

City of Surrey
ADDITIONAL PLANNING COMMENTS

Application No.: 7922-0259-00

Planning Report Date: February 26, 2024

PROPOSAL:

- **Temporary Use Permit**

to permit a temporary outdoor storage facility and truck parking for a period not to exceed 3 years.

LOCATION:

2924 - 192 Street
 2944 - 192 Street
 2957 - 194 Street

ZONING:

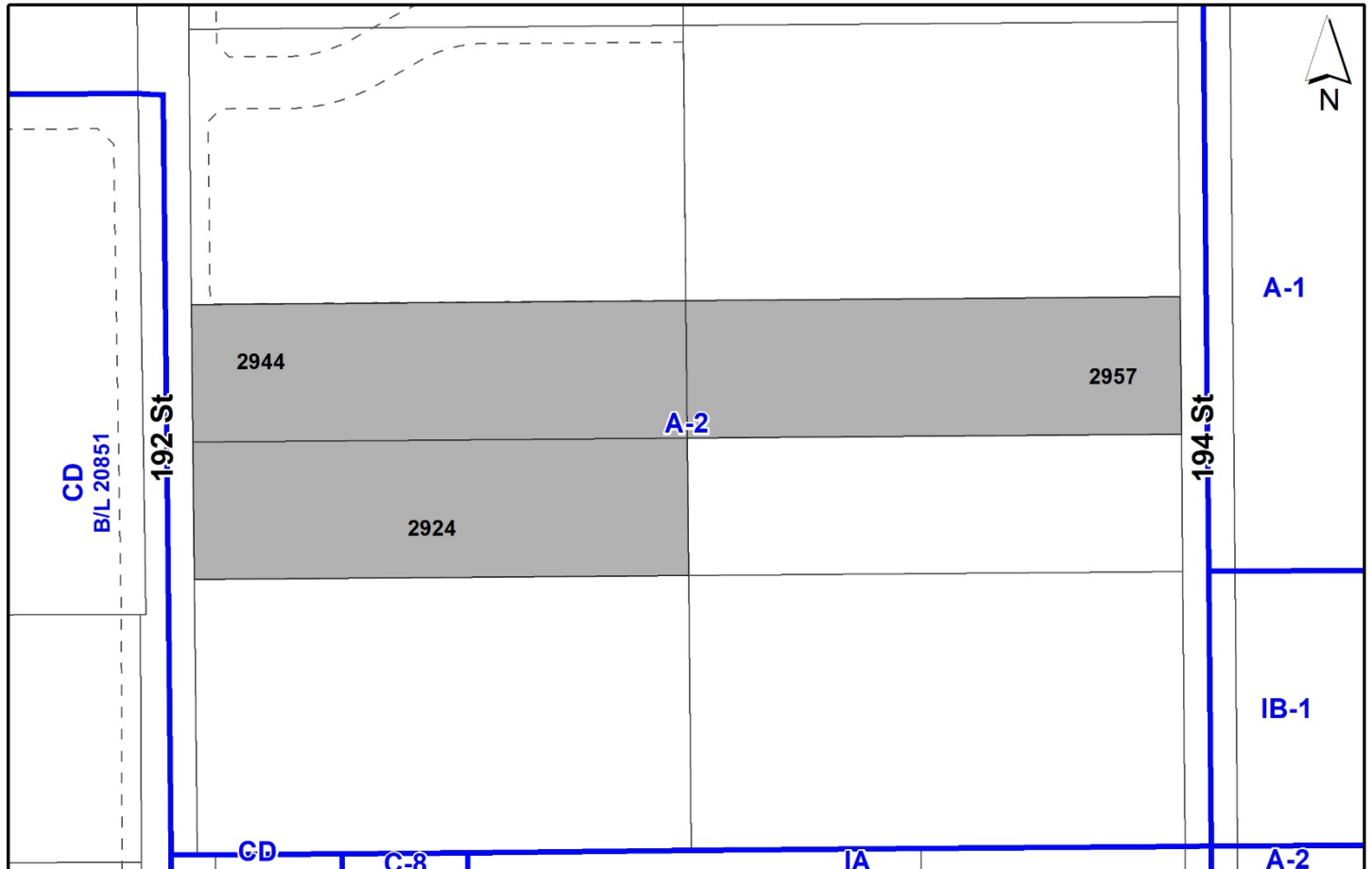
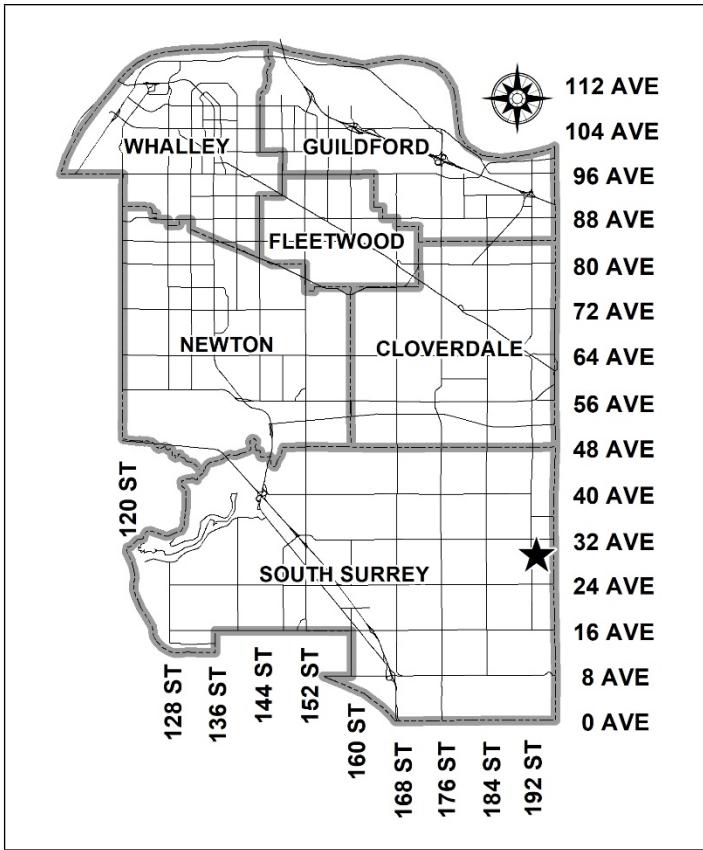
A-2

OCP DESIGNATION:

Mixed Employment

LAP DESIGNATION:

Business Park/Landscape Strips



RECOMMENDATION SUMMARY

- Approval for Temporary Use Permit No. 7922-0259-00 for a period not to exceed 3 years to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The proposed truck parking facility and outdoor storage does not comply with the "Intensive Agriculture Zone (A-2)" or the Business Park & Landscaping Strips land use designation in the Campbell Heights Local Area Plan.

RATIONALE OF RECOMMENDATION

- At the December 04, 2023 Regular Council – Land Use Meeting, Council referred Development Application No. 7922-0259-00 (the subject application) back to staff to work with the applicant on the requirements to be met in order to support a Temporary Use Permit for a period not to exceed 3 years in duration. Particular emphasis was placed on drainage requirements to prevent any damage to the aquifer.
- This report provides additional information on some items, like details on what is being stored on the site, as well as outlines the information/reports to be provided in order to approve the proposed TUP.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Temporary Use Permit No. 7922-0259-00 (Appendix IV) to proceed to Public Notification.
2. Council instruct staff and applicant 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) submission of a finalized hydrology report to demonstrate on-site detention measures to the satisfaction of the General Manager, Engineering;
 - (c) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (e) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (f) submission of a finalized Riparian Area Protection Regulation (RAPR) assessment to the Ministry of Forests, Lands, Natural Resource Operations and Rural Development;
 - (g) demolition of existing buildings and structures, other than those identified in the Temporary Use Permit, to the satisfaction of the Planning and Development Department;
 - (h) registration of reciprocal access easements over/between all three properties: 2944 192 Street, 2924 192 Street and 2957 194 Street; and
 - (i) registration of a Restrictive Covenant for right-in/right-out access only onto 192 Street.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	LAP Designation	Existing Zone
Subject Site	Unauthorized Outdoor Storage and Truck Parking	Business Park & Landscaping Strips	A-2

Direction	Existing Use	LAP Designation	Existing Zone
North:	<p>Outdoor Storage and Truck Parking</p> <p>These properties are under several Development Applications that include the following:</p> <ul style="list-style-type: none"> • No. 7922-0279-00 (3048 and 2974 192 St.): proposed to defer the works and services requirement associated with a 2-lot subdivision in Campbell Heights to facilitate the road alignment of 30 Avenue, and to reduce the minimum lot size of the A-2 Zone. This application was completed on July 24, 2023. • No. 7922-0089-00 (2999 194 St.): temporary use permit to allow the existing uses for a period not to exceed 3 years. This application was referred back to staff to work with the applicant at the Regular Council – Land Use meeting on October 3, 2022. This application was brought back to the Regular Council – Land Use meeting on November 14, 2022 for conditional approval. • No. 7920-0321-00 (2974 192 St.): Rezoning from A-2 to IB-1 and a Development Permit to permit the construction of a 10518.84 sq. m. structure. This application received Third Reading at the Public Hearing Council – Land Use meeting on December 12, 2022. • No. 7921-0345-00 (2974 192 St.): Temporary Use Permit to permit the extension of an existing temporary outdoor storage facility for cargo equipment and truck parking for a period not to exceed two years. This application was supported at the Public Hearing - Land Use meeting on November 14, 2022. 	Business Park & Landscaping Strips	A-2

Direction	Existing Use	LAP Designation	Existing Zone
East (Across 194 Street):	Woodlot/Vacant City-owned land	Business Park	A-1
South:	Unauthorized Outdoor Storage and Truck Parking	Business Park & Landscaping Strips	A-2
West (Across 192 Street):	Active farmland. Development Application No. 7922-0191-00 was completed on October 30, 2023, to permit the development of two multi-tenant light-impact industrial buildings with an ancillary commercial node.	Business Park & Landscaping Strips	CD (By-law No. 20851)

Context & Background

- The subject site is comprised of three properties approximately 3 hectares in total area with frontages on 192 Street and 194 Street, respectively, between 28 Avenue and 32 Avenue. The subject site is designated "Mixed Employment" in the Official Community Plan (OCP), "Business Park" in the Campbell Heights Local Area Plan (LAP), and zoned "Intensive Agriculture Zone (A-2)".
- An unauthorized truck parking facility and material storage has been in operation at 2957 – 194 Street since 2015 with operations extending onto 2944 – 192 Street (abutting to west) starting in 2020. There are currently between 40 and 50 trucks parked on those parcels. 2924 192 Street is vacant.
- There is a development proposal on the subject site, Development Application No. 7921-0015-00. The applicant is proposing a warehouse and a cold storage facility, and they are revising the plans to include all three subject properties in the proposal. The rezoning and development permit is expected to proceed to Council for consideration in early 2024.
- Staff brought forward a Planning Report at the December 04, 2023, Regular Council – Land Use Meeting which recommended denial of the proposed Temporary Use Permit for several reasons including the following:
 - the proposal does not comply with the Business Park land use designation in the Campbell Heights LAP;
 - the applicant conducted unauthorized and unpermitted tree removal on the site; the applicant has been operating unauthorized truck parking on the site for many years;
 - approval of a TUP may lead to requests for similar temporary use proposals in Campbell Heights that are inconsistent with the adopted LAP and delay ultimate industrial development; and
 - concerns with environmental and drainage impacts of truck parking at this location.

