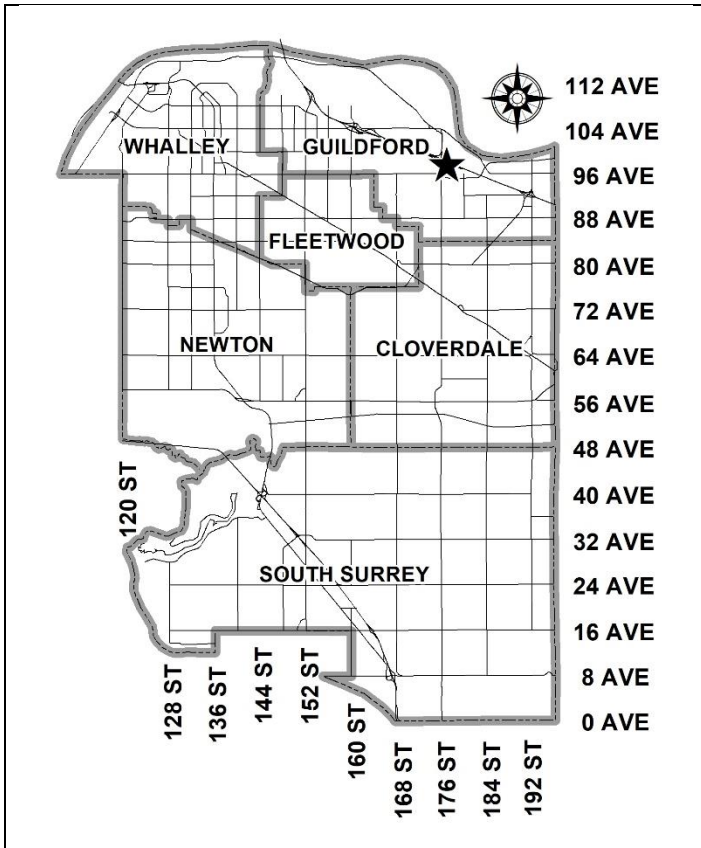


City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7922-0147-00

Planning Report Date: July 25, 2022



PROPOSAL:

- ~~Development Permit~~
- Temporary Use Permit

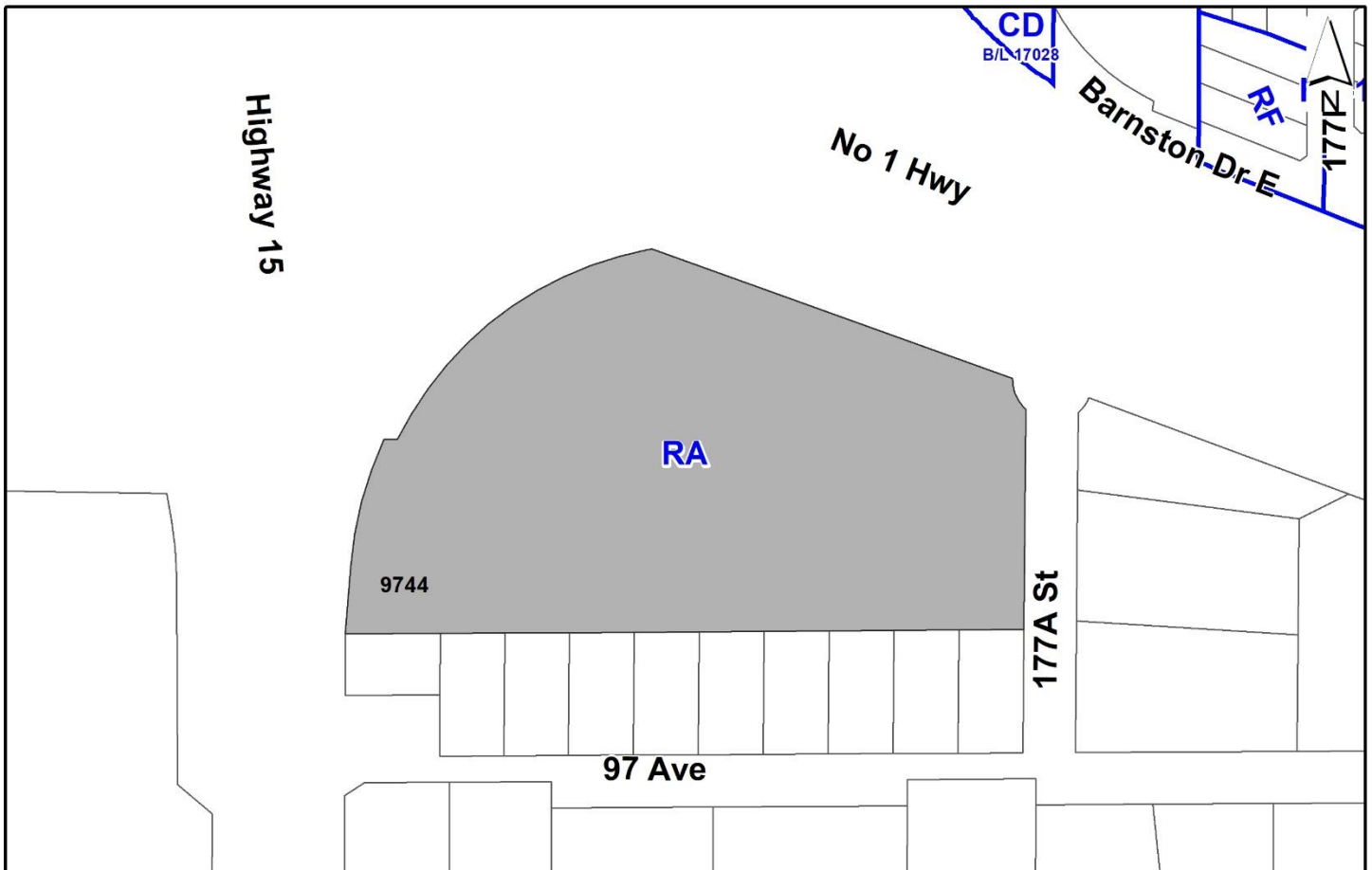
to permit the temporary use of the site for outdoor storage and truck parking for a period not to exceed three years.

