

City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

Application No.: 7924-0145-00

Planning Report Date: November 4, 2024

**PROPOSAL:**

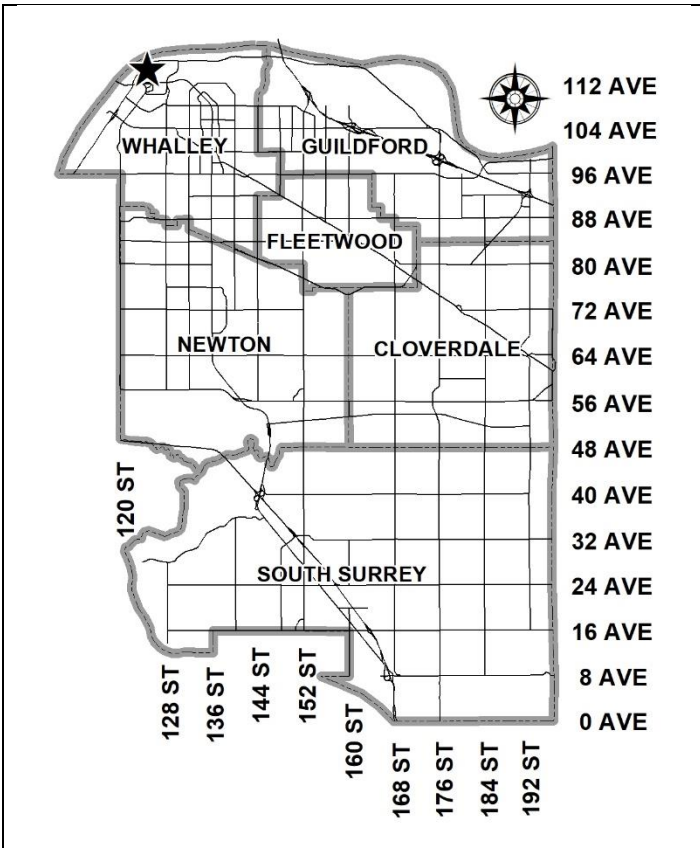
- **Temporary Use Permit**

to permit the development of a truck park and outdoor storage of timber.

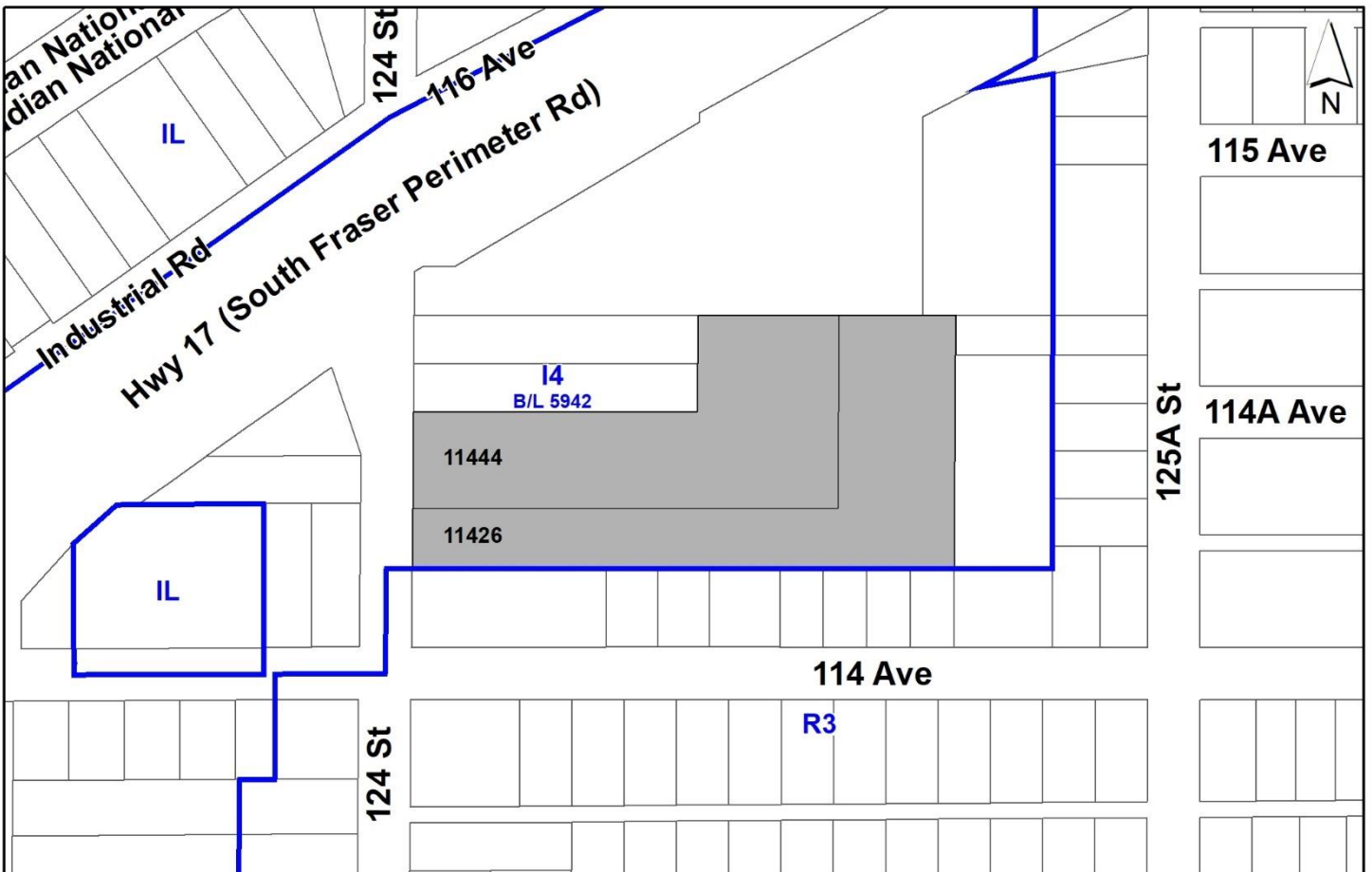
**LOCATION:** 11444 - 124 Street  
 11426 - 124 Street

**ZONING:** I-4

**OCP DESIGNATION:** Industrial



Update maps



## 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 truck parking or outside storage of lumber.
- The site has a history of unauthorized fill.

## RATIONALE OF RECOMMENDATION

- There is a significant demand for truck parking and outside storage in the City and approval of this Temporary Use Permit would assist in addressing that need.
- The applicant has assembled two properties, which accommodates a more reasonable truck parking plan and outside storage of lumber than previous proposals that only included a single property. Large vehicles will be able to access the site with a longer queuing distance and the larger site also provides for on-site truck turning movements (vehicles do not need to back in or out of the site).
- The proposed TUP for truck parking will allow for interim use on the land until consolidation with neighbouring properties can occur for more intensive industrial development. The interim use will allow the applicant to generate interim revenue from the property.
- The applicant will be required to install landscaping and fencing to improve the aesthetic of the site from 124 Street and residential properties to the south.
- Should Council support the requested TUP, staff are recommending that the applicant be provided 90 days to complete the requirements for TUP issuance. This includes engineering requirements, landscaping and fencing, installation of washroom facility, and ensuring that all onsite fill is authorized with appropriate permits from the City.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Temporary Use Permit No. 7924-0145-00 (Appendix IV) 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) input from the Ministry of Transportation & Infrastructure;
  - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (d) submission of a finalized landscaping and fencing plan and landscaping and fencing cost estimate to the specifications and satisfaction of the Planning and Development Department;
  - (e) installation and subsequent inspection and approval of all required landscape screening and fencing works along the perimeter of the property, to the satisfaction of the General Manager, Planning & Development;
  - (f) submission of financial securities to ensure that landscaping and fencing is maintained over the course of the Temporary Use Permit, to the satisfaction of the General Manager, Planning & Development;
  - (g) the applicant to undertake the necessary work and obtain permits, as required, for the proposed use of the existing residential building on the site for office space and washroom facility purposes or the applicant to undertake the necessary work and obtain permits, as required, for an on-site washroom facility; and
  - (h) the applicant address any unauthorized fill on the subject site and obtain fill permits as required. As a condition of obtaining a soil permit, a geotechnical report that addresses drainage and geotechnical concerns, both onsite and offsite may be required.
3. Council is requested to direct staff to bring this application back to Council for consideration of file closure should the applicant not complete the conditions of approval associated with Temporary Use Permit (TUP) No. 7924-0145-00 within 90 days of Council providing support for the subject TUP.

