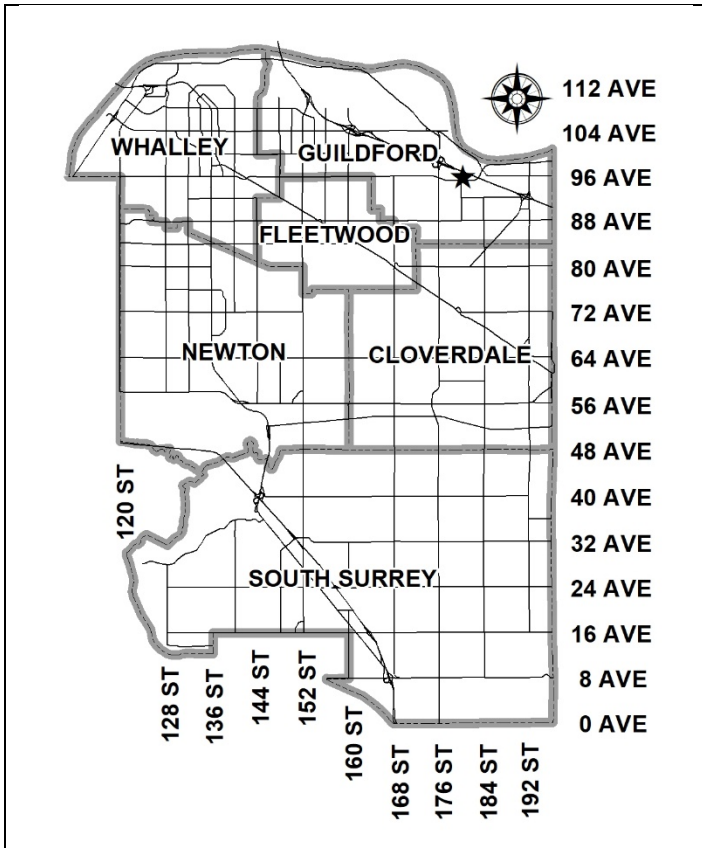


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7918-0448-00

Planning Report Date: March 11, 2019



**PROPOSAL:**

- **Temporary Use Permit**

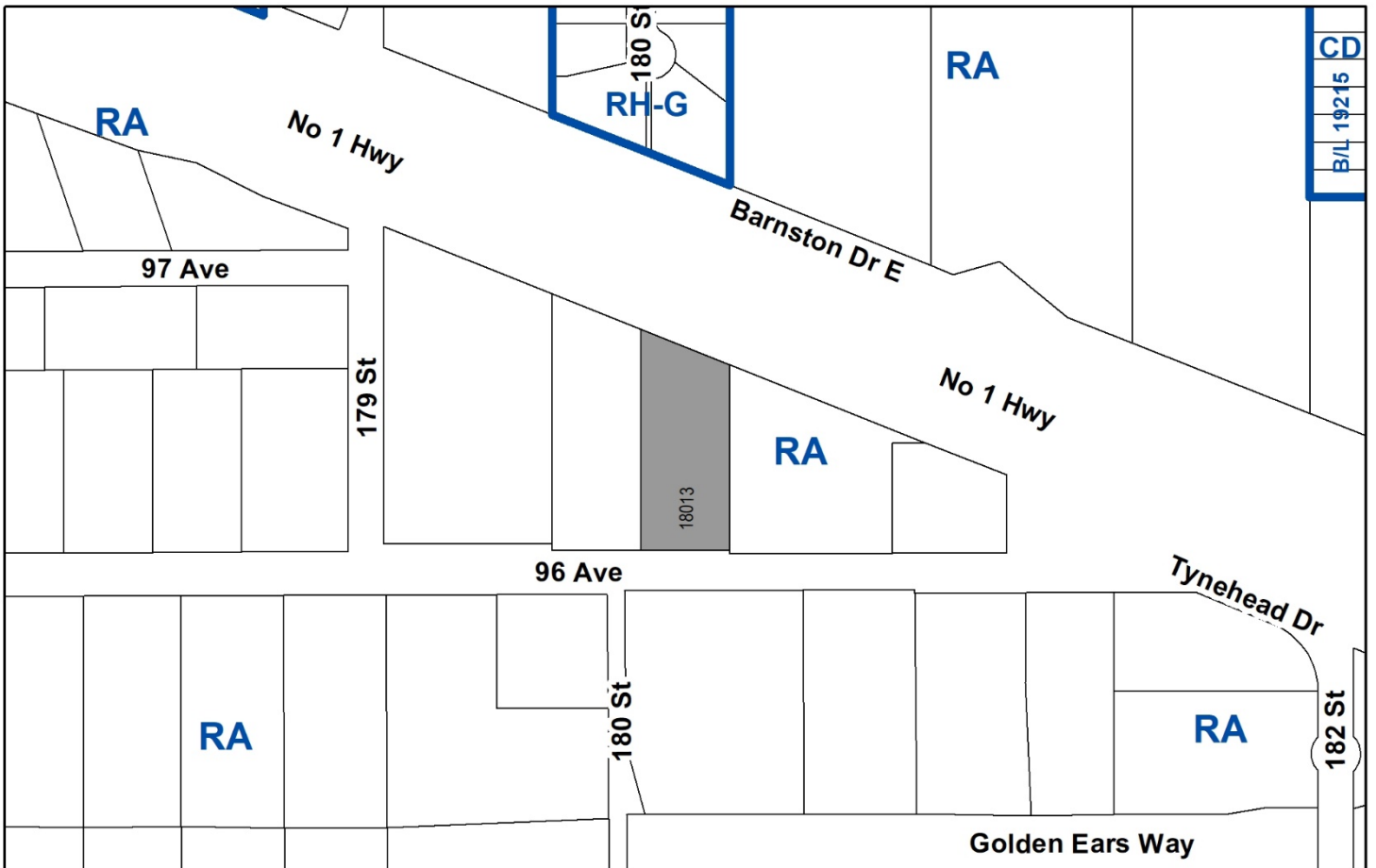
to permit the continued operation of a truck parking facility on the lot for a period not to exceed three (3) years.

