

City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7908-0053-00

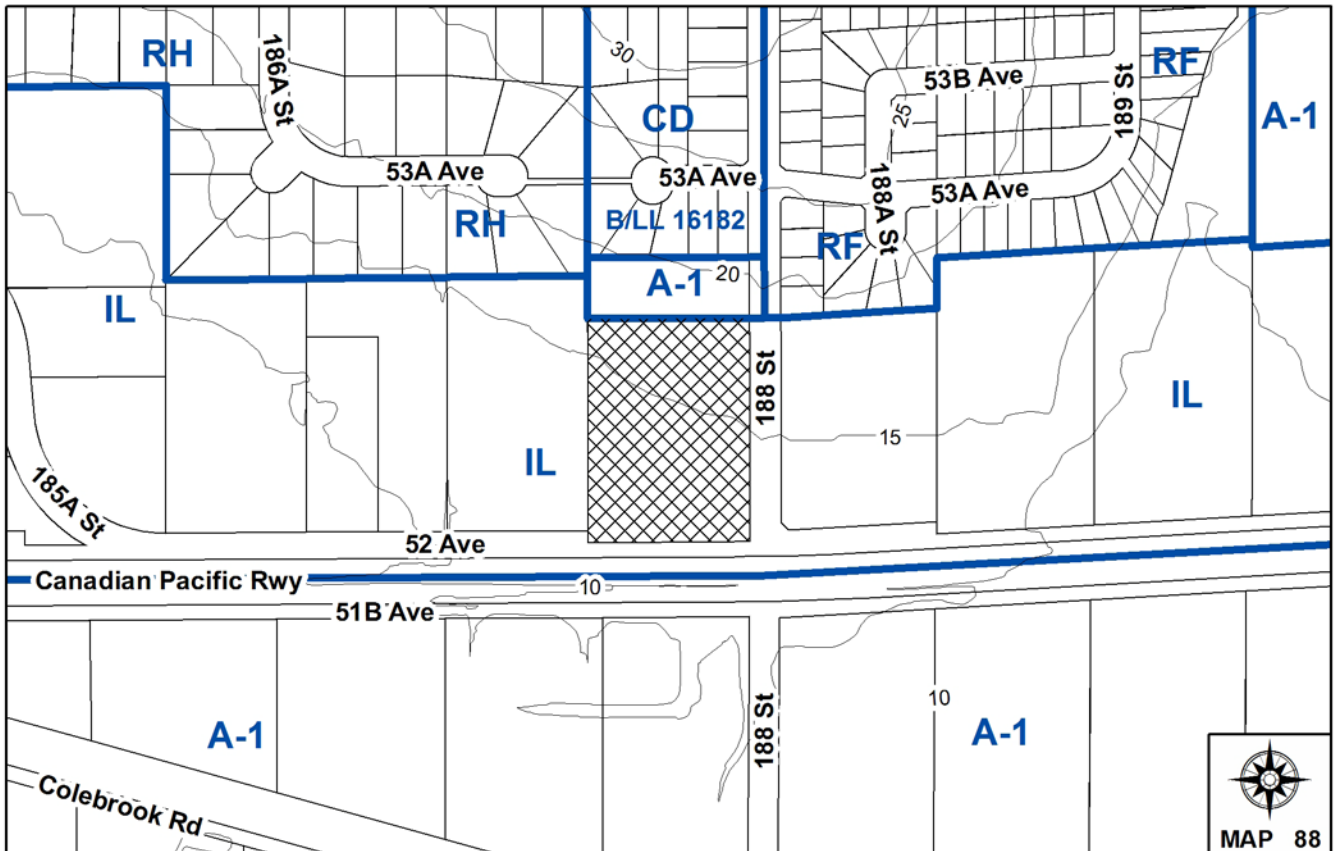
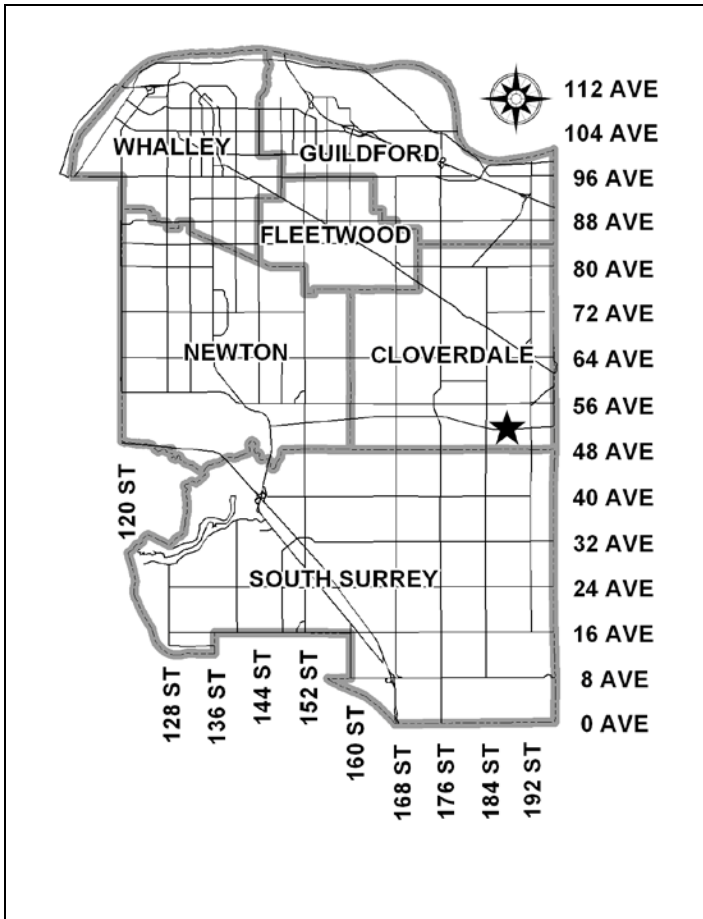
Planning Report Date: April 18, 2011