DEVELOPMENT PROPOSAL

Planning Considerations

- At the December 04, 2023 Regular Council – Land Use Meeting, Council referred Development Application No. 7922-0259-00 (the subject application) back to staff to work with the applicant on the requirements to be met in order to support a Temporary Use Permit for truck parking and outdoor storage for a period not to exceed 3 years in duration. Particular emphasis was placed on drainage requirements to prevent any damage to the aquifer.
- The proposal presented to Council in December 2023 consisted of the removal of all buildings on site, and the provision of 10 truck parking spaces, and 6 vehicles parking spaces.
- The applicant has significantly increased to scope of the proposal since the project was originally presented for Council’s consideration to include the provision of 63 truck parking spaces, 24 large vehicle parking spaces, and 45 regular vehicle parking spaces, for a total of 132 parking spaces. The changes also include the retention of most buildings on site, with the one at 2944 192 Street being retained as a single family dwelling, one single family dwelling will be retained at 2957 194 Street, and all other buildings retained to be used as storage and one building at 2957 194 Street to be used as office space and washroom facilities.
- Materials stored both within existing buildings and outdoors on site will consist of steel beams, steel pipes, construction materials and lumber of various types.

	Proposed
Lot Area	
Gross Site Area:	3.03 hectares (7.5 acres)
Road Dedication:	n/a
Undevelopable Area:	n/a
Net Site Area:	n/a

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 proposes to widen the existing driveway at 2924 192 Street and use this driveway for all truck movements. The driveway at 2944 192 Street is proposed to be retained for the single family dwelling, and the driveway at 2957 194 Street will be used for vehicular traffic only. Trucks are proposed to move between the subject properties through a reciprocal access easement with access through 2924 192 Street.
- All truck access onto 192 Street will be restricted to right-in/right-out movement.
- The proposed access to 194 Street will be restricted to passenger vehicles only. All truck access is proposed via 192 Street.

- 194 Street has insufficient pavement width to support truck movements to and from the site. This access is proposed to be for vehicles only.
- A working access easement is required to facilitate circulation between the three properties allowing for shared access for trucks onto 192 Street.

Sustainability Considerations

- The applicant has met all of the typical sustainable development criteria, as indicated in the Sustainable Development Checklist.

POLICY & BY-LAW CONSIDERATIONS

Regional Growth Strategy and Official Community Plan

Land Use Designation

- The subject site is designated "Employment" in the Regional Growth Strategy (RGS) and "Mixed Employment" in the Official Community Plan (OCP).
- The proposed TUP does not comply with the RGS and OCP land use designations for the site.

Secondary Plans

Land Use Designation

- The subject site is designated "Business Park" in the Campbell Heights Local Area Plan (LAP). The proposed TUP does not comply with the land use designation for the site.

PUBLIC ENGAGEMENT

- Pre-notification postcards were originally sent on August 18, 2022, and the Development Proposal Signs were installed on September 8, 2022.
- Staff received one response from a local business owner opposing the temporary use application, with concerns that the temporary proposals do not contribute to the development of Campbell Heights, both from an urban design perspective and from a servicing agreement and infrastructure improvements perspective.
- Given the change in scope for the application, an updated notification postcard was sent to adjacent land owners on February 06, 2024. The Development Proposal Signs only indicate the proposed use, with no details on the number of truck spaces proposed, so the sign was not updated.

DISCUSSION

Temporary Use Permits in Campbell Heights

- The subject site is located within an area of Campbell Heights that is known to have vulnerable aquifers resulting from unconsolidated material, as per the Vulnerable Aquifers Map (Schedule I)" in the Zoning By-law.
- The subject site is also within the catchment area identified to be serviced by the Latimer Lake Storm Water Detention Facility. Completion of a Storm Water Management Plan and modifications to the Latimer Lake facility are required before any development within this catchment can proceed.
- The applicant was advised that the Campbell Heights Local Area Plan (LAP) has requirements for stormwater management and onsite infiltration depending on the location within the LAP. The drainage design for the temporary truck parking must continue to meet the requirements of the Kerr Wood Leidal (KWL) report dated November 20, 2019, and confirmed by KWL that the design meets the objectives. The KWL drainage report dated November 20, 2019, was prepared to determine the ultimate drainage improvements required to service this catchment area.
- While staff have generally not been supportive of Temporary Use Permits in Campbell Heights, Council did support and issue TUPs on two adjacent sites at 2974 - 192 Street and 3037 - 194 Street in November 2020 (Temporary Use Permits Nos. 7920-0106-00 and 7921-0107-00), and supported Temporary Use Permit No. 7922-0089-00 in November 2022.

Temporary Use Permit Requirements

- The following items are required to be resolved prior to the issuance of a Temporary Use Permit:
 - Registration of a new access easement granting cross-access amongst 2944 - 192 Street, 2924 192 Street and 2957 194 Street;
 - Construction of a new driveway from 192 Street subject to all necessary permits;
 - Submission of a finalized site plan;
 - Submission of a finalized Arborist Report and payment of all tree related fees and penalties;
 - Demolition of existing buildings and structures, other than those identified in the Temporary Use Permit;
 - Submission of a detailed groundwater and hydrogeology report to determine existing subsurface water conditions on the subject properties, peak local groundwater conditions on the subject properties, infiltration capabilities and recommendations for site infiltration, potential impacts to the underground aquifer from materials storage and other contaminants that may be expected on the site, solutions to mitigate the impacts of the proposed land use, etc. This is to include field testing;
 - Provision of a stormwater management plan and report that will implement recommendations of the hydrogeology study.
 - Water quality (WQ) is a major concern as the site sits atop an unconfined aquifer. Appropriate WQ treatment measures are required for the proposed material storage and other expected contaminants on-site. Primary and secondary treatment measures

- are recommended such as bioswales to provide initial treatment of surface runoff and a structural facility as a secondary treatment prior to infiltrating; and
- Submit a RAPR assessment of the watercourses fronting 192 Street and 194 Street, to confirm protection setbacks.
- Once all of the above conditions are complete, staff will bring forward the subject Temporary Use Permit for issuance.
 - If supported, following the expiration of Temporary Use Permit No. 7922-0259-00, the applicant would be required to restore the site back to its original condition as an "Intensive Agriculture Zone (A-2)" property (following the three-year term for the TUP).
 - The applicant has since updated the proposal to include the provision of 63 truck parking spaces, 24 large vehicle parking spaces, and 45 regular vehicle parking spaces, for a total of 132 parking spaces.
 - Materials stored in existing buildings and outdoors on site will consist of steel beams, steel pipes, construction materials and lumber of various types.
 - In order to help protect the aquifer, the following uses will be specifically prohibited in the TUP:
 - vehicle washing;
 - 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;
 - truck fuel storage or refuelling;
 - storage of waste petroleum fluids; and
 - parking or storage of vehicles containing Dangerous Goods as defined by the Transport of Dangerous Goods Act R.S.B.C. 1996, Chapter 458.

TREES

- Francis Klimo, ISA Certified Arborist of Klimo and Associated Ltd. prepared an Arborist Assessment for the subject property. The table below provides a summary of the proposed tree retention and removal by tree species:

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

Tree Species	Existing	Remove	Retain
Alder and Cottonwood Trees			
Alder	3	2	1
Cottonwood	30	19	11
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Paper Birch	1	0	1
Silver Birch	4	3	1
Bigleaf Maple	4	0	4
White Beam	1	1	0
Vine Maple	1	1	0
Coniferous Trees			

Western Red Cedar	4	4	0
Douglas Fir	17	8	9
Sitka Spruce	1	1	0
Lodgepole Pine	3	0	3
Total (excluding Alder and Cottonwood Trees)	36	18	18
Total Replacement Trees Proposed (excluding Boulevard Street Trees)			
		5	
Total Retained and Replacement Trees Proposed			
		35	
Estimated Contribution to the Green City Program			
		\$28,600	

- The Arborist Assessment states that there are a total of 36 mature trees on the site, excluding Alder and Cottonwood trees. 33 existing trees, approximately 48 % of the total trees on the site, are Alder and Cottonwood trees. The applicant proposes to retain 30 trees as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints and proposed lot grading.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for Alder and Cottonwood trees, and a 2 to 1 replacement ratio for all other trees. This will require a proposed total of 57 replacement trees on the site. Since the proposed 5 replacement trees can be accommodated on the site, the proposed deficit of 52 replacement trees will require an estimated cash-in-lieu payment of \$28,600, representing \$550 per tree, to the Green City Program, in accordance with the City's Tree Protection By-law.
- The new trees on the site will consist of a variety of trees including: Autumn Brilliance Serviceberry, "Espresso" Kentucky Coffee Tree and Select Green Austrian Black Pine.
- In summary, a total of 35 trees are proposed to be retained or replaced on the site with an estimated contribution of \$28,600 to the Green City Fund.
- The proposed tree retention and replacement strategy will be refined as the applicant works through the detailed design process.