**SITE CONTEXT & BACKGROUND**

Direction	Existing Use	OCP Designation	Existing Zone
Subject Site	Vacant lot with unauthorized fill.	Industrial	I-4
North:	Vacant lot (MOTI owned) and Development Application No. 7924-0029 for a TUP for truck parking and outside storage. .	Industrial	I-4
West (Across 124 Street):	Vacant lots owned by MOTI and	Industrial	I-4
South:	Single family dwellings and a vacant lot. Vacant lot received a PLA for a 4-lot subdivision (Development Application No. 7914-0069-00)	Urban	R3
East:	Vacant rear yard and single family dwellings.	Industrial/Urban	I-4 and R3 (split zoned lots)

**Context & Background**

- The subject site is comprised of two lots located at 11456 and 11462 – 124 Street in Bridgeview. The site is approximately 1.6 hectares in area and 60 metres wide. The subject site is zoned "Special Industry Zone (I-4)" (By-law No. 5942) and is designated Industrial in the OCP. An existing dwelling is located on the northwest portion of the site.
- The site is located within the Fraser River floodplain, which requires a Minimum Building Elevation (MBE) of 4.8 metres geodetic. Approximately 3 metres of fill would be needed to accommodate a building foundation at the MBE. The site is 60 metres wide, which makes incorporating substantial amounts of fill with appropriate transitioning and access problematic. The applicant has been able to consolidate the two subject sites which has created a 1.6 hectare site and could potentially facilitate future industrial development.
- 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. Truck parking and outside storage are not permitted uses in the I-4 Zone.
- Both lots comprising the subject site have been subject to a court order and by-law enforcement due to unauthorized fill. The proposed TUP, if issued, will allow the site to be used for truck parking and lumber storage for a maximum duration of 3-years, with the issuance of a soil fill permit a condition of final issuance of the TUP. A TUP can be renewed only once, subject to Council approval, for up to a further 3-years.
- It is noted that the site is surrounded by residential lots, vacant and underutilized industrial designated lands that could be consolidated and redeveloped for more intensive industrial use.

- A previous application (7916-0237-00) was submitted for a truck parking TUP on only one of the subject lots at 11426 - 124 Street, however, the site included a long driveway along the south property line abutting residential properties and was unable to provide separation between the truck parking and existing homes to the south. The proposed layout provides an approximate 3-metre separation between the lumber storage and vacant residential lot to the south. The separation increases up to approximately 10 metres to the existing residential lots along the eastern portion of the developable area. The applicant also proposes a cedar hedge and fence along the southern boundary of the development to screen the operation from the existing residential properties.
- This is the first application that includes both properties together.
- The applicant has also submitted Development Application No. 7924-0166-00 to rezone the site from I-4 to "Light Impact Industrial Zone (IL)" and a Development Permit to allow the construction of two industrial buildings (see Appendix III).
- It has been determined that there are wetlands on the eastern portion of the property, which may need to be relocated subject to an acceptable mitigation plan from a Qualified Environmental Professional (QEP) and acceptance by the Province as part of a future application. There are no watercourse requirements associated with the subject application as the proposed development is located 15 metres away from the features as confirmed by the applicants Qualified Environmental Professional.

## DEVELOPMENT PROPOSAL

### Planning Considerations

- The applicant is proposing a Temporary Use Permit (TUP) to allow truck parking for 14 trucks and lumber storage for a period not to exceed 3 years.
- Along 124 Street, the applicant has proposed to replace the existing fence with a black chain link fence with privacy slats and a 7.5-metre wide landscape buffer with trees and shrubs.
- The applicant will use the existing home as an office and for washroom facilities.
- Truck access will be from 124 Street along the middle of the property. The applicant is proposing a gate that allows for 20 metres queuing, to limit any conflict with the intersection of the South Fraser Perimeter Road (SFPR) and 124 Street. The applicant will be required to pave the driveway.
- The applicant anticipates approximately 25 trips per day with operating hours of 7:00 AM to 5:30 PM Monday to Friday. Due to neighbourhood concerns with noise and exhaust, the starting and warming up of trucks shall not occur before 7:00 AM.
- The applicant does not propose to remove any trees on site.

## Referrals

Engineering:	The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix II.
Fire Department:	No concerns.
Ministry of Transportation & Infrastructure (MOTI):	The Ministry has no comments provided the ingress & egress does not interfere with the operation of Highway 17 (South Fraser Perimeter Road).

## Transportation Considerations

- The applicant will be required to provide 20-metres of queuing and pave the driveway entrance.
- Trucks will not be allowed to travel south of 114 Avenue. It is anticipated that trucks may have to access the 114 Avenue cul-de-sac (west of 124 Street) for turning around.

## Natural Area Considerations

- The applicant's QEP completed a preliminary watercourse assessment and determined that two isolated wetlands exist on the eastern portion of the subject site (see Appendix V). Isolated drainage features that do not provide fish habitat do not fulfill the definition of a 'stream' under the Zoning Bylaw, and do not trigger a Sensitive Ecosystem Development Permit (SEDP).
- An isolated wetland is not protected under the Riparian Areas Protection Regulations (RAPR). The applicant's QEP has proposed a minimum setback of 15 metres from the edge of the wetland (see Appendix V) to ensure that there is no impact on these features.

## POLICY & BY-LAW CONSIDERATIONS

### Regional Growth Strategy

- The subject site is designated Industrial in the Regional Growth Strategy. The proposed truck 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 truck 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 September 6, 2024, and the Development Proposal Signs were installed on July 24, 2024. Over the last several years, staff have received significant responses from neighbouring residents concerning truck parks including 2 sets of petitions (54 letters and 32 letters) opposed to truck parking in this area of Bridgeview.

Staff received three comments concerning the proposed temporary use of the site for truck parking, which are summarized below (*staff comments in italics*):

- Drainage impacts on neighbouring residential properties and wetland ecosystem areas to the east.

*Residents have raised concerns about increased drainage issues in the area.*

*The subject site has unauthorized historical fill and will be required to apply for, and receive, a fill permit as a condition of approval for the truck parking TUP. As a condition of obtaining a soil permit, a Geotechnical report that addresses drainage and geotechnical concerns, both onsite and offsite, may be required.*

*Two isolated wetlands(not subject to RAPR) have been assessed on the eastern portion of the subject site but fall outside of the developable area. As the applicant is not proposing any additional fill or works within 15 metres of any wetlands on the eastern portion of the site, no Sensitive Ecosystem Development Permit is required.*

- Trucks not adhering to the truck routes and driving through residential neighbourhoods.

*Truck drivers have been ticketed driving through the residential neighbourhood of Bridgeview. The trucks driving on the unauthorized routes are driving from truck parks and other unauthorized truck businesses in the Bridgeview area and are shortcutting through the residential areas to avoid traffic congestion.*

*The subject site has direct access to the South Fraser Perimeter Road to the north and the applicant has indicated that they will ensure drivers are reminded to only use designated truck routes.*

- Trucks with heavy loads are impacting local ditches and roads and cause vibrations to neighbouring homes.

*The roads in Bridgeview are historically constructed on softer base materials which are not intended for heavy trucks. Rezoning applications have been received along 124 Street to the south, which will include road upgrades to 124 Street.*

- Temporary Use Permits for truck parks are not temporary and are usually permanent truck parks in the Bridgeview area.