**PROPOSAL:**

- **Temporary Industrial Use Permit**

in order to allow a truck parking facility for a 2-year period.

**LOCATION:** 5219 - 188 Street  
**OWNER:** 799597 B.C. Ltd.  
**ZONING:** IL  
**OCP DESIGNATION:** Industrial



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- The area is designated Industrial and zoned IL and is therefore suitable for truck parking.
- There is a need for truck parking facilities in the City. Approving this application to allow a truck parking facility for two years, with a possible 2-year extension will provide an interim solution.
- The applicant has indicated they would like to permanently locate their business here in the future. The applicant has indicated they are financially not in a position to fully develop the site at this time.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Temporary Industrial Use Permit No. 7908-0053-00 (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 and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering; and
  - (b) completion of all requirements identified for the Pre-Servicing Approval Stage (Appendix VI).
3. Council direct staff to bring forward this application 6 months from the date of approval to proceed (i.e. first Council meeting after October 17, 2011) for consideration of filing, if the conditions have not been adequately fulfilled by the applicant.

REFERRALS

Engineering: The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix III.

Agricultural Advisory Committee (AAC): The AAC supports the proposal (Appendix VII)

SITE CHARACTERISTICS

Existing Land Use: Vacant, cleared site.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Single family dwelling with a daycare.	Suburban	A-1
East (Across 188 Street):	Vacant property.	Industrial	IL
South (Across 52 Avenue and rail right-of-way (ROW)):	Agricultural land within the ALR.	Agricultural	A-1
West:	Vacant property.	Industrial	IL

## DEVELOPMENT CONSIDERATIONS

### Background

- This application was submitted in 2008 to legitimize the parking of overweight vehicles on the site. The applicant subsequently relocated his truck business to the Township of Langley and placed the subject property on the market.
- There were a number of inquiries about developing the land, however, no further development applications were submitted. As a result of by-law enforcement action in Langley, the applicant has decided to locate his truck parking business on the subject property.
- The applicant has therefore reactivated the Temporary Industrial Use Permit application, and requested that it be put forward for Council's consideration.
- The applicant advises they do not have the financial resources to fully develop the site at this time. The ultimate development will require a Development Permit, the construction of a building, road and servicing upgrades to 52 Avenue and 188 Street, paving the site, landscaping along the fronting and flanking roads, and payment of development cost charges at the building permit stage.