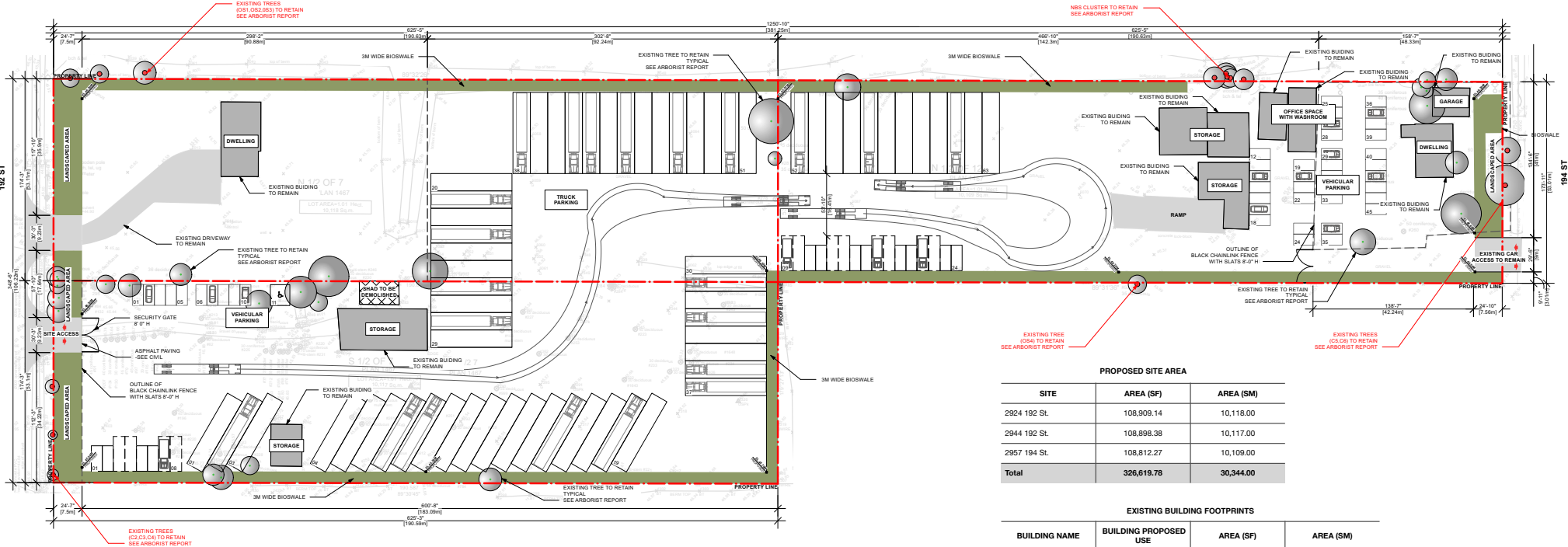
INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Proposed Site Plan
- Appendix II. Engineering Summary
- Appendix III. Summary of Tree Survey, Tree Preservation and Tree Plans
- Appendix IV. Temporary Use Permit No. 7922-0259-00
- Appendix V. Initial Planning Report No. 7922-0259-00, dated December 04, 2023

approved by Shawn Low

Don Luymes
General Manager
Planning and Development



PROPOSED SITE AREA

SITE	AREA (SF)	AREA (SM)
2924 192 St.	108,909.14	10,118.00
2944 192 St.	108,898.38	10,117.00
2957 194 St.	108,812.27	10,109.00
Total	326,619.78	30,344.00

EXISTING BUILDING FOOTPRINTS

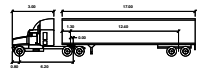
BUILDING NAME	BUILDING PROPOSED USE	AREA (SF)	AREA (SM)
Dwelling	Dwelling	2,166.58	201.28
Concrete pad	Storage	2,716.54	252.37
House	Storage	970.00	90.12
App. Building	Storage	1,676.22	155.73
Building	Storage	1,384.28	128.60
Building	Storage	1,958.57	181.96
Trailer	Office	972.29	90.33
App. Building	Office	1,318.14	122.46
Garage	Garage	790.56	73.45
Dwelling	Dwelling	1637.17	152.10
Total		15,590.35	1,448.39

NOTES

- SURVEY PLAN FOR 2944 192 ST, 2924 192ST & 2957 194ST PROVIDED BY TARGET LAND SURVEYING FILE 9794-TOPO-OCT-2023 DATED 25.OCT.2023

PARKING

- 63 TRUCK PARKING SPACES
- 45 VEHICULAR PARKING SPACES
- 24 LARGE VEHICLES SPACES



WB-20	Notes	Area
Trailer	1 - 630 Load to Lock Trailer	1 - 63.7
Trailer	1 - 630 Remount Trailer	1 - 63.7
Trailer	1 - 630 Anchoring Trailer	1 - 63.7
Trailer	1 - 630	1 - 63.7

NO.	DATE	ISSUANCE
7	2024 02 05	ISSUED TO THE CITY
8	2024 02 06	ISSUED FOR ARBORIST REVIEW
9	2024 02 06	ISSUED FOR REVIEW
10	2024 02 06	ISSUED TO THE CITY
11	2024 02 12	ISSUED FOR REVIEW
12	2024 02 12	ISSUED TO THE CITY



PROPOSED TEMPORARY USE PERMIT
 2924 & 2944 192 STREET & 2957 194 STREET
 Surrey BC

MASTER SITE PLAN

A 2.1



INTER-OFFICE MEMO

**TO: Director, Area Planning & Development
- South Surrey Division
Planning and Development Department**

FROM: Manager, Development Services, Engineering Department

DATE: February 16, 2024 **PROJECT FILE: 7822-0259-00**

**RE: Engineering Requirements (Commercial/Industrial)
Location: 2944 192 St**

TEMPORARY USE PERMIT

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

- Construct maximum 6 metre driveway on 192 Street.
- Construct maximum 11 metre driveway for truck access on 192 Street, hard surface paving for a minimum of one truck length into the site.
- Construct maximum 9 metre driveway on 194 Street and hard surface paving for a minimum of 6.0 metre into the site.
- Reduced Pressure backflow preventer for premise isolation is required. Meter sizing calculations are required. Any water connections with a well to be abandoned.
- Provide on-site infiltration (area to be confirmed by Engineer) and water quality treatment for all stormwater runoff. A grading plan to ensure runoff directed to infiltration galleries.
- Restrictive covenant for right in/right out access only on 192 Street.
- Restrictive covenant for Water Quality Control.

A Servicing Agreement for this application is required.



Jeff Pang, P.Eng.
Manager, Development Services
BD

8.0 TREE PRESERVATION SUMMARY

Surrey Project No: N/A

Address: 2924 & 2944 192 St & 2957 194 St, Surrey

Registered Arborist: Francis Klimo

On-Site Trees	Number of Trees
Protected Trees Identified <i>(on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas and non-bylaw protected trees)</i>	69
Protected Trees to be Removed	39
Protected Trees to be Retained <i>(excluding trees within proposed open space or riparian areas)</i>	30
Total Replacement Trees Required:	
Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 21 X one (1) = 21	21
All other Trees Requiring 2 to 1 Replacement Ratio 18 X two (2) = 36	36
Replacement Trees Proposed	5
Replacement Trees in Deficit	52
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	N/A

Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	0
Total Replacement Trees Required:	
Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 0	0
All other Trees Requiring 2 to 1 Replacement Ratio 0 X two (2) = 0	0
Replacement Trees Proposed	0
Replacement Trees in Deficit	0

Summary, report and plan prepared and submitted by:

Francis Klimo

February 8, 2024

(Signature of Arborist)

Date

CITY OF SURREY

(the "City")

TEMPORARY USE PERMIT

NO.: 7922-0259-00

Issued To:

Address of Owner:

Issued To:

Address of Owner:

Issued To:

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: 012-217-166

South Half Lot 7 Section 22 Township 7 New Westminster District Plan 1467

2924 192 Street

Parcel Identifier: 012-217-174

North Half Lot 7 Section 22 Township 7 New Westminster District Plan 1467

2944 192 Street

Parcel Identifier: 002-298-945

North Half Lot 12 Section 22 Township 7 New Westminster District Plan 1467

2957 194 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 storage and truck parking facility.
5. The temporary use permitted on the Land shall be in accordance with:
 - (a) The appearance and location of the storage area as shown on Schedule A (the "Drawings") which is attached hereto and forms part of this permit;
 - (b) The landscaping shall conform to drawings shown on Schedule B (the "Landscaping") which is attached hereto and forms part of this permit; and
 - (c) storage of materials on the site will be restricted to steel beams, steel pipes, construction materials and lumber of various types; and
 - (d) parking on the site will be restricted to 63 truck parking spaces, 24 large vehicle parking spaces, and 45 regular vehicle parking spaces, for a total of 132 parking spaces
6. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) Section A.4 of Part 5 Off-Street Parking and Loading/Unloading, the requirement to pave the parking area with asphalt, concrete or other similar pavement, is modified to allow the use of other surfacing materials suitable for truck traffic as approved by the General Manager, Engineering.
7. The Owner covenants and agrees that the pre-servicing requirements attached as Schedule B (the "Engineering 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.
8. The temporary use shall be carried out according to the following conditions:
 - (a) the Temporary Use Permit shall be for the storage of cargo equipment and a truck parking facility for 87 vehicles exceeding 5,000 kilograms G.V.W. across the entirety of the lands, and 45 regular vehicle parking spaces, outlined in Schedule A;
 - (b) 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; and
 - 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.
9. The Owner covenants and agrees as a condition of the issuance of this Temporary Use Permit to restore the Land to the condition it was prior to the storage of equipment and parking of vehicles all of which shall be done not later than the termination date set out on this Temporary Use Permit.
10. The Owner agrees that should the Owner not comply with the Temporary Use Permit, the City or its agents may enter upon the Land 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. These costs and expenses are recoverable by the City as a debt and may be collected in the same manner and with the same remedies as ordinary taxes on land and improvements under Section 258.1(c) of the Community Charter, S.B.C. 2003, c. 26, as amended and if it is due and payable by December 31 and unpaid on that date, the debt is deemed to be taxes in arrears.
11. 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.
12. An undertaking submitted by the Owner is attached hereto as Appendix I and forms part of this temporary use permit.
13. This temporary use permit is not transferable.