LOCATION: 9744 - 176 Street

ZONING: RA

OCP DESIGNATION: Mixed Employment

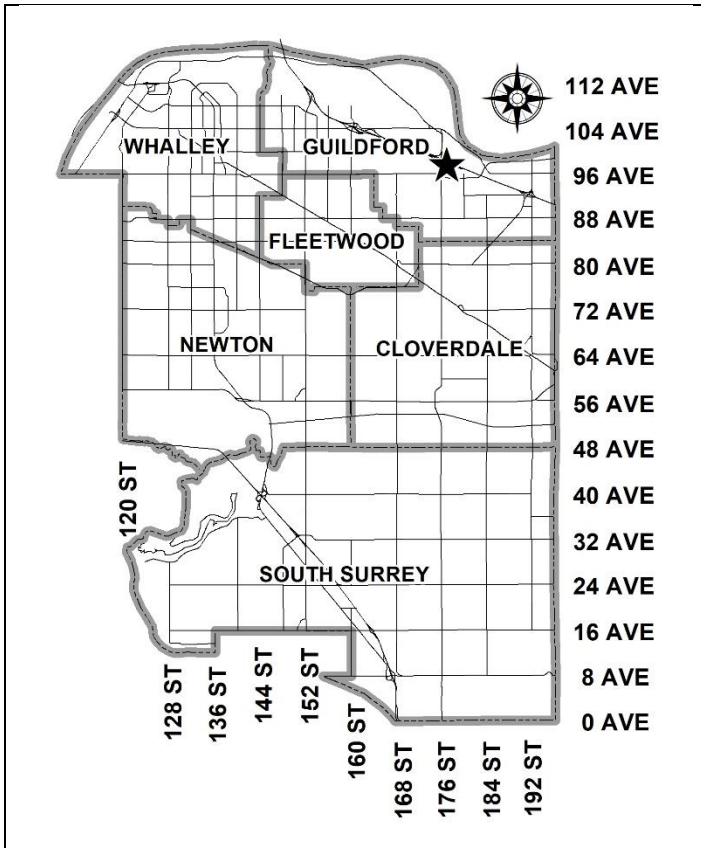
NCP DESIGNATION: Light Industrial



City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7922-0147-00

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PROPOSAL:

- **Development Permit**
- **Temporary Use Permit**

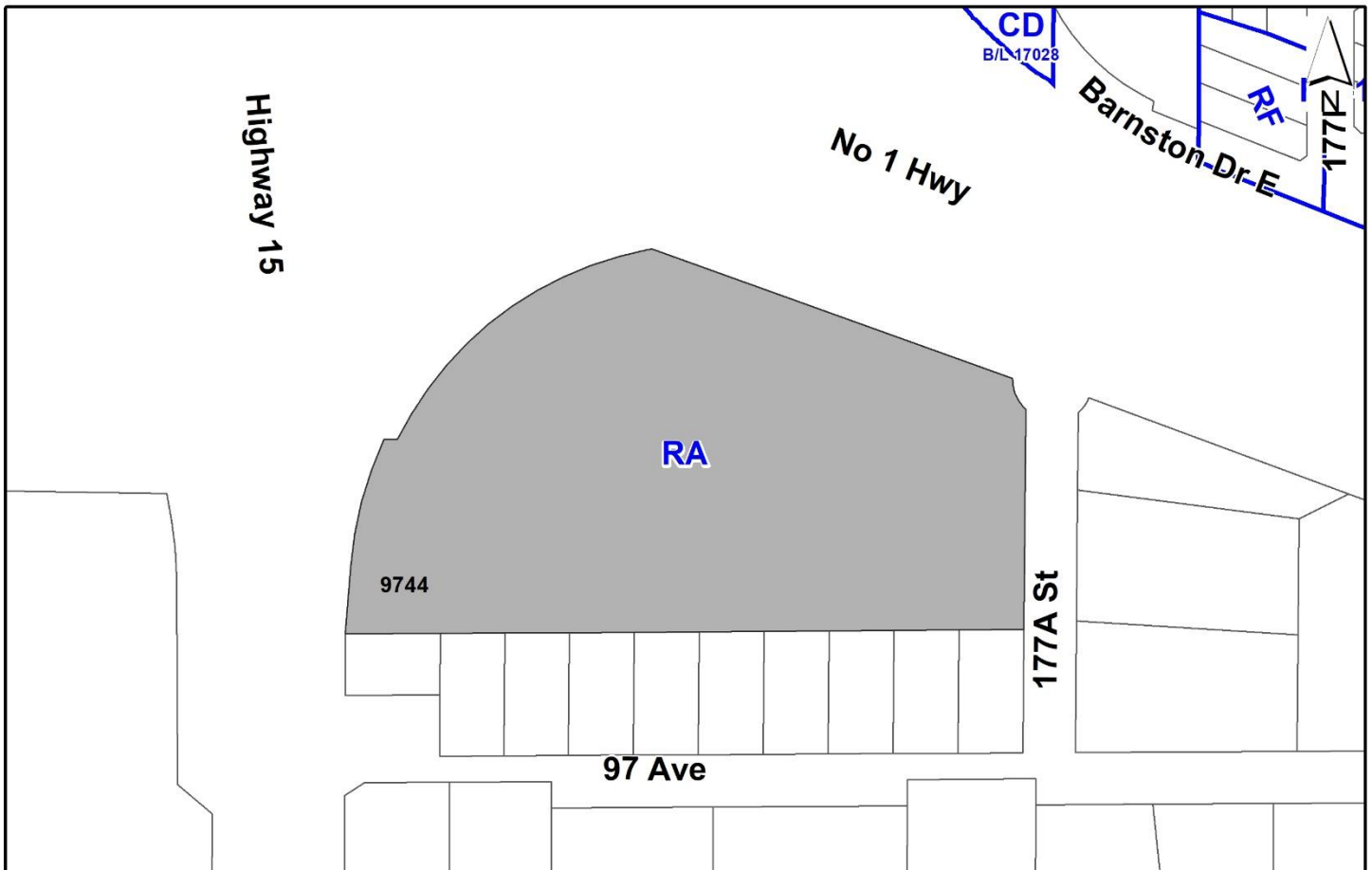
to permit the temporary use of the site for outdoor storage and truck parking for a period not to exceed three years.

LOCATION: 9744 - 176 Street

ZONING: RA

OCP DESIGNATION: Mixed Employment

NCP DESIGNATION: Light Industrial



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is proposing to temporarily use the subject site for truck parking and outside storage of metal and rebar.
- The proposed truck parking and outdoor storage uses are not permitted in the RA Zone.

