

City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7923-0365-00

Planning Report Date: October 21, 2024

PROPOSAL:

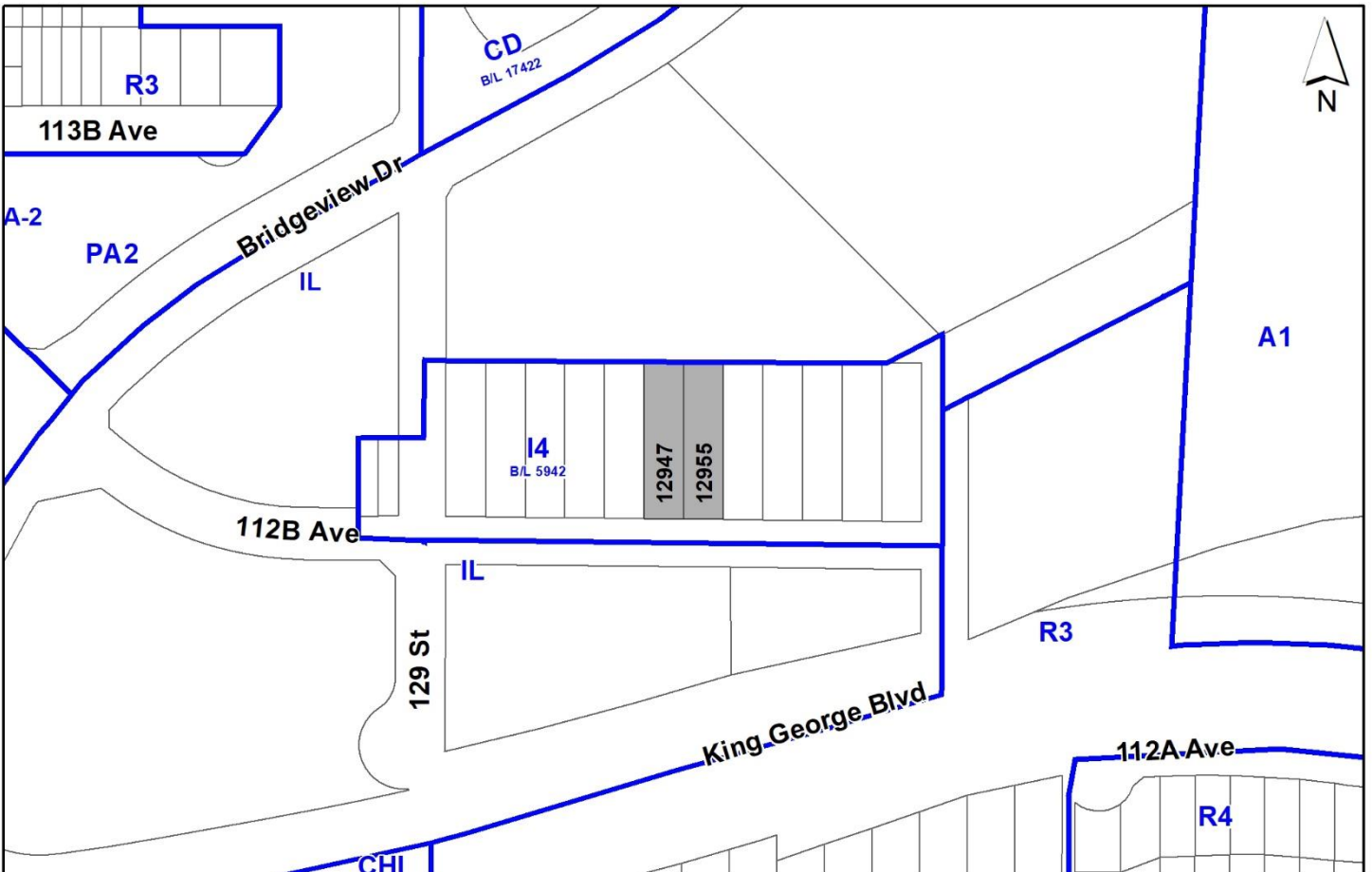
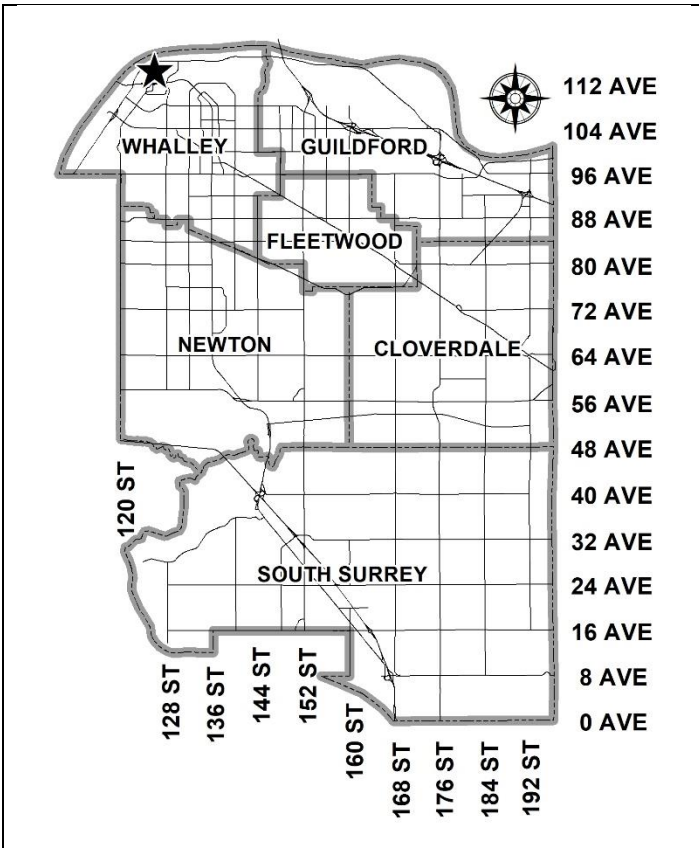
- Temporary Use Permit