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

ISSUED THIS DAY OF , 20 .

Mayor – Brenda Locke

City Clerk – 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;

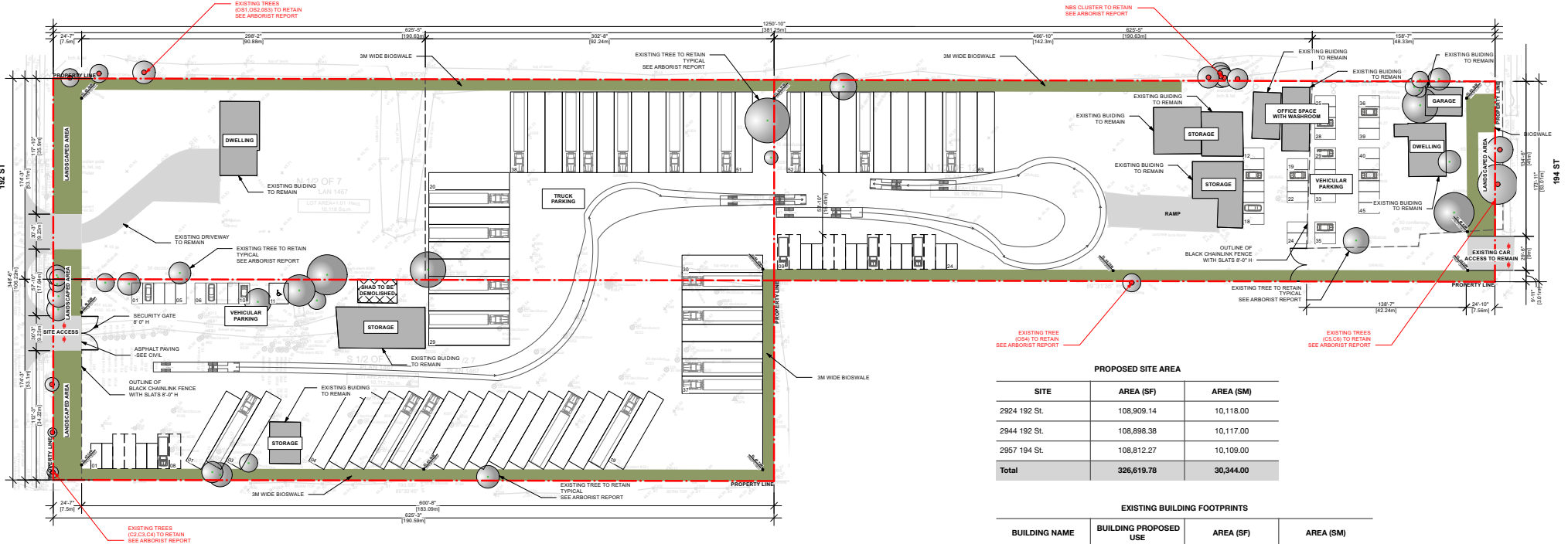
all of which shall be done not later than the termination date set out on the temporary use permit.

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)



PROPOSED SITE AREA

SITE	AREA (SF)	AREA (SM)
2924 192 St.	108,909.14	10,118.00
2944 192 St.	108,898.38	10,117.00
2957 194 St.	108,812.27	10,109.00
Total	326,619.78	30,344.00

EXISTING BUILDING FOOTPRINTS

BUILDING NAME	BUILDING PROPOSED USE	AREA (SF)	AREA (SM)
Dwelling	Dwelling	2,166.58	201.28
Concrete pad	Storage	2,716.54	252.37
House	Storage	970.00	90.12
App. Building	Storage	1,676.22	155.73
Building	Storage	1,384.28	128.60
Building	Storage	1,958.57	181.96
Trailer	Office	972.29	90.33
App. Building	Office	1,318.14	122.46
Garage	Garage	790.56	73.45
Dwelling	Dwelling	1637.17	152.10
Total		15,590.35	1,448.39

NOTES

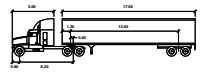
- SURVEY PLAN FOR 2944 192 ST, 2924 192ST & 2957 194ST PROVIDED BY TARGET LAND SURVEYING FILE 9794-TOPO-OCT-2023 DATED 25.OCT.2023

PARKING

- 63 TRUCK PARKING SPACES

- 45 VEHICULAR PARKING SPACES

- 24 LARGE VEHICLES SPACES



WB-20

Item	Value	Unit
Trailer Width	2.50	m
Trailer Length	11.00	m
Trailer Height	3.50	m
Trailer Weight	15.00	kg

THIS DRAWING IS A COPY RIGHT INSTRUMENT OF SERVICE AND REMAINS THE PROPERTY OF THE CONSULTANT. ALL INFORMATION SHOWN ON THIS DRAWING IS COPY RIGHT MATERIAL AND IS FOR USE ON THE NAMED PROJECT ONLY. INFORMATION CONTAINED HEREIN MAY NOT BE USED OR REPRODUCED IN ANY WAY WITHOUT WRITTEN PERMISSION FROM THE CONSULTANT. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. DRAWINGS SHALL NOT BE SCALED. THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS, DATA AND ELEVATIONS PERTINENT TO EXECUTING THE WORK. DISCREPANCIES AND VARIATIONS SHALL BE REPORTED TO THE CONSULTANT PRIOR TO COMMENCING CONSTRUCTION. IN ALL CASES, THE ISSUED FOR CONSTRUCTION LATEST EDITION OF THE DRAWING SHALL BE USED IN THE EXECUTION OF THE WORK. THE CONTRACTOR SHALL ENSURE THAT ALL PREVIOUS ISSUES OF THIS DRAWING ARE MARKED SUPERSEDED WITH REFERENCE TO THE LATEST ISSUE AND, USED FOR REFERENCE PURPOSES ONLY. ALL WORK SHALL CONFORM WITH THE LATEST EDITIONS OF LOCAL BUILDING CODES, JURISDICTIONAL CODES AND LOCAL ORDINANCES.

NO.	DATE	ISSUANCE
7	2024 02 05	ISSUED TO THE CITY
8	2024 02 06	ISSUED FOR ARBORIST REVIEW
9	2024 02 06	ISSUED FOR REVIEW
10	2024 02 06	ISSUED TO THE CITY
11	2024 02 12	ISSUED FOR REVIEW
12	2024 02 12	ISSUED TO THE CITY



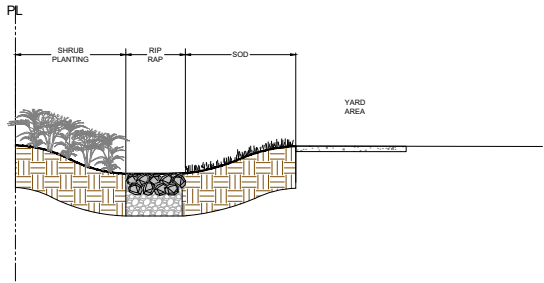
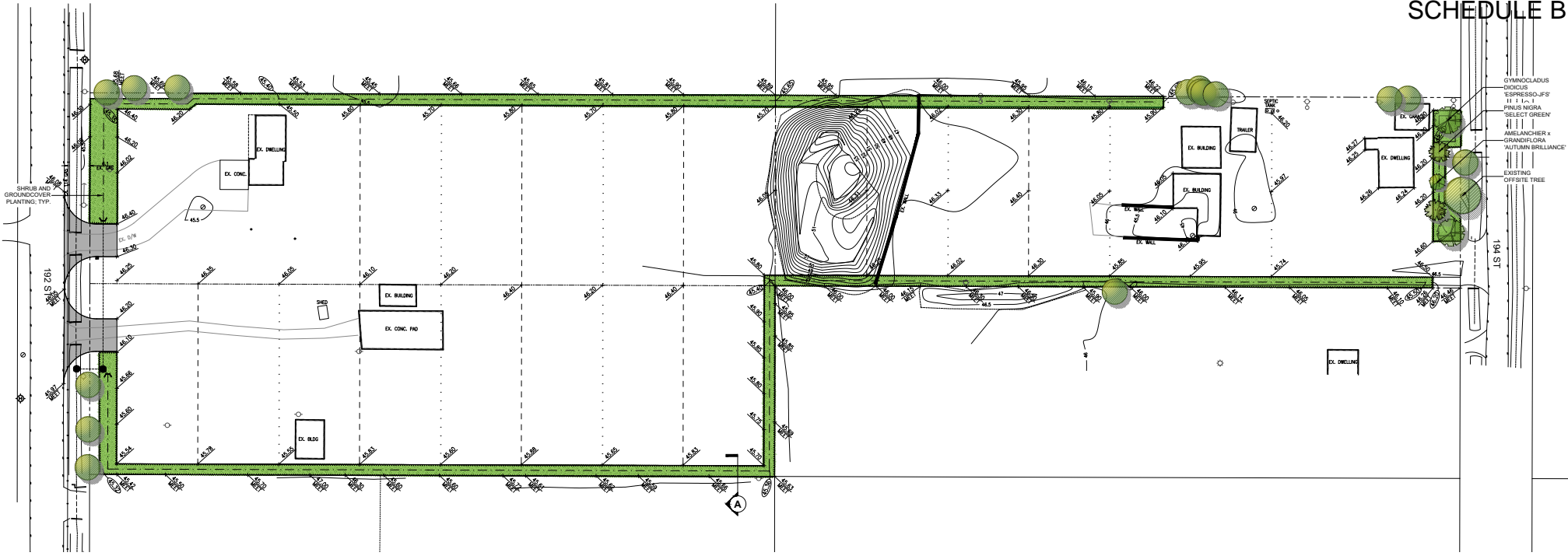
PROPOSED TEMPORARY USE PERMIT

2924 & 2944 192 STREET & 2957 194 STREET
Surrey BC

MASTER SITE PLAN

A 2.1





1 SECTION A
L1 1/25

TREE SCHEDULE				PMG PROJECT NUMBER: 23-176
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
	1	AMELANCHIER x GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	50M CAL; B&B (CLIMATE RESILIENT)
	2	CYTHOCALOUS DIOICUS 'ESPRESSO-JFS'	'ESPRESSO' KENTUCKY COFFEE TREE	50M CAL; B&B (CLIMATE RESILIENT)
	2	PINUS NIGRA 'SELECT GREEN'	'SELECT GREEN' AUSTRIAN BLACK PINE	3M HT; B&B (CLIMATE RESILIENT)

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER ONLA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD. * DEFINITION OF CONDITIONS OF AVAILABILITY. * ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.



