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City of Maple Ridge

TO: His Worship Mayor Dan Ruimy
and Members of Council
FROM: Chief Administrative Officer

MEETING DATE: May 2, 2023
FILE NO: 2022-286-RZ
MEETING: C o W

SUBJECT: Temporary Use Permit
A portion of 24548 Lougheed Highway and unaddressed lot identified by PID No. 012-847-046

EXECUTIVE SUMMARY:

An application has been received for a Temporary Use Permit over a portion of the property located at 24548 Lougheed Highway and unaddressed lot identified by PID No. 012-847-046. The application is to permit a temporary office and outdoor storage over a portion of the subject site. The subject Temporary Use Permit (TUP) will be valid for a period of three years and may be renewed once for up to an additional three years, subject to Council approval.

The subject site is designated *Industrial* in the Official Community Plan ("OCP") and is located outside of the Urban Area Boundary. The TUP area is within a larger site with an active rezoning application (2021-074-RZ), containing the two subject properties, as well as 24366 and 24388 River Road, and unaddressed lots identified by PID No. 012-846-970, 012-846-902, and 012-847-119 to rezone the properties to M-2 (General Industrial) zone. The proposed Temporary Use Permit will allow for an interim use of a portion of 24548 Lougheed Highway and unaddressed lot identified by PID No. 012-847-046 for office and outdoor storage, as the applicant works towards the rezoning of the larger site to accommodate future industrial development.

RECOMMENDATIONS:

1. That Temporary Use Permit No. 2022-286-RZ for a portion of 24548 Lougheed Highway and unaddressed lot identified by PID No. 012-847-046 be forwarded to Public Hearing and subsequent Council meeting for decision subject to the following terms and conditions; and
2. That following the Public Hearing, the Corporate Officer be authorized to sign and seal Temporary Use Permit No. 2022-286-RZ, once the following terms and conditions are met:
 - i. Approval of the Ministry of Transportation and Infrastructure (MOTI) of an Access Permit and all the requirements, including but not limited to the geotechnical assessment study and Traffic Impact Study, as required by the Ministry;
 - ii. Approval from the Canadian Pacific Railway (CPR);
 - iii. Issuance of the Soil Permit by the City;
 - iv. Issuance of the Watercourse Protection and Natural Features Development Permit by the City;
 - v. Any new buildings or structures require a Building Permit along with the associated trades permits, where applicable;
 - vi. All electrical work must be permitted and certified;
 - vii. Receive of a Letter of Undertaking to ensure removal of the buildings after the expiration of the Temporary Use Permit; and

- viii. A conditional Business License must be obtained contingent on the business operation complying with the following:
- a) All structures meeting the current BC Building Code;
 - b) Approved Fire Department Inspection; and
 - c) All external agency requirements being met – (i.e. Fraser Health and Provincial water license as required).

DISCUSSION:

Background Context:

Applicant:	Seven Horses Transportation Ltd.
Legal Description:	Parcel "B" (Reference Plan 8151) District Lot 409 Group 1 New Westminster District Except: Part Dedicated Road on Plan LMP39099; and Parcel 1 District Lot 409 Group 1 New Westminster District Plan LMP39102;
OCP:	
Existing:	<i>Industrial</i>
Proposed:	<i>Industrial</i>
Within Urban Area Boundary:	No
Area Plan:	No, OCP General Land Use Map
OCP Major Corridor:	Yes
Zoning:	
Existing:	RS-3 (Single Detached Rural Residential)
Proposed:	Temporary Use Permit (Industrial)
Surrounding Uses:	
North:	Use: Single Family Residential and Vacant Zone: RS-3 (Single Detached Rural Residential) Designation: <i>Industrial</i>
South:	Use: Canadian Pacific Railway and Fraser River Zone: N/A Designation: N/A
East:	Use: Campground and Single Family Residential Zone: CS-3 (Recreation Commercial) and RS-3 (Single Detached Rural Residential) Designation: <i>Industrial</i>
West:	Use: Vacant and Single Family Housing Zone: RS-3 (Single Detached Rural Residential) and RS-2 (Single Detached Suburban Residential) Designation: <i>Industrial and Rural Residential</i>

Existing Use of Property:	Vacant
Proposed Use of Property:	Industrial
Site Area:	0.81 Ha. (2.0 acres)
Access:	Lougheed Highway/River Road
Servicing requirement:	Urban Standard

1. Background:

One of the outcomes of the 2014 *Commercial & Industrial Strategy* was that the City will need upwards of 69-93 hectares (170-230 acres) of additional industrial lands by 2040. The Strategy examined lands within the City and identified a number of areas that could potentially accommodate employment-based land uses.