*Staff have reviewed and processed numerous TUP applications in Bridgeview and are now beginning to assess rezonings for outside storage and truck parks in the area. For the subject site, staff will continue to encourage land consolidation with neighbouring properties, so the site can ultimately rezone and redevelop for more permanent industrial uses.*

*The applicant has submitted an additional Development Application on the subject site (7924-0166-00) proposing to rezone the site from I-4 to IL for two Industrial buildings.*

- Truck parks are not adhering to the terms of the TUPs and are doing repairs and oil changes.

*The subject Temporary Use Permit will not permit on-site truck maintenance including oil change and repairs.*

#### Assessment of Truck Parking TUP Proposal

- The Planning and Development Department recommends that this truck parking TUP proposal has merit based on the following rationale:
  - There is a significant demand for truck parking in the City and approval of this temporary use permit will assist in addressing that need.
  - The site is located south of the South Fraser Perimeter Road (SFPR) for direct access to a truck route.
  - The subject application was referred to the Ministry of Transportation & Infrastructure MOTI and the Ministry has no comments or concerns provided the ingress & egress does not interfere with the operation of Highway 17 (South Fraser Perimeter Road). The applicant will provide 20-metres of queuing on the site to allow a vehicle to queue on site before entering the parking facility.
  - The proposed TUP for truck parking will allow for interim industrial use on the land until consolidation with neighbouring properties can occur for more intensive industrial development. The interim use will allow the applicant to generate interim revenue from the site.
  - A wetland is located on the eastern portion of the property which makes immediate redevelopment difficult. Development associated with the current TUP application is located outside of this area.
  - Recent redevelopment in the Bridgeview and South Westminster area has demonstrated that development constraints in this area (i.e. minimum floodproofing elevation requirements, soil conditions, servicing) can be successfully overcome with appropriate land assembly. As such, it is anticipated that these lands can ultimately redevelop.
  - The applicant has assembled two properties, which accommodates a more reasonable truck parking plan than a previous proposal that included only the southern property. Large vehicles will be able to access the site with a longer queuing distance and the wider site also provides for on-site turning movements (vehicles do not need to back in or out of the site).
  - The applicant will be required to install landscaping and fencing to improve the aesthetic of the site from the street and the residential properties to the south (see Trees section below).



- Should Council support the requested TUP, staff are recommending that the applicant be provided 90 days to complete the requirements for TUP issuance. This includes the engineering requirements, landscaping and fencing, confirmation/installation of washroom facility, and ensuring that all fill is authorized with appropriate permits from the City. This will ensure that some of the concerns raised by the neighbourhood (i.e. site access, aesthetics, unauthorized fill, drainage etc.) are addressed in a timely manner.

## TREES

- Elvis Truong, ISA Certified Arborist of Mike Fadum and Associates Ltd. prepared an Arborist Assessment for the subject site. The table below provides a summary of the proposed tree retention and removal. A detailed list of the proposed tree retention and removal by tree species can be found in (Appendix VI):
- All trees identified for removal, retention and/or replacement are subject to change prior to final approval of the arborist report.

**Table 1: Summary of Proposed Onsite Tree Preservation by Tree Species:**

	Existing	Remove	Retain
Alder/Cottonwood (outside riparian area)	0	0	0
Alder/Cottonwood (within riparian area)	0	0	0
Deciduous Trees	19	0	19
Coniferous Trees	0	0	0
<b>Onsite Tree Totals</b>	<b>19</b>	<b>0</b>	<b>19</b>
<b>Onsite Replacement Trees Proposed</b>	<b>53</b>		
<b>Total Onsite Retained and Replacement Trees</b>	<b>72</b>		

- The Arborist Assessment states that there are a total of 19 bylaw protected trees on the site. Additionally, there are 2 bylaw protected offsite trees and 3 bylaw protected City trees within proximity of the proposed development. The applicant proposes to retain all onsite trees as part of this development proposal. The proposed tree retention was assessed taking into consideration the developable area of the site. No trees are proposed to be removed.
- The new trees on the site will consist of a variety of trees and shrubs including emerald cedar, witch hazel, nootka rose and summer wine ninebark. These trees are to be planted primarily along the west and south property lines in order to screen and buffer the subject site from 124 Street and the adjacent residential uses (see Appendix I).
- In summary, the applicant is retaining all trees on the site, with additional trees planted as a landscape buffer. A total of 72 trees are proposed to be retained or planted on the site.

**INFORMATION ATTACHED TO THIS REPORT**

The following information is attached to this Report:

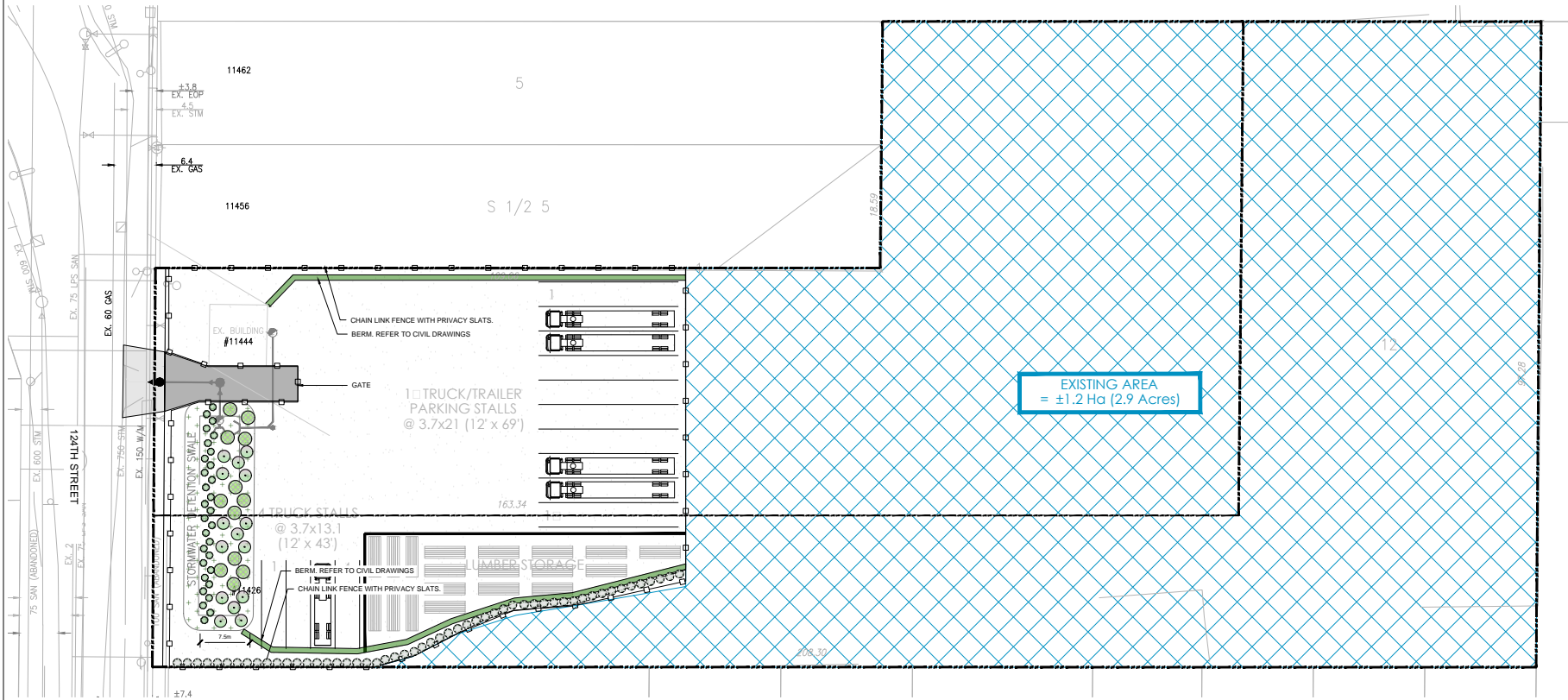
- Appendix I. Proposed Truck Park Layout and Landscaping Plan
- Appendix II. Engineering Summary
- Appendix III. Proposed Layout for Development Application No. 7924-0145-00
- Appendix IV. TUP No. 7924-0145-00
- Appendix V. Location of existing watercourses/wetlands
- Appendix VI. Summary of Tree Survey, Tree Preservation and Tree Plans

