

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7918-0429-00

Planning Report Date: February 11, 2019

PROPOSAL:

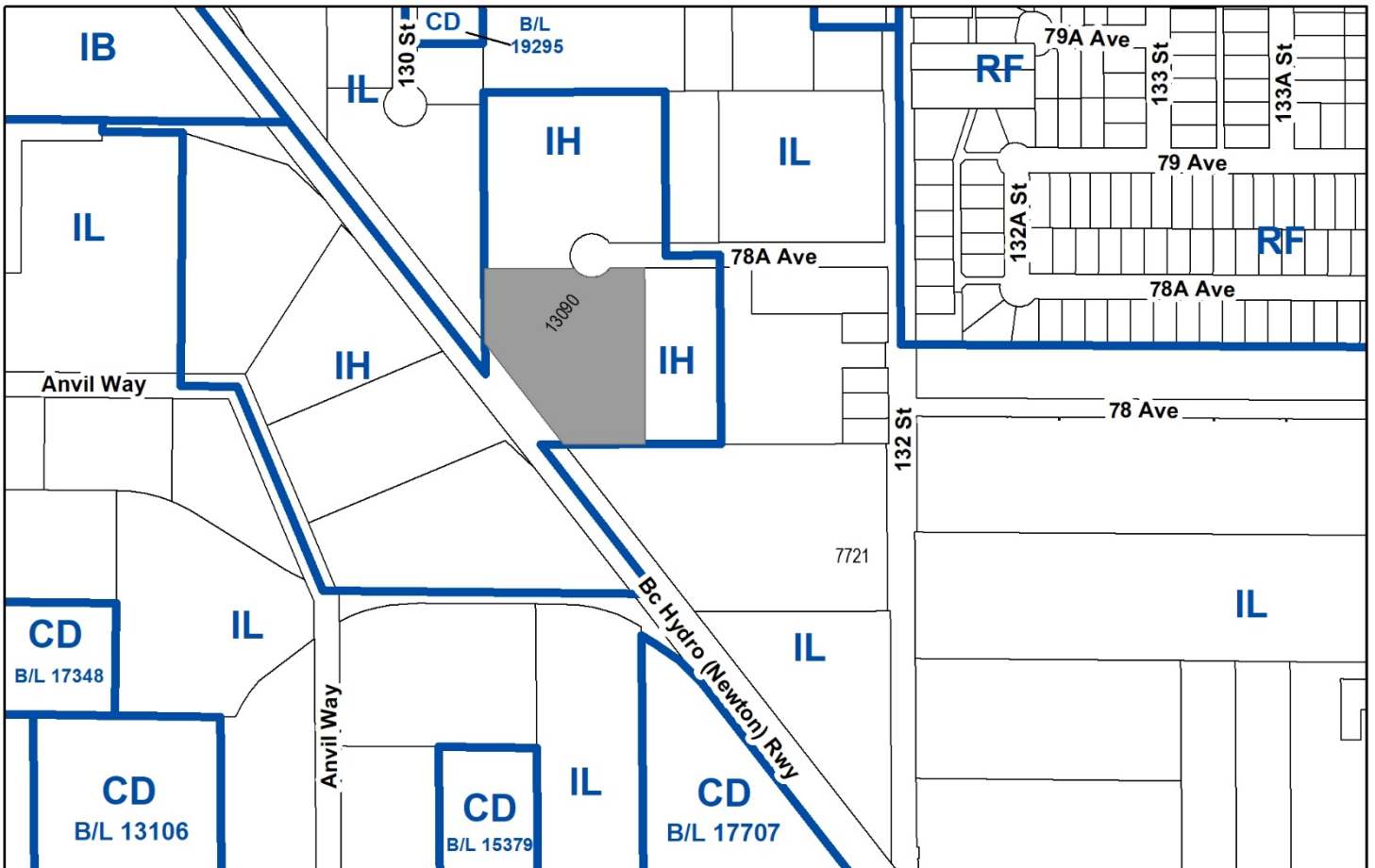
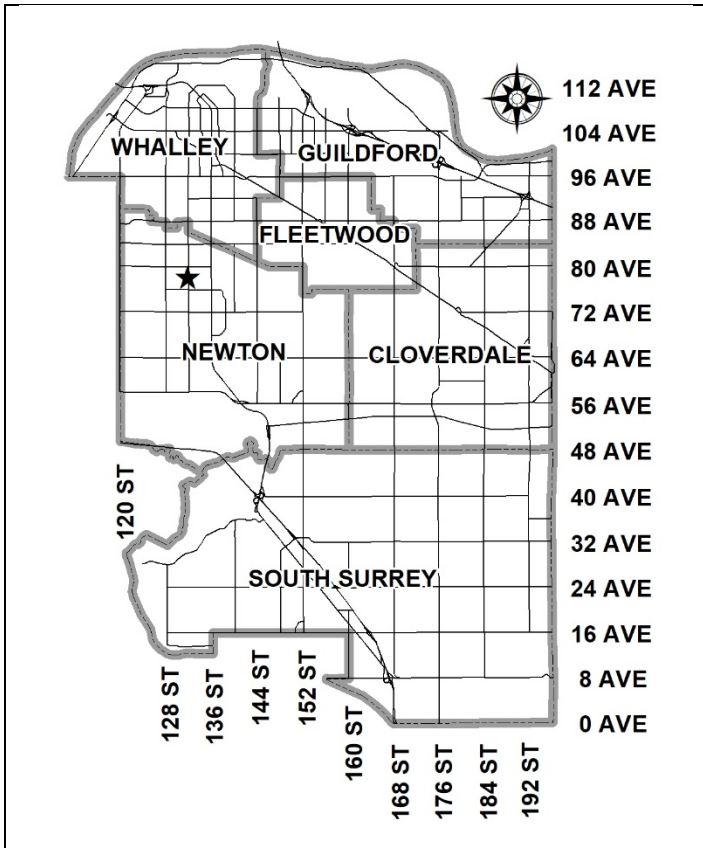
- **Temporary Use Permit**