CLIENT:

NO.	DATE	REVISION DESCRIPTION	DR.
1	23 SEP 23	NEW SITE PLAN - 3 PRIORITIES	G

PROJECT:

TEMPORARY USE PERMIT
2924 & 2944 192 ST & 2957 194 STREET
SURREY, BC

SEAL:

DRAWING TITLE:

LANDSCAPE PLAN

DATE: 23 SEP 11

SCALE: 1:500

DRAWN: CI

DESIGN: CI

CHKD: RK

DRAWING NUMBER:

L1

OF 1

PMG PROJECT NUMBER:

23-176

City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7922-0259-00

Planning Report Date: December 4, 2023

PROPOSAL:

- **Temporary Use Permit**

to permit temporary outdoor storage of cargo equipment and truck parking for a period not to exceed 3 years.

LOCATION:

2924 - 192 Street

2944 - 192 Street

2957 - 194 Street

ZONING:

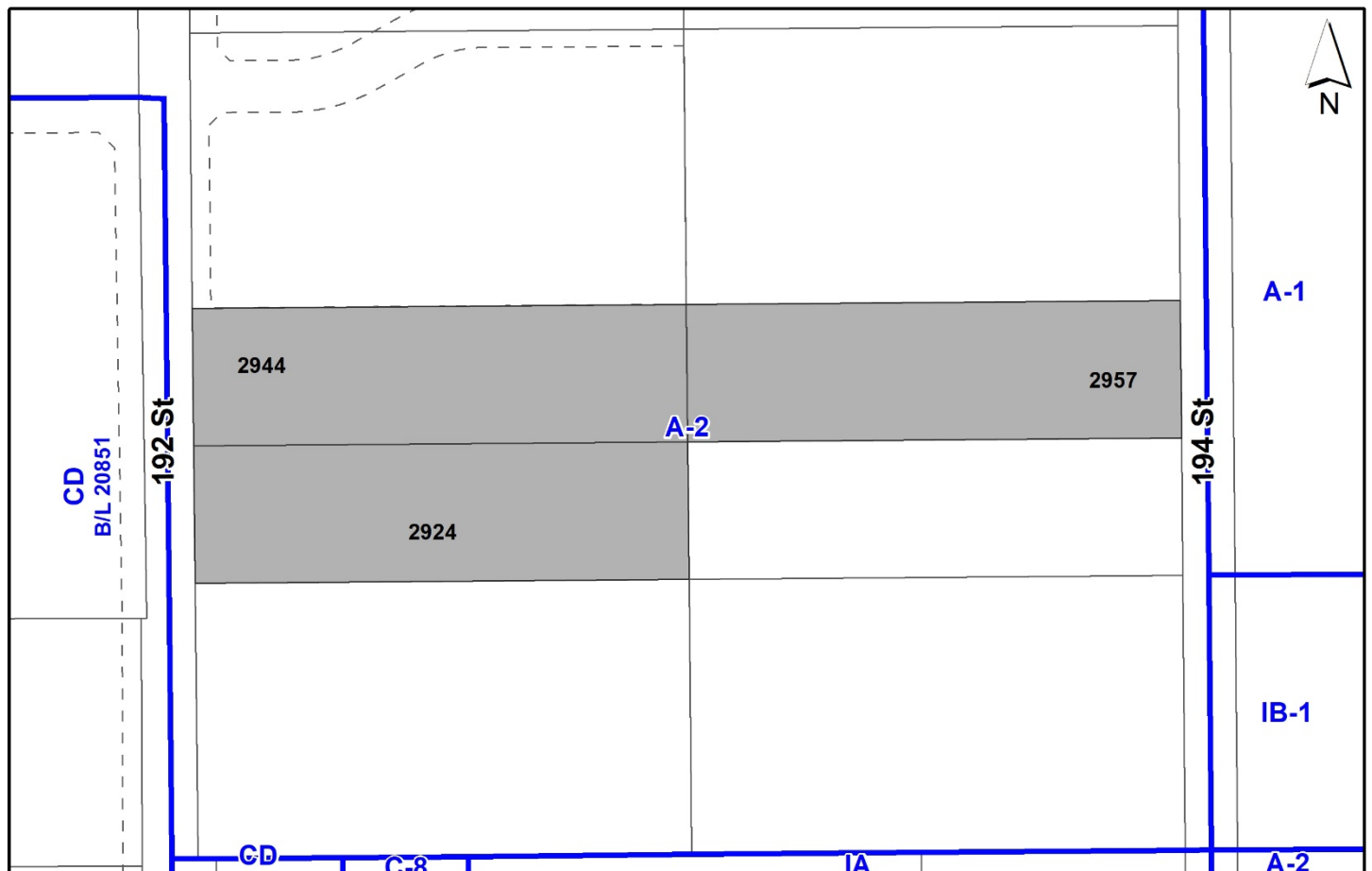
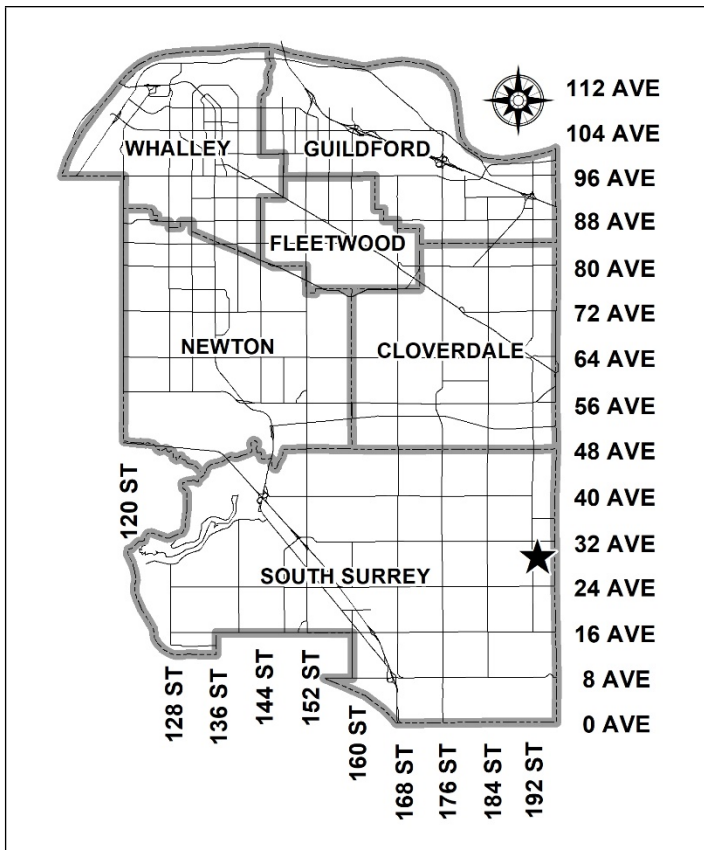
A-2

OCP DESIGNATION:

Mixed Employment

LAP DESIGNATION:

Business Park/Landscape Strips



RECOMMENDATION SUMMARY

- The Planning & Development Department recommends that this application be denied.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The proposal does not comply with the Mixed Employment land use designation in the Official Community Plan (OCP) or the Business Park land use designation in the Campbell Heights Local Area Plan (LAP).

RATIONALE OF RECOMMENDATION

- An unauthorized truck parking facility is currently operating on the subject site at properties 2944 – 192 Street and 2957 - 194 Street. A Temporary Use Permit (TUP) application was submitted on August 16, 2022, with plans for expanding the unauthorized truck parking use onto 2924 – 192 Street.
- Development Application No. 7916-0078-00 proposed a TUP to permit the unauthorized truck parking facility at 2957 – 194 Street in 2016. Council denied the proposed TUP application on May 9, 2017.
- On December 8, 2021, the Provincial Court of British Columbia issued a court order for violating the Surrey Zoning By-law, 1993, No 12000, for the unpermitted parking and storage of overweight trucks and trailers at the site. The applicants were ordered by the Court to remove all trucks and trailers parked or stored on site on or before June 8, 2022.
- Approval of the subject application may lead to more requests for similar temporary use proposals in Campbell Heights that are inconsistent with the adopted Local Area Plan and the pattern of development, which may further delay ultimate re-development of the area. This site is within the Latimer Lake Detention Pond drainage catchment area, and significant off-site drainage servicing requirements are required for any ultimate development in the catchment to occur. The granting of a temporary use permit within this catchment may hinder or prevent ultimate development as envisioned in the Campbell Heights Local Area Plan as TUP's are not required to contribute to the substantial funding required to service the catchment.
- The subject property is also located within an area of Campbell Heights that is known to have vulnerable aquifers resulting from unconsolidated material, as per the "Vulnerable Aquifers Map (Schedule I)" in the Zoning By-law. Generally, this area contains an unconfined aquifer that is recharged by direct infiltration of surface water and precipitation. The aquifer also provides base flow for many streams that emanate from the flanks of the plateau including the Little Campbell River and Nicomekl lowland watercourse and is a source of potable water for local residents.
- Every effort should be made to manage the flow and quality of water within this aquifer whereby the concern is heightened for cargo storage and its non-conforming land use. Additional on-site improvements would likely be required that would be similar to those

required as part of a rezoning application to "Business Park 1 Zone (IB-1)" and, therefore, may negate the purpose of granting the application a Temporary Use Permit (TUP).

- In the recent past, Council has denied several similar applications for temporary truck and outdoor storage in Campbell Heights.
- At the Regular Council – Land Use Meeting on April 18, 2016, Council endorsed the recommendations in Corporate Report R085 which included amending the Zoning By-law in order to support the development of permanent truck park facilities and authorizing staff to proceed with by-law enforcement action against unauthorized truck park facilities and in-process TUP applications. As noted in the Corporate Report, the fundamental objective of the by-law enforcement action is to improve efforts to legitimize the use on suitable sites for truck parking while closing problematic unauthorized truck park facilities (Resolution No. R16-757).