to permit the development of a temporary semi-truck cab parking facility.

LOCATION: 12947 - 112B Avenue
12955 - 112B Avenue

ZONING: I-4

OCP DESIGNATION: Industrial



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The Special Industry Zone (I-4) does not permit semi-truck cab parking.

RATIONALE OF RECOMMENDATION

- There is a significant demand for semi-truck cab parking in the City and approval of this Temporary Use Permit would assist in addressing that need. The applicant does not propose any trailer parking/storage.
- The site is in close proximity to major truck routes and is surrounded by industrial lots.
- The applicant has assembled two properties, which can accommodate a more reasonable semi-truck cab parking plan than a single property. Semi-truck cab will be able to access the site with queuing and make on-site semi-truck cab turning movements (vehicles do not need to back in or out of the site).
- The proposed TUP for semi-truck cab parking will allow for interim use on the land until consolidation with neighbouring properties can occur for more intensive industrial development.
- The applicant will be required to install appropriate screening along 112B Avenue to improve the aesthetic of the site.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Temporary Use Permit No. 7923-0365-00 (Appendix III) to proceed to Public Notification.
2. Council instruct staff to resolve the following issues prior to final approval:
 - (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;
 - (b) removal of unauthorized fill from 112B Avenue road right-of-way to the satisfaction of the General Manager, Engineering Department;
 - (c) submission of a finalized fencing plan and fencing cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (d) installation and subsequent inspection and approval of all required fencing and/or screening works along 112B Avenue frontage of the property, to the satisfaction of the General Manager, Planning & Development; and
 - (e) the applicant to undertake the necessary work and obtain a building permits, as required, for an on-site washroom facility.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP Designation	Existing Zone
Subject Site	Unauthorized semi-truck cab park.	Industrial	I-4
North:	Industrial building.	Industrial	IL
East:	Unauthorized truck park.	Industrial	I-4
South (Across 112B Avenue):	Industrial businesses.	Industrial	IL
West:	Unauthorized aggregate business.	Industrial	I-4