to allow placement of shipping containers to provide temporary outside storage for a period not to exceed three (3) years.

LOCATION: 13090 - 78A Avenue

ZONING: IH

OCP DESIGNATION: Industrial



RECOMMENDATION SUMMARY

- Approval for Temporary Use Permit No. 7918-0429-00 to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The provision of outside storage without a building on the site is not permitted under the site's current High Impact Industrial zoning (IH).

RATIONALE OF RECOMMENDATION

- The applicant is proposing a TUP for the outdoor storage of shipping containers that will enable the applicant (EWOS Canada Ltd.) to continue operating the facility at 7721 – 132 Street without major interruptions, while the applicant continues to finalize plans for a future warehouse expansion at 7721 – 132 Street.
- Upon completion of the future warehouse expansion at 7721 – 132 Street, the proposed shipping containers used for temporary storage would be removed from the site and the area on the site would be used as a staging area for trucks hauling double trailers.
- The single height shipping containers will not eclipse the height of the neighboring building at 13120 – 78A Avenue which will screen the shipping containers from 132 Street. Similarly, the containers are to be sited at the south end of the site, away from 78A Avenue, adjacent the building on the neighboring property at 13120 – 78A Avenue, and thus should have minimal visual impacts on the adjacent site. Furthermore, the site currently provides a 1.8 metre (6 ft.) high black vinyl coated chain-link fence and landscaping along 78A Avenue.

RECOMMENDATION

The Planning & Development Department recommends that Council approve Temporary Use Permit No. 7918-0429-00 (Appendix IV) to proceed to Public Notification.

REFERRALS

- Engineering:** The Engineering Department has no objection or requirements relative to the issuance of the proposed Temporary Use Permit.
- Fire:** The Fire Department has no objection to the project provided that the applicant conform to the 2018 BC Fire Code and the BC Building Code.
- Parks:** No referral required.

SITE CHARACTERISTICS

Existing Land Use: Undeveloped lot with a truck weigh scale and driveway that are used for access to the EWOS Canada facility on the adjacent property to the south at 7721 - 132 Street.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North (Across 78A Avenue):	Multi-tenant manufacturing and storage facility.	Industrial	IH
East:	Mixed automotive and industrial uses	Industrial	IH
South:	Mixed industrial uses	Industrial	IL
West (Across BC Hydro Newton Railway):	Mixed industrial uses	Industrial	IH, IL

DEVELOPMENT CONSIDERATIONS

- The subject site at 13090 – 78A Avenue encompasses a site area of 15,266 square metres (164,317 sq. ft.). The property is designated Industrial in the Official Community Plan (OCP) and is currently zoned "High Impact Industrial Zone (IH)." The applicant is the owner of the subject site and the adjacent property to the south at 7721 – 132 Street.
- The applicant has a 3 phase concept for the future development of 13090 – 78A Avenue and 7721 – 132 Street. Phase 1 is achieving truck access to the EWOS Canada factory off 78A Avenue followed by temporary shipping container storage. Phase 2 is a new 4,650 square metre

(50,000 sq. ft.) warehouse addition at 7721 – 132 Street. Phase 3 is to consolidate the 2 properties and to rezone the consolidated site. The applicant does not have a definitive timeline for when these phases will be completed.