### Current Proposal

- The subject property is located at 5219 - 188 Street and encompasses a site area of 1.65 hectares (4.1 acres). The subject property is designated Industrial in the Official Community Plan (OCP), and is currently zoned Light Impact Industrial Zone (IL).
- Transportation Industry uses are permitted in the IL Zone, provided there is a building with a minimum 100 square metres (1,075 sq. ft.) of floor area and contains washroom facilities. As the subject property is vacant, the applicant is seeking a TUP to allow the site to be used for truck parking, without the necessary site improvements.
- Temporary Industrial Use Permit Area No. 10 in the OCP declared all vacant IL-zoned properties as Temporary Industrial Use Permit Areas for the purpose of over-weight vehicle parking. Since the subject site is zoned IL, an OCP text amendment to declare the site a TUP area is not required.
- Currently, 52 Avenue is an unopened half road fronting the subject property and is fully dedicated and constructed to the west of the site connecting to 184 Street.
- The presence of truck traffic and resulting access and circulation issues related to the proposed truck parking facility is a contentious matter among the residents of the surrounding community (see Pre-Notification and Public Information Meeting section). In order to address these concerns, staff have worked with the applicant to propose limited site access until such time as road improvements can be made in the area.

- Access to the proposed truck parking facility will be limited to driveway access from 52 Avenue on the western edge of the subject site, connecting to 184 Street through the existing industrial area.
- By limiting access westward to 52 Avenue only, truck circulation would be directed to the truck route system, which will eventually connect to 172 Street (see Appendix IV).
- The City has identified road upgrades in the vicinity and fronting this property to manage vehicle traffic impacted by the Roberts Bank Rail Corridor. As a result, the applicant has volunteered to dedicate additional road frontage along 52 Avenue. The City may construct the portion of 52 Avenue fronting the subject property, however, the road will remain barricaded to restrict truck movement to the west along 52 Avenue until the road network is constructed to connect to 192 Street (see Appendix IV).
- From a transportation engineering perspective, until there is a connection to 172 Street, it is more appropriate for truck traffic from this area to utilize 184 Street, which is classified as an arterial road, as opposed to 188 Street, which is classified as a major collector.
- The owners have advised that their trucks typically will depart the site at 8:00 am and return to the site at 8:00 pm Monday through Friday. On some occasions, the trucks will be leaving the yard on the weekend, mostly to take them to a repair shop.
- The owner has advised that they own approximately 42 trucks, most of which are less than two years old. The additional parking spaces on the site will be marketed to other trucking companies to defray the cost of the mortgage.
- The site plan indicates there are 97 spaces on the site. The spaces will be delineated by using posts.
- The following on-site requirements for truck parking areas specified as conditions in Temporary Industrial Use Permit Area No. 10 are applicable:
  - Require sealed engineering drawings for the site layout to ensure adequate drive aisle widths and stall sizes to accommodate the manoeuvring and parking of trucks on the site;
  - Require that truck parking spaces be visually delineated at all times on the site to ensure that truck parking on each lot occurs in an efficient manner and to ensure that those who paid for and are relying on parking on the site do not get locked out by the misalignment of other parked vehicles on the site;
  - Require that the site be surfaced with materials that do not cause damage to truck tires (i.e. meet certain gradation specifications); and
  - Require that adequate washroom facilities be provided on site.
- On May 25, 2009, City Council considered Corporate Report No. Ro69 in which the following recommendations were approved in order to improve the Temporary Use Permit (TUP) process for temporary truck parks:
  - Require the applicant to complete all the necessary site work requirements prior to Council approving the TUP, through the implementation of a Pre-servicing Approval Process;
  - Eliminate the requirement for landscaping and site restoration securities, allowing for significant cost savings for the applicant, by ensuring that the approved landscaping is

- completed at the Pre-servicing Approval stage prior to consideration of approval of the TUP;  
and
- Eliminate the need for a Restrictive Covenant to restrict certain activities on the site.
  - Prior to the TUP being in order for consideration of approval by Council, the applicant must fulfill the requirements of the Pre-servicing Approval as documented in Appendix VI.
  - If the applicant fails to complete all requirements within 6 months of Council's approval to proceed, staff will bring the TUP application forward to Council for consideration of filing. It is anticipated that this follow-up action will encourage the applicant to finalize the TUP and filing of the application will not be necessary.

### Tree Preservation and Landscaping

- The applicant has submitted a landscaping plan, which includes a 10-metre (33 ft.) wide landscape buffer along the north property line between the proposed parking facility and the residences to the north. This landscape buffer will consist of a variety of tall deciduous and coniferous trees, and lower shrubs.
- The proposed parking surface will be crushed gravel, which is acceptable to the Engineering Department.
- The applicant is proposing to secure the site by installing a chain link fence.

### PRE-NOTIFICATION AND PUBLIC INFORMATION MEETING

Temporary Use Permit applications do not require pre-notification letters, however, due to the proximity to single family dwellings, pre-notification letters were initially sent on April 16, 2008 to the surrounding property owners advising them of the proposal. A development proposal sign was also erected on the property. A second pre-notification letter was sent March 15, 2011, as it had been three years since the previous letter.