Context & Background

- The subject site is comprised of two lots located at 12947 and 12955 – 112B Avenue in Bridgeview. The site is approximately 1,841 square metres in area and 30.5 metres wide. The site is zoned "Special Industry Zone (I-4)" (By-law No. 5942) and is designated Industrial in the OCP. The site is currently being used for the storage of semi-truck cabs, parking of cars, and an office trailer. The site presently has a lock block wall located adjacent the south property line on City property. The wall will be relocated onto the subject property as part of the subject proposal.
- The I-4 Zone (Zoning By-law No. 5942) permits only certain high-tech industrial uses with strict regulations. A number of properties in the Bridgeview area were rezoned to the I-4 Zone in 1976, under a Council-initiative, for the purpose of ensuring that these properties were developed comprehensively for industrial purposes. Semi-truck cab parking and outside storage are not permitted uses in the I-4 Zone.
- It is noted that the site has vacant and underutilized industrial designated lands to the east and west that could be consolidated and redeveloped for more intensive industrial use as has occurred to the north.
- Due to the dimensions and size of the site only semi-truck cab parking is proposed with no truck trailers allowed on site.
- This is the first TUP application for the subject site.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant is proposing a Temporary Use Permit (TUP) to allow for semi-truck cab parking for approximately 21 semi-truck cabs and an office trailer for a period not to exceed 3 years.
- The site plan includes two rows of seven parking spaces along both the east and west property line and a row of eight spaces along the north property line. An office trailer and a porta-potty, is located in the southwest corner of the lot.
- Along 112B Avenue, the applicant has proposed to replace the existing lock blocks with a black chain link fence with privacy slats. The site is located on an industrial dead-end road, surrounded by other industrial land uses.
- The subject site has unauthorized historical fill which has breached into the 112B Avenue road right-of-way. The applicant will be required to remove the fill from the road.
- The subject site is currently under an injunction that was issued by the BC Supreme Court on March 14, 2024 requiring removal of unauthorized trucks.
- The applicant will be required to provide washroom (porta potty) facilities and obtain the required permits for the existing office trailer on site.

- Semi-truck cab access will be from 112B Avenue along the southern extent of the property. The applicant will be required to pave the driveway.
- The applicant anticipates approximately 5 trips per day with operating hours being irregular due to the return time of long haul trips.

Referrals

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

Transportation Considerations

- The applicant will be required to pave a 9-metre driveway entrance onto 112B Avenue.
- Semi-truck cabs will access the site from 112B Avenue which has a full signalized intersection with Bridgeview Drive.

POLICY & BY-LAW CONSIDERATIONS

Regional Growth Strategy

- The subject site is designated Industrial in the Regional Growth Strategy. The proposed semi-truck cab parking TUP will allow for the site to operate as an interim industrial use until the site can ultimately be redeveloped for more intensive industrial uses.

Official Community Plan

- The subject site is designated Industrial in the Official Community Plan (OCP). The proposed semi-truck cab parking TUP will allow for the site to operate as an interim industrial use until the site can ultimately be redeveloped for more intensive industrial uses.

PUBLIC ENGAGEMENT

- Pre-notification letters were sent on March 5, 2024, and the Development Proposal Signs were installed on April 5, 2024. Staff have received two responses from residents. Resident comments are summarized below (staff comments in italics):
- Semi-truck cabs are loud and should not be close to residential area.

(The closest residential areas are located approximately 150 metres to the south and 300 metres to the west. The subject site is surrounded by other industrial uses and is located on an industrial road with a full signalized intersection onto Bridgeview Drive which will prevent the semi-truck cabs from driving through residential areas.)

