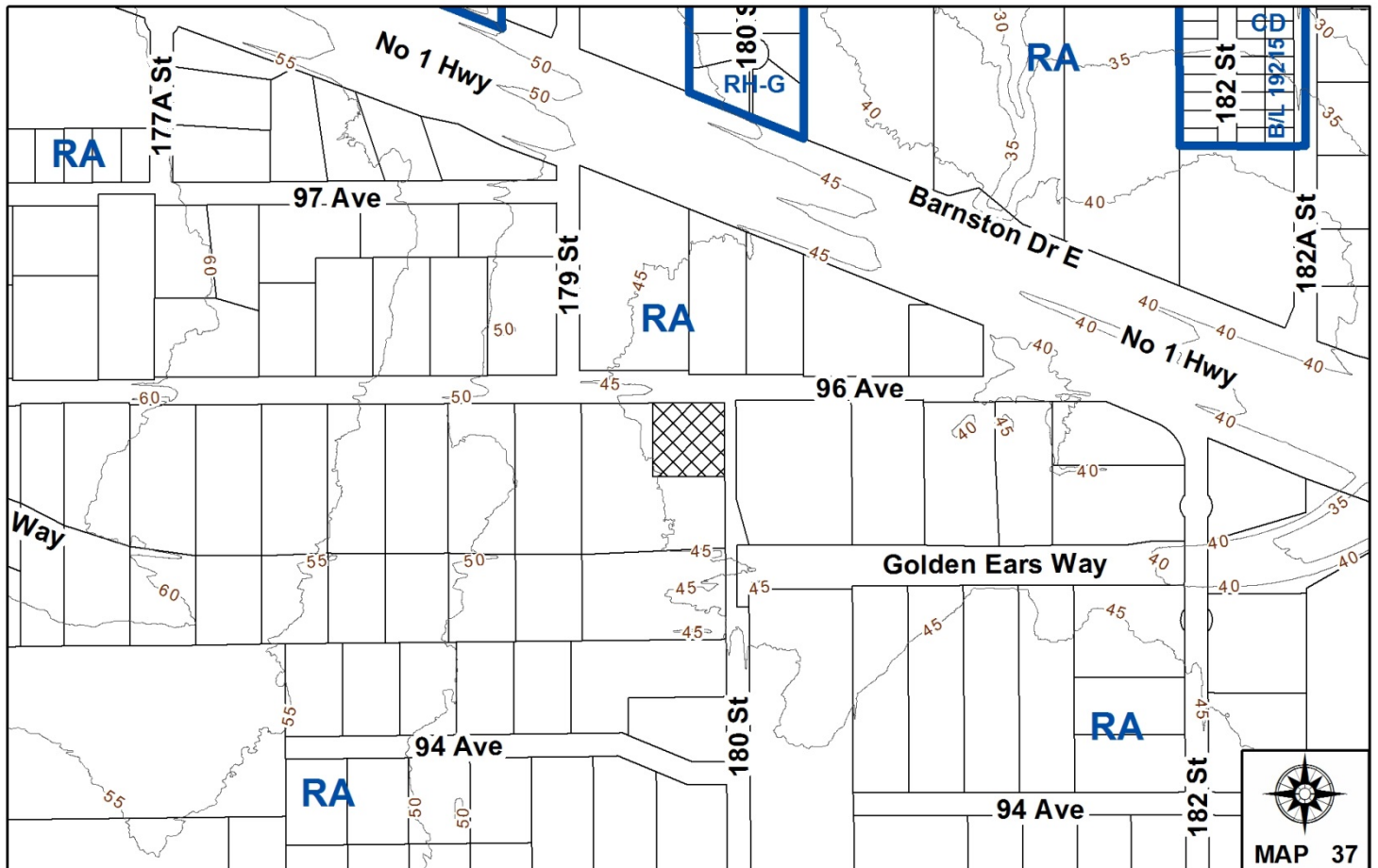
to permit the continued storage of cranes and shipping containers for a period not to exceed three years.