As a result of the first pre-notification, Planning staff received the following comments:

- One neighbour called to express their concern regarding the level of noise that might be generated by vehicles starting up or returning in the middle of the night. They had no objections to the use in general.

*(If the application is allowed to proceed, the applicant will be required to install a landscape buffer along the north property line to reduce the negative impact of vehicle noise. The applicant has advised that most of the activity on the site will be between 8:00 a.m. to 8:00 p.m. Monday through Friday.)*

- Another resident wrote to express their concern about the proposed land use. They feel that the residential lots in the area are very close to the subject site, and will be negatively impacted by the noise and the unattractiveness of the proposed use. They are also concerned that a temporary truck park will not be governed by the same strict design guidelines as the adjacent industrial uses.

*(A requirement of the TUP is to provide landscaping along the north property line.)*

As a result of the second pre-notification letter, Planning staff received two telephone calls expressing similar concerns as noted above.

A Public Information Meeting (PIM) was held by the applicant on June 19, 2008 with City staff in attendance as observers. The following are some of the concerns raised at the meeting:

- **Illegal Truck Parking:** Residents commented that up to 154 over-weight vehicles were already using the subject site as a truck parking facility, and over-weight vehicles were being parked on a site to the east despite the lack of approval from Council (related to a different company currently seeking a TUP for truck parking under Application No. 7907-0088-00). Several were concerned about the lack of enforcement of illegal parking.

*(Although truck parking was occurring on the subject site at that time, the business subsequently moved to Langley, but now wants to return. The subject site is current vacant. The TUP application for the site at 18872 – 52 Avenue is currently pending the owner completing the requirements. Staff will be following up with the applicant and Council could be requested to close the file.)*

- **Noise:** Residents noted that the proposed truck parking lot is located adjacent and downhill from an existing established residential area. The operation of a truck parking facility on this site will generate noise that will have a negative impact on the quality of life for the upland residents.

*(The applicant advised the majority of the vehicle movement will occur between 8:00 a.m. to 8:00 p.m. Monday through Friday.)*

- **Traffic:** Residents stated that access to the proposed truck parking facility should not be permitted from the north along 188 Street, as 188 Street passes through a residential neighbourhood, with a steep continuous grade to the south from Highway No. 10.

*(Access will be restricted from 52 Avenue and trucks will be prohibited from using 188 Street.)*

- **Traffic/Safety:** Residents noted that the intersection of 188 Street is not fully signalized. The intersection is controlled by a pedestrian-operated traffic signal, which creates a dangerous relationship between pedestrians and trucks using 188 Street. Additional truck traffic on this route will worsen this situation.

*(This signal is now in full operation. Trucks utilizing this proposed truck park will be prohibited from using 188 Street).*

- **Traffic/Safety:** Access to the proposed truck parking facility should also not be permitted from the east along 52 Avenue. Although 52 Avenue does connect to 192 Street, an arterial road, without passing through residential areas, the road width and standard of 52 Avenue may not be able to withstand heavy truck traffic. Residents have expressed concern about truck and passenger vehicle conflicts in this area. Additional truck traffic on this route will worsen this situation.

*(The accesses to the site is proposed form the southwest corner of the property which will restrict the truck traffic through the industrial development to the west. Furthermore, 52 Avenue is not constructed between the proposed driveway and 188 Street.)*

- Traffic: Residents stated that a traffic circle at 54 Avenue and 188 Street committed to by the City should be installed prior to any TUP being approved.

*(Transportation Engineering notes that a traffic circle was considered, however, no commitments or provisions have been made for a traffic circle at this location. A traffic circle has been planned at 54 Avenue and 189 Street to prevent truck traffic into the residential area from the industrial area to the east.)*

- Air Quality: Residents expressed concern about the dust generated by the parking and movement of trucks. TUPs do not require the paving of the site and the applicant is proposing crushed gravel as a parking surface.

*(A thick layer of gravel will reduce the dust which is created by the trucks accessing and egressing the site.)*

- Safety: Dangerous goods should not be permitted to be stored on the site.

*(The applicant has indicated that no goods will be stored on the site. The business vehicles collect goods from Port areas and distribute them throughout the Metro Vancouver area, returning to the parking facility empty. The TUP will prohibit the storage of dangerous goods on the site.)*

- Safety: Residents were concerned about the proximity of a nearby day-care. The safety of children walking along 188 Street was a concern if trucks continue to use this route to access Highway No. 10.