RECOMMENDATION

The Planning & Development Department recommends that this application be denied.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	LAP Designation	Existing Zone
Subject Site	Unauthorized Outdoor Storage and Truck Parking	Business Park & Landscaping Strips	A-2
North:	<p>Outdoor Storage and Truck Parking</p> <p>These properties are under several Development Applications that include the following:</p> <ul style="list-style-type: none"> • No. 7922-0279-00 (3048 and 2974 192 St.): proposed to defer the works and services requirement associated with a 2-lot subdivision in Campbell Heights to facilitate the road alignment of 30 Avenue, and to reduce the minimum lot size of the A-2 Zone. This application is completed on July 24, 2023. • No. 22-0089-00 (2999 194 St.): temporary use permit to allow the existing uses for a period not to exceed 3 years. This application was referred back to staff to work with the applicant at the Regular Council – Land Use meeting on October 3, 2022. This application was brought back to the Regular Council – Land Use meeting on November 14, 2022 for conditional approval. • No. 20-0321-00 (2974 192 St.): Rezoning from A-2 to IB-1 and a Development Permit to permit the construction of a 10518.84 sq. m. structure. This application received Third Reading at the Public Hearing Council – Land Use meeting on December 12, 2022. • No. 7921-0345-00 (2974 192 St.): Temporary Use Permit to permit the extension of an existing temporary outdoor storage facility for cargo equipment and truck parking for a period not to exceed two years. This application was supported at the Public Hearing - Land Use meeting on November 14, 2022. 	Business Park & Landscaping Strips	A-2

Direction	Existing Use	LAP Designation	Existing Zone
East (Across 194 Street):	Woodlot/Vacant City-owned land	Business Park	A-1
South:	Unauthorized Outdoor Storage and Truck Parking	Business Park & Landscaping Strips	A-2
West (Across 192 Street):	Active farmland. This property is under Development Application No. 7922-0191-00 to permit a Local Area Plan Amendment to reduce the size of the Commercial node and increase the amount of Business Park area; Rezoning from A-2 to CD (based on IB-1 and C-8); Development Permit / Development Variance Permit to permit the development of two multi-tenant light-impact industrial buildings with an ancillary commercial node with a total floor area of 22,607 square metres and 44,795 square metres, respectively. This application received Third Reading at the Public Hearing – Council Meeting on October 30, 2023.	Business Park & Landscaping Strips	A-2

Context & Background

- The subject site is comprised of three properties approximately 3 hectares in total area and located with frontages on 192 Street and 194 Street, respectively, between 28 Avenue and 32 Avenue. The subject site is designated "Mixed Employment" in the Official Community Plan (OCP), "Business Park" in the Campbell Heights Local Area Plan (LAP), and zoned "Intensive Agriculture Zone (A-2)".
- An unauthorized truck parking facility has been in operation at 2957 – 194 Street since 2015 with operations extending onto 2944 – 192 Street (abutting to west) starting in 2020.
- In May of 2017, staff forwarded Planning Report No. 7916-0078-00 to Council with a recommendation of denial for a TUP to permit continued operation of the unauthorized truck parking facilitate for a period to not exceed three years for property 2957 – 194 Street. Council denied the proposal and the application was closed.
- At the May 8, 2017, Regular Council – Land Use Meeting, Council denied the TUP application for continued operation of the unauthorized truck parking facility. City By-law Enforcement action proceeded following the denial of the proposed TUP in 2017.
- A court order was issued on December 8, 2021, by the Provincial Court of British Columbia requiring the owners of 2957 – 194 Street and 2944 – 192 Street and the owners of the trucks and trailers to remove all trucks and trailers parked or stored on site on or before June 8, 2022. The court order further specified that the owners of the properties and the trucks and trailers

must not permit the parking or storage of trucks or trailers on the two properties between June 9, 2022, and December 8, 2022.

- There is a development proposal on the subject site, Development Application No. 7921-0015-00. The applicant is proposing a warehouse and a cold storage facility, and they are revising the plans to include all three properties to their proposal. The rezoning and development permit is expected to proceed to Council for consideration in early 2024.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant proposes a Temporary Use Permit (TUP) to permit a temporary outdoor storage facility for cargo equipment and continued operation of an unauthorized truck parking facility for a period not to exceed three years.
- The applicant proposes to store the following materials onsite:
 - Tires;
 - Wooden pallets;
 - Two (2) construction trailers; and
 - Ten (10) truck parking stalls.

Referrals

Engineering: The Engineering Department will provide Engineering servicing requirements if this application proceeds further, for consideration.

Transportation Considerations

- 194 Street has insufficient pavement width to support truck movements to and from the site. Should Council be supportive of the proposed use, the applicant's proposal to access 194 Street would need to be revised. Access would be limited to 192 Street, which would be restricted to right-in/right-out vehicle movement.
- A working easement would need to be secured to facilitate circulation between the three properties allowing for shared access onto 192 Street.

Parkland and/or Natural Area Considerations

- Parks and Environmental staff will provide requirements if this application proceeds further, for consideration.
- The applicant has submitted an arborist report stating that the proposed TUP plans would require removal of 72 on-site trees. Trees/Landscaping staff will provide requirements if this application proceeds further, for consideration. It should be noted, however, that the removal of trees to support a temporary or interim use is typically not supported.

POLICY & BY-LAW CONSIDERATIONS

Regional Growth Strategy

- The subject site is designated "Mixed Employment" in the Regional Growth Strategy (RGS).
- The proposed TUP does not comply with the RGS land use designation for the site.

Official Community Plan

Land Use Designation

- The subject site is designated "Mixed Employment" in the Official Community Plan.
- The proposed TUP does not comply with the OCP land use designation for the site.

Themes/Policies

- E1.20 – Encourage the continued expansion of high-tech, research and development and light manufacturing to locate within Mixed Employment areas that are accessible to major transportation corridors and/or frequent transit services.

(The proposed development is not compatible with the Mixed Employment designation and may delay/prevent and does not reflect the intended ultimate development vision for the employment lands in Campbell Heights).

- E1.31 – Support and encourage the high quality, environmentally responsible, sustainable development of employment lands.

(The property is located in an environmentally sensitive area with vulnerable aquifers resulting from unconsolidated material, as per the "Vulnerable Aquifers Map (Schedule I)" in the Zoning By-law. The proposed development may negatively impact groundwater, soils, and trees in the area).

Secondary Plans

Land Use Designation

- The subject site is designated "Business Park" in the Campbell Heights Local Area Plan (LAP). The proposed TUP does not comply with the land use designation for the site.

Zoning By-law

- The applicant proposes a Temporary Use Permit under the existing "Intensive Agriculture Zone (A-2)". The proposal would allow the temporary use to operate on the property, as the proposed uses are not permitted under the A-2 Zone.

DISCUSSION

Temporary Use Permit Applications in Campbell Heights

- Recently, staff have taken by-law enforcement action within the Campbell Heights area against numerous other properties with non-conforming and unauthorized businesses, many of which are operating without business licenses. The enforcement typically results in the owners submitting TUP applications.
- The unauthorized and non-conforming uses occurring throughout Campbell Heights include outdoor storage, outdoor recreational vehicle storage, outdoor passenger vehicle storage, outdoor truck parking as well as outdoor container storage, some of which are associated with unauthorized businesses operating from these locations.
- A total of thirteen TUP applications for these unauthorized and non-conforming uses within the Campbell Heights area have been received in the recent past, with the majority being denied by Council, as summarized in the table below:

Project No.	Address	Council Decision
7913-0108-00	3086 190 Street	<u>Denied</u> at the April 14, 2014 Land Use meeting.
7913-0135-00	3093 194 Street	<u>Denied</u> at the February 24, 2014, Land Use meeting.
7913-0293-00	3338 194 Street	<u>Denied</u> at the February 24, 2014, Land Use meeting.
7914-0093-00	19370 32 Avenue	<u>Denied</u> at the October 2, 2017, Land Use meeting.
7916-0078-00	2957 194 Street	<u>Denied</u> at the May 8, 2017, Land Use meeting.
7916-0531-00	19283 28 Avenue	Council <u>supported</u> a 1-year TUP at the April 3, 2017, Land Use meeting. This TUP was issued at the September 11, 2017, Land Use meeting.
7917-0124-00	2820 192 Street	<u>Denied</u> at the May 8, 2017, Land Use meeting.
7917-0002-00	19283 28 Avenue	<u>Denied</u> at the April 1, 2019, Land Use meeting.
7919-0309-00	3338 194 Street/19437 32 Avenue	Supported by Council at the February 10, 2020, Land Use meeting. This TUP was issued at the June 15, 2020, Land Use meeting.
7920-0106-00	2974 – 192 Street	Council <u>supported</u> a 1-year TUP at the July 27, 2020, Land Use meeting. This TUP was issued at the November 9, 2020, Land Use meeting.*

Project No.	Address	Council Decision
7921-0345-00	2974 – 192 Street	Council <u>supported</u> a proposed 2-year TUP extension at the October 3, 2022 Land Use meeting to move forward to Public Notification at the November 14, 2022 Council meeting.*
7920-0107-00	3037 – 194 St	Council <u>supported</u> a 1-year TUP at the July 27, 2020, Land Use meeting. This TUP was issued at the November 9, 2020, Land Use meeting.*
7921-0346-00	3037 – 194 Street	Council <u>supported</u> a proposed 2-year TUP extension at the October 3, 2022 Land Use meeting, and it received conditional approval at the November 14, 2022 Public Hearing - Council meeting.*
7922-0089-00	2999 – 194 Street	The applicant submitted a proposal for a 3-year TUP. This application was considered by Council at the October 3, 2022 Land Use Meeting and was referred back to staff to work with the applicant on the TUP application. This application was supported at the November 14, 2022 Land Use Meeting, and received conditional approval on November 28, 2022.*

*Note: Staff's original recommendations for Development Application Nos. 7920-0106-00, 7920-0107-00 and 7922-0089-00 were for Denial. Council subsequently supported these TUPs. Staff then recommended support for TUP Nos. 7921-0345-00 and 7921-0346-00 (renewals of TUP Nos. 7920-0106-00 and 7920-0107-00) given Council's previous direction and given the sites had been prepared for the proposed uses. These applications were both supported by Council at the Public Hearing - Regular Council Meeting on November 14, 2022, but have not yet issued.