RATIONALE OF RECOMMENDATION

- The proposal complies with the Mixed Employment designation in the Official Community Plan (OCP).
- The proposed temporary truck parking facility will allow an authorized, interim use of the land until it is economically viable for redevelopment.
- The applicant has committed to completing all required road pavement widening and upgrades along 177A Street, 97 Avenue, 179 Street and 180 Street to provide truck access (8.0 metres pavement) from the site through to Golden Ears Way at 180 Street as a condition of TUP issuance.
- The applicant has submitted a plan for how they envision ultimately redeveloping the site in accordance with the Light Industrial designation in the Anniedale-Tynehead Neighbourhood Concept Plan (NCP).
- The proposal will assist in providing much-needed authorized truck parking spaces in the City.
- The site is in close proximity to major truck routes, including Highway No. 17 (South Fraser Perimeter Road), Highway No. 15 (176 Street), Highway No. 1, and Golden Ears Way
- The site has existing intermittent tree buffers along the north (Highway 1) and west (Highway 15) sides, which the applicant proposes to supplement with additional tree planting and fencing to screen the use from these major roads.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Temporary Use Permit No. 7922-0147-00 (Appendix V) 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) completion of required road pavement widening and upgrades along 177A Street, 97 Avenue, 179 Street, 96 Avenue, and 180 Street to provide truck access (8.0 metres pavement) from the site through to Golden Ears Way at 180 Street.
 - (c) Input from the Ministry of Transportation & Infrastructure;
 - (d) input from TransLink;
 - (e) 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;
 - (f) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (g) installation and subsequent inspection and approval of all required landscape screening and fencing works along the north, west, and south sides of the property, to the satisfaction of the General Manager, Planning & Development;
 - (h) 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; and
 - (i) the applicant to undertake the necessary work and obtain permits, as required, for the proposed use of the ground floor of the existing school building on the site for office space and washroom facility purposes.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	NCP Designation	Existing Zone
Subject Site	Vacant school site.	Light Industrial	RA

Direction	Existing Use	NCP Designation	Existing Zone
North (Across Highway No. 1 and interchange):	Highway Nos. 1 and 15 interchange and vacant lot under Development Application No. 7921-0161-00 for a mixed-use building.	Landscape Buffer and Neighbourhood Commercial in the Abbey Ridge Local Area Plan	CD (By-law No. 17028)
East (Across 177A Street):	Single family dwellings.	Light Industrial	RA
South:	Single family dwellings.	Light Industrial	RA
West (Across Highway No. 15 and interchange):	Tynehead Park	Conservation and Recreation in the OCP	A-1

Context & Background

- The 3-hectare subject site is located at 9744 – 176 Street in Anniedale-Tynehead and is zoned "One-Acre Residential Zone (RA)" and is designated "Light Industrial" in the Anniedale-Tynehead Neighbourhood Concept Plan (NCP). The site is designated "Mixed Employment" in the Official Community Plan (OCP).
- The site is a previous school site, with an existing school building, drive-aisle/parking area, and playfields that have all been vacated. In 2018, the heritage protected Old Anniedale School building was relocated to the Surrey Museum grounds. On June 27, 2022, a report was presented to Council to remove the Heritage Designation By-law for the subject site and is expected to be presented to Council for consideration of Final Adoption in the near future.
- The Planning & Development Department has received various proposals and inquiries for temporary truck parking and outdoor storage over the past few years in this area of Anniedale-Tynehead. Most of these proposals and inquiries have not been supported as the existing road network is not conducive to truck traffic and the upgrade costs were seen as prohibitive for a temporary use proposal.
- The subject proposal is the first Temporary Use Permit (TUP) proposal to include a commitment to undertake the necessary road improvements to accommodate truck traffic as a condition of TUP issuance.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant (Seven Horses Transport Limited) has applied for a Temporary Use Permit (TUP) to allow the parking of approximately 25 oversized trucks that exceed 5,000 kilograms (11,000 lbs.) G.V.W. and the storage of metal and rebar for a period of three years.

Parks, Recreation & Culture:	No trees or vegetation are to be removed from road right-of-way without pre-approval by Parks.
Ministry of Transportation & Infrastructure (MOTI):	Comments from MOTI are pending and will need to be addressed as a condition of TUP issuance.
TransLink:	Comments from TransLink are pending and will need to be addressed as a condition of TUP issuance.

Transportation Considerations

- As a condition of the Servicing Agreement the applicant must construct road improvements from the site to the intersection of 96 Avenue and 180 Street to support truck access and turning movements.

POLICY & BY-LAW CONSIDERATIONS

Official Community Plan

Land Use Designation

- The subject site is designated as "Mixed Employment" in the OCP. The proposed interim use complies with the OCP designation, which accommodates light industrial uses.

Secondary Plans

Land Use Designation

- The subject site is designated "Light Industrial" in the Anniedale-Tynehead Neighbourhood Concept Plan (NCP). The Light Industrial designation is intended for manufacturing, processing, warehousing, and distribution of goods in an industrial park development. Outdoor storage and display are typically not supported under this designation.
- The proposed temporary use is considered to be supportable as it will allow an authorized, interim use of the land until it is economically viable for redevelopment, and the applicant has submitted a concept plan for how they envision redeveloping the site in accordance with the Anniedale-Tynehead NCP.
- In addition, the temporary use will assist in providing much-needed authorized truck parking spaces and outdoor storage in the City.

PUBLIC ENGAGEMENT

- Pre-notification letters were sent on June 27, 2022, and the Development Proposal Signs were installed on July 7, 2022. Staff received 5 emails responses and 3 phone calls from neighbouring residents. Comments received are summarized below with staff comment in *italics*:

- The local roads are not designed for heavy trucks and are already deteriorating due to existing truck parks using the roads.

(The applicant is proposing to upgrade roads from the site to the intersection of 96 Avenue and 180 Street to support truck access and turning movements.)

- The existing intersection at 180 Street and Golden Ears Way can't handle the truck volume.

(TransLink is currently being consulted as they manage the intersection of 180 Street and Golden Ears Way.)

- Children play in this quiet residential area including the subject/school site.

(This area of Anniedale-Tynehead – south of Highway 1, east of Highway 15, and north of Golden Ears Way is designated Mixed-Employment in the Official Community Plan and Light Industrial in the Anniedale-Tynehead Neighbourhood Concept Plan).