TREES

No trees are present on the subject site.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I. Proposed Semi-Truck Cab Park Layout and Site Plan

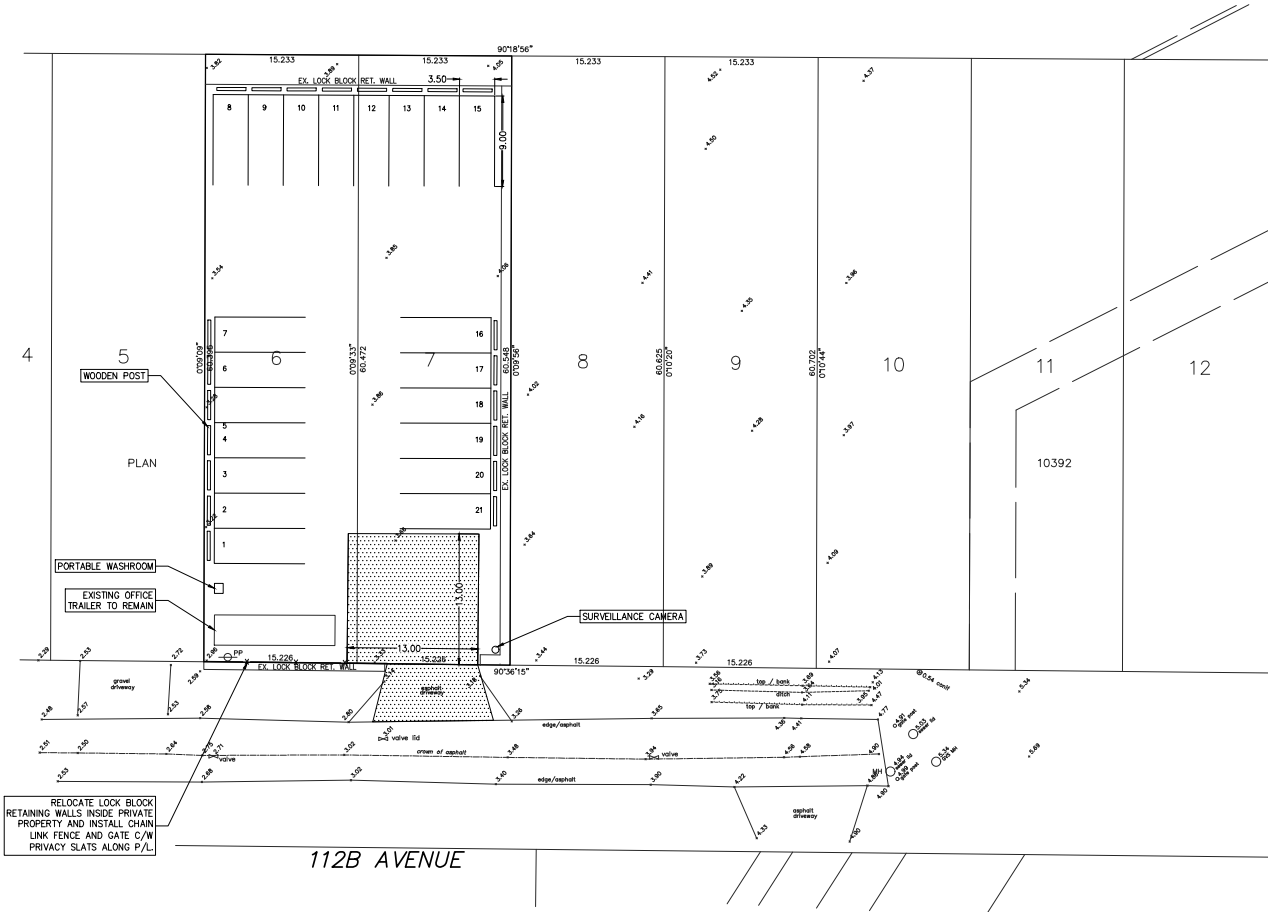
Appendix II. Engineering Summary

Appendix III. Temporary Use Permit No. 7923-0365-00

approved by Shawn Low

Ron Gill
Acting General Manager
Planning and Development

JKS/cb



NOTE:
 PRIOR TO ANY CONSTRUCTION THE CONTRACTOR IS TO
 VERIFY INVERTS & LOCATIONS OF EXISTING SERVICES
 AND NOTIFY THE ENGINEER OF ANY CONFLICTS

PRELIMINARY SUBMISSION
 NOT TO BE USED FOR CONSTRUCTION

No.	Date	Revision	LC	DC
1	2024/10/07	REVISED PER CITY COMMENTS	LC	DC
			Dr	Ch

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
 EGBC Permit to Practice #1001824