*approved by Shawn Low*

Ron Gill  
Acting General Manager  
Planning and Development

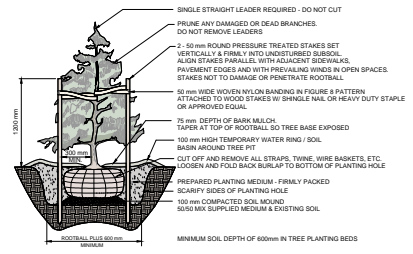
JKS/cb

# Appendix I



NO.	DATE	DESCRIPTION
1	24/10/11	ISSUED FOR TEMP USE PERMIT
2	24/10/11	ISSUED FOR TEMP USE PERMIT
3	24/10/11	ISSUED FOR TEMP USE PERMIT

PLANT LIST						
KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	CONDITION
SHRUBS						
	53	THUJA OCCIDENTALIS	EMERALD CEDAR	1.5m HT.	PER PLAN	W.B.
	12	HAMAMELIS INTERMEDIA	WITCH HAZEL	#3 POT	PER PLAN	POTTED
	31	ROSA NOOTKATENSIS	NOOTKA ROSE	#2 POT	PER PLAN	POTTED
	15	PHYSCARPUS OPALEFOLIUS	SUMMER WINE MEDEAK	#3 POT	PER PLAN	POTTED



CONIFEROUS TREE N.T.S.



PROJECT NAME  
**KHALIS TRANSPORT**

PROJECT ADDRESS  
**11444 & 11426 124 STREET SURREY, BC**

DRAWING TITLE  
**TEMPORARY USE LANDSCAPE PLAN**

SCALE:	1:300
DRAWN:	AN
CHECKED:	JT
PROJECT NO.:	240164L
DRAWING NO.:	L1



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

FROM: **Acting Director, Land Development**

DATE: **October 15, 2024**

PROJECT FILE: **7824-0145-00**

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RE: **Engineering Requirements**

**Location: 11426 124 St**

### TEMPORARY USE PERMIT

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

- Approval from MOTI will be required as a condition of TUP issuance.
- Register Restrictive Covenant (RC) for right-in/right-out access onto 124 Street.
- Provide pavement structure assessment for 124 Street and improve as required. The applicant must also verify sufficient pavement width on 124 Street to accommodate anticipated truck turning movements.
- Construct 11.0 m wide paved access, extend into the site for a min. of 20.0 m in length.
- 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. Submit on-site stormwater management plan with geotechnical testing and reporting.
- Reduced Pressure backflow preventer for premise isolation is required at property line.
- Construct on-site water quality treatment features.
- Register restrictive covenants for on-site stormwater mitigation and water quality treatment.

A Servicing Agreement is required. A processing fee is applicable.



Jeff Pang, P.Eng.  
Acting Director, Land Development

BD

**ZONING BY-LAW ANALYSIS**

**PROJECT DATA**

CIVIC ADDRESS: 11444 & 11426 124 STREET BUILDING USE: MEDIUM HAZARD INDUSTRIAL (F-2)  
 LEGAL ADDRESS: PARCEL ONE BLOCK A SECTION 8 RANGE 2W PLAN WNP5886 NWD BLK 5N EXP PL 9059 & LOT 12 SECTION 8 RANGE 2 PLAN WNP7819 NWD

BUILDING AREA (XXXX FLOOR): 5,869.61 m<sup>2</sup> 63,180.00 m<sup>2</sup>

GROSS FLOOR AREA: 7,587.83 m<sup>2</sup> 81,674.75 m<sup>2</sup>

**ZONING BYLAW ANALYSIS (CITY OF SURREY)**

1. ZONING: LIGHT IMPACT INDUSTRIAL (LI)

2. SITE AREA: 16,180.77 m<sup>2</sup> 1.62 hectare | 174,168.37 m<sup>2</sup> 4.00 acres

**3. SITE COVERAGE + BUILDING AREAS:**

BUILDING FOOTPRINT AREA CALCULATIONS		BUILDING AREA		MAXIMUM SITE COVERAGE	
SITE AREA	PROP. SITE COVERAGE	SQ M	%	SQ M	SQ FT
16,180.77 m <sup>2</sup>	174,168.38 m <sup>2</sup>	5,869.61 m <sup>2</sup>	36.28%	63,180.00 m <sup>2</sup>	154,901.02 m <sup>2</sup>

GROSS FLOOR AREA CALCULATIONS		FLOOR AREA	
LEVEL	OCCUPANCY	SQ M	SQ FT
SECOND FLOOR	OFFICE	546.54 m <sup>2</sup>	5,824.76 m <sup>2</sup>
SECOND FLOOR	OFFICE	1,077.68 m <sup>2</sup>	11,600.00 m <sup>2</sup>
MAIN FLOOR	WAREHOUSE	5,869.61 m <sup>2</sup>	63,180.00 m <sup>2</sup>
<b>TOTAL</b>		<b>7,587.83 m<sup>2</sup></b>	<b>81,674.75 m<sup>2</sup></b>

FAIR CALCULATIONS		PROPOSED F.A.R.		ALLOWABLE F.A.R.	
SQ FT	SQ M				
174,168.38	6,347.29	0.43	1.00		

4. BUILDING HEIGHT: 18.00 m (59.00')

MAXIMUM HEIGHT: 0.00 m (0.00')

PROPOSED HEIGHT: 0.00 m (0.00')

5. REQUIRED SETBACKS: REQUIRED PROVIDED

FRONT YARD (WEST): 7.50 m (24.61') 0.00 m (0.00')

SIDE YARD (NORTH): 0.00 m (0.00') 0.00 m (0.00')

SIDE YARD (SOUTH): 7.50 m (24.61') 0.00 m (0.00')

REAR YARD (EAST): 7.50 m (24.61') 0.00 m (0.00')

6. LANDSCAPING REQUIREMENTS: LANDSCAPING AREA, LANDSCAPING SCREENS, AND FENCING SHALL COMPLY WITH CITY OF SURREY BYLAW REQUIREMENTS.

7. VEHICLE PARKING AND LOADING: REFER TO LOCAL ZONING REQUIREMENTS FOR USE CLASSIFICATION AND PARKING REQUIREMENTS. ALL AREAS ARE BASED ON GROSS AREA CALCULATIONS, UNLESS NOTED OTHERWISE.

VEHICLE PARKING REQUIREMENT CALCULATIONS		LOCAL BYLAW REQUIREMENTS	
LEVEL	PARKING CLASSIFICATION	BY LAW DEFINITION USED	CALCULATION METHOD
MAIN FLOOR	WAREHOUSE	1 STALL PER 100m <sup>2</sup>	GROSS AREA
SECOND FLOOR	OFFICE	2.5 STALLS PER 100m <sup>2</sup>	GROSS AREA (%)

LEVEL	VEHICLE PARKING SPACES PROVIDED	VEHICLE PARKING SPACES REQUIRED
MAIN FLOOR	18	18
SECOND FLOOR	18	18
<b>TOTAL</b>	<b>36</b>	<b>36</b>

**VEHICLE PARKING PROVIDED:**

PARKING TYPE: ACCESSIBLE PARKING 2

SMALL CAR 32

STANDARD PARKING 38

TOTAL PARKING SPACES PROVIDED 32

LOADING CALCULATION: TOTAL LOADING SPACES REQUIRED 18

TOTAL LOADING SPACES PROVIDED 18

TOTAL LOADING SPACES PROVIDED 18

DRIVE AISLE WIDTH: 7.00 m (22.97') @ 90° (TWO WAY)