*(Trucks using this proposed parking facility will be prohibited from using 188 Street.)*

- Infrastructure: The transportation infrastructure in the area is inadequate and should be upgraded before any further industrial uses, including the subject TUP are approved. This includes not only those routes used by trucks but also those in the surrounding residential area.

*(Some upgrades have occurred on the east side of 188 Street with the recent residential developments. Additional infrastructure will be upgraded when other properties develop.)*

- Landscaping: There were comments that the proposed 10-metre (33 ft.) wide landscape buffer is inadequate to screen the use from the neighbouring residents.

*(The OCP design guidelines recommend a minimum 7.5-metre (25 ft.) wide landscape buffer between industrial and residential uses.)*

- Environmental: Concern was raised about the lack of mitigation requirements to address the environmental impacts of the proposed use. It was noted that most other development processes require greater attention to environmental mitigation.



*(There are no creeks around or within the property. The proposed TUP and TUP Area No. 10 in the OCP prohibit the washing and repair of vehicles on the site.)*

#### AUTHORIZED AND PROPOSED TRUCK PARKING FACILITIES IN THE VICINITY

- There is one authorized truck parking facility in the Cloverdale area which can accommodate 89 trucks, located at 6739 – 176 Street.
- To the east of the subject site there is an in-stream Temporary Use Permit application for truck parking which is proposed to accommodate 34 trucks at 18872 – 52 Avenue. To date, the applicant has not completed the requirements to proceed to issuance of the Permit (Appendix VIII).

#### INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary
Appendix II.	Proposed Site Plan and Landscaping Plan
Appendix III.	Engineering Comments
Appendix IV.	Map of Proposed Truck Route for Subject Site
Appendix V.	Temporary Industrial Use Permit No. 7908-0053-00
Appendix VI.	Pre-Servicing Approval Requirements
Appendix VII.	AAC Minutes
Appendix VIII.	Proposed Truck Parking Facilities in the Vicinity

*original signed by Judith Robertson*

Jean Lamontagne  
General Manager  
Planning and Development

LAP/kms

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. 4/28/11 4:05 PM

Information for City Clerk

Legal Description and Owners of all lots that form part of the application:

1. (a) Agent:      Name:                  Troy Plett, Trinity Transport  
    Address:                  10760 – 168 Street  
       Surrey, BC  
       V4N 1N4  
    Tel:                                  604-604-761-4784

2.      Properties involved in the Application

(a)      Civic Address:                  5219 – 188 Street

(b)      Civic Address:                  5219 – 188 Street  
    Owner:                                  799597 B.C. Ltd., Inc. No. 0799597  
       Director Information:  
       Reginald Roy Plett

No Officer Information Filed

PID:    010-083-618  
 Lot "A" Section 4 Township 8 New Westminster District Plan 15256

3.      Summary of Actions for City Clerk's Office

(a)      Proceed with Public Notification for Temporary Industrial Use Permit No. 7908-0053-00.

# 188th STREET TRUCK PARKING LOT

## LANDSCAPE DESIGN

Sheet Number	Sheet Title
L-01	COVER SHEET
L-02	TREE RETENTION PLAN
L-03	SITE PLAN & TREE PLAN
L-04	PLANTING PLAN
LD-01	DETAILS



Site Location Map scale: NTS

### GENERAL NOTES

1. Confirm all utility depths and measurements. Should conflicting information or ambiguous references exist, the contractor must immediately contact the Owner/Consultant for clarification or confirmation.
2. Prevent damage to all adjacent natural growth, landscaping, buildings, structures and underground and/or overhead utilities. Make good all damage to satisfaction of Owner/Consultant.
3. Prior to clearing, verify limits of clearing with Owner/Consultant or their representative. Clarify any restrictions regarding preservation of natural features or improvements within or adjacent to specified limits of clearing.
4. Dispose of disease and grubbed material as soon as possible and do not accumulate.
5. Dispose of cleared and grubbed material to approved off-site disposal area.
6. Where possible, bulk excavation material may be retained for landscape purposes. Soils only in designated areas. Native material is not to be used for backfilling or other purposes unless it is possible to specifications.
7. Leave ground surfaces in condition suitable for immediate grading operations.
8. Remove all boulders or loose rock which may slide or roll from excavated areas.
9. Control dust at all times for duration of contract.
10. Confine work and operations of employees in accordance with contract documents. Do not unnecessarily encroach permittees with products.
11. Provide hoarding as shown on Contract Drawings protecting public and private property from injury or damage.
12. Provide adequate drainage necessary to keep excavations and site free from water. Do not discharge water containing suspended materials into watercourses or drainage systems.
13. Maintain existing conditions for parking and traffic around the site throughout construction, except in the signage area or when required for construction of new park elements. Take measures to enclose traffic or warn vehicles to the site that heavy equipment and work crews are operating.