- The proposed development lacks a buffer from the residential areas to the south.

(The applicant is proposing an 8 ft. black chain link fence with privacy slats along the south property line. Residential properties are also separated from the proposed uses by the existing 11-metre wide drive aisle, which will be retained and provide access into the site.)

- Development proposal sign was not easily visible by residents.

(The developer installed 2 development proposal signs on the site and submitted photos of the signs to the City on July 7, 2022, staff did receive comments from residents as a direct result of the development signs being installed).

- Residents did not receive pre-notification letters.

(Staff records confirm that 98 pre-notification postcards were mailed out to neighbouring residents/owners on July 27, 2022)

- The increase in truck traffic has led to increased pollution and garbage.

(This area of Anniedale-Tynehead – south of Highway 1, east of Highway 15, and north of Golden Ears Way is designated Mixed-Employment in the Official Community Plan and Light Industrial in the Anniedale-Tynehead Neighbourhood Concept Plan. The applicant is proposing to upgrade the roads to provide the necessary 8-metres of pavement to accommodate truck traffic from the site through to Golden Ears Way).

TREES

- Adrian Szabunio and Terry Thrale, ISA Certified Arborists of Woodridge Tree Consulting Arborists Ltd. prepared an Arborist Assessment for the subject property. The table below provides a summary of the tree retention and removal by tree species:

Table 1: Summary of Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Alder and Cottonwood Trees			
Alder	3	1	2
Cottonwood	3	0	3
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Chinese Chestnut	1	0	1
Coniferous Trees			
Douglas Fir	18	0	18
Western Red Cedar	17	0	17
Total (excluding Alder and Cottonwood Trees)	36	0	36
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		117	
Total Retained and Replacement Trees		158	
Contribution to the Green City Program		nil	

- The Arborist Assessment states that there are a total of 36 mature trees on the site, excluding Alder and Cottonwood trees. Six (6) existing trees, approximately 9% of the total trees on the site, are Alder and Cottonwood trees. It was determined that 36 trees (plus 5 of the 6 Alder/Cottonwood trees) can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication 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 total of 117 replacement trees on the site. The applicant is proposing 117 replacement trees, exceeding City requirements.
- The new trees on the site will consist of a variety of trees including maple, oak, and cedar.
- In summary, a total of 158 trees are proposed to be retained or replaced on the site.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

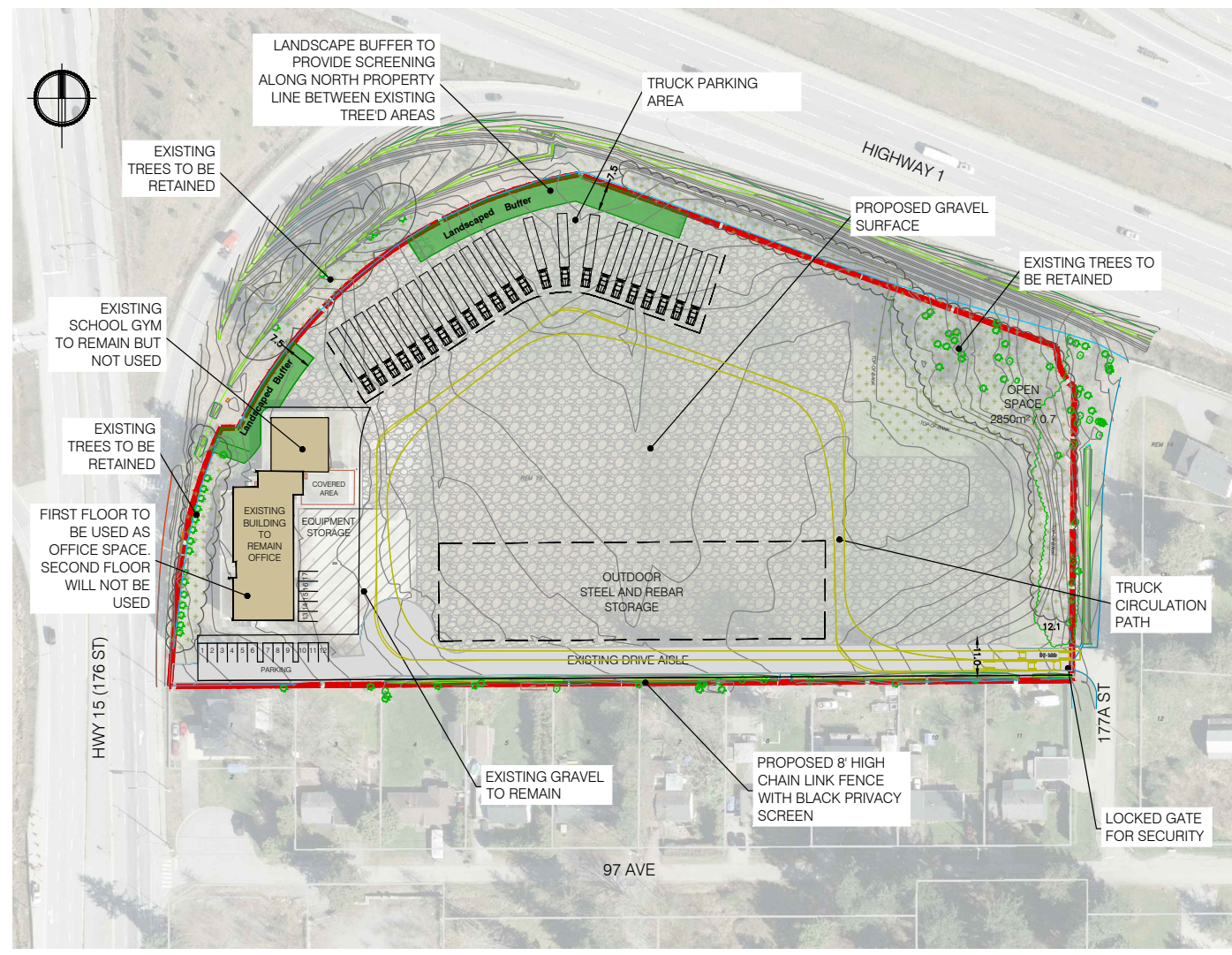
- Appendix I. Site Plan and Landscape Plans
- Appendix II. Engineering Summary
- Appendix III. Future Development Concept
- Appendix IV. Summary of Tree Survey and Tree Preservation
- Appendix V. Temporary Use Permit No. 7922-0147-00

approved by Ron Gill

Jeff Arason
Acting General Manager
Planning and Development

JKS/cm

TUP SITE CONCEPT



LEGAL DESCRIPTION
 PID 008-848-564

GROSS SITE AREA
 3.0 hectares / 7.5 acres

EXISTING DESIGNATIONS
 OCP: Mixed Employment
 NCP: Light Industrial, Landscape Buffer
 Zoning: RA