**LOCATION:** 9575 - 180 Street

**ZONING:** 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 and shipping containers.

### RATIONALE OF RECOMMENDATION

- The initial Temporary Industrial Use Permit (TUP) No. 7913-0297-00 to allow temporary storage of approximately four cranes and seven shipping containers on the subject site, was approved by Council and issued on December 15, 2014. TUP No. 7913-0297-00 expired on December 15, 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 proposed temporary storage facility for cranes and containers will allow an authorized, interim use of the land until it is economically viable for the owners to service the land.
- The proposed temporary industrial use is consistent with the NCP 'Light Industrial' designation and OCP 'Mixed-Employment' 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 over the last 3 years.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Temporary Use Permit No. 7918-0064-00 (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 III.

SITE CHARACTERISTICS

Existing Land Use: Single family dwelling and temporary storage of cranes and shipping containers.

Adjacent Area:

Direction	Existing Use	NCP Designation	Existing Zone
North (Across 96 Avenue):	Vacant 1.5-hectare (3.8 ac.) lot, proposed temporary trucking parking facility under application 7916-0709-00 (initial review) and 0.7-hectare (1.7 ac.) lot with single family dwelling and out-buildings.	Light Industrial	RA
East (Across 180 Street):	Vacant lot, proposed subdivision under application 7917-0360-00 (initial review).	15m & 30m Buffer Class B, Trail, Light Industrial, Pond Buffer, and Pond	RA
South and West:	Southeast portion of the site: Single family dwelling, Southwest portion of the site: Temporary Industrial Use Permit application (Development Application No: 7917-0415-00) for storage of cranes and support vehicles (Conditional Approval on May 7, 2018).	Light Industrial	RA

### DEVELOPMENT CONSIDERATIONS

- The subject site is located at 9575 – 180 Street and has a site area of 0.40 hectare (1 acre). The property is zoned "One-Acre Residential Zone (RA)" and is designated "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 Golden Ears Way to Highway No. 1 and east of 176 Street as a future Light Industrial area.
- The applicant has been using the site for the storage of approximately four cranes and seven shipping containers. The outdoor storage of this equipment contravenes the RA Zone.
- The initial Temporary Industrial Use Permit (TUP) No. 7913-0297-00 to allow the temporary storage of approximately four cranes and seven shipping containers, was approved by Council and issued on December 14, 2014. TUP No. 7913-0297-00 expired on December 14, 2017.
- The owner of the abutting L-shaped property at 17944 - 96 Avenue to the south and west of the subject site has applied for a renewal of their TUP for the storage of cranes, trucks and associated vehicles (Development Application No. 7917-0415-00). This TUP application received Conditional Approval on May 7, 2018. The two businesses are similar but operate independent of each other.

### Current Proposal:

- ABD Truck Crane Service Limited is a small, family-run business that works primarily with the construction industry and operates from the subject site. The subject site is ideally located for this business as it is close to Golden Ears Way, Pacific Highway and Highway No. 1, which provide easy access throughout the Lower Mainland. The property is also the applicant's primary residence.
- The applicant has applied for a renewal of Temporary Industrial Use Permit to allow for the storage of seven shipping containers and four crane trucks, which are proposed to be parked at the southwest portion of the site. The applicant proposes to use the existing driveway access to 96 Avenue.
- The single family dwelling on the southeast portion of the subject site is intended to remain and will continue to be used as the residence for the owners.
- Yellow-coded watercourses run along the north and east sides of the property. The proposed area for the storage of cranes and containers is outside the 30-metre (98 ft.) setback from all watercourses. The applicant proposes to use the existing driveway along 96 Avenue to access the site. No disturbances to the watercourse setbacks are proposed.
- A Sensitive Ecosystem Development Permit was not deemed necessary for the proposed TUP renewal, as the applicant is not requesting any variances to or proposing any encroachment into the streamside setback area.
- The site is well screened with existing vegetation, consisting of bushes, hedges and trees, along 96 Avenue and 180 Street. No additional landscaping is required.