On March 18, 2016, Council directed staff to review the lands in the vicinity of the subject site to determine if the lands could support employment-generating land uses. As part of the ongoing updates to the City's Employment Land Re-designation process, OCP Amending Bylaw (*Bylaw No. 7335-2017 Area 2: Lougheed Lands*) was considered for final reading and adopted at the September 12, 2017, Council Meeting. Under *Bylaw No. 7335-2017*, the subject properties were redesignated from *Suburban Residential* to *Industrial*, in order to facilitate future employment uses on the site.

The site is the subject of a previous Soil Deposit Permit under application 2019-062-SP, to permit the deposit of 638,000 cubic metres on the properties at 24548 Lougheed Highway, 24366 and 24388 River Road, and adjacent lot at 24548 Lougheed Highway. At the Council meeting on October 1, 2019, Council approved the Soil Deposit Permit. The process was estimated to take approximately seven (7) years to complete. Subsequently, the applicant decided not to proceed with the Soil Deposit Permit and the permit lapsed.

2. Project Description:

The subject site is located on the south side of Lougheed Highway. The irregular shaped site (Appendices A and B) is strategically located for industrial development along a major truck route. The site that is subject to the Temporary Use Permit consists of a portion of two (2) lots, located at the east end of River Road and on the north side of the Canadian Pacific Railway (CPR) tracks. The site is proposed to be accessed from the east utilizing an existing driveway that currently provides access to two residential properties. Access is managed by MOTI. The subject site is located outside of the Urban Area Boundary of the OCP and Metro Vancouver Urban Containment Boundary.

The site is characterized by steep slopes in excess of 25% and several watercourses that will impact the location of development and this will necessitate the placement of substantial fill on the site, as noted above in the report. The subject site also is well vegetated with trees and other shrubs. To the west and north of the subject site are some vacant lots, as well as some single family dwellings. To the east of the development is a campground and a single family dwelling. To the immediate south of the site is the Fraser River and CP Railway.

The applicant is requesting a Temporary Use Permit on a portion of the site located at 24548 Lougheed Highway and unaddressed lot identified by PID No. 012-847-046. The Permit will facilitate temporary office space, vehicle parking, truck parking and outdoor storage of materials such as steel and wood on the subject site.

As part of this Temporary Use Permit application, a Soil Deposit Permit (2022-350-SP) and a Watercourse Protection with Natural Features Development Permit (2021-074-DP) application are

also being processed in conjunction with this application. The Soil Deposit Permit will facilitate the placement of approximately 20,000 m³ of fill on the site, which will allow for the creation of a relatively flat area for the staging of the Temporary Use Permit area. With the Development Permit application for Watercourse Protection and Natural Features, the applicant will ensure the enhancement and restoration of the site for both the Temporary Use Permit and the future rezoning as part of application 2021-074-RZ.

The proposed Temporary Use Permit will allow for the interim use of the site as the applicant pursues a rezoning of the larger site consisting of seven (7) lots (Appendices A and B) to M-2 zone under application 2021-074-RZ. As part of the rezoning application, a larger amount of fill will be required under a separate Soil Permit that will allow for the future construction of a trucking and storage facility, spanning several buildings. The larger site under the rezoning application will host several warehouse and storage buildings and associated office space, to act as the headquarters for Seven Horses trucking company. Seven Horses Transportation Ltd is a transport company that specializes in transportation, logistics and storage of unusual or oversized loads. The business is family-owned and has been operating in the Lower Mainland since the 1990s.