**LOCATION:** 18013 - 96 Avenue

**ZONING:** RA

**OCP DESIGNATION:** Mixed Employment

**NCP DESIGNATION:** Light Industrial



### 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 truck parking.

### RATIONALE OF RECOMMENDATION

- The initial Temporary Use Permit (TUP) No. 7913-0283-00 to allow a temporary truck parking facility on the property was approved by Council and issued on February 2, 2015. TUP No. 7913-0283-00 expired on February 2, 2018.
- The applicant is proposing a renewal of the TUP for an additional three (3) years. No changes to the site plan or scope of the facility are proposed.
- The area and subject site are designated as 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 truck parking 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), which provide good access throughout the Lower Mainland.
- The City has not received complaints from adjacent land owners to the existing truck parking use over the last 3 years under the previous TUP.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Temporary Use Permit No. 7918-0448-00 (Appendix V) to permit a temporary truck parking facility on the lot to proceed to Public Notification.

REFERRALS

Engineering: The Engineering Department has no objection to the project.

SITE CHARACTERISTICS

Existing Land Use: Temporary truck parking facility.

Adjacent Area:

Direction	Existing Use	NCP Designation	Existing Zone
North (Across Highway No.1):	Single family dwellings and forested vacant lot	Suburban Residential, Medium Density Cluster	RH-G and RA
East:	Forested vacant lot	Light Industrial	RA
South (Across 96 avenue):	Vacant Lot, proposed subdivision under application 7917-0360-00 (initial review)	Detention Pond	RA
West:	Single family dwelling on acreage	Light Industrial	RA

DEVELOPMENT CONSIDERATIONSBackground:

- The subject site is located at 18013 – 96 Avenue and has a site area of 0.578 hectares (1.43 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 Anniedale-Tynehead NCP, which was adopted by Council in April 2012, identifies the properties north of Golden Ears Way to Highway No. 1 and east of 176 Street as a future Light Industrial area.
- Due to the high cost of extending utility services to the area, it is not economically viable to develop the subject site to the ultimate light industrial land use and densities envisioned under the Anniedale - Tynehead NCP at this time.
- The applicant has been using the site for truck parking for the past three years under a previously approved TUP No. 7913-0283-00.

Current Proposal:

- The applicant, Sanghera Transport Ltd. is a small, family-operated logistics/trucking company. The site location has merits for truck parking as it is close to Highway No. 1, Golden Ears Way and Highway No. 15 (176 Street), which provide easy access throughout the Lower Mainland and to the United States (U.S.) border. The site is also close to the intersection of Golden Ears Way and 180 Street, allowing trucks to access and egress the site with minimal disruption to the surrounding neighbourhood.
- The applicant has applied for a renewal of the Temporary Use Permit for an additional three (3) years. No changes to the site plan (Appendix II) or scope of the facility are proposed.
- The current parking layout accommodates 18 trucks consisting of a maximum of 10 trucks along the north portion of the property and a maximum of 8 trucks along the south portion of the property. The central portion of the property will be used for maneuvering.
- The business requires Customs-Trade Partnership Against Terrorism (C-TPAT) certification which makes crossing the USA border easier for truckers. A condition of the C-TPAT standards is that the trucks are parked in a single carrier, securely gated facility with security lighting.
- The applicant advises the trucks will typically leave the site in the morning and return in the evening and the site will be in operation seven days a week. There will be no activity on the site between midnight and 6:00 am.
- The site is well screened with a 10-metre (33 ft.) wide landscape buffer along the northern portion of the site to block onsite headlight movements and to screen the site from Highway No. 1. Under the previous TUP application, a hedge row along 96 Avenue to screen the proposed development and screening hedges along the west property line to screen the proposed truck park from the neighbouring residential property to the west were installed (Appendix III).
- No truck repairs or truck washing is proposed and will be prohibited in the TUP.