- EWOS has been in the aquaculture business for over 80 years dating back to 1935. The EWOS Canada facility at 7721 – 132 Street produces aqua feed for salmon farming operations.
- On October 13, 2017, the applicant was issued a Building Permit to construct a roadway through the subject site with a truck scale, call box, security fencing, lighting, landscaping, and a temporary mobile security guard shed to access the EWOS factory on the adjacent lot at 7721 - 132 Street.
- As part of the Building Permit a 1.5 metre (5 ft) landscape strip consisting of russian laurel, blue oat grass and autumn joy stonecrop was installed along 78A Avenue.
- The IH Zone allows outside storage, only if it is screened from sight from adjacent roadways, and provided there is a building on the site with a minimum 100 square metres (1,075 sq. ft.) of floor area and which contains washroom facilities. The subject site, however, does not contain a permanent building meeting these requirements. As a result, outdoor storage is not permitted.
- The applicant has applied for a Temporary Use Permit (TUP) to allow for the placement of 24-30 single height shipping containers at the rear of the subject site to be used as outside storage of finished aqua feed product for the adjacent EWOS Canada facility to the south.
- The applicant notes that they have plans to add a future warehouse extension onto the facility at 7721 – 132 Street which will result in the removal of the proposed shipping containers. The applicant has the long term goal of eventual consolidation and rezoning of the subject site with 7721 – 132 Street. In the interim, outside storage will allow the EWOS Canada facility to continue operating without major interruptions.
- The applicant does not have a definitive timeline for when the warehouse extension at 7721 – 132 Street will be completed and have been made aware of the time limitations associated with TUPs, (i.e. maximum 3 years with an opportunity to apply for a 3 year TUP renewal). In the event the TUP expires prior to completion of the development phases outlined by the applicant, the shipping containers must be removed from the site.
- The site is well screened with a 1.8 metre (6 ft.) high black vinyl coated chain-link fence and provides landscaping along 78A Avenue. No additional landscaping is required. The single height shipping containers will not eclipse the height of the neighboring building at 13120 – 78A Avenue which will screen the shipping containers from 132 Street. Similarly, the containers are located adjacent the building on the neighbor's property at 13120 – 78A Avenue and thus should have minimal visual impacts on the adjacent site.

PRE-NOTIFICATION

- Pre-notification letters were sent on January 16, 2019 and a development proposal sign was installed on December 20, 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. Site Plan for 13090 – 78A Ave
- Appendix III. Site Plan containing both properties
- Appendix IV. Temporary Industrial Use Permit No. 7918-0429-00

original signed by Ron Hintsche

Jean Lamontagne
General Manager
Planning and Development

WS/cm

APPENDIX I HAS BEEN
REMOVED AS IT CONTAINS
CONFIDENTIAL INFORMATION

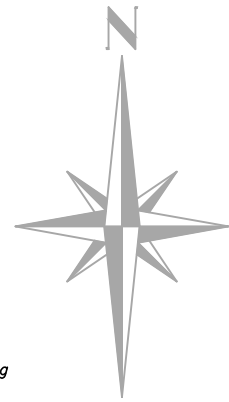


BUILDING SOLUTIONS & CUSTOM PLANS
 (604) 512-0043 mfbdesigns@telus.net
 116 - 16233 82nd Avenue, Surrey, B.C. V4N 0P7

EWOS CANADA LTD.
 13090 78A Avenue
 Surrey, B.C.