3. Planning Analysis:

i) Official Community Plan:

The development site is designated *Industrial* in the OCP. The proposed Temporary Use Permit aligns well with this designation. There are environmentally sensitive areas within the proposed site that the applicant is proposing to preserve, therefore, an OCP amendment will be required to redesignate these portions of the site to *Conservation* as part of the future rezoning application 2021-074-RZ.

The OCP designates the entire City as a Temporary Use Permit area, which allows Council to approve or deny the issuance a Temporary Use Permit.

ii) Zoning Bylaw:

The applicant is proposing a Temporary Use Permit under the existing RS-3 (Single Detached Rural Residential) zone on a portion of the subject site. This proposal would permit the temporary use to operate on the subject site, as the underlying zone does not permit this industrial development.

In addition to this Temporary Use Permit application, the property owner currently has an in-stream Rezoning application that seeks to rezone a larger site from RS-3 to M-2 to permit the future development of a trucking warehouse and terminal under application 2021-074-RZ.

iii) Development Permits:

Pursuant to Section 8.9 of the OCP, a Watercourse Protection Development Permit application is required to ensure the preservation, protection, restoration and enhancement of watercourse and riparian areas.

Pursuant to Section 8.10 of the OCP, a Natural Features Development Permit application is required for all development and subdivision activity or building permits to ensure the preservation, protection, restoration and enhancement of the natural environment and for development that is protected from hazardous conditions. These include:

- All areas designated *Conservation* on Schedule “B” or all areas within 50 metres of an area designated *Conservation* on Schedule “B”, or on Figures 2, 3 and 4 in the Silver Valley Area Plan;
- All lands with an average natural slope of greater than 15 percent; and
- All floodplain areas and forest lands identified on Schedule “C”.

The proposed development under the TUP and the rezoning application will require the infill of the watercourse system, and will significantly impact slopes within the ravines on the sites, which has received approval from the Province under the *Water Sustainability Act*. As compensation for these impacts, the applicant has proposed to establish new watercourse channels, as well as a stormwater system that will provide both instream and riparian habitat improvements. The applicant will also remove previously deposited materials that were unpermitted and are potentially deleterious, including old concrete, poor quality soils and remnants of an old fire of tree stumps on the site. In addition, the southern and eastern slopes will be replanted with additional tree species to assist in improving the treed canopy and outcompete existing invasive species.

4. Interdepartmental Implications:

i) Engineering Department:

The Engineering Department has noted that there are no Engineering requirements for this application, so no servicing agreement is required as a condition of the Temporary Use Permit.

5. Intergovernmental Issues:

i) Ministry of Transportation and Infrastructure (MOTI):

As the subject site is located adjacent to a provincial highway, a referral to the MOTI was submitted to review access, traffic circulation and the parking areas. The Ministry’s approval of the Access Permit related to the proposed temporary use will be required as a condition of issuance of the Temporary Use Permit.

The Ministry has indicated that a conditional approval for the Access Permit (for the temporary use up to 4 years) may be granted subject to review and approval of the following requirements:

- An updated site access design for truck movement;
- Traffic Impact Assessment Study;
- Geotechnical Assessment Study;
- Storm Water Management Plan; and
- Any other information that may be required by MOTI.

The applicant is requesting to proceed with Council consideration of the Temporary Use Permit prior to obtaining the conditional approval from the MOTI. If Council approve the Temporary Use Permit, the Ministry’s approval of the Access Permit and the above noted requirements are required prior to City issuance of the TUP. The Temporary Use Permit shall not be issued if the MOTI approval of the Access Permit and other terms and conditions required by the Ministry are not obtained.

ii) **Canadian Pacific Railway (CPR):**

As part of the proposed application, the proponent has obtained written approval from the Canadian Pacific Railway for the Temporary Use Permit and the activities associated with this development. A future referral to the Canadian Pacific Railway will be required for the proposed rezoning of the site to the M-2 zone.

6. Citizen/Customer Implications:

Public notification will be required with two newspaper advertisements and notices sent to owners/occupiers of properties within 50m (164 ft.) of the subject site, 14 days prior to the Public Hearing date, subject to Council endorsing the recommendation of this report.