On-Site Watercourses

- There are two unnamed yellow-coded watercourses located along the east and west property lines and a red-coded watercourse along the south side of the subject site. These watercourses ultimately connect with the headwaters of Leoran Brook.
- Under the previous TUP application, Rolf Sickmuller, Registered Professional Biologist, of Envirowest Consultants submitted a Riparian Area Regulation (RAR) assessment on behalf of the applicant to confirm an appropriate building setback from the watercourses. The assessment indicated that a minimum 2-metre (7-ft.) setback could be supported from the highwater mark for the eastern and western yellow coded watercourses and a 5-metre (16 ft.) setback from the southern red-coded watercourse (Appendix IV).
- The findings of the RAR assessment had been peer reviewed by Enkon Environmental Ltd. and found to be acceptable.

- To delineate the watercourses and to secure the site, a fence was installed under the previous TUP application along the protected area boundary around the perimeter of the site (Appendix IV).
- Streamside Protection requirements under Part 7A of the Surrey Zoning Bylaw were adopted by Council on September 12, 2016. The previous TUP application, issued on February 2, 2015, was not subject to Part 7A and followed setbacks under RAR. Since there is no change in land use proposed under this current TUP renewal application, no variances to the streamside setbacks in Part 7A are required.
- Under the previous TUP application, the applicant received permission from the Department of Fisheries and Oceans (DFO) to allow for construction of a culvert and driveway through the red-coded watercourse along 96 Avenue. This issue was addressed prior to final approval of the previous TUP.

#### TUP's Within the Anniedale-Tynehead NCP:

- The Anniedale-Tynehead NCP, which was adopted by Council in April 2012, identifies the properties north of Golden Ears Way to Highway No. 1 and east of 176 Street as a future Light Industrial area.
- However, due to the high cost of extending utility services to the area, it is not economically viable to develop the subject site to the ultimate light industrial land use and densities envisioned under the Anniedale-Tynehead NCP at this time.
- As a result, a number of TUP applications (Appendix VI) have been submitted in the area to allow for interim uses until the area can be serviced and redeveloped to the ultimate land use. It is anticipated that more TUP applications will be submitted in the future.
- Across 96 Avenue to the south two TUP renewal applications for crane storage were approved in 2018.
- As part of the evaluation of TUP applications in this area, staff have reviewed access routes and the suitability for heavy vehicles. If roads are not capable of handling the truck traffic, applicants are required to upgrade roads or provide alternate access. As 180 Street and 96 Avenue are in good condition, and able to handle heavy vehicles, the current application does not require any road improvements.
- Impact on the existing residents, primarily to the west of the site, is also an important consideration. Due to its proximity to the 180 Street linkage to Golden Ears Way, the traffic flow of the truck parking facility will have minimal impact on the existing residents in the area and is, therefore, supported.

#### PRE-NOTIFICATION

Pre-notification letters were sent on February 22, 2019 and a development proposal sign was installed on February 20, 2019. To date, staff have received no responses.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Lot Owners and Action Summary (Confidential)
- Appendix II. Truck Parking Plan
- Appendix III. Landscape Plan
- Appendix IV. Streamside Protection & Enhancement Area Setback Plan
- Appendix V. Temporary Industrial Use Permit No. 7918-0448-00
- Appendix VI. Map of TUP Applications in Surrounding Area