PRE-NOTIFICATION

- Pre-notification letters were sent on May 17, 2018 and a development proposal sign was installed on May 7, 2018. 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.	Aerial View
Appendix III.	Site Plan
Appendix IV.	Engineering Summary
Appendix V.	Temporary Industrial Use Permit No. 7913-0297-00

*original signed by Ron Gill*

Jean Lamontagne  
General Manager  
Planning and Development

RT/cm

APPENDIX I HAS BEEN  
REMOVED AS IT CONTAINS  
CONFIDENTIAL INFORMATION



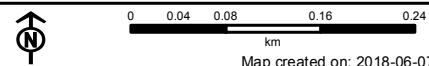


- Legend**
- Road Names4000\_25000
  - Buildings (labels)
  - Dog-Off-Leash Area (labels)
  - Park (labels)
  - Plaza/Square (labels)
  - △ Address Points
  - - Trails and Paths
  - Fish Class (Open Channels)**
  - A
  - - AO
  - B
  - C
  - Unknown
  - Fish Class (Water Bodies)**
  - A
  - AO
  - B
  - C
  - Unknown
  - Water Courses**
  - River
  - Creek
  - - - Ditch
  - - - Secondary Plan Boundaries
  - Secondary Plan Boundaries (labels)
  - Zoning Boundaries
  - Zoning Boundaries (labels)
  - Rights of Way**
  - Municipal
  - Utility

Enter Map Description

Scale: 1:6,391

The data provided is compiled from various sources and is NOT warranted as to its accuracy or sufficiency by the City of Surrey. This information is provided for information and convenience purposes only. Lot sizes, legal descriptions and encumbrances must be confirmed at the Land Title Office. Use and distribution of this map is subject to all copyright and disclaimer notices at cosmos.surrey.ca

