

# Temporary Use Permit Application for 1467 Mustang Place

## RECOMMENDATIONS:

*That Committee of Council:*

- 1. Authorize staff to provide notice of Temporary Use Permit TU000026 at 1467 Mustang Place; and*
- 2. Recommend Council support the proposal subject to public input.*

## **REPORT SUMMARY**

Inland Industries is proposing the temporary increase of permitted outdoor storage at 1467 Mustang Place from 25% of the lot to 50% of the lot in order to accommodate storing and staging scaffolding, along with vehicle circulation, and staff parking for a tenant business. Staff note the proposed outdoor storage area, located under a large BC Hydro Right-of-Way, is well screened from the Mary Hill Bypass and not expected to have any impact to surrounding properties. Staff recommend that Committee authorize public notification of the temporary use permit and provide a recommendation of support for the permit to Council.

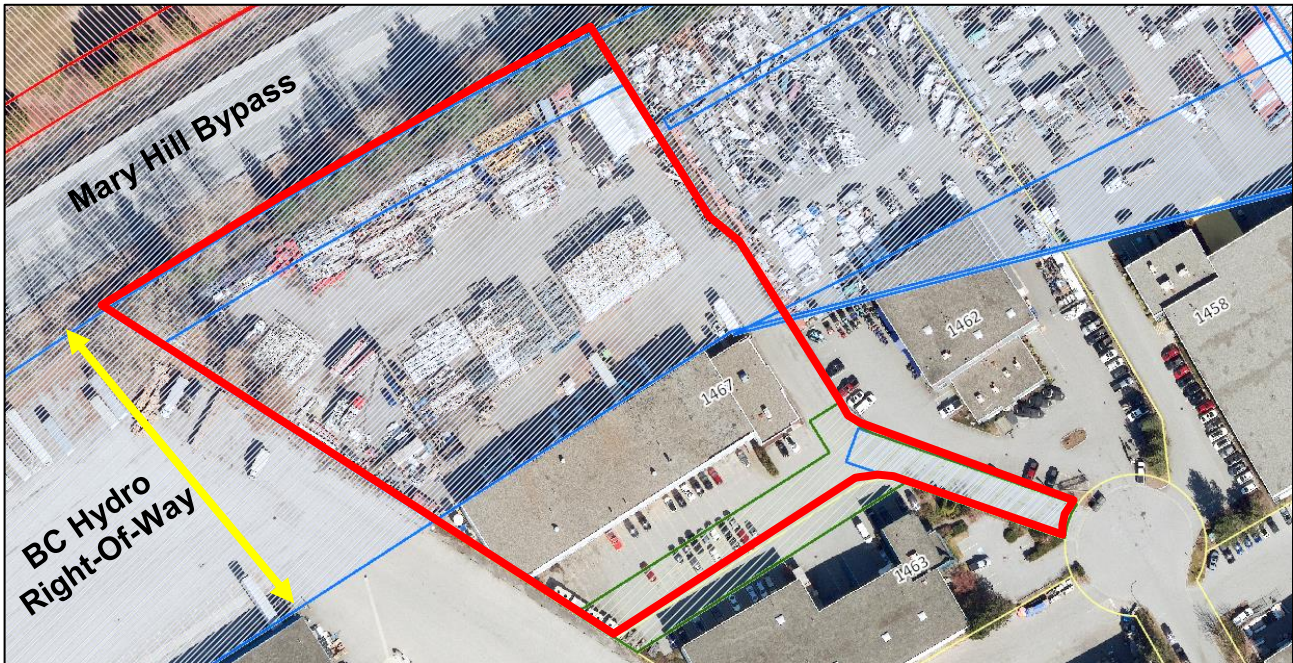
## **BACKGROUND**

**Proposal:** Inland Industries, the owner of 1467 Mustang Place, have submitted a temporary use permit application to support the business operations of a tenant. The requested temporary use permit is to allow for an increase in permitted outdoor storage area to store scaffolding; the Zoning Bylaw permits outdoor storage to occupy up to 25% of the lot area in the M1 Zone and the proposed temporary use permit would allow for up to 50% of the lot area to be used for outdoor storage. The temporary use permit will endure for a maximum of three years, until the tenant moves out and Inland Industries moves their operations onto the site.

**Site Context:** 1467 Mustang Place is an industrial property located in the Meridian Industrial Park. The 15,852m<sup>2</sup> property is developed with an approximately 2,000m<sup>2</sup> industrial building and a staff parking lot at the front of the site. The remainder of the site is encumbered by a 90m wide BC Hydro Right-of-Way (ROW), which covers over half of the property, and restricts the construction of permanent buildings or structures in the right-of-way area. There are currently three businesses occupying the site engaged in scaffolding, equipment rental, and metal goods production; the area under the Hydro ROW is used for a combination of storage, parking and circulation.