PROPOSED DESIGNATIONS
 OCP: no change
 NCP: no change
 Zoning: RA

Scale: 1:1250



NOTE: Conceptual layout 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.
 M:\SCO\2021\21-1098\DWG\PLANNING\21-1098 TUP Concept - 2022-07-12.dwg

TO: **Manager, Area Planning & Development
- North Surrey Division
Planning and Development Department**

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

DATE: **July 19, 2022** PROJECT FILE: **7822-0147-00**

RE: **Engineering Requirements (Commercial/Industrial)
Location: 9744 176 Street**

TEMPORARY USE PERMIT

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

- Construct road improvements from the site to the intersection of 96 Avenue and 180 Street to support truck turning movements.
- Construct storm infrastructure upgrades to adequately capture increased road runoff.
- Secure applicable provincial and federal approvals for all impacted streams, as required.
- Construct a new metered water service connection.
- Construct on-site stormwater mitigation features to meet pre-development conditions up to the 100-year storm event.
- Construct on-site water quality treatment features.
- Register restrictive covenant(s) for the on-site stormwater mitigation and water quality.

A Servicing Agreement is required prior to issuance of the Temporary Use Permit.

BUILDING PERMIT

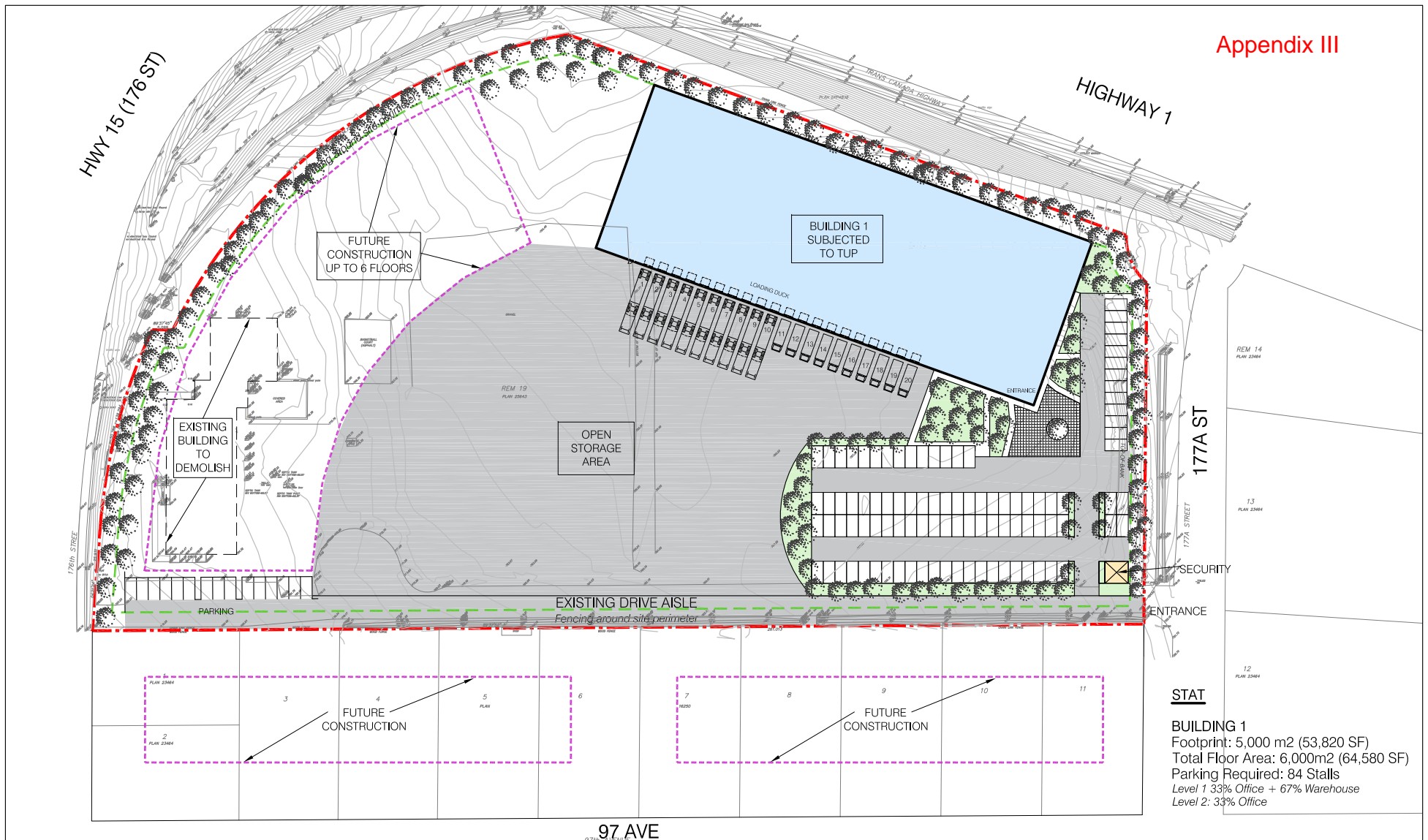
The following are to be addressed as a condition of the subsequent Building Permit:

- Any proposed on-site septic sewer system to be designed and installed in accordance with the requirements of the Fraser Health Authority. Register restrictive covenant for the protection and maintenance of the onsite septic system, along with requirement to decommission the septic tank once sanitary frontage is available. A new sanitary connection to the sanitary main will be required, and any latecomer or DWA charges, LAS or DCC fees will be applicable at time of connection.