- The subject application proposed outdoor storage of cargo equipment and trucking parking use is not consistent with the "Business Park" land use designation in the Campbell Heights Local Area Plan (LAP).
- The outdoor storage of cargo equipment is not a permitted use in the A-2 Zone and is only permitted under the "Light Impact Industrial Zone (IL)" or as part of a permitted business operation in the "Business Park 2 (IB-2 Zone)", which permits limited outside storage of materials in conjunction with the business operations associated with a business park building.
- In Campbell Heights, outdoor storage of cargo equipment and truck parking are not considered as appropriate stand-alone uses. Rather, the storage of cargo materials is generally associated with large-scale warehouse facilities and distribution centres which include appropriate buildings as well as suitable landscape buffers, proper screening, storm water control and drainage facilities.
- Approval of this application may lead to other similar temporary use proposals in Campbell Heights that are inconsistent with the adopted Local Area Plan and the pattern of development, which may hinder/prevent desired Business Park development of the area.

Applicant's Rationale

The applicant submitted the following rationale for consideration:

- Campbell Heights is a strategic location for their business to operate given connection to important infrastructure routes and the proximity to the US-Canada border.

- The operation requires a secured site and there are no truck parking facilities in Surrey that can accommodate the amount of equipment they need to store.
- The applicant has submitted a rezoning application, Development Application No. 7921-0015-00, to redevelop two of the subject properties. However, they wish to continue using the site for truck parking while Development Application No. 7921-0015-00 is being processed. The applicant is currently revising their rezoning application to include all three properties, and plan to proceed for Council's consideration for a warehouse and cold storage proposal for consideration in early 2024. A TUP would be required while the rezoning and development application is being considered and detailed.
- The operation provides economic benefits and employment opportunities in the City of Surrey.

PUBLIC ENGAGEMENT

- Pre-notification postcards were sent on August 18, 2022, and the Development Proposal Signs were installed on September 8, 2022. Staff received one response from a local resident opposing the temporary use application.

CONCLUSION

- A court order has been issued by The Provincial Court of British Columbia mandating that all trucks and trailers be removed from the subject site by June 8, 2022.
- The proposed outdoor cargo storage and truck parking is not consistent with the OCP and LAP land use designations for the property and the proposal does not reflect the intended ultimate development vision for the employment lands in Campbell Heights.
- The subject property is located within an area of Campbell Heights that is known to have vulnerable aquifers which may be adversely impacted by the continued storage/truck parking use.
- Furthermore, approval of this application may lead to requests for similar temporary use proposals in Campbell Heights that are inconsistent with the adopted Local Area Plan and the pattern of development, which may further delay/prevent ultimate re-development of the area.
- For the above reasons and given that Council has generally denied TUP applications in Campbell Heights, staff recommend this application be denied.

INFORMATION ATTACHED TO THIS REPORT

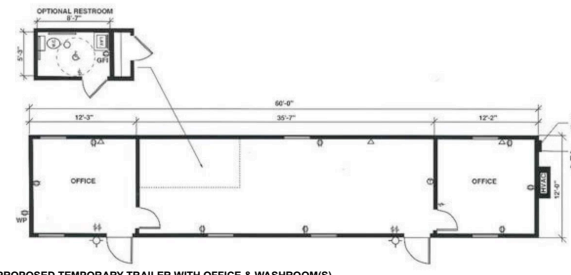
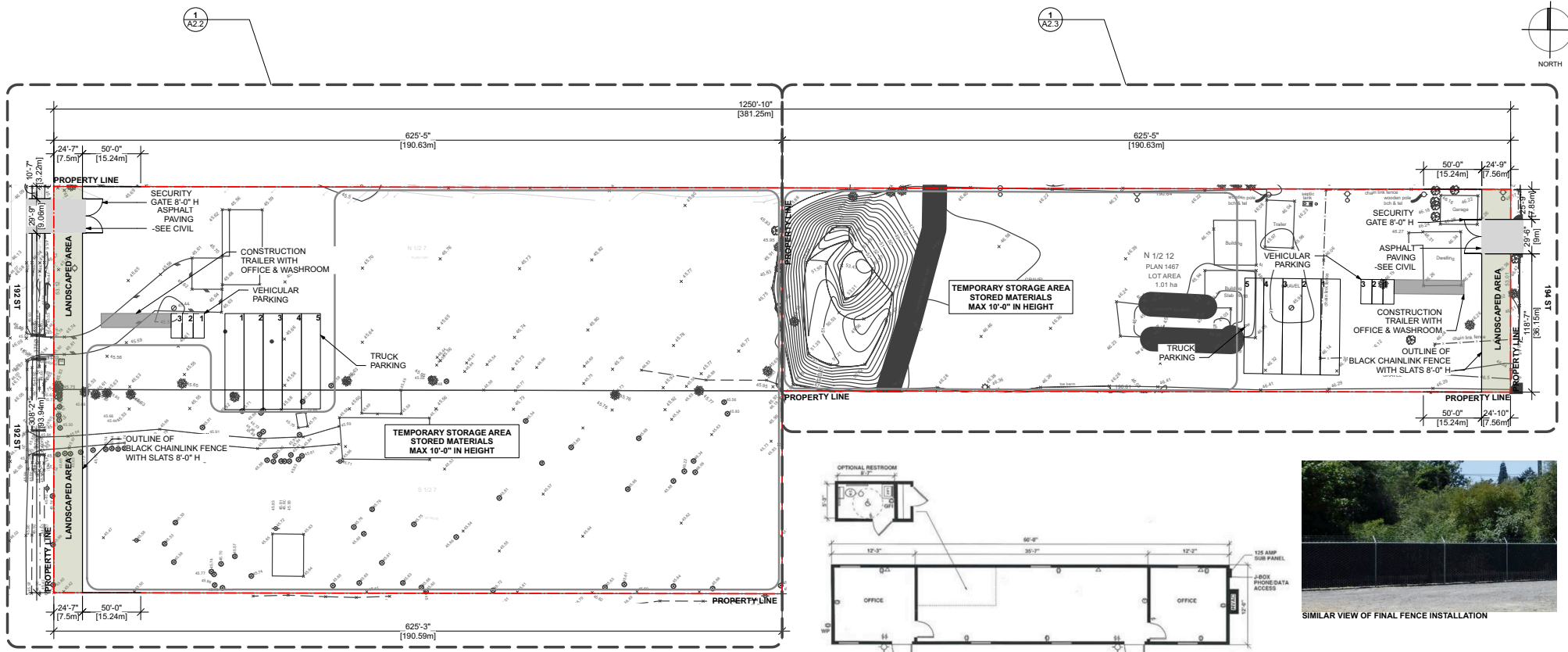
The following information is attached to this Report:

- Appendix I. Proposed Layout
- Appendix II. Aerial Photo
- Appendix III. Map of TUP Applications in Campbell Heights

approved by Shawn Low

Don Luymes
General Manager
Planning and Development

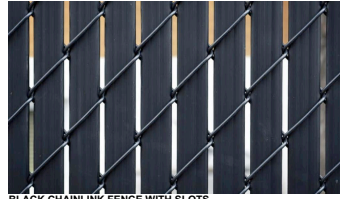
LM/ar



PROPOSED TEMPORARY TRAILER WITH OFFICE & WASHROOM(S)



SIMILAR VIEW OF FINAL FENCE INSTALLATION



BLACK CHAINLINK FENCE WITH SLOTS

CIVIC ADDRESS
2924 & 2944 192 STREET & 2957 194 STREET

SITE AREA
SITE AREA 326.628.53 SF

NOTES

- SURVEY PLAN FOR 2924 192 ST PROVIDED BY TARGET LAND SURVEYING FILE 9794 - TOPO DATED 01.12.2020
- SURVEY PLAN FOR 2944 192 ST & 2957 194 ST PROVIDED BY SOUTH FRASER LAND SURVEYING FILE 181222ELV DATE 13.08.2018