STALL DIMENSIONS: STANDARD STALL: 2.60 m (8.53') W, 5.50 m (18.04') L

STANDARD STALL ADJACENT STRUCTURE: 2.90 m (9.51') W, 5.50 m (18.04') L

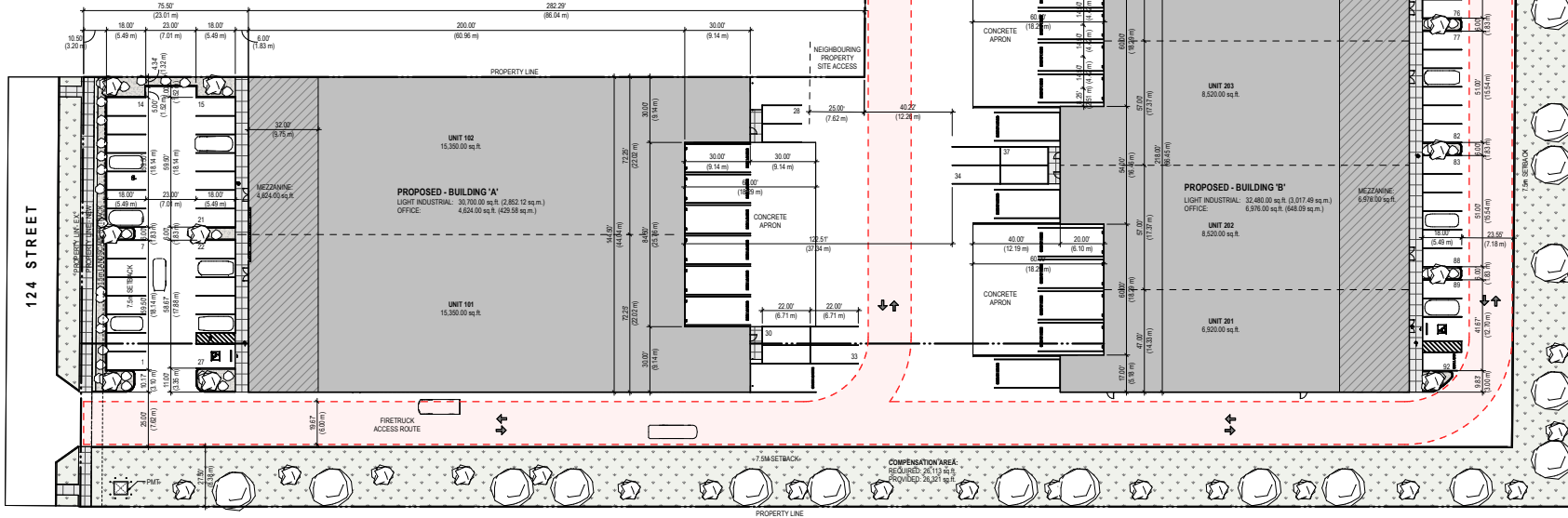
PARALLEL / TANDEM STANDARD STALL: 2.60 m (8.53') W, 6.70 m (21.98') L

ACCESSIBLE STALL: 3.40 m (11.15') W, 5.50 m (18.04') L

SMALL CAR STALL (MAX. 35%): 2.60 m (8.53') W, 4.90 m (16.08') L

LOADING STALL: 4.00 m (13.12') W, 9.20 m (30.19') L

DRIVE AISLE WIDTH: 7.00 m (22.97') @ 90° (TWO WAY)



# Appendix III



This drawing has been prepared solely for the use of THE CLIENT and there are no representations of any kind made by KP Architecture Ltd. to any party with whom KP Architecture Ltd. has not entered into a contract. This drawing shall not be used for construction purposes until it is issued for the purpose.

2 2024/04/23 ISSUED FOR DEVELOPMENT PERMIT  
 1 2024/01/22 ISSUED FOR CLIENT REVIEW  
 NO. DATE YMD DESCRIPTION  
 ISSUES AND REVISIONS  
 SEAL

**PRELIMINARY**  
 NOT FOR CONSTRUCTION

PROJECT NAME:  
**KHALIS TRANSPORT**

PROJECT ADDRESS:  
 11444 & 11426 - 124th STREET  
 SURREY, BC

DRAWING TITLE:  
**SITE PLAN**

SCALE: As indicated  
 DRAWN:  
 REVIEWED:  
 PROJECT NO: 240164-A  
 DRAWING NO:

**1 SITE PLAN**  
 SCALE: 1 : 300



CITY OF SURREY

(the "City")

**TEMPORARY USE PERMIT**

NO.: 7924-0145-00

Issued To:

Address of Owner:

Issued To:

Address of Owner:

(collectively referred to as the "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: 011-182-130

Parcel "One" (Explanatory Plan 9059) Block "A" Section 8 Block 5 North Range 2 West New Westminster District Plan 5866

11444 - 124 Street

Parcel Identifier: 011-246-774

Lot 12 Section 8 Block 5 North Range 2 West New Westminster District Plan 7619

11426 - 124 Street

(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 14 trucks and trailers that exceed 5,000 kilograms (11,000 lbs.) G.V.W as well as the storage of lumber for a period of three years with the access and the location of the structures, and landscaping 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) No refrigerated truck units shall park on the site at any time;
  - (b) Hours of operation 7:00 AM – 5:30 PM Monday to Friday. Truck warm-up time shall not occur prior to 7 AM
  - (c) The parking area shall be designed to support the anticipated vehicle load in order to prevent dirt from being tracked onto the City roadway;
  - (d) 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
  - (e) 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. As a condition of the issuance of this temporary use permit, Council is holding security set out below (the "Security") to ensure that the temporary use is carried out in accordance with the terms and conditions of this temporary use permit. Should the Owner fail to comply with the terms and conditions of this temporary use permit within the time provided, the amount of the Security shall be forfeited to the City. The City has the option of using the Security to enter upon the Land and perform such works as is necessary to eliminate the temporary use and bring the use and occupancy of the Land into compliance with Surrey Zoning By-law, 1993, No. 12000, as amended (the "Works"). The Owner hereby authorizes the City or its agents to enter upon the Land to complete the Works. There is submitted accordingly:

Cash in the amount of \$\_\_\_\_\_

An Irrevocable Letter of Credit, in a form acceptable to the City, in the amount of  
\$ \_\_\_\_\_

The Security is for:

- i. Works \_\_\_\_\_
- ii. Landscaping \_\_\_\_\_

- 8. (a) The Landscaping shall be completed within six (6) months after the date of the final inspection of the buildings and structures referred to in the Drawings.
- (b)
  - i. When the Landscaping is substantially complete as determined by the City, without the City having to use the Security, 90% of the original Security will be returned. When the Landscaping receives final approval by the City, not earlier than twelve (12) months after the date of substantial completion of the Landscaping, 10% of the original Security will be returned;
  - ii. If final approval of the Landscaping is not given by the City, the City has the option of using the Security to complete the Landscaping and any remaining money shall be returned. The Owner hereby authorizes the City or its agents to enter upon the Land to complete the Landscaping; and
  - iii. If the City elects not to enter upon the Land to complete the Landscaping and the Owner does not complete the Landscaping, the Security is forfeited to the City five (5) years after the date of the provisional or final inspection of the buildings and structures referred to in the Drawings.
- 9. 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.
- 10. An undertaking submitted by the Owner is attached hereto as Appendix I and forms part of this temporary use permit.
- 11. This temporary use permit is not transferable.