The site is surrounded by industrial properties and backs onto the Mary Hill Bypass. There is a tent structure occupying the northeast corner of the site, which has a temporary building permit that expires in 2027.

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Location Map (BC Hydro ROW depicted in blue)

**Policy and Regulations:** The site is zoned M1 – General Industrial which permits a variety of industrial uses including warehousing, storage, and transshipment. The M1 zone limits outdoor storage use to a maximum of 25% of the site area.

The Official Community Plan (OCP) designates the site as IG – General Industrial. The policies of the OCP encourage the efficient use of land and support of business and employment opportunities in the industrial sector.

The authority to issue temporary use permits is set out in *S.493* of the *Local Government Act*. A permit may be valid for up to three years, be renewed for an additional three years, and may specify conditions under which the temporary use is carried out. The legislation also requires public notification of the proposed issuance of a permit.

## **DISCUSSION**

The M1 zone is intended to accommodate a wide range of general industrial uses, typically with indoor operations and outside uses limited to parking and a small amount of accessory storage or product display.

The layout, however, and use of this property is heavily impacted by a combination of the irregular “pie shaped” lot configuration and the large BC Hydro ROW (which limits structures, landscaping and uses). The existing building covers less than 10% of the site area, leaving a large portion of the site with limited options. Previously, this area has been used for a combination of truck/trailer parking,

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maneuvering and storage for building tenants; the current tenants do need as much space for truck/trailer parking and have requested to use the remainder of the ROW area for storage instead. There is a large parking area at the front of the site which accommodates staff and visitor parking.

Staff note there are a number of properties along the Mary Hill Bypass which are also encumbered by the Hydro ROW; several years ago, the City permitted site specific provisions for 1462 Mustang Place to allow for an increased amount of outdoor display within the Hydro ROW on their property. In keeping with regional direction to support industrial land intensification, staff intend to bring forward recommended zoning bylaw amendments to provide for appropriate land use options for these encumbered sites as part of a larger industrial area and regulation review. In the immediate term, a temporary use permit is recommended to permit the additional storage uses on this site. Staff note the storage will be screened from the Mary Hill Bypass by existing large trees and hedges on the north edge of property.


The owners have also noted that they intend to move their own operations to the site within the next several years.

Staff recommend Committee of Council authorize public notification of the temporary use permit and provide a recommendation of support for the permit to Council.

## **PUBLIC CONSULTATION**

Public notice of the application is required prior to Council's consideration of the temporary use permit.

## **OPTIONS** (✓ = Staff Recommendation)

	#	Description
	1	Authorize notification of the temporary use permit application.
	2	Request staff provide additional information or amended the proposal prior to making a decision on whether or not to proceed with the application.
	3	Not authorize notification of the temporary use permit if Committee does not support the requested use.

## **ATTACHMENTS**

Attachment 1: Draft Temporary Use Permit TU000026

**Lead author:** Ben Ricketts

**Contributing author:** Bryan Sherrell

THE CORPORATION OF THE CITY OF PORT COQUITLAM

TEMPORARY USE PERMIT

NO. TU000026

Issued to: Inland Installations Ltd.  
Address: 2482 Douglas Road, Burnaby B.C., V5C 6C9

- 1. This Temporary Use Permit is issued to permit the increase of outdoor storage uses from 25% of the lot area to 50% of the lot area at 1467 Mustang Place
- 2. This Temporary Use Permit applies to and only to those lands within the Municipality described below, and any and all buildings, structures and other development thereon:

Address: 1467 Mustang Place  
 Legal Description: LOT 2 SECTION 18 BLOCK 6 NORTH RANGE 1 EAST NEW WESTMINSTER DISTRICT PLAN LMP27965  
 P.I.D.: 023-399-325

- 5. The lands described herein shall be used strictly in accordance with the terms and conditions and provisions of this permit.
- 6. This permit shall expire three years from the issuance date of this permit. The permit may be renewed only once in accordance with Section 497 of the Local Government Act.
- 7. The terms of this permit are binding on all persons who acquire an interest in the land affected by this permit.
- 8. This permit is not a building permit.

APPROVED BY COUNCIL THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

ISSUED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2025.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Corporate Officer

I ACKNOWLEDGE THAT I HAVE READ AND UNDERSTAND THE TERMS AND

CONDITIONS UPON WHICH THIS PERMIT IS ISSUED.

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Applicant (or Authorized Agent or Representative of Applicant)