*original signed by Ron Gill*

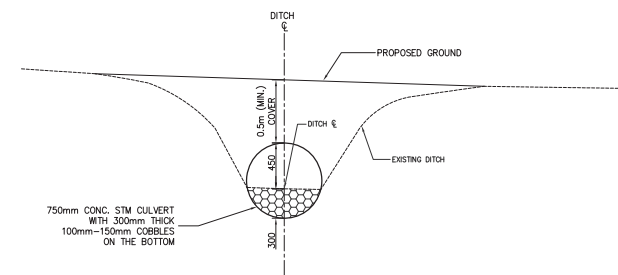
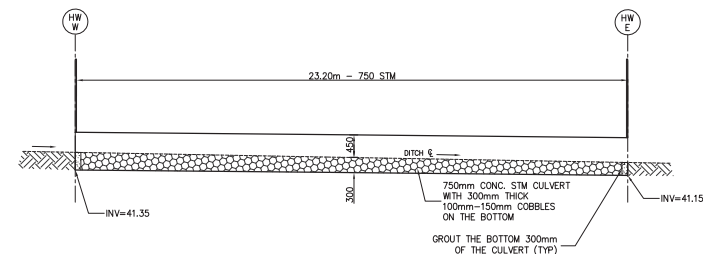
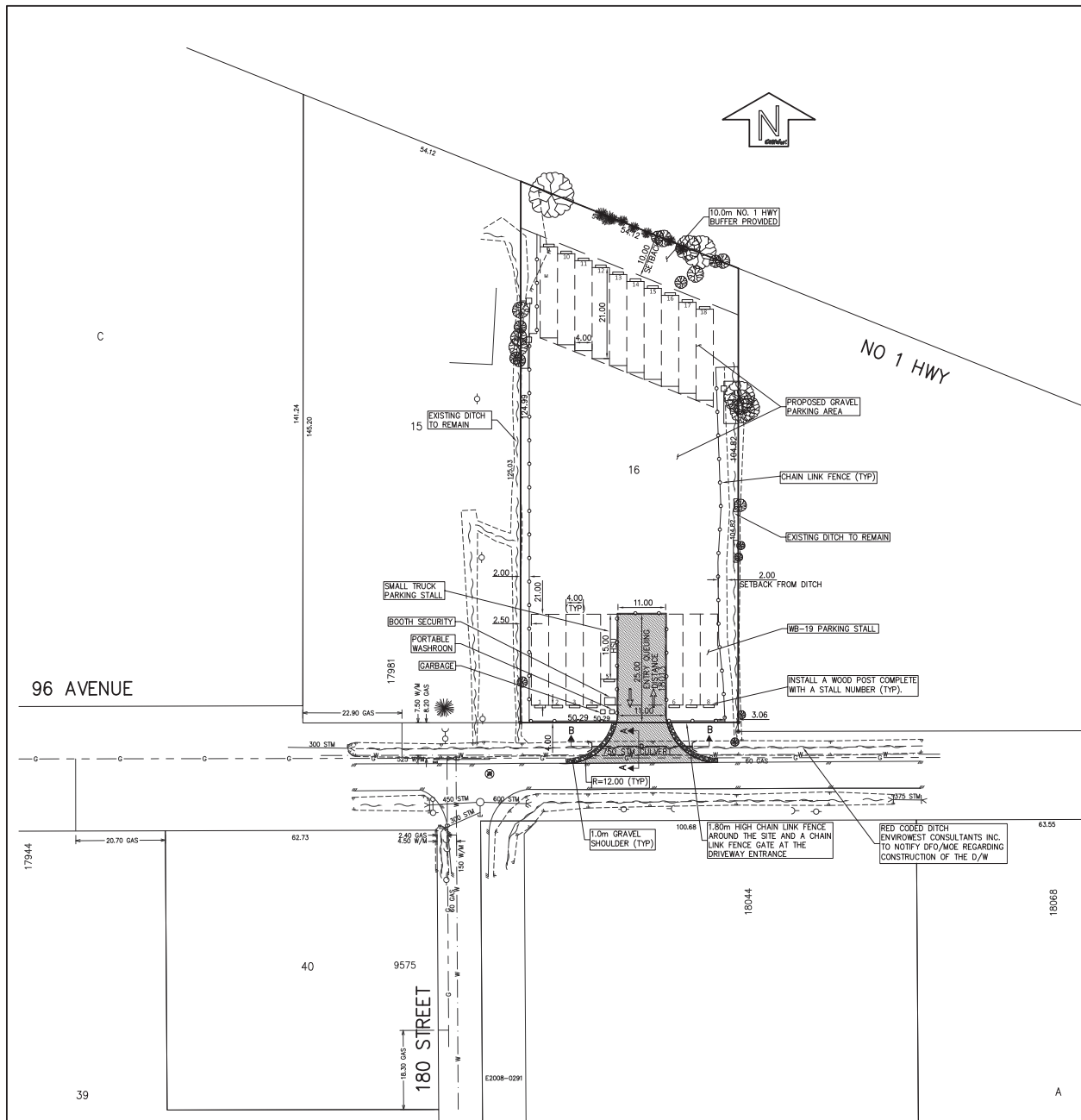
Jean Lamontagne  
General Manager  
Planning and Development

SJ/cm

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 16, DISTRICT LOT 121, PL. 31601, NMO, EXCEPT PLAN HWY P.