12. 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)

4. The temporary use permitted on the Land shall be for to allow the parking of approximately 14 trucks and trailers that exceed 5,000 kilograms (11,000 lbs.) G.V.W as well as the storage of lumber for a period of three years with the access and the location of the structures, and landscaping 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) No refrigerated truck units shall park on the site at any time;
  - (b) Hours of operation 7:00 AM – 5:30 PM Monday to Friday. Truck warm-up time shall not occur prior to 7 AM
  - (c) The parking area shall be designed to support the anticipated vehicle load in order to prevent dirt from being tracked onto the City roadway;
  - (d) 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
  - (e) 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. As a condition of the issuance of this temporary use permit, Council is holding security set out below (the "Security") to ensure that the temporary use is carried out in accordance with the terms and conditions of this temporary use permit. Should the Owner fail to comply with the terms and conditions of this temporary use permit within the time provided, the amount of the Security shall be forfeited to the City. The City has the option of using the Security to enter upon the Land and perform such works as is necessary to eliminate the temporary use and bring the use and occupancy of the Land into compliance with Surrey Zoning By-law, 1993, No. 12000, as amended (the "Works"). The Owner hereby authorizes the City or its agents to enter upon the Land to complete the Works. There is submitted accordingly:

Cash in the amount of \$\_\_\_\_\_

An Irrevocable Letter of Credit, in a form acceptable to the City, in the amount of  
\$ \_\_\_\_\_

The Security is for:

- i. Works \_\_\_\_\_
  - ii. Landscaping \_\_\_\_\_
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- (b) i. When the Landscaping is substantially complete as determined by the City, without the City having to use the Security, 90% of the original Security will be returned. When the Landscaping receives final approval by the City, not earlier than twelve (12) months after the date of substantial completion of the Landscaping, 10% of the original Security will be returned;
- ii. If final approval of the Landscaping is not given by the City, the City has the option of using the Security to complete the Landscaping and any remaining money shall be returned. The Owner hereby authorizes the City or its agents to enter upon the Land to complete the Landscaping; and
- iii. If the City elects not to enter upon the Land to complete the Landscaping and the Owner does not complete the Landscaping, the Security is forfeited to the City five (5) years after the date of the provisional or final inspection of the buildings and structures referred to in the Drawings.
9. 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.
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12. 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 .

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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)

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.

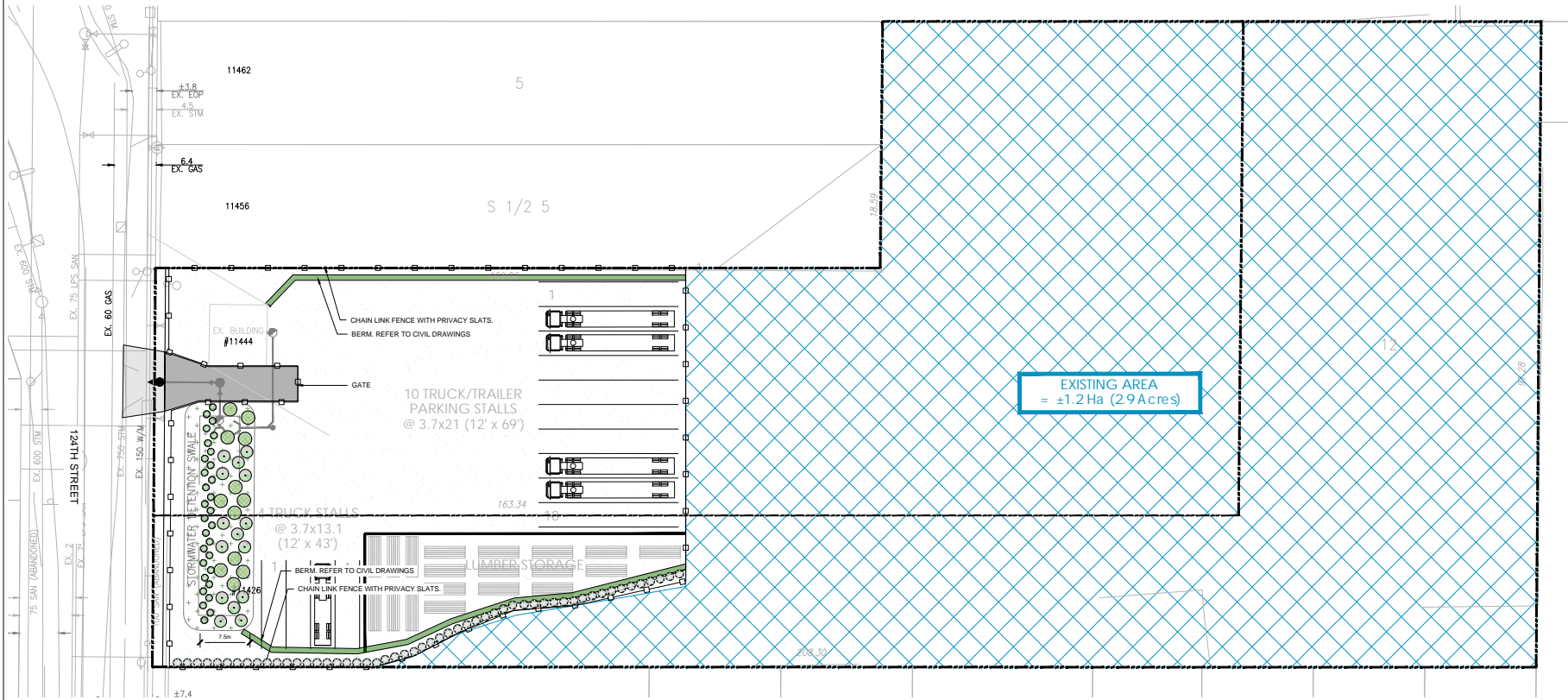
I further understand that should I not fulfill the undertaking described herein, the City or its agents may enter upon the land described on the temporary use permit and perform such work as is necessary to eliminate the temporary use and bring the use and occupancy of the land in compliance with Surrey 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)

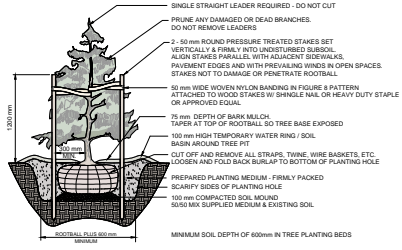
\_\_\_\_\_  
(Witness)

# Schedule A



EXISTING AREA  
= ±1.2 Ha (2.9 Acres)

PLANT LIST						
KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	CONDITION
SHRUBS						
	53	THUJA OCCIDENTALIS	EMERALD CEDAR	1.5m HT.	PER PLAN	W.B.
	12	HAMMELIS INTERMEDIA	WITCH HAZEL	#3 POT	PER PLAN	POTTED
	31	ROSA NOOTKATENSIS	NOOTKA ROSE	#2 POT	PER PLAN	POTTED
	15	PHYSCARPUS OPALIFOLIUS	SUMMER WINE MEDEAK	#3 POT	PER PLAN	POTTED



CONIFEROUS TREE N.T.S.

NO.	DATE (Y/M/D)	DESCRIPTION
1	24/10/11	ISSUED FOR TEMP USE PERMIT
2	24/10/11	ISSUED FOR TEMP USE PERMIT
3	24/10/11	ISSUED FOR TEMP USE PERMIT