Jeff Pang, P.Eng.
Development Services Manager

DJS



STAT

BUILDING 1
 Footprint: 5,000 m2 (53,820 SF)
 Total Floor Area: 6,000m2 (64,580 SF)
 Parking Required: 84 Stalls
 Level 1 33% Office + 67% Warehouse
 Level 2: 33% Office

97 AVE



PROJECT: PROJECT TITLE **SEVEN HORSES - BUSINESS PARK DEVELOPMENT**

SHEET TITLE:



DATE:
 SCALE:
 DRAWN:
 REVIEWED:

PROJECT NO.
22-2010
 DRAWING NO.

Summary of Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Alder and Cottonwood Trees			
Alder	3	1	2
Cottonwood	3	0	3
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Chinese Chestnut	1	0	1
Coniferous Trees			
Douglas Fir	18	0	18
Western Red Cedar	17	0	17
Total (excluding Alder and Cottonwood Trees)	36	0	35
Additional [Estimated] Trees in the proposed [Open Space / Riparian Area] -<i>planner/arborist to choose</i>			
Total Replacement Trees Proposed (excluding Boulevard Street Trees)	0		
Total Retained and Replacement Trees			
Contribution to the Green City Program	-		

Tree Preservation Summary

Surrey Project No:

Address: 9744 176 St, Surrey

Registered Arborist: Woodridge Tree Consulting Arborists Ltd., Adrian Szabunio PR 5079A

On-Site Trees	Number of Trees	Off-Site Trees	Number of Trees
Protected Trees Identified *	42	Protected Trees Identified	37
Protected Trees to be Removed	0	Protected Trees to be Removed	0
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)		Protected Trees to be Retained	37
Total Replacement Trees Required: - Alder & Cottonwoods to be removed (1:1) 0 X one (1) = 0 - All other species to be removed (2:1) 0 X two (2) = 0	0	Total Replacement Trees Required: - Alder & Cottonwoods to be removed (1:1) 2 X one (1) = 2 - All other species to be removed (2:1) 0 X two (2) = 0	
Replacement Trees Proposed	0	Replacement Trees Proposed	0
Replacement Trees in Deficit	0	Replacement Trees in Deficit	
Protected Trees to be Retained in Proposed Open Space or Riparian Areas	0		
*on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas			

Summary, report and plan prepared and submitted by:



(Signature of Arborist)

July 11, 2022

Date

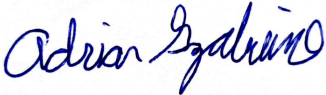

Limitations and Assumptions

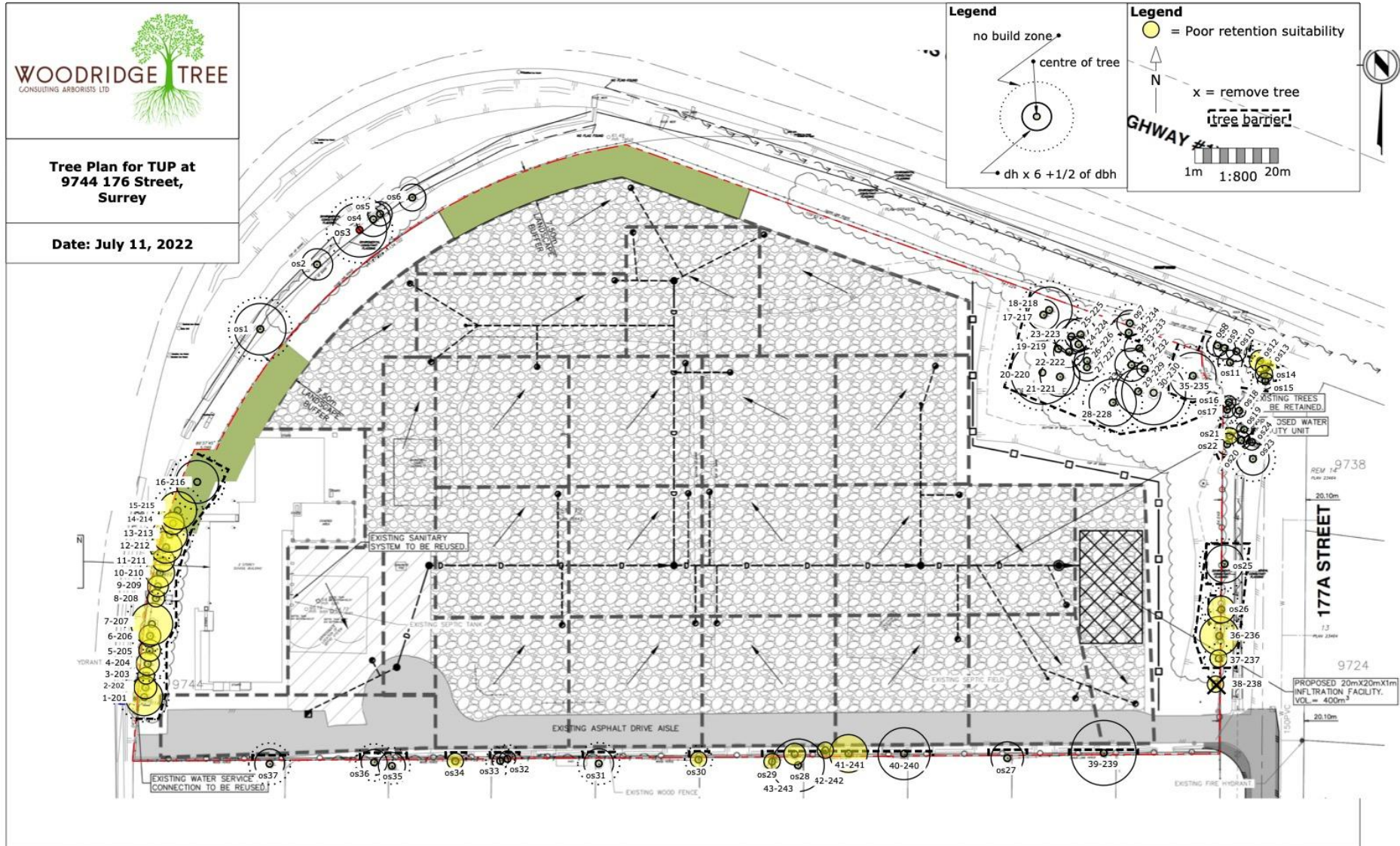
- This report was prepared for and on behalf of the client and it is intended solely for their use. Woodridge Tree Consulting Arborists Ltd. shall not accept any liability derived from the partial, unintended, unauthorized or improper use of this report.
- This report is restricted to the subject trees as detailed in the report. No other trees were inspected or assessed as part of the work related to the preparation of this report.
- The accuracy and ownership of the locations of trees, property lines and other site features were not verified by Woodridge Tree. Third party information to the consultant may have been relied upon in the formation of the opinion of the consultant in the preparation of this report, and that information is assumed to be true and correct.
- The use of maps, sketches, photographs and diagrams are intended only as a reference for the readers use in understanding the contents and findings of this report, and are not intended as a representation of fact.
- Approvals from a municipal or senior government agency may be required in relation to certain recommendations and treatments provided in this report. The owner is responsible to make application for, pay related fees and meet all requirements and conditions for the issuance of such permits, approvals or authorizations.