**van der Zalm + associates Inc.**  
Landscape Architecture  
Suite 1000, 1000 Street  
Surrey, British Columbia  
V4N 1V9  
P: 604.582.0204  
F: 604.582.0242  
info@vzdesign.com  
vzdesign.com

**HY ENGINEERING LTD.**  
400-1122-1224 Street  
Surrey, BC V4N 4K7  
P: 604-582-4668  
F: 604-582-4669  
info@hy-engineering.com  
hy-engineering.com

**COVER SHEET**

DRAWING NO. VZD PROJECT NO. DP2011-04

CLIENT/OWNER: **Trinity Transport**  
4000, 1122-1224 Street  
Surrey, BC V4N 4K7  
Tel: 604-582-4668  
trinitytransport.com  
Contact Name: Troy Hark

LANDSCAPE ARCHITECT: **van der Zalm & associates Inc.**  
Suite 1000, 1000 Street  
Surrey, BC V4N 1V9  
Tel: 604-582-0204  
info@vzdesign.com  
vzdesign.com

DEVELOPMENT PLANNER: **HY Engineering Ltd.**  
400-1122-1224 Street  
Surrey, BC V4N 4K7  
Tel: 604-582-4668  
hy-engineering.com  
hy-engineering.com

PROJECT: **188th Street Truck Lot**

LOCATION: **5219 188th Street  
Surrey, BC**

DATE: March 4, 2011

SCALE: 1:500

CAD FILE: L-01 COVER SHEET.DWG

DATE: March 4, 2011

DRAWN: SH

CHECKED: JL

APPROVED: MMDZ

SCALE: 1:500

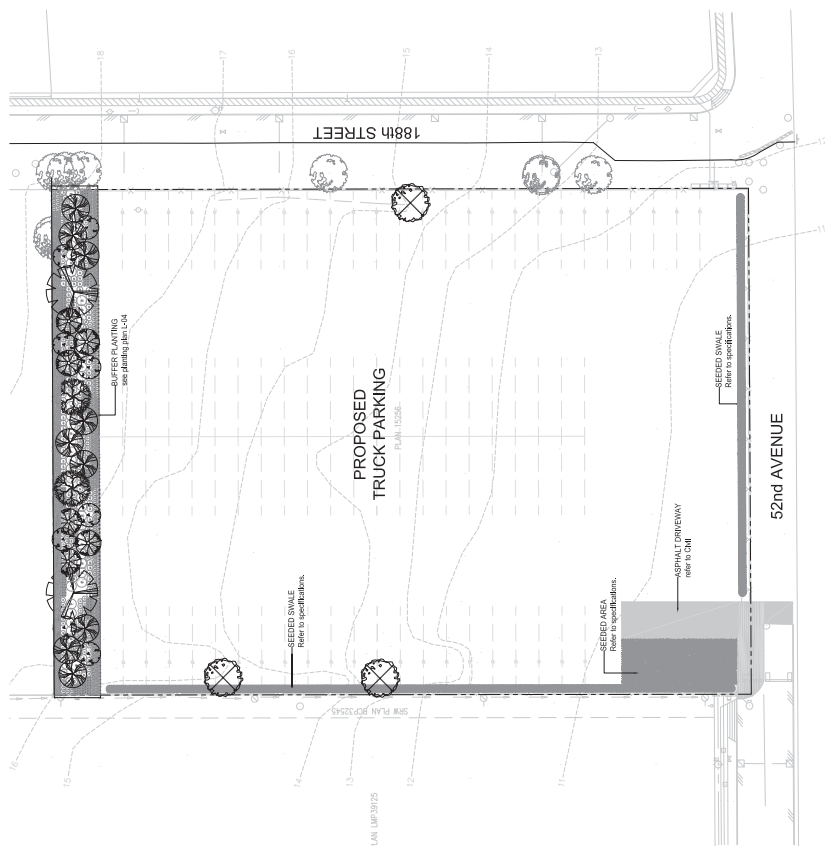
REVISIONS

No.	Description	Date
1	Based for Permit	Nov. 2, 2011

CONTRACTOR SHALL CHECK ALL DIMENSIONS TO THE CONTRACT DOCUMENTS FOR ACCURACY TO THE CONSTRUCTION OF THE WORK AND SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE DIMENSIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE DIMENSIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE DIMENSIONS.