- NOTES:**
1. ALL DIMENSIONS ARE APPROXIMATE ONLY BASED ON MASTER PLANS.
  2. LAYOUT IS PRELIMINARY AND SUBJECT TO APPROVALS AND SURVEYS.
  3. ELECTRIC POWER REQUIRED TO THE OFFICE TRAILER AND LIGHTING ON THE PARKING LOT.

**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



C. SANGHERA TRANSPORT LTD.  
 14879 - 67A AVENUE, SURREY, BC V3S 0P3, PH: 604-719-8417, EMAIL: csttd@hotmail.com

**TRUCK PARKING PLAN (TUP)**  
 SITE AT 18013 - 96 AVENUE, SURREY, BC

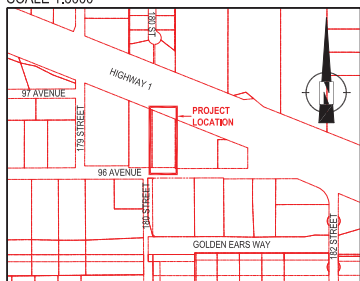
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Drawn: LC	Mun. Dwg. No.	
Designed: DC	Job No. 13-3075	Of
P.W. P.U.	Date NOV/2013	Revision
Approved:		destroy all prints bearing previous number

No.	Date	Revision	Dr	Ch

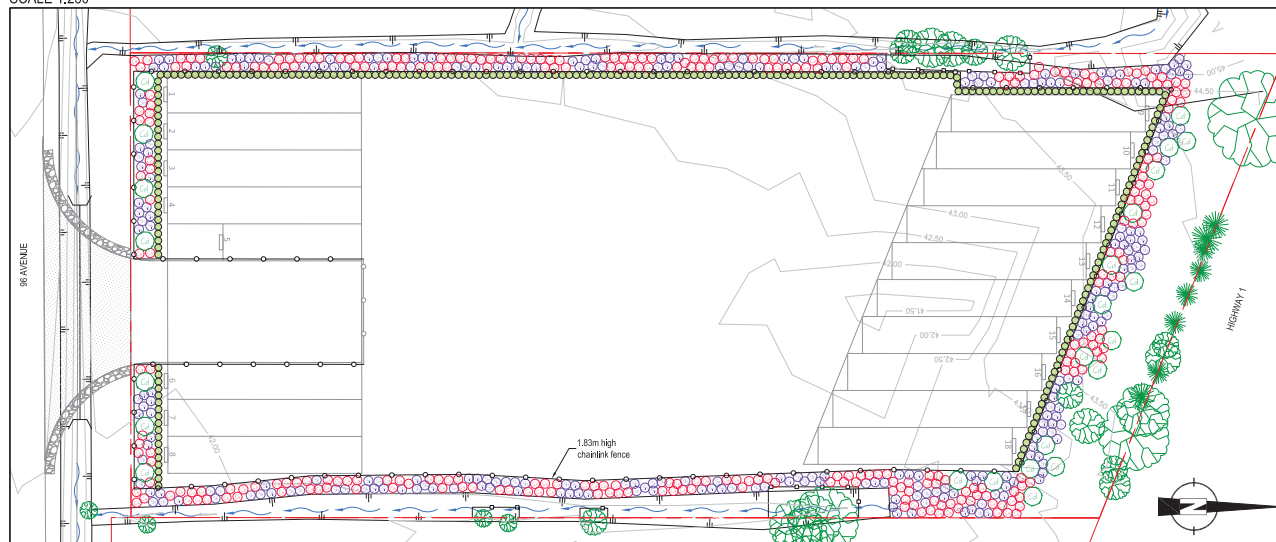
This drawing and design is the property of CITIWEST CONSULTING LTD. and cannot be used, reused or reprinted without the written consent of said company.



## LOCATION SCALE 1:5000



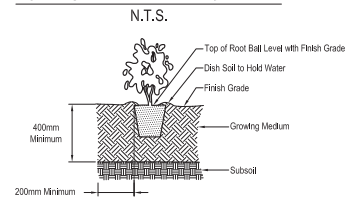
## PLAN SCALE 1:2500



### PLANT SPECIES LIST AND SPECIFICATIONS

SYMBOL	COMMON NAME	LATIN NAME	NUMBER	COMMENTS
	black hawthorn	<i>Crataegus douglasii</i>	24	no. 5 pot; 2.0m min.; densely branched; well established
	Hooker's willow	<i>Salix hookeriana</i>	275	no. 2 pot; densely branched; well established
	red-osier dogwood	<i>Cornus stolonifera</i>	295	no. 2 pot; densely branched; well established
	hedge cedar	<i>Thuja plicata spring grove</i>	250	1.5m B&B; 0.75m c.c. spacing