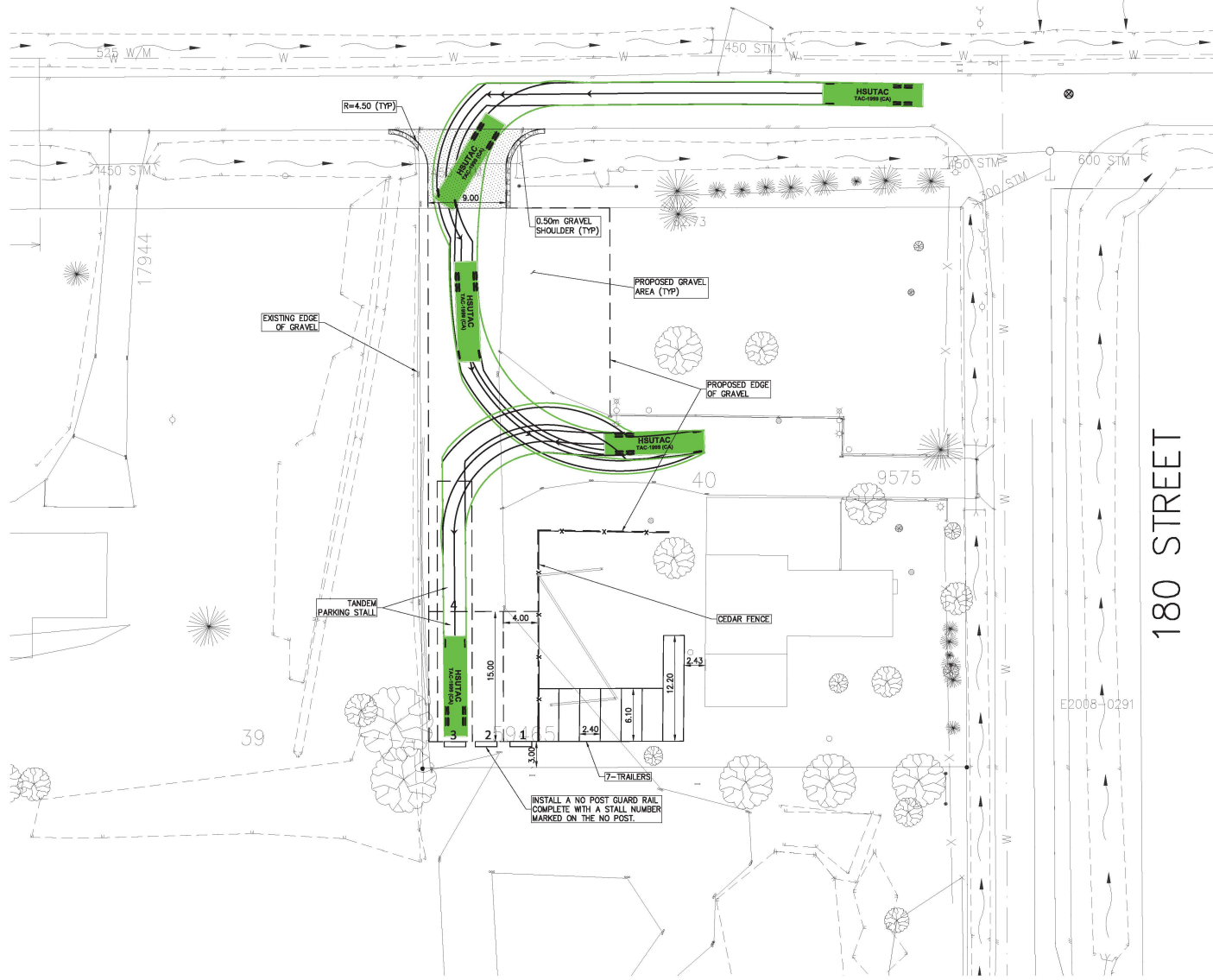




96 AVENUE

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

**LEGAL DESCRIPTION OF PROPERTY**  
 LOT 40, SEC 32, TWP 8, NWD, PL. 59465



180 STREET

- NOTES:**
1. ALL DIMENSIONS ARE APPR ONLY BASED ON MASTER F
  2. LAYOUT IS PRELIMINARY A TO APPROVALS AND SURVE

No.	Date	Revision	LC	DC
1	14/04/08	REVISED TO INCLUDED TRAILERS PARKED ONSITE	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@citwest.com



**DONALD DADEY**  
 9575 - 180 STREET, SURREY, BC V4N 3V6, PH: 604-582-1610, CELL: 778-896-9897

**TRUCK PARKING PLAN (TUP)**  
 SITE AT 9575 - 180 STREET, SURREY, BC

Scale:	1:500	Mun. Proj. No.	7913-0297-00	Dwg. I
Drawn:	LC	Mun. Dwg. No.		
Designed:	DC	Job No.	13-3081	Of
P.W. P.U.		Date	DEC/2013	Revisi
Approved:				destroy all prints bearing previous num

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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: **Jun 13, 2018** PROJECT FILE: **7818-0064-00**

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RE: **Engineering Requirements (Commercial/Industrial)  
Location: 9575 180 Street**

**TEMPORARY USE PERMIT**

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

- Pave the onsite drive aisles 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.: 7918-0064-00

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: 000-840-327  
Lot 40 Section 32 Township 8 New Westminster District Plan 59465  
9575 180 St

(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 four cranes exceeding 5,000 kg (11,023 lbs) gross vehicle weight and seven shipping containers, as shown on Schedule A.
5. The temporary use shall be carried out according to the following conditions:
  - (a) Provide paved driveway access to 96 Avenue;

- (b) Ensure no increase in storm runoff through onsite storm water management controls;
  - (c) Provide on-site stormwater water quality management feature;
  - (d) **The following activities are prohibited on the lot: crane washing, vehicle maintenance, crane fuel storage or refuelling, storage of waste petroleum fluids, storage of vehicles containing dangerous goods as defined by the Transport of Dangerous Goods Act; and**
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 15, 2020.

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.