DRAWING TITLE

DATE: March 4, 2011



1 SITE PLAN  
SCALE: 1:5000

# TREE RETENTION PLAN

7808-0053-00

L-02

**van der Zalm + associates Inc.**  
 Consulting  
 Suite 1000 105 Street  
 Surrey, British Columbia  
 V4N 1W5  
 P: 604.582.0204  
 F: 604.582.0262  
 info@vanzalm.com

**HVY ENGINEERING LTD.**  
 4700-202nd Street, S.E. Surrey, BC V4R 4E7  
 P: 604.582.0204  
 F: 604.582.0262  
 info@hv-engineering.com

NOTES:

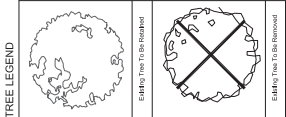
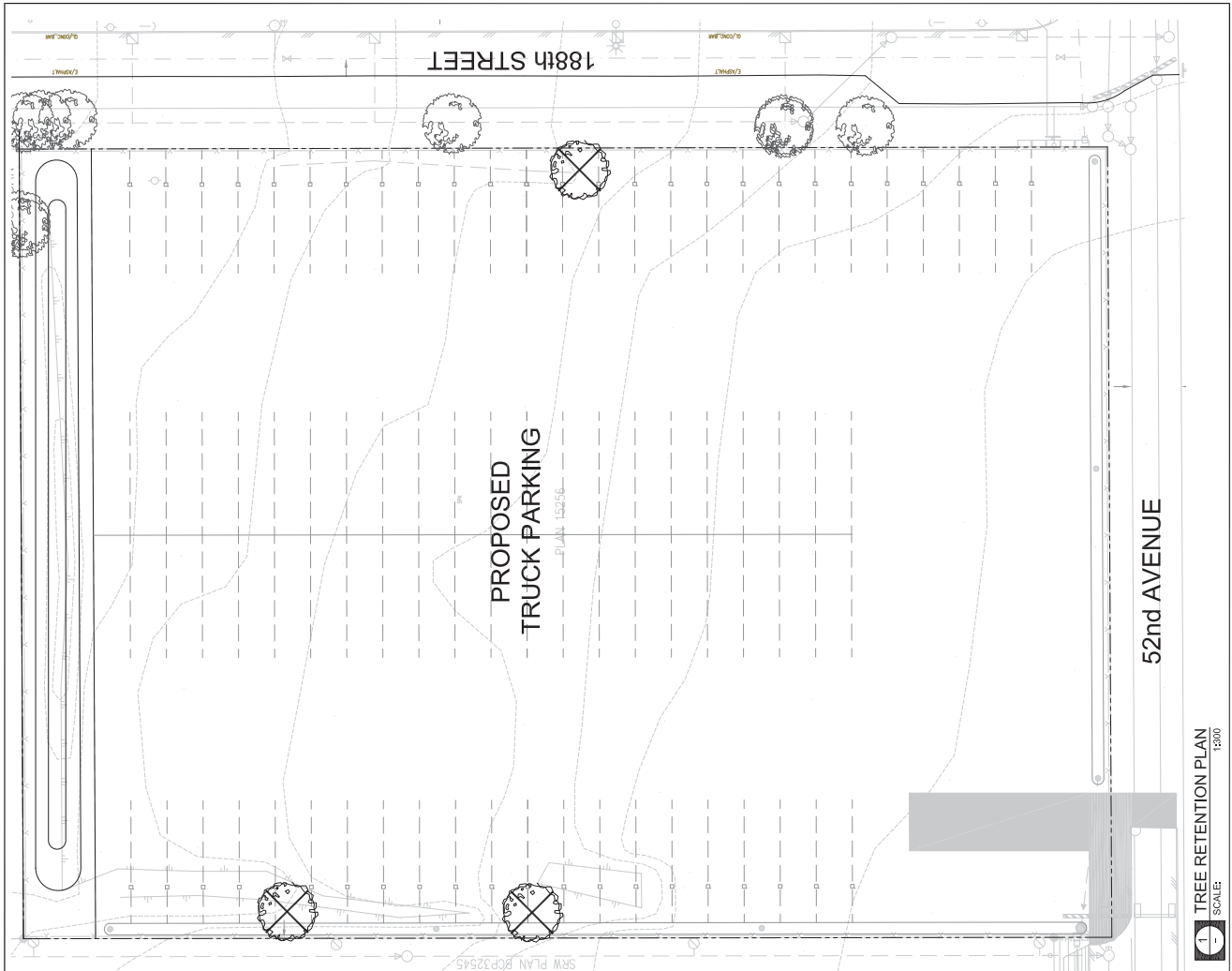
Contractor shall check all dimensions to the existing site conditions and verify the location of all trees and structures before commencing work.