### TYPICAL CONTAINER SHRUB AND No. 2 POT TREE PLANTING DETAIL



### GENERAL LANDSCAPE SPECIFICATIONS

- Plant material and the planting of such material are to be in accordance with the British Columbia Landscape Standard (seventh edition) jointly published by the British Columbia Society of Landscape Architects and the British Columbia Landscape Nursery Association.
- All works are to be conducted in accordance with the sediment control provisions of the "Land Development Guidelines for the Protection of Aquatic Habitat" jointly published by BC Ministry of Environment and Fisheries and Oceans Canada.
- All plant material is to be inspected and approved by Envirowest prior to installation.
- Growing medium is to be free of any subsoils, roots, noxious grass, weeds, toxic materials, stone over 30 mm diameter, foreign objects, and possess an acidity range (pH) of 5.5 to 7.5. Growing medium is to be inspected by Envirowest prior to placement.
- All debris and/or excess material from landscape operations are to be collected and disposed offsite in accordance with all regulatory requirements.
- Disturbed areas to be seeded with red fescue (*Festuca rubra*).
- The contractor is to provide three (3) years of plant maintenance. Plant maintenance is to include watering, selective pruning and clearing of blackberry. Species survivorship is to equal one-hundred (100) percent three (3) years from planting. Replacement of dead stock may be required to fulfill this specification. Replacement stock is also subject to one-hundred (100) percent survivorship three (3) years from planting.

### REFERENCE DRAWING

Job No. 13-3075, Drawing No.D, "Truck Parking Plan (TUP) Site at 18013-96 Avenue, Surrey, BC", November 2013, Citilwest Consulting Ltd.

C SANGHERA TRANSPORT

18013 96 AVENUE  
Surrey, BC



envirowest consultants inc.

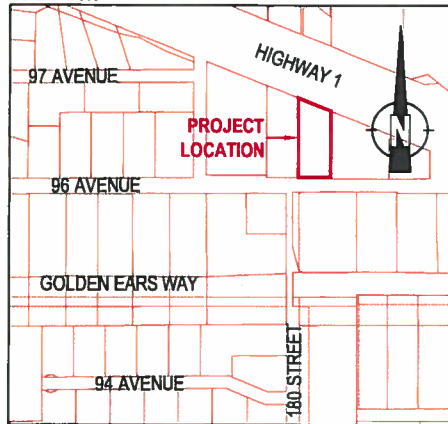
Suite 101 - 1515 Broadway Street  
Port Coquitlam, British Columbia  
Canada V3C 6M2  
office: 604-944-0502  
facsimile: 604-944-0507

[www.envirowest.ca](http://www.envirowest.ca)