I certify to the best of my knowledge or belief that:

- staff from this firm have performed site inspections on the dates as stated herein.
- the findings are based on information known to the consultant at that time.
- the statements of fact determined by the consultant are true and correct.

If there are questions regarding the contents of this report please contact our office.

 Adrian Szabunio Diploma in Civil Engineering Technology ISA Certified Arborist ISA Tree Risk Assessment Qualified PR 5079A Woodridge Tree Consulting Arborists Ltd. adrian@woodridgetree.com	 Terry Thrale ISA Certified Arborist and Tree Risk Assessor PN 6766A Woodridge Tree Consulting Arborists Ltd
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CITY OF SURREY

(the "City")

TEMPORARY USE PERMIT

NO.: 7922-0147-00

Issued To:

(the "Owner")

Address of Owner:

1. This temporary use permit is issued subject to compliance by the Owner with all statutes, by-laws, orders, regulations or agreements, except as specifically varied by this temporary use permit.
2. This temporary use permit applies to that real property including land with or without improvements located within the City of Surrey, with the legal description and civic address as follows:

Parcel Identifier: 008-848-564

Lot 19 District Lot 390A Group 2 New Westminster District Plan 25643 Except Part on Plan EPP4939

9744 - 176 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 25 vehicles exceeding 5,000 kilograms G.V.W., and outside storage or steel and rebar 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) Trucks using the temporary truck parking facility are limited to using the route stipulated on Schedule C;

- (b) No refrigerated truck units shall park on the site at any time;
 - (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.
7. 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.
8. The temporary use shall be carried out according to the following conditions:
9. 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: B

- i. Works _____
- ii. Landscaping _____

10. (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.
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.
14. 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 – Doug McCallum

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.

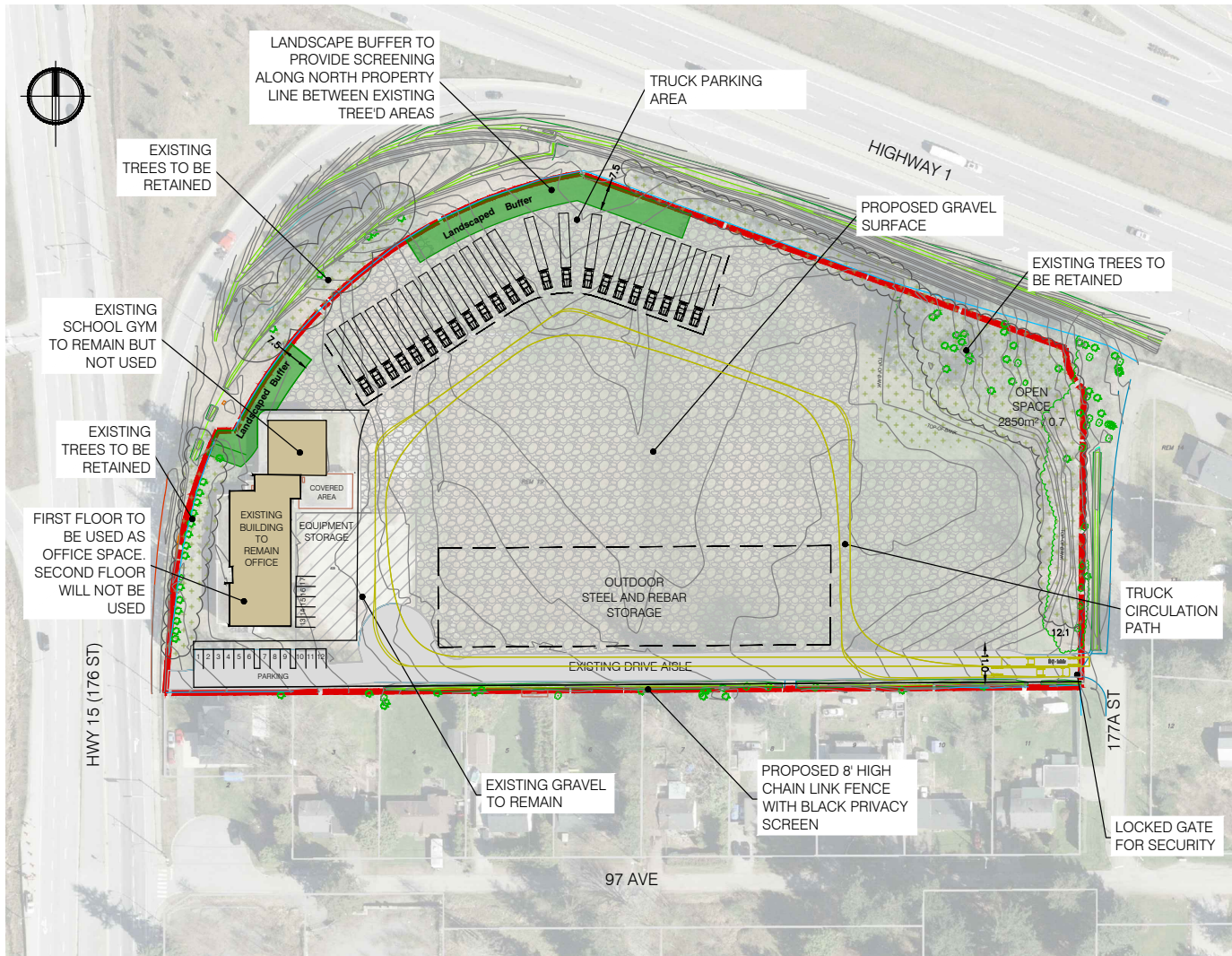
I further understand that should I not fulfill the undertaking described herein, the City or its agents may enter upon the land described on the temporary use permit and perform such work as is necessary to eliminate the temporary use and bring the use and occupancy of the land in compliance with Surrey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