PRO MAX TRUCKING LTD.
 22854 - 82A AVENUE, SURREY, BC V3V 1J6, CELL: 778-552-2028, EMAIL: admin@promaxtrucking.com

TUP PLAN
 TUP AT 12947 & 12955 - 112B AVENUE, SURREY, BC

Scale:	1:250	Mun. Proj. No.	7923-0365-00	Dwg. No.	1
Drawn:	LC	Mun. Dwg. No.			
Designed:	JK	Job No.	23-5001	Of	
EW		Date	DEC./2023	Revision	1
P.U.					
Approved:					

destroy all prints bearing previous number

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INTER-OFFICE MEMO

TO: **Director, Development Planning, Planning and Development Department**

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

DATE: **August 28, 2024**

PROJECT FILE: **7823-0365-00**

RE: **Engineering Requirements**

Location: 12947 112B Ave

TEMPORARY USE PERMIT

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

- Construct road improvements from the site to the intersection of 129 Street to support truck turning movements. Provide adequate drainage for the road and Benkelman beam test report for pavement structure assessment on 112B Ave.
- Construct 9.0 m wide paved access, extend into the site for minimum one truck length.
- Reduced Pressure backflow preventer for premise isolation is required at property line.
- Implement on-site stormwater mitigation to meet pre-development conditions up to the 100-year storm event. There shall be no uncontrolled drainage onto adjacent properties.
- Provide on-site stormwater quality treatment and register associated covenant on title.

A Servicing Agreement may be required. Works and Services must be constructed and placed on final maintenance prior to issuance of the Temporary Use Permit.



Daniel Sohn, P.Eng.
Development Process Manager
BD

CITY OF SURREY

(the "City")

TEMPORARY USE PERMIT

NO.: 7923-0365-00

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: 009-313-486

Lot 6 Section 9 Block 5 North Range 2 West New Westminster District Plan 10392

12947 - 112B Avenue

Parcel Identifier: 009-313-508

Lot 7 Section 9 Block 5 North Range 2 West New Westminster District Plan 10392

12955 - 112B 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 to allow the parking of approximately 22 tractors that exceed 5,000 kilograms (11,000 lbs.) G.V.W for a period of three years with the access and the location of the structures, and fencing, substantially in compliance with Schedule A (the "Site Plan") which is attached hereto and forms part of this permit.

5. The temporary use permitted on the Land shall be in accordance with:
 - (a) The parking area shall be designed to support the anticipated vehicle load in order to prevent dirt from being tracked onto the City roadway;
 - (b) Adequate washroom facilities are to be provided on site to the satisfaction of the General Manager of Planning & Development with a minimum of one such facility on site; and
 - (c) the following activities are prohibited on the land:
 - i. vehicle washing
 - ii. vehicle maintenance except if it is on an asphalt or concrete pad and excludes all oil, coolant or chemical use as per the Environmental Management Act, S.B.C. 2002 Chapter 43
 - iii. truck fuel storage or refuelling
 - iv. storage of waste petroleum fluids
 - v. parking or storage of vehicles containing Dangerous Goods as defined by the *Transport of Dangerous Goods Act* R.S.B.C. 1996, Chapter 458.
6. The Owner covenants and agrees that the pre-servicing requirements attached as Schedule B (the "Pre-Servicing Requirements") which is attached hereto and forms part of this permit, have been completed and will be maintained for the duration 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 three years from date of issuance

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

ISSUED THIS DAY OF , 20 .