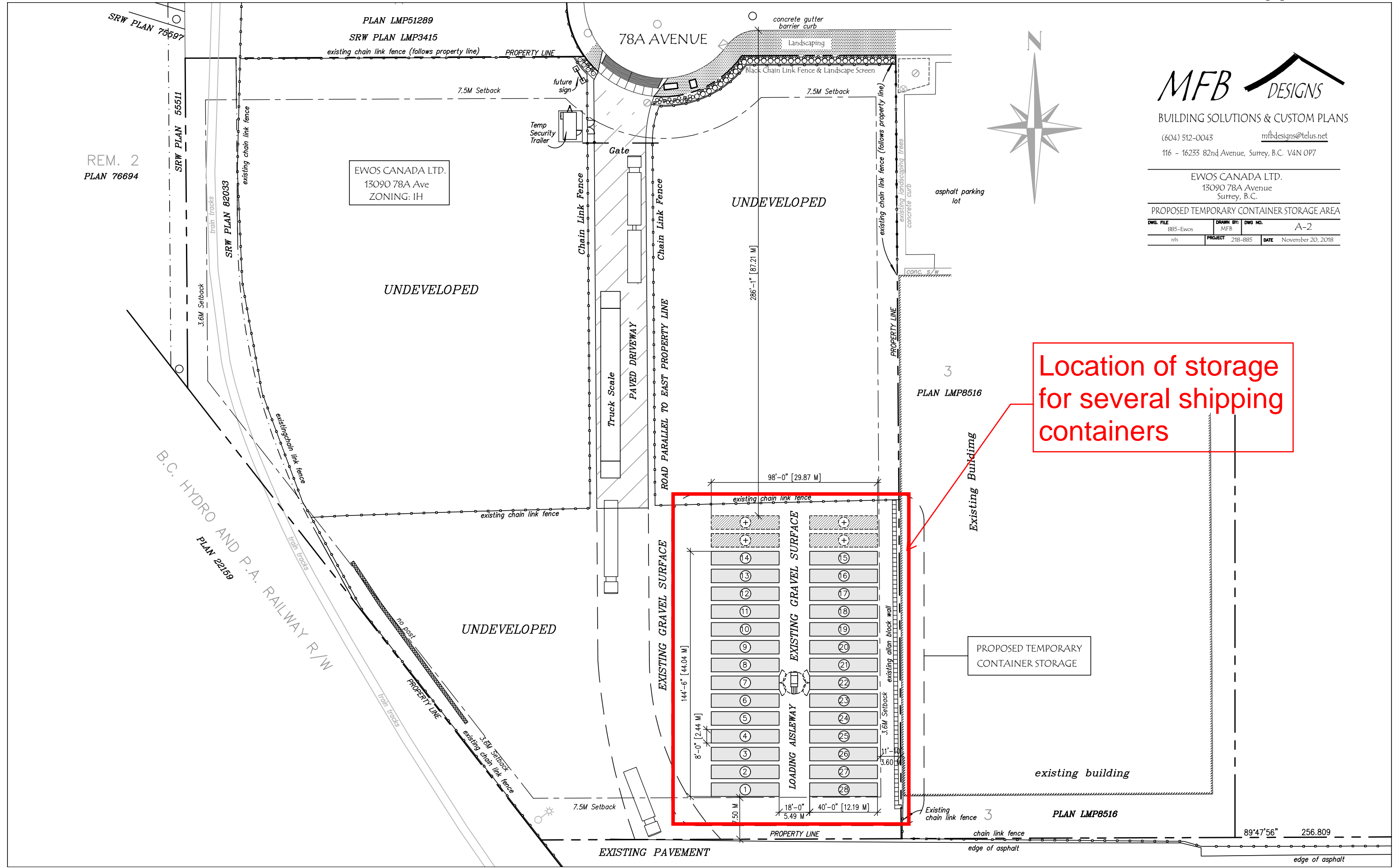
PROPOSED TEMPORARY CONTAINER STORAGE AREA

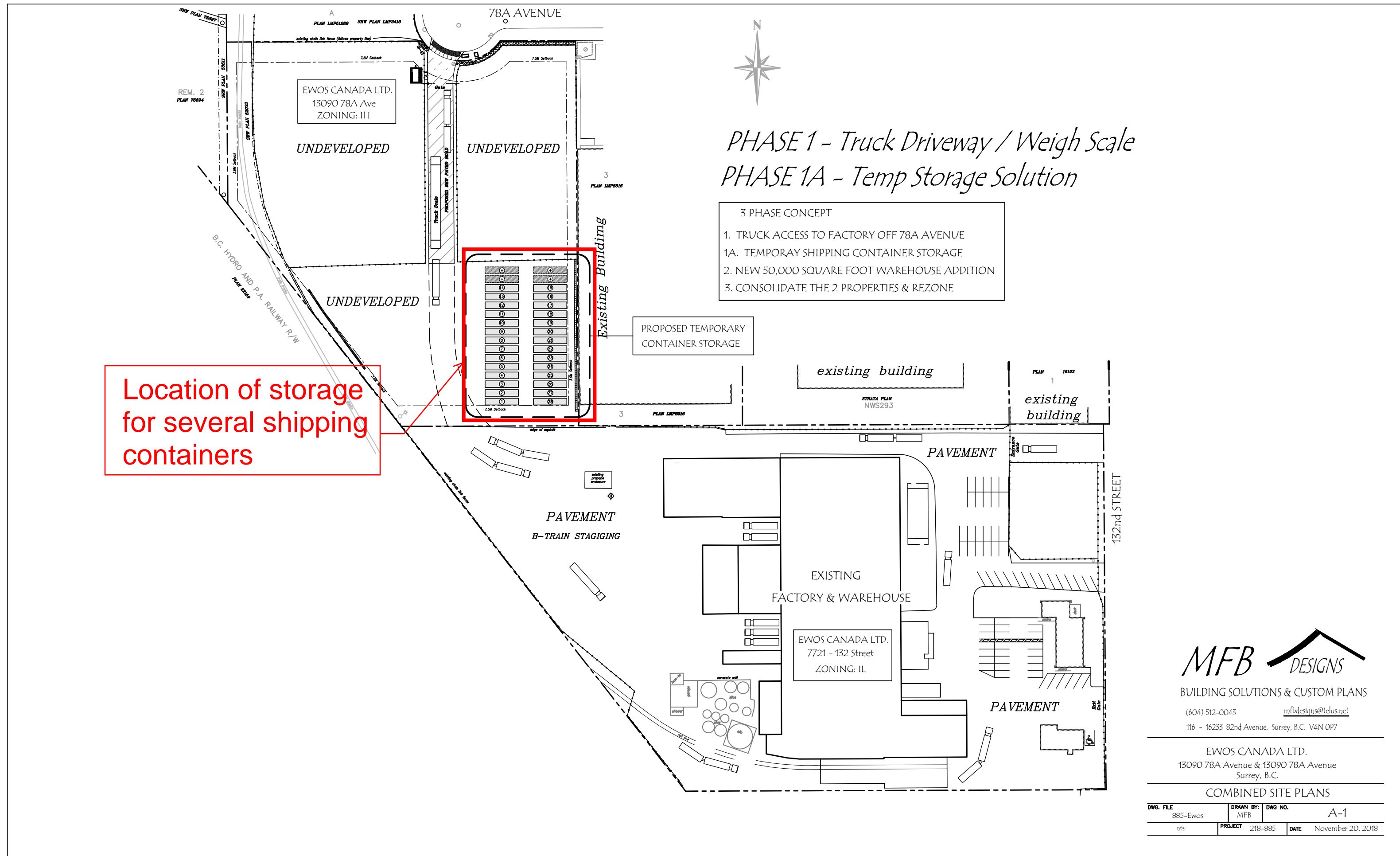
DWG. FILE	DRAWN BY	DWG. NO.
885-Ewos	MFB	A-2
PROJECT	DATE	
218-885	November 20, 2018	



EWOS CANADA LTD.
 13090 78A Ave
 ZONING: IH

Location of storage for several shipping containers





PHASE 1 - Truck Driveway / Weigh Scale
PHASE 1A - Temp Storage Solution

3 PHASE CONCEPT

1. TRUCK ACCESS TO FACTORY OFF 78A AVENUE
- 1A. TEMPORARY SHIPPING CONTAINER STORAGE
2. NEW 50,000 SQUARE FOOT WAREHOUSE ADDITION
3. CONSOLIDATE THE 2 PROPERTIES & REZONE

**Location of storage
for several shipping
containers**



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 13090 78A Avenue & 13090 78A Avenue
 Surrey, B.C.

COMBINED SITE PLANS

DWG. FILE	DRAWN BY:	DWG NO.
885-Ewos	MFB	A-1
nts	PROJECT	DATE
	218-885	November 20, 2018

(the "City")

TEMPORARY USE PERMIT

NO.: 7918-0429-00

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: 029-999-863
Parcel A (Being a Consolidation of Lots 1 and 2, See CA5656026) Section 20 Township 2
New Westminster District Plan LMP8516

13090 - 78A Avenue

(the "Land")

3. The temporary use permitted on the Land shall be for temporary placement of single height shipping containers for outside storage.
4. The temporary use shall be carried out according to the following conditions:
 - (a) Number of shipping containers is limited to no more than 30;
 - (b) Upon the termination of this Temporary Industrial Use Permit any shipping containers shall be removed from the site; and
 - (c) The storage of shipping containers on the Land shall only be operated in conjunction with the industrial factory located on the adjacent property to the south at 7721 - 132 Street.

5. 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.
6. An undertaking submitted by the Owner is attached hereto as Appendix I and forms part of this temporary use permit.
7. This temporary use permit is not transferable.
8. 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 .

Mayor – Doug McCallum

City Clerk

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.

Owner Signature

Name: (Please Print)

TO THE CITY OF SURREY:

I, _____ being the owner of

Lot A, Section 20, Township 2, New Westminster District Plan LMP8516
(Legal Description)

known as 13090 - 78A Avenue
(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)