CONCLUSION:

It is recommended that the Temporary Use Permit 2022-286-RZ, respecting a portion of the properties located at 24548 Lougheed Highway and unaddressed lots identified by PID No. 012-847-046 be forwarded to the next Public Hearing and subsequent Council meeting for approval or denial. Staff are recommending approval of the Temporary Use Permit subject to the terms and conditions outlined in this report.

"Original Signed by Mark McMullen"

Prepared by: **Mark McMullen,**
Manager of Development and
Environmental Planning

"Original Signed by Charles R. Goddard"

Reviewed by: **Charles R. Goddard, BA, MA**
Director of Planning

"Original Signed by Charles R. Goddard"

Approved by: **Charles R. Goddard, BA, MA**
Director of Planning

"Original Signed by ~~Scott Hartman~~"

Concurrence: **Scott Hartman**
Chief Administrative Officer

PATRICK HLBVAC-WINSOR
FOI

The following appendices are attached hereto:

- Appendix A – Subject Map
- Appendix B – Ortho Map
- Appendix C – Proposed Site Plan
- Appendix D – Temporary Use Permit 2022-286-RZ



Scale: 1:4,500

Legend

- Site Subject to Temporary Use Permit
- Site Subject to Rezoning 2021-074-RZ
- Stream
- Ditch Centreline
- ... Edge of River
- Indefinite Creek
- River Centreline (Topographic)
- Lake or Reservoir
- River

24366 & 24388 RIVER RD, 24548 LOUGHEED HWY,
PID'S: 007-118-309, 007-118-431, 024-277-657,
012-847-046, 012-846-970, 012-846-902, & 012-847-119

PLANNING DEPARTMENT



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British Columbia

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FILE: 2022-286-RZ
DATE: Apr 27, 2023

BY: DT

APPENDIX B



Scale: 1:4,500

Legend

- Site Subject to Temporary Use Permit
- Site Subject to Rezoning 2021-074-RZ
- Stream
- Ditch Centreline
- Edge of River
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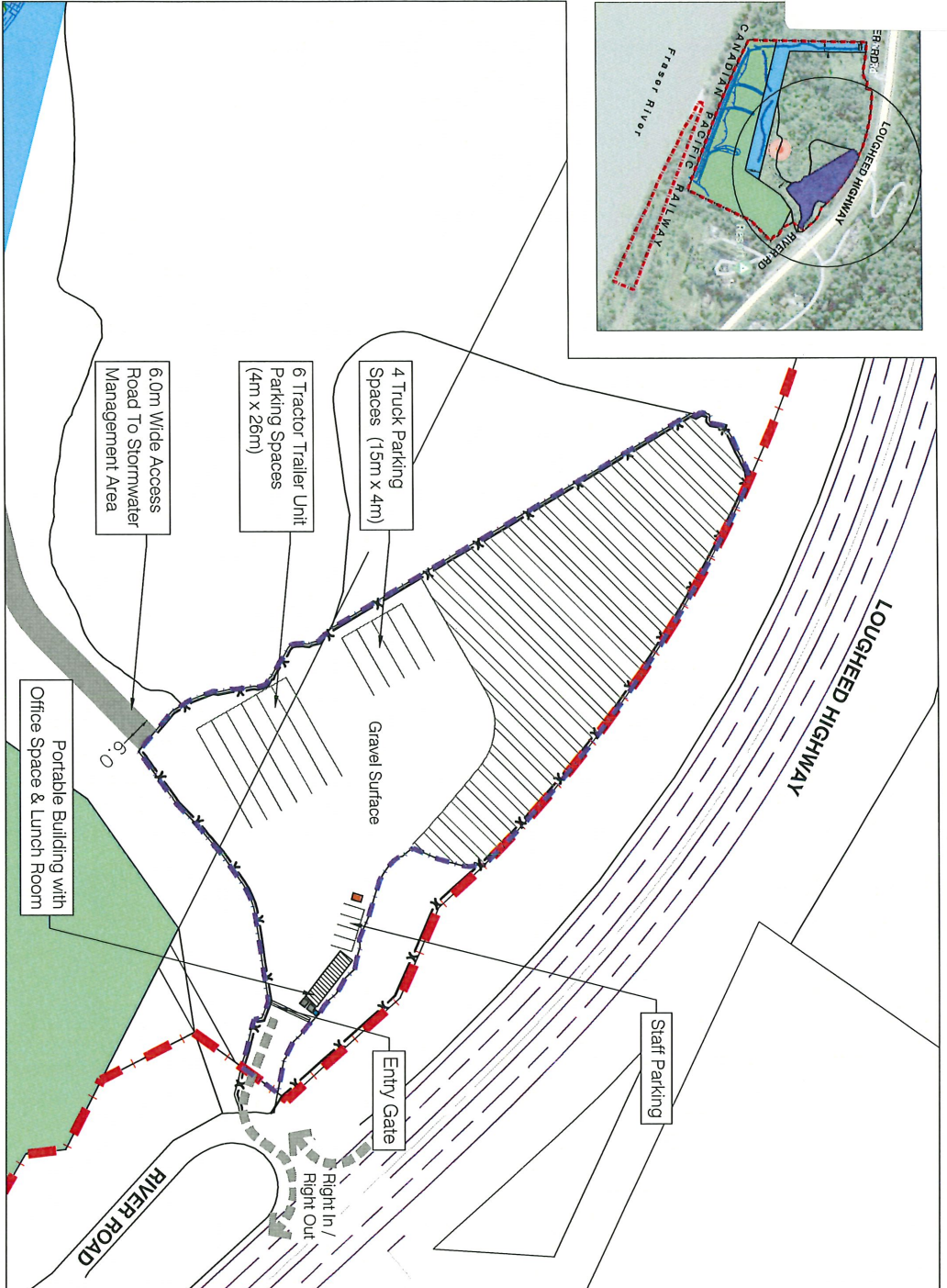
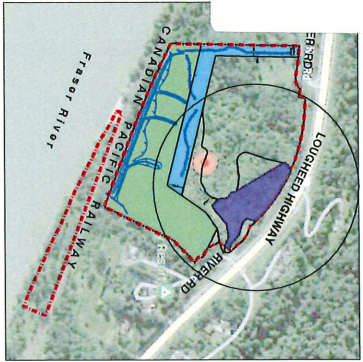


