

CITY OF SURREY

BY-LAW NO. 17930

A by-law to amend the provisions of "Surrey Official
Community Plan By-law, 1996, No. 12900", as amended

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THE CITY COUNCIL of the City of Surrey, ENACTS AS FOLLOWS:

1. "Surrey Official Community Plan By-law 1996, No. 12900", as amended, is hereby further amended as follows:

Division A. Schedule B Temporary Use Permit Areas, under the heading Temporary Industrial Use Permit Areas, by adding the following section immediately following Temporary Industrial Use Permit Area No. 43

Temporary Industrial Use Permit Area No. 44

Security Guard Training School

Purpose: To allow the development and operation of a security guard training school.

Parcel Identifier: 001-731-688

Location: Parcel "A" (Explanatory Plan 10527) Lot 1 Section 17 Block 5 North Range 2 New Westminster District Plan 8343
10926 and 10928 Scott Road

Conditions:

1. Zoning By-law Requirements

- (a) The Zoning By-law requirement for the construction of a permanent building, including washroom facilities, with a minimum area of 100 square meters (1,076 sq. ft.) is waived;
- (b) The Zoning By-law requirement for paving the parking area with asphalt, concrete or other similar pavement is modified to allow the use of other surfacing materials suitable for traffic as approved by the General Manager of Engineering; and
- (c) The Zoning By-law requirement for minimum 7.5-metre (25 ft.) setbacks are reduced to 4.6 metres (15 ft.) for the rear and north side yard setbacks and 3.5 metres (11 ft.) for the south side yard setback.

2. Landscaping Requirements

- (a) All required landscaping works and planting materials must be maintained for the life of the Temporary Industrial Use Permit; and

- (b) The City's Landscape Architect will inspect the site, or require inspection of the site by a registered landscape architect, to ensure the work is completed and to approve the landscaping prior to issuance of a Temporary Industrial Use Permit.

3. Engineering Services Requirements

- (a) All sanitary sewer and water services must be to the satisfaction of the General Manager, Engineering; and
- (b) All parking surfaces are to remain as gravel and are to drain to the satisfaction of the General Manager, Engineering.

4. Planning Requirements

- (a) Adequate washroom facilities are to be provided within the trailer to the satisfaction of the General Manager, Planning and Development; and
- (b) A security deposit is held by the City of Surrey to ensure the removal of any buildings and structures.

Expiration: The Temporary Industrial Use Permit will remain in effect until the earlier of the following:

- (a) The date specified in the Temporary Industrial Use Permit; or
- (b) Three years after the Temporary Industrial Use Permit was issued.

2. This By-law shall be cited for all purposes as "Surrey Official Community Plan By-law, 1996, No. 12900, Text No. 122 Amendment By-law, 2013, No. 17930"

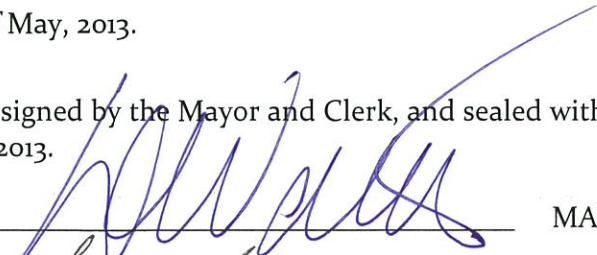
PASSED FIRST READING on the 6th day of May, 2013.

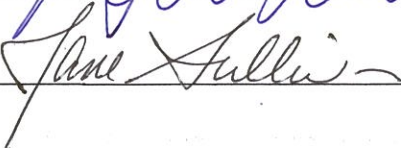
PASSED SECOND READING on the 6th day of May, 2013.

PUBLIC HEARING HELD thereon on the 27th day of May, 2013.

PASSED THIRD READING on the 27th day of May, 2013.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the 16th day of December, 2013.


 _____ MAYOR


 _____ CLERK

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ACTION REQUIRED: Final Adoption

TYPE: OCP Text Amendment/TUP

LOCATION: 10926 Scott Road (also shown as 10928 Scott Road)

PURPOSE: To amend "Surrey Official Community Plan By-law 1996, No. 12900", as amended, in Division A. Schedule B Temporary Use Permit Areas, under the heading by adding a new heading "Temporary Industrial Use Permit Area No. 44 - Security Guard Training School"
This application will allow the development and operation of a security guard training school.

PROCESSING DATES:

May 27, 2013 - 3rd: Martin/Hunt; Carried R13-1047
Public Hearing

May 6, 2013 - 1st/2nd/PH: Gill/Steele; carried, RES.R13-812/13/14
Approval to proceed