PROJECT NAME  
**KHALIS TRANSPORT**

PROJECT ADDRESS  
**11444 & 11426 124 STREET SURREY, BC**

DRAWING TITLE  
**TEMPORARY USE LANDSCAPE PLAN**

SCALE:	1:300
DRAWN:	AN
CHECKED:	JT
PROJECT NO.:	240164L
DRAWING NO.:	L1



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

FROM: **Acting Director, Land Development**

DATE: **October 15, 2024**

PROJECT FILE: **7824-0145-00**

---

RE: **Engineering Requirements**

**Location: 11426 124 St**

### **TEMPORARY USE PERMIT**

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

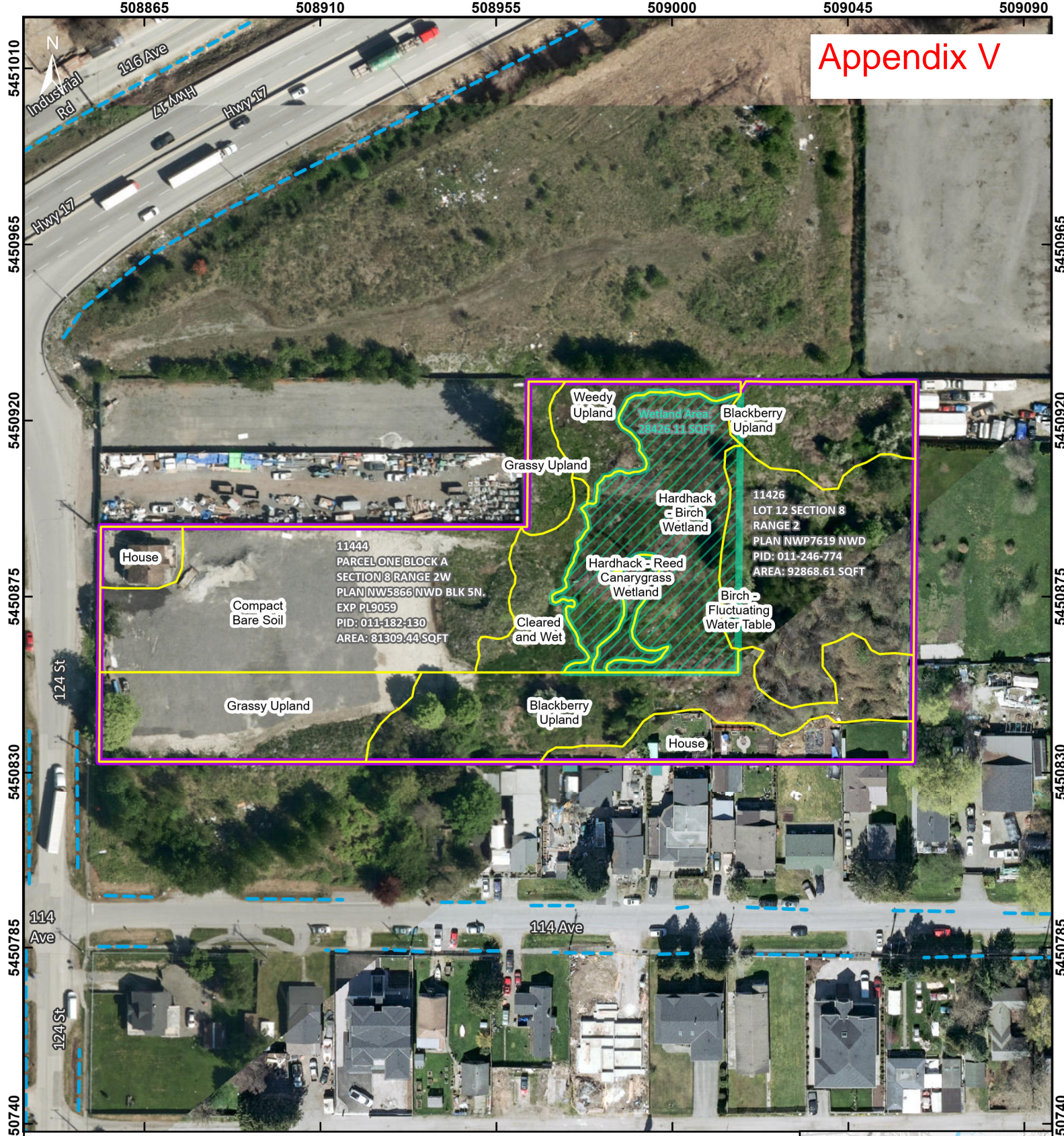
- Approval from MOTI will be required as a condition of TUP issuance.
- Register Restrictive Covenant (RC) for right-in/right-out access onto 124 Street.
- Provide pavement structure assessment for 124 Street and improve as required. The applicant must also verify sufficient pavement width on 124 Street to accommodate anticipated truck turning movements.
- Construct 11.0 m wide paved access, extend into the site for a min. of 20.0 m in length.
- 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. Submit on-site stormwater management plan with geotechnical testing and reporting.
- Reduced Pressure backflow preventer for premise isolation is required at property line.
- Construct on-site water quality treatment features.
- Register restrictive covenants for on-site stormwater mitigation and water quality treatment.

A Servicing Agreement is required. A processing fee is applicable.



Jeff Pang, P.Eng.  
Acting Director, Land Development

BD



# 11444 / 11426 - 124 Street

## Wetlands at the Site

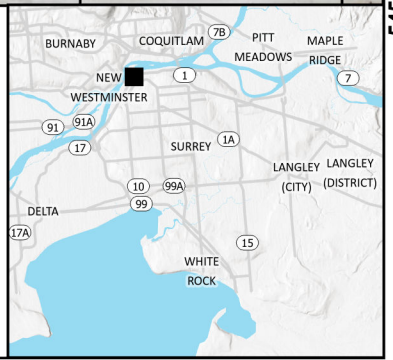
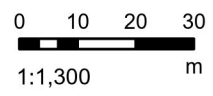
Figure 2-1

Date: 2024-10-02  
 Map Number: SUR-074  
 Coordinate System: NAD 1983 UTM Zone 10N  
 Projection: Transverse Mercator  
 Datum: North American 1983



### Legend

- Project Area
- Wetlands
- Lots
- Ditches





# Wetland Boundary and Site Plan for 11444-124 St Property

## Sensitive Ecosystem Buffer Recommendations.

Figure 3-1

Date: 2024-10-02  
Map Number: SUR-076

Coordinate System: NAD 1983 UTM Zone 10N  
Projection: Transverse Mercator  
Datum: North American 1983

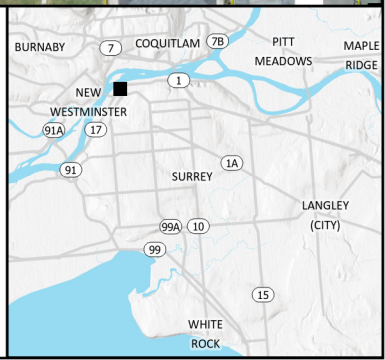


**Legend**

**Site Plan Feature**

- T.U.A Site Plan Boundary
- Parking Stall
- Exterior Building
- Topsoil Berm
- Lumber Storage
- Temporary Rock
- Access/Exit Pad

- Hardhack - Birch Wetland
- Hardhack - Reed  
Canarygrass Wetland
- Wetland Buffer - 15m
- Lot Boundaries
- Ditches



# Appendix VI

## TREE PRESERVATION BY LOCATION

Surrey File Number:

TBD

Address:

11444, 11426 124 Street

Arborist:

Elvis Truong PN-9567A

Date of Report/Revision:

Tuesday, October 1, 2024

\*All trees identified for removal, retention and/or replacement are subject to change prior to final approval of the arborist report

	<b>Alder &amp; Cottonwood Trees</b>		
	Existing	Remove	Retain
Alder/Cottonwood (outside riparian area)	0	0	0
Alder/Cottonwood (within riparian area)	0	0	0
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>
(excluding Alder & Cottonwood Trees)			
Tree Species	Existing	Remove	Retain
<i>Hawthorn sp.</i>	6	0	6
<i>Horsechestnut</i>	3	0	3
<i>Birch, Paper</i>	7	0	7
<i>Ash, Mountain</i>	2	0	2
<i>Apple, Crab</i>	1	0	1
<b>Deciduous Subtotal</b>	<b>19</b>	<b>0</b>	<b>19</b>
<b>Coniferous Trees</b>			
Tree Species	Existing	Remove	Retain
NA			
<b>Coniferous Subtotal</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Deciduous &amp; Coniferous Total</b>	<b>19</b>	<b>0</b>	<b>19</b>
<b>Onsite Tree Totals</b>	<b>19</b>	<b>0</b>	<b>19</b>
<b>Onsite Replacement Trees Proposed</b>		0	
*insert "0" if TBD or unknown			
<b>Total Onsite Retained and Replacement Trees</b>		<b>19</b>	
<b>Alder &amp; Cottonwood Trees</b>			
	Existing	Remove	Retain
Alder/Cottonwood (outside riparian area)	0	0	0
Alder/Cottonwood (within riparian area)	1	0	1
<b>Total</b>	<b>1</b>	<b>0</b>	<b>1</b>
(excluding Alder & Cottonwood Trees)			
Tree Species	Existing	Remove	Retain
<i>Western Redcedar</i>	1	0	1
<b>Deciduous &amp; Coniferous Total</b>	<b>1</b>	<b>0</b>	<b>1</b>
<b>Offsite Tree Totals</b>	<b>2</b>	<b>0</b>	<b>2</b>
<b>Total Offsite Retained Trees</b>		<b>2</b>	
<b>CITY</b>			
	Existing	Remove	Retain
Park/City Lot Trees	0	0	0
Boulevard Trees	3	0	3
<b>Total</b>	<b>3</b>	<b>0</b>	<b>3</b>