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FILE: 2022-286-RZ
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BY: DT



PID 007-118-309 -- Lot 3 except: part road on Plan LMP4241, DL 409 Gp 1 New Westminster District Plan 12820
 PID 007-118-431 -- Parcel 'A' (Explanatory Plan 12245) Lot 3 except: Part on Plan LMP4241, DL 409 Gp 1 New
 Westminster District Plan 11584
 PID 012-846-970 -- Parcel 'D' (Reference Plan 5401) DL 409 Gp 1 New Westminster District except firstly, Part on
 Statutory Right-of-Way Plan 4697 secondly, Part dedicated on Plan LMP4241, DL 409 Gp 1 New
 Westminster District, except: Part Dedicated
 PID 012-847-046 -- Parcel B (Reference Plan 5151) DL 409 Gp 1 New Westminster District, except: Part Dedicated
 PID 094277-657 -- Parcel 1, DL 409 Gp 1 New Westminster District Plan LMP4241, DL 409 Gp 1 New
 Westminster District
 PID 012846-902 -- Parcel 1B (Reference Plan 2824) DL 409 Gp 1 New Westminster District
 PID 012847-119 -- Parcel 'C' (Reference Plan 3150) DL 409 Gp 1 New Westminster District
 NOTE: Cross-hatched land only, subject to change without notice. Property of Aplin & Martin Consultants Ltd. and not to be reproduced or used without written permission by the Company.

EXISTING DESIGNATIONS
 OCP: INDUSTRIAL
 Zoning: RS-2



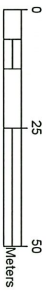
Seven Horses Transport Ltd.
 Office & Storage Facility
 24366-24388 River Rd & 24548 Lougheed Hwy
 plus 4 parcels with no civic addresses,
 Maple Ridge

Phase 1 Temporary Use Permit OPERATIONS SITE PLAN

NOTE:

Also required for the Temporary Use Permit:
 - Watercourse Protection Permit
 - Natural Features Permit
 - Soil Deposit Permit for less than 20,000m³