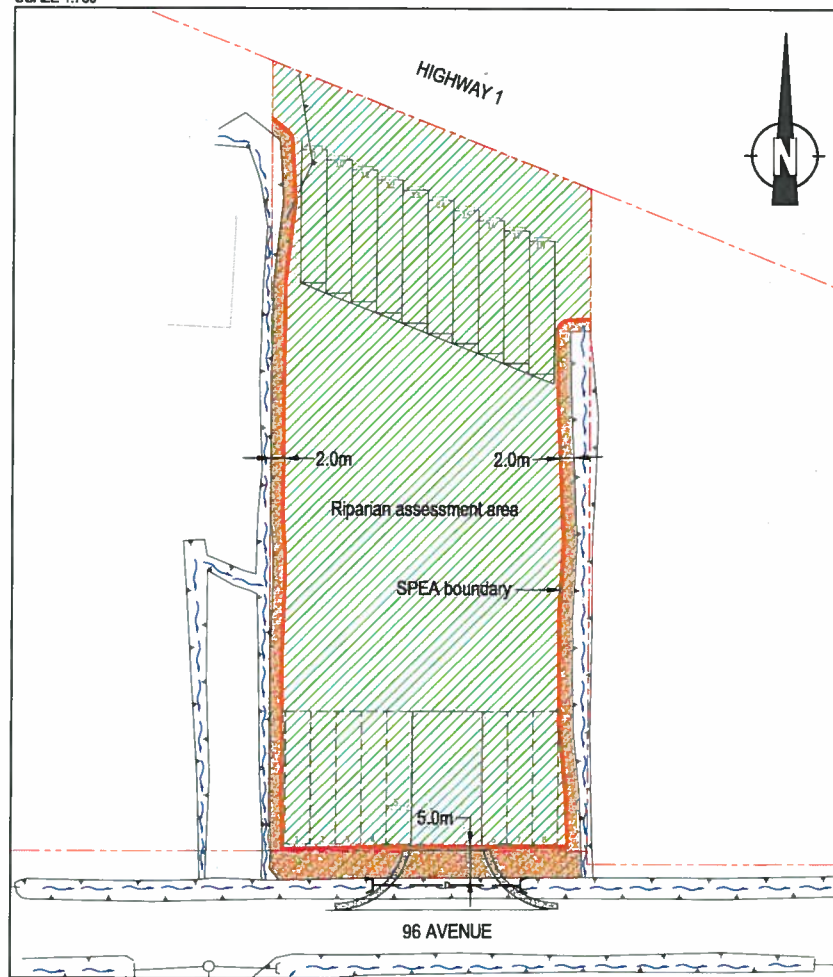
### LANDSCAPE PLAN LANDSCAPE DETAILS AND SPECIFICATIONS

DESIGN: RWS	DRAWN: CEV	CHECKED:	REVISION: 02	REVISION DATE: July 11, 2014
SCALE: As Shown	DATE: July 09, 2014	DRAWING NUMBER: 1893-01-02		

**LOCATION**  
SCALE 1:7500



**PLAN**  
SCALE 1:750



C SANGHERA TRANSPORT

18013 96 AVENUE  
Surrey, BC



**envirowest consultants inc.**

Suite 101 - 1515 Broadway Street  
Port Coquitlam, British Columbia  
Canada V3C 8K2  
office: 604-944-0502  
facsimile: 604-944-0507

www.envirowest.ca

**SPEA SETBACK**

DESIGN AD	DRAWN CEV/SCM	CHECKED IWW	REVISION 00	REVISION DATE
SCALE As Shown			DRAWING NUMBER	
DATE May 23, 2014			1893-01-01	

**REFERENCE DRAWINGS**

1. Job No. 13-3075, Drawing No. D, "Truck Parking Plan (TUP) Site at 18013 - 96 Avenue, Surrey, BC", November 2013, CitWest Consulting Ltd.
2. 2012 Legal Base from City of Surrey.

DATE: 2014.05.27 12:00pm  
PATH: \\s:\projects\1893-01\Surrey-18013\18013-96\1893-01-01.dwg  
LAYOUT: 1893-01-01

CITY OF SURREY

(the "City")

**TEMPORARY USE PERMIT**

NO.: 7918-0448-00

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: 003-369-790  
Lot 16 District Lot 121 Group 2 New Westminster District Plan 31601  
18013 - 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 truck parking for 18 overweight trucks as shown in Schedule A.
5. The temporary use permitted on the Land shall be in accordance with:
  - (a) The appearance and location of the **access and parking** as shown on Schedule A which is attached hereto and forms part of this permit.

6. The temporary use shall be carried out according to the following conditions:
  - (a) The parking area shall be designed to support the anticipated vehicle load in order to prevent dirt from being tracked on the City roadway;
  - (b) 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;
  - (c) The following activities are prohibited on the lot: truck washing, vehicle maintenance truck fuel storage or refuelling, storage of waste petroleum fluids, parking door storage of vehicles containing dangerous Goods as defined by the Transport of Dangerous Goods Act; and
  - (d) The subject lands are to be used in accordance with the provisions of the Temporary Use permit.
  
7. 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.
  
8. An undertaking submitted by the Owner is attached hereto as Appendix I and forms part of this temporary use permit.
  
9. This temporary use permit is not transferable.

10. This temporary use permit shall lapse on or before February 2, 2021

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.

\_\_\_\_\_  
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.