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NO. 1
2

DATE 2021 04 20
2022 02 07

ISSUANCE
ISSUED FOR REVIEW
ISSUED FOR COORDINATION



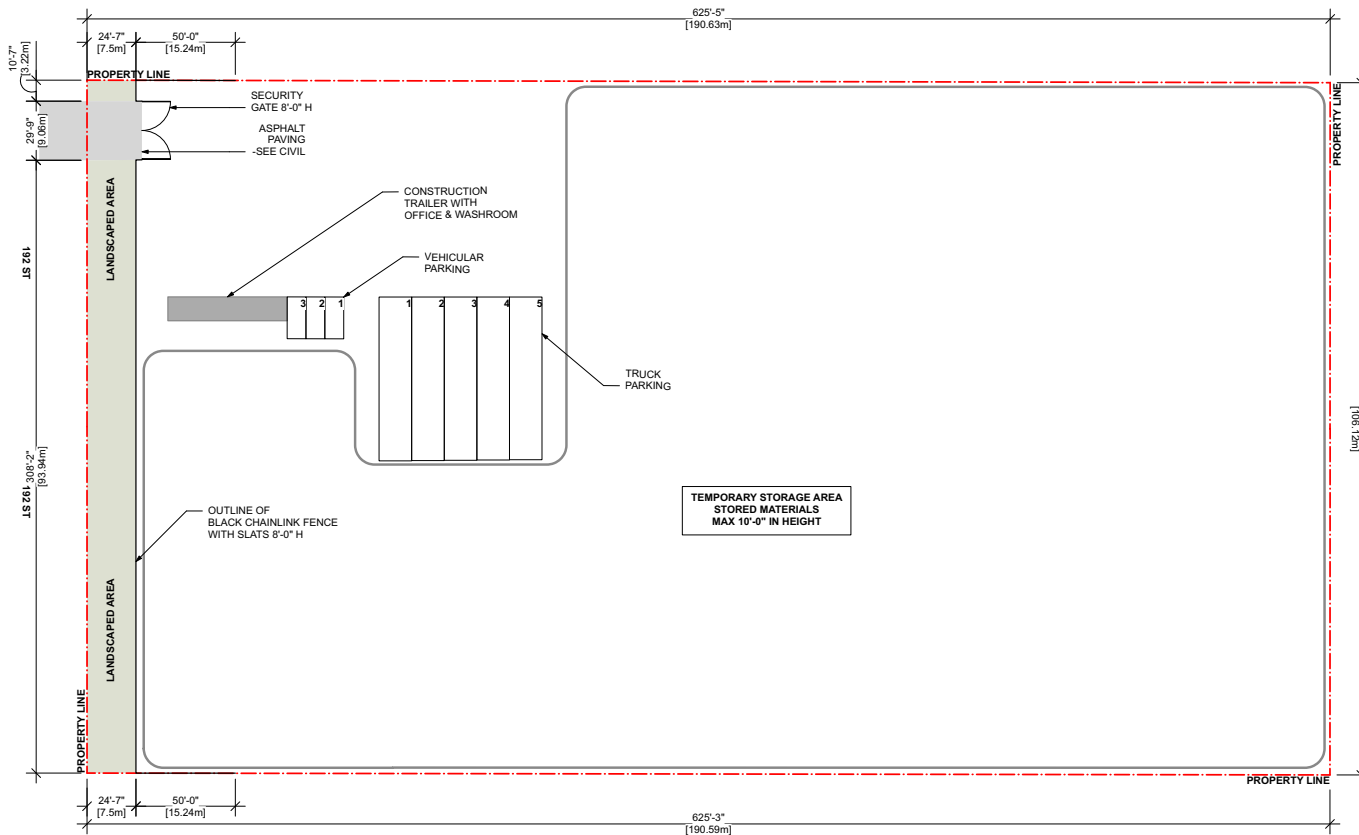
PROPOSED TEMPORARY USE PERMIT

2924 & 2944 192 STREET & 2957 194 STREET
Surrey BC

MASTER SITE PLAN

A 2.1





CIVIC ADDRESS
2924 & 2944 192 STREET

SITE AREA
SITE AREA 217,819.38 SF

NOTES

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- SURVEY PLAN FOR 2944 192 ST & 2957 194 ST PROVIDED BY SOUTH FRASER LAND SURVEYING FILE 181222ELV DATE 13.08.2018

1 2924 & 2944 192 STREET SITE PLAN
1:750

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NO.
1
2

DATE
2021 04 20
2022 02 07

ISSUANCE
ISSUED FOR REVIEW
ISSUED FOR COORDINATION

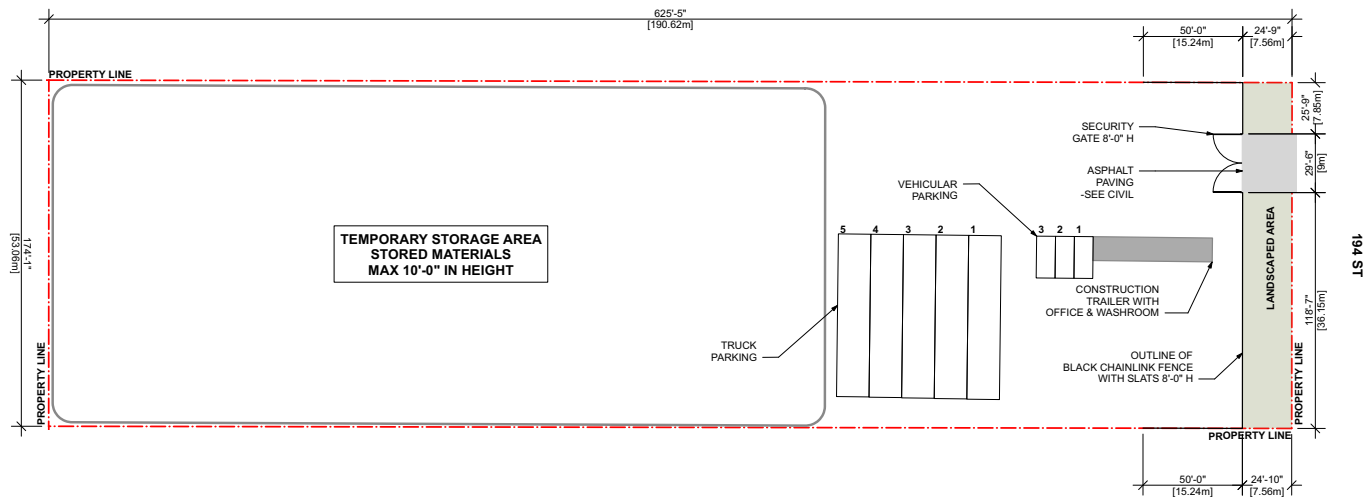


PROPOSED TEMPORARY USE PERMIT
ISSUED FOR REVIEW
ISSUED FOR COORDINATION
2924 & 2944 192 STREET & 2957 194 STREET
Surrey BC

2924 & 2944 192 ST
SITE PLAN

A 2.2





① 2957 194 ST SITE PLAN
1:750

CIVIC ADDRESS
2957 194 STREET

SITE AREA
SITE AREA 108,809.16 SF

NOTES

- SURVEY PLAN FOR 2924 192 ST PROVIDED BY TARGET LAND SURVEYING FILE 9794 - TOPO DATED 01.12.2020
- SURVEY PLAN FOR 2944 192 ST & 2957 194 ST PROVIDED BY SOUTH FRASER LAND SURVEYING FILE 181222ELV DATE 13.08.2018

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NO.	DATE	ISSUANCE
1	2021 04 20	ISSUED FOR REVIEW
2	2022 02 07	ISSUED FOR COORDINATION



PROPOSED TEMPORARY USE PERMIT
2924 & 2944 192 STREET & 2957 194 STREET
Surrey BC

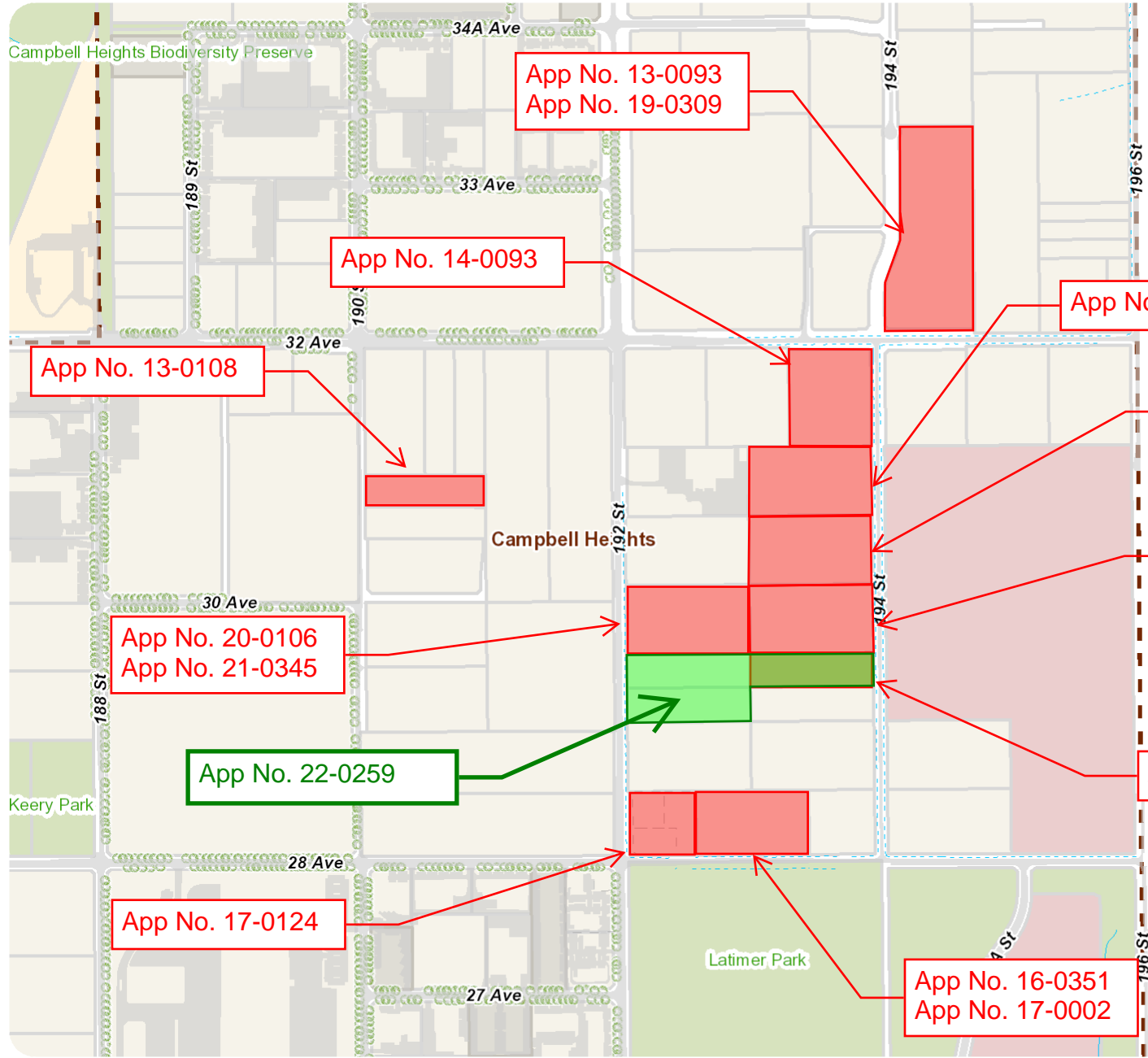
2957 192 ST SITE PLAN A 2.3



DRAWN: GG
CHECKED: KC
SCALE: 1/750
FILE: 2010

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Tel 604 283 0912
kccarchitecture.com





App No. 13-0093
App No. 19-0309

App No. 14-0093

App No. 13-0135

App No. 13-0108

App No. 20-0107
App No. 21-0346

Campbell Heights

App No. 22-0089

App No. 20-0106
App No. 21-0345

App No. 16-0078

App No. 22-0259

App No. 17-0124

App No. 16-0351
App No. 17-0002

Scale: 1:9,500

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