TUP SITE CONCEPT



LEGAL DESCRIPTION
 PID 008-848-564

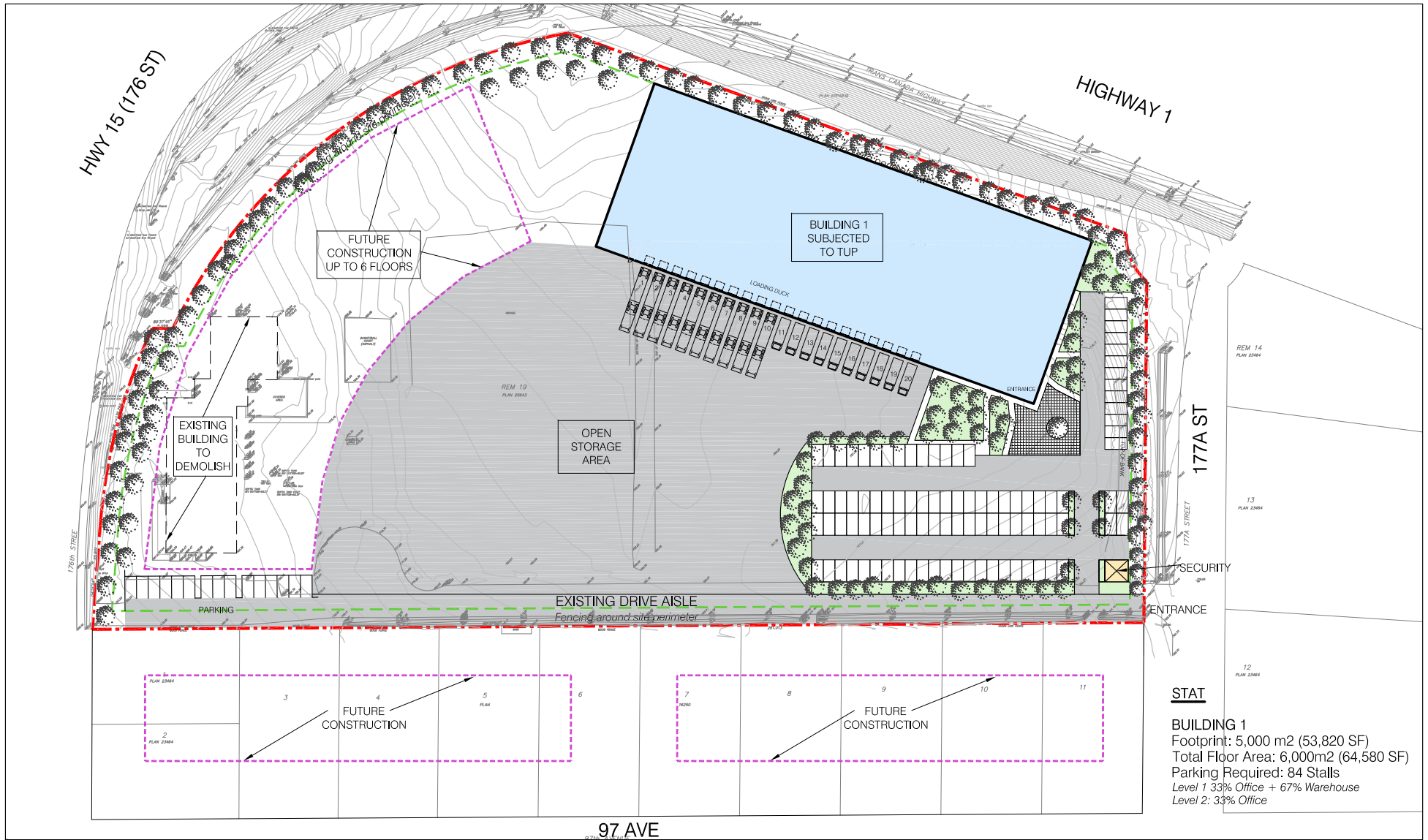
GROSS SITE AREA
 3.0 hectares / 7.5 acres

EXISTING DESIGNATIONS
 OCP: Mixed Employment
 NCP: Light Industrial, Landscape Buffer
 Zoning: RA

PROPOSED DESIGNATIONS
 OCP: no change
 NCP: no change
 Zoning: RA

Scale: 1:1250





STAT

BUILDING 1
 Footprint: 5,000 m2 (53,820 SF)
 Total Floor Area: 6,000m2 (64,580 SF)
 Parking Required: 84 Stalls
 Level 1 33% Office + 67% Warehouse
 Level 2: 33% Office

97 AVE



PROJECT: PROJECT TITLE **SEVEN HORSES - BUSINESS PARK DEVELOPMENT**

SHEET TITLE:



DATE:
 SCALE:
 DRAWN:
 REVIEWED:

PROJECT NO.
22-2010
 DRAWING NO.

TO: **Manager, Area Planning & Development
- North Surrey Division
Planning and Development Department**

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

DATE: **July 19, 2022** PROJECT FILE: **7822-0147-00**

RE: **Engineering Requirements (Commercial/Industrial)
Location: 9744 176 Street**

TEMPORARY USE PERMIT

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

- Construct road improvements from the site to the intersection of 96 Avenue and 180 Street to support truck turning movements.
- Construct storm infrastructure upgrades to adequately capture increased road runoff.
- Secure applicable provincial and federal approvals for all impacted streams, as required.
- Construct a new metered water service connection.
- Construct on-site stormwater mitigation features to meet pre-development conditions up to the 100-year storm event.
- Construct on-site water quality treatment features.
- Register restrictive covenant(s) for the on-site stormwater mitigation and water quality.

A Servicing Agreement is required prior to issuance of the Temporary Use Permit.

BUILDING PERMIT

The following are to be addressed as a condition of the subsequent Building Permit:

- Any proposed on-site septic sewer system to be designed and installed in accordance with the requirements of the Fraser Health Authority. Register restrictive covenant for the protection and maintenance of the onsite septic system, along with requirement to decommission the septic tank once sanitary frontage is available. A new sanitary connection to the sanitary main will be required, and any latecomer or DWA charges, LAS or DCC fees will be applicable at time of connection.



Jeff Pang, P.Eng.
Development Services Manager

DJS