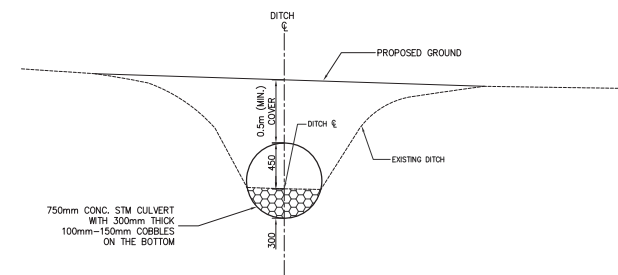
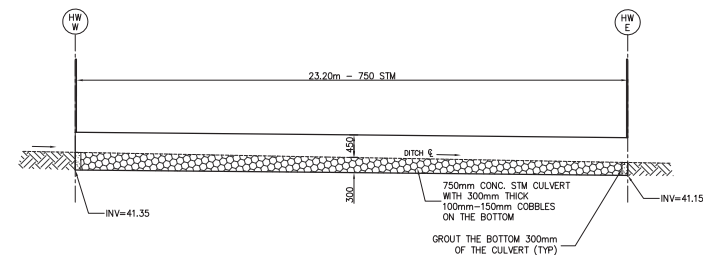
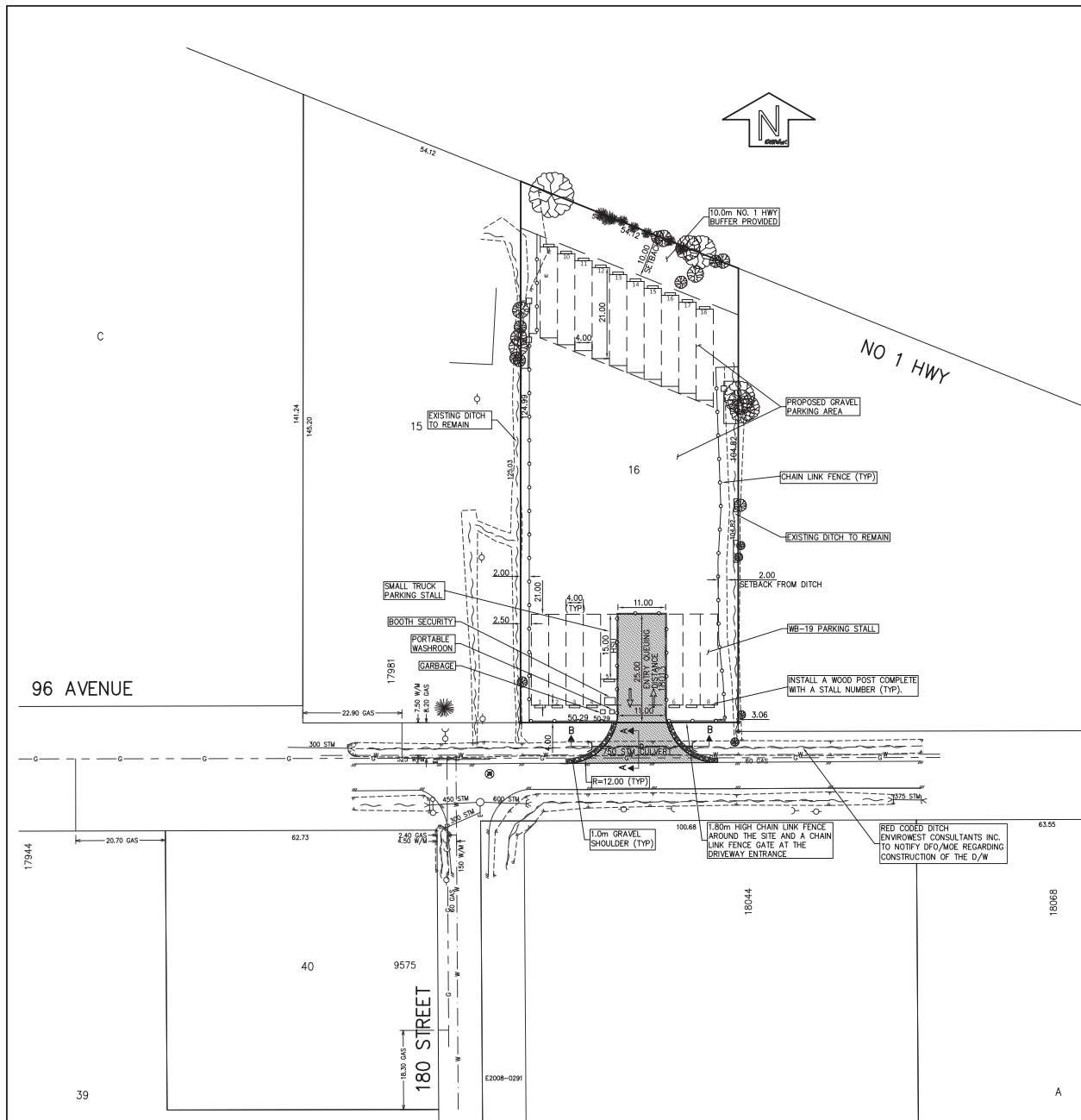
This undertaking is attached hereto and forms part of the temporary use permit.

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

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

**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**  
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No.	Date	Revision	Dr	Ch

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 TELEPHONE 604-591-2213 FAX 604-591-5518  
 E-MAIL: office@citiwest.com



C. SANGHERA TRANSPORT LTD.  
 14879 - 67A AVENUE, SURREY, BC V3S 0P3, PH: 604-719-8417, EMAIL: csttd@hotmail.com

## TRUCK PARKING PLAN (TUP)

SITE AT 18013 - 96 AVENUE, SURREY, BC

Scale: 1:1000	Mun. Proj. No. 7913-0283-00	Dwg. No. <b>D</b>
Drawn: LC	Mun. Dwg. No.	
Designed: DC	Job No. 13-3075	Of
P.W. P.U.	Date NOV/2013	Revision
Approved:		destroy all prints bearing previous number