Mayor – Brenda Locke

City Clerk and
Director Legislative Services
Jennifer Ficocelli

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)

APPENDIX I

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)

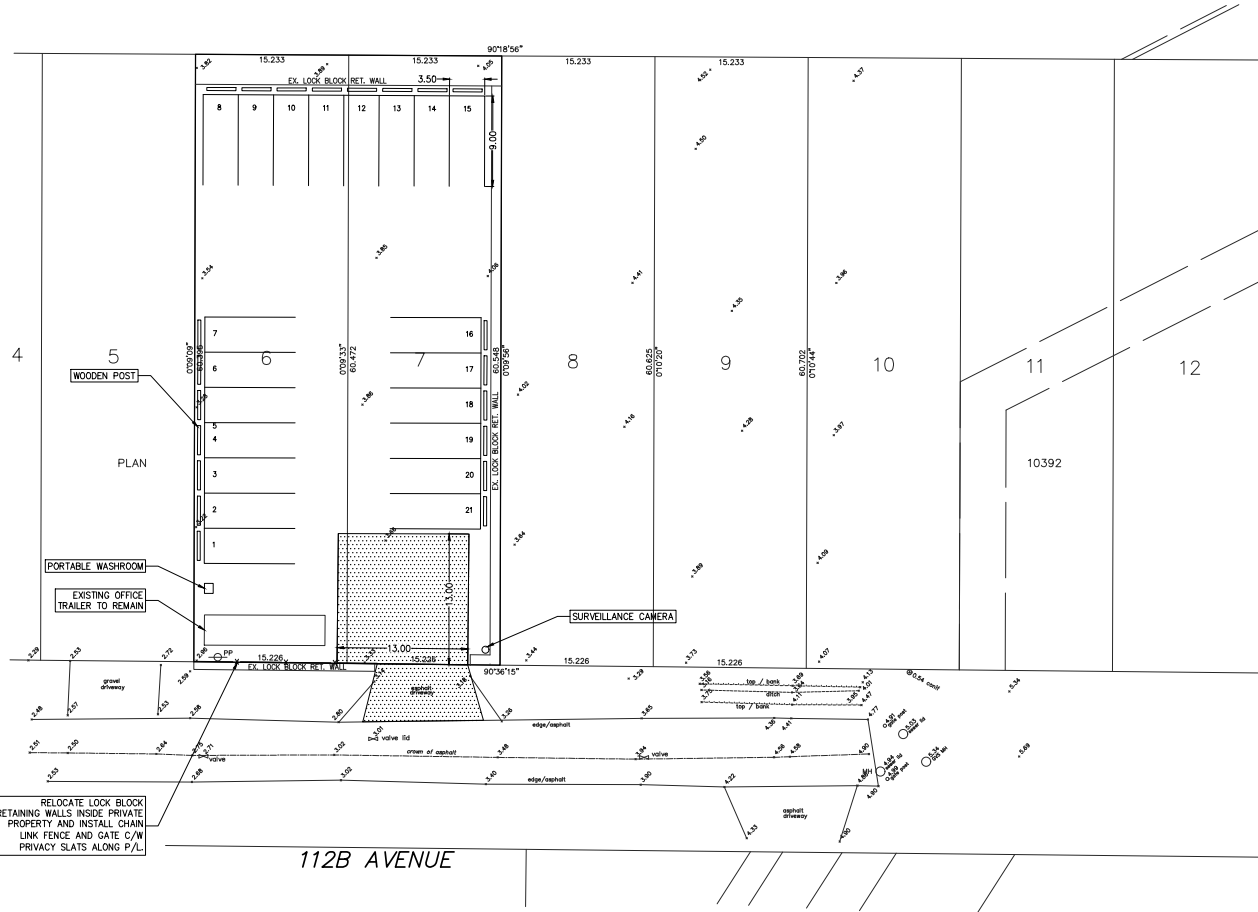


BENCHMARK & CONTROL
 ALL ELEV. ARE GEODETIC AND REFERRED TO MGN. NO. 5344
 XX
 ELEV. 30.295m

Schedule A

LEGAL DESCRIPTION OF PROPERTY
 LOTS 6 AND 7, SECTION 9, BLOCK 5 NORTH, RANGE 2 WEST, PLAN 10392.

TOPOGRAPHIC SURVEY PROVIDED BY DHALIWAL AND ASSOCIATES LAND SURVEYING INC.



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Drawn: LC	Mun. Dwg. No.		
Designed: JK			
P.W. P.U.	Job No. 23-5001	Of	
Approved:	Date DEC./2023	Revision 1	

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