- Site Boundary
- TUP Area
- Conservation Area
as per Ministry of Environment
2015 WSA conditional approval
- Storm Water Management Area
- Steel & Material Storage
- Metal Garbage Bin
- Portable Toilet
- Water Reservoir Tank, Size, Capacity
and Location to be Determined
- Chain Link Fence



**APLIN
&
MARTIN**
 Project 21-1041
 30/01/2023
 Drawn by: GO

Drawing
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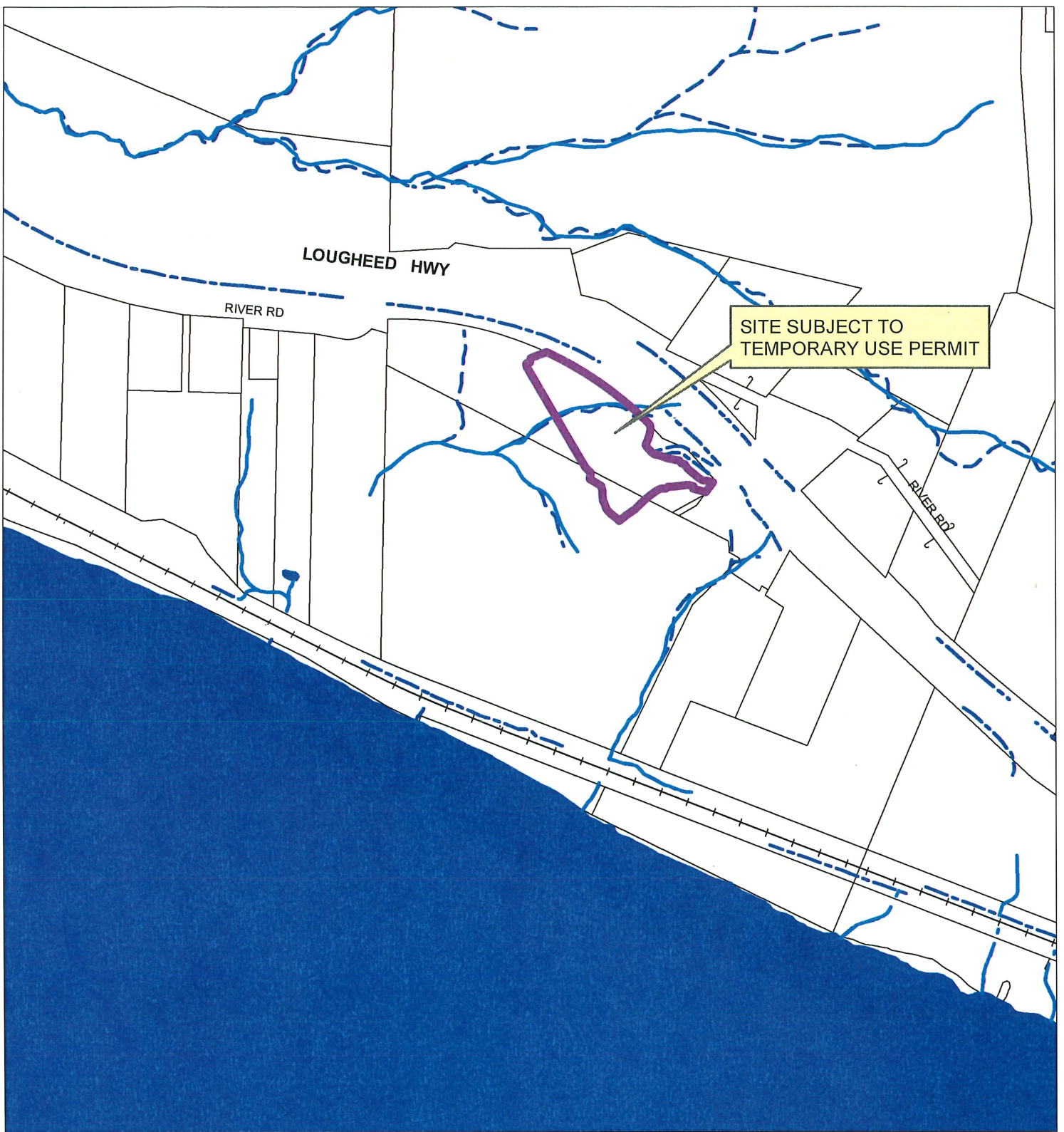
**CITY OF MAPLE RIDGE
TEMPORARY USE PERMIT NO. 2022-286-RZ**