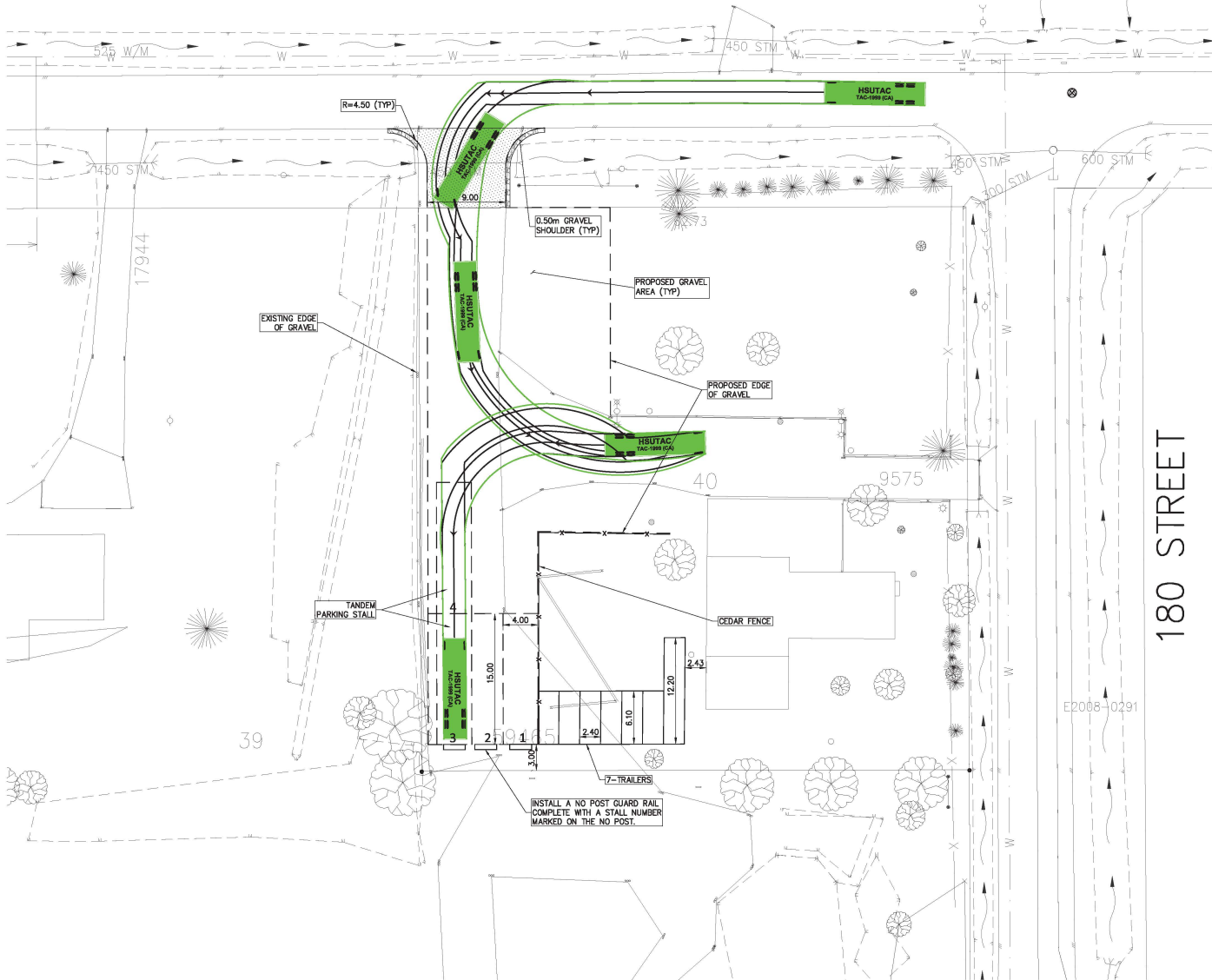
\_\_\_\_\_  
(Owner)

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



96 AVENUE

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			Dr	Ch

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Approved:		

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