**TREE PRESERVATION SUMMARY**

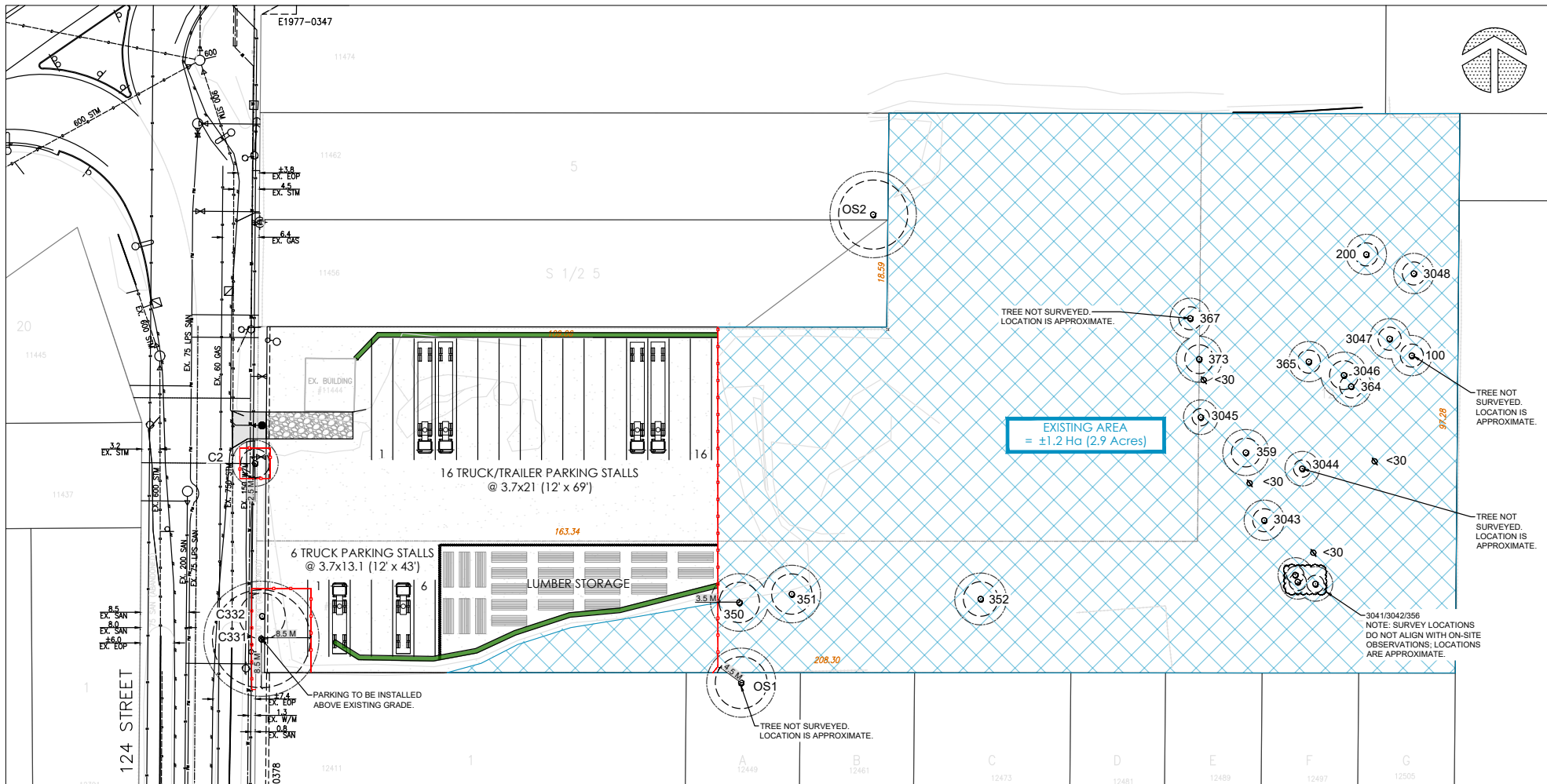
Surrey File Number: TBD  
 Address: 11444, 11426 124 Street  
 Arborist: Elvis Truong PN-9567A  
 Date of Report/Revision: Tuesday, October 1, 2024

Arborist Signature

\*All trees identified for removal, retention and/or replacement are subject to change prior to final approval of the arborist report.

<b>ONSITE TREES</b>		<b># of Trees</b>	
Existing Bylaw Trees			<b><u>19</u></b>
Proposed Removed Bylaw Trees			<b><u>0</u></b>
Proposed Retained Bylaw Trees			<b><u>19</u></b>
<b>Total Replacement Trees Required</b>			
Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio			
	Removed	Subtotal	
	0	x 1	0
Alder & Cottonwood Trees Requiring 2 to 1 Replacement Ratio			
	Removed	Subtotal	
	0	x 2	0
Deciduous/Coniferous Trees Requiring 2 to 1 Replacement Ratio			
	Removed	Subtotal	
	0	x 2	0
Required Replacement Trees			<b><u>0</u></b>
Proposed Replacement Trees			<b><u>0</u></b>
Deficit of Replacement Trees			<b><u>0</u></b>
<b>Total Onsite Retained and Replacement Trees</b>			<b><u>19</u></b>
<b>OFFSITE TREES</b>		<b># of Trees</b>	
Existing Bylaw Trees			<b><u>2</u></b>
Proposed Removed Bylaw Trees			<b><u>0</u></b>
Proposed Retained Bylaw Trees			<b><u>2</u></b>
<b>Total Replacement Trees Required</b>			
Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio			
	Removed		
	0	x 1	0
Alder & Cottonwood Trees Requiring 2 to 1 Replacement Ratio			
	Removed		
	0	x 2	0
Deciduous/Coniferous Trees Requiring 2 to 1 Replacement Ratio			
	Removed		
	0	x 2	0
*To be taken as cash-in-lieu			<b><u>0</u></b>
<b>Total Offsite Retained Trees</b>			<b><u>2</u></b>
<b>CITY TREES</b>	<b>Existing</b>	<b>Removed</b>	<b>Retained</b>
Park/City Lot Trees	0	0	0
Boulevard Trees	3	0	3
<b>Total</b>	<b>3</b>	<b>0</b>	<b>3</b>

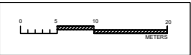




EXISTING AREA  
= ±1.2 Ha (2.9 Acres)

**GENERAL NOTES:**

- TREE PROTECTION FENCING TO BE MEASURED FROM THE OUTER EDGE OF TREE TRUNK AND SHALL BE CONSTRUCTED TO MUNICIPAL STANDARDS.
- REPLACEMENT TREES SHALL CONFORM TO BCSLA/BCLNA LANDSCAPE STANDARDS. SPECIES AND LOCATIONS TO BE DETERMINED AT LANDSCAPE STAGE.



LEGEND	
	TREE TO BE RETAINED
	NON-BY-LAW TREE
	MINIMUM NO-DISTURBANCE ZONE
	1.5m NO-BUILD ZONE
	TREE PROTECTION FENCING

STAMP	NO.	DATE	BY	REVISION

**MIKE FADUM AND ASSOCIATES LTD.**  
VEGETATION CONSULTANTS

#105, 8277 129 St.  
Surrey, British Columbia  
V3V 0A6  
Ph: (778) 593-0300  
Fax: (778) 593-0302  
Email: [mfadum@fadum.ca](mailto:mfadum@fadum.ca)

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**PROJECT TITLE**  
11444 & 11426 - 124 STREET  
TEMPORARY USE PERMIT (TUP)  
PLAN  
SURREY, B.C.

**SHEET TITLE**  
T2 - TREE PROTECTION  
PLAN  
CLIENT

**DRAWN** MK  
**SCALE** AS SHOWN  
**DATE** SEPTEMBER 12, 2024

**T-2**  
SHEET 2 OF 2