**TO: 1355755 B.C. LTD
PO BOX 3522 LCD
Langley BC V3A 4R9**

1. This Temporary Use Permit (the "Permit") is issued subject to compliance with all the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this permit.
2. This Temporary Use Permit applies to and only to those lands within the City described below and any and all buildings structures and other development thereon:

**Parcel "B" (Reference Plan 8151) District Lot 409 Group 1 New Westminster District Except:
Part Dedicated Road on Plan LMP39099; and
Parcel 1 District Lot 409 Group 1 New Westminster District Plan LMP39102.**

3. The Temporary Use permitted by this permit is limited to:
 - Permit a temporary office, vehicle parking, truck parking and outdoor storage of materials such as steel and wood over a portion of the subject site.
4. The Temporary Use shall be carried out according to the following conditions:
 - The site must be well maintained in accordance with all City Bylaws;
 - Upon termination of this Temporary Use Permit, the temporary office, vehicle parking, struck parking and outdoor storage must be removed from the site; and
 - Approval of all required permits and authorizations required by the City of Maple Ridge, Canadian Pacific Railway, Ministry of Transportation and Infrastructure, and other agencies.
5. The Property described herein must be developed strictly in accordance with the terms and conditions and provisions of this permit and any plans and specifications attached to this Permit which shall form a part hereof (see Appendix B).
6. This Permit is valid for three years after the date the permit is issued.
8. This permit is not transferable.
9. This Permit is not a Building Permit.



SITE SUBJECT TO
TEMPORARY USE PERMIT



Scale: 1:4,500

Legend

-  Site Subject to Temporary Use Permit
-  Stream
-  Ditch Centreline
-  Edge of River
-  Indefinite Creek
-  River Centreline (Topographic)
-  Lake or Reservoir
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24366 & 24388 RIVER RD, 24548 LOUGHEED HWY,
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BY: DT

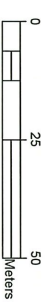
Seven Horses Transport Ltd.
Office & Storage Facility
24366-24388 River Rd & 24548 Loughheed Hwy
plus 4 parcels with no civic addresses,
Maple Ridge

Phase 1 Temporary Use Permit OPERATIONS SITE PLAN

NOTE:

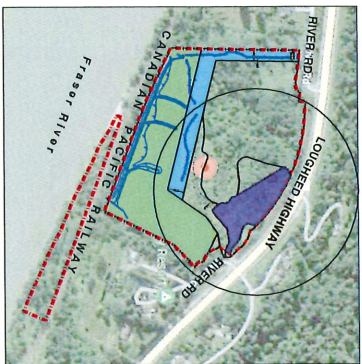
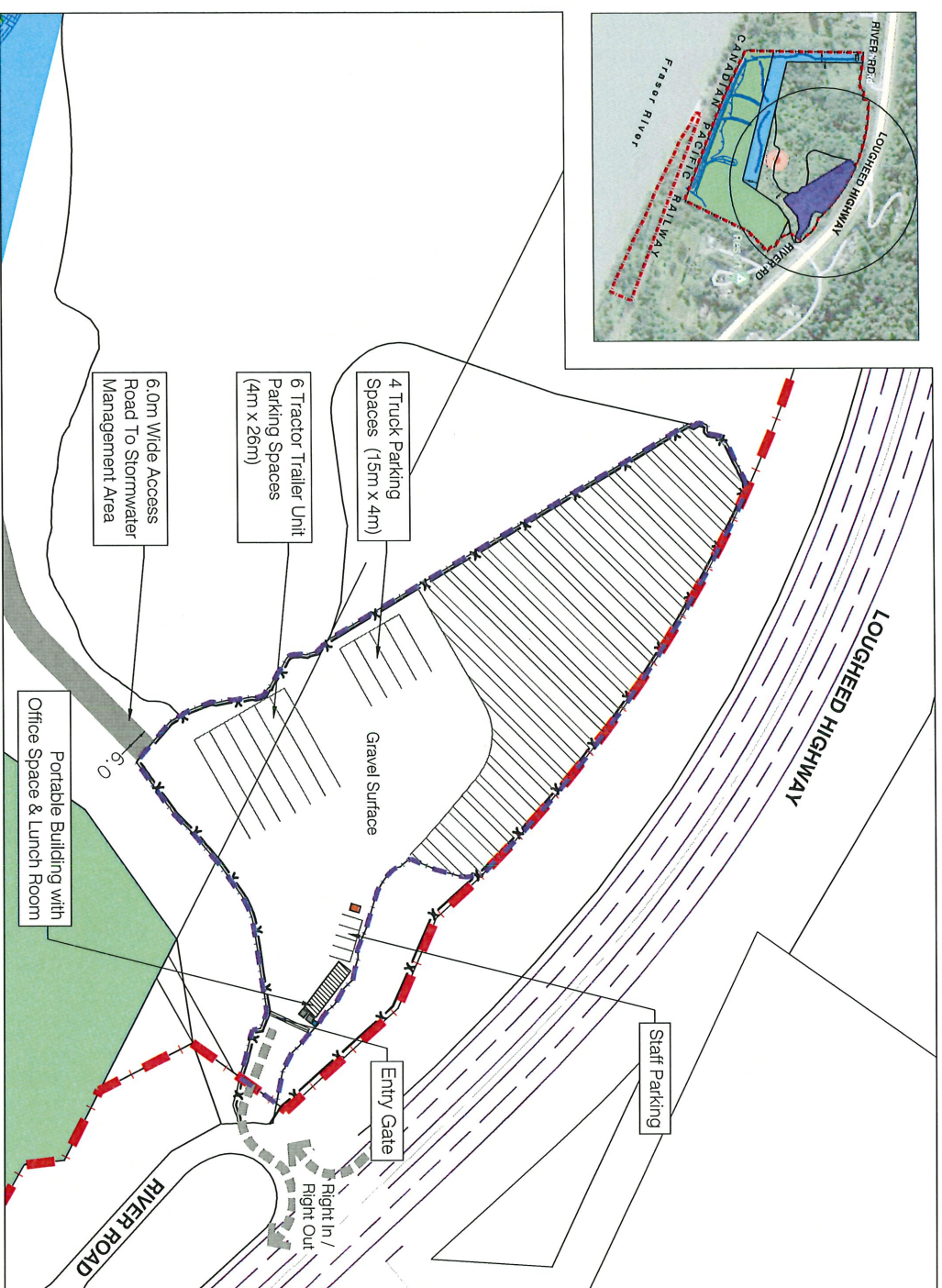
Also required for the Temporary Use Permit:
- Watercourse Protection Permit
- Natural Features Permit
- Soil Deposit Permit for less than 20,000m³

-  Site Boundary
-  TUP Area
-  Conservation Area
as per Ministry of Environment
2015 WSA conditional approval
-  Storm Water Management Area
-  Steel & Material Storage
-  Metal Garbage Bin
-  Portable Toilet
-  Water Reservoir Tank, Size, Capacity
and Location to be Determined
-  Chain Link Fence



Project 21-041
30 / 01 / 2023
Drawn by: GD

Drawing
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PID 007-118-909 -- Lot 3 except; part road on Plan LMP4241, DL 409 Gp 1 New Westminster District Plan 12820
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 Stationary Right-of-Way Plan 4697 secondly, Part dedicated rd on Plan LMP38099
 PID 012-847-246 -- Parcel 'D' (Reference Plan 9401) DL 409 Gp 1 New Westminster District, except: Part Dedicated
 Right-of-Way on 8151) DL 409 Gp 1 New Westminster District, except: Part Dedicated
 PID 024-277-657 -- Parcel 1 DL 409 Gp 1 New Westminster District Plan LMP9102
 PID 012-846-902 -- Parcel 1 DL 409 Gp 1 New Westminster District Plan LMP9102
 PID 012-847-119 -- Parcel 'C' (Reference Plan 3150) DL 409 Gp 1 New Westminster District
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EXISTING DESIGNATIONS
OCP: INDUSTRIAL
Zoning: RS-2