No.	Description	Date
1	Issue for Permit	Nov. 2, 2011

CONTRACTOR SHALL CHECK ALL DIMENSIONS TO THE EXISTING SITE CONDITIONS AND VERIFY THE LOCATION OF ALL TREES AND STRUCTURES BEFORE COMMENCING WORK.

PROJECT: 188th Street Truck Lot  
 LOCATION: 5219 188 Street Surrey, BC

DRAWN: SH  
 CHECKED: JAL  
 APPROVED: MMWZ  
 SCALE: 1:300  
 DATE: March 4, 2011



**If There Are Obstacles to Installation Undermark Trees**  
 If the critical root zone of any tree is within an existing building, adjacent or accessory building, asphalt or concrete parking, or other paved area, the barrier fence must be constructed at the appropriate distance before the Building Permit is issued.

**Shared Ownership, Trees and Neighbour's Trees**

- The contractor shall advise the owner of the location of trees to be removed.
- Barriers for shared trees and trees on adjacent property must be installed to the property line.
- Where shared trees and trees on adjacent property may require removal, written authorization from the neighbour must be obtained before applying for a tree cutting permit.

**Signage to be posted on each tree**  
 31x37" minimum size

**NO ENTRY**  
 THE CRITICAL ROOT ZONE  
 No grade change, use of heavy machinery or other equipment in operation within the fenced area. Trees to be removed are marked with 'X' for the duration of construction.  
 For information call Trees & Landscape Solutions (604) 591-4629

**Specifications for Construction**  
 Failure to meet these specifications will result in inspection failure and subsequent delay in issuance of other permits:

- 1.2 m (-4') height
- 2"x4" to be used for vertical posts, top and bottom rails and cross-bracing (in an "X"), round, untreated vertical posts may be used with a minimum diameter of 9 cm
- Spacing between vertical posts to be no further apart than 3.7 m (12') on centre
- Continuous plastic mesh retaining (6 g orange spon fencing)
- Posted with visible signage advising that encroachment inside the protected area is forbidden
- Located at distances based on tree diameter, see table below:

Trunk Diameter (DBH) measured at 1.4 m from the ground	Critical Root Zone minimum fence distance from the tree
25 cm (10.9")	1.2 m (3.9')
30 cm (11.8")	1.5 m (5.0')
40 cm (15.7")	2.1 m (6.9')
45 cm (17.7")	2.4 m (7.9')
50 cm (19.7")	2.7 m (8.9')
55 cm (21.7")	3.0 m (9.8')
60 cm (23.6")	3.3 m (10.8')
65 cm (25.6")	3.6 m (11.8')
70 cm (27.6")	3.9 m (12.8')
80 cm (31.5")	4.5 m (14.8')
90 cm (35.4")	5.4 m (17.7')
100 cm (39.4")	6.0 m (19.7')

For distances not on this table, divide the DBH (in cm) by 16.6

- Example: 80 cm ÷ 16.6 = 4.8 m

**1 TREE RETENTION PLAN**  
 SCALE: 1:300

# SITE PLAN & TREE PLAN

7808-0053-00  
VDZ PROJECT NO. DP2011-04

L-03  
DRAWING NO.

**van der Zalm + associates inc.**  
Landscape Architecture  
Suite 1000 103 Street  
Surrey, British Columbia  
V4N 1W5  
P: 604.582.0264  
F: 604.582.0262  
info@vanderzalm.ca  
www.vanderzalm.ca

**HYV ENGINEERING LTD.**  
Professional Engineers  
4100-102nd Street, S.E. Surrey, BC V3R 4K7  
Tel: 604-582-4488  
Fax: 604-582-1237  
www.hyv.com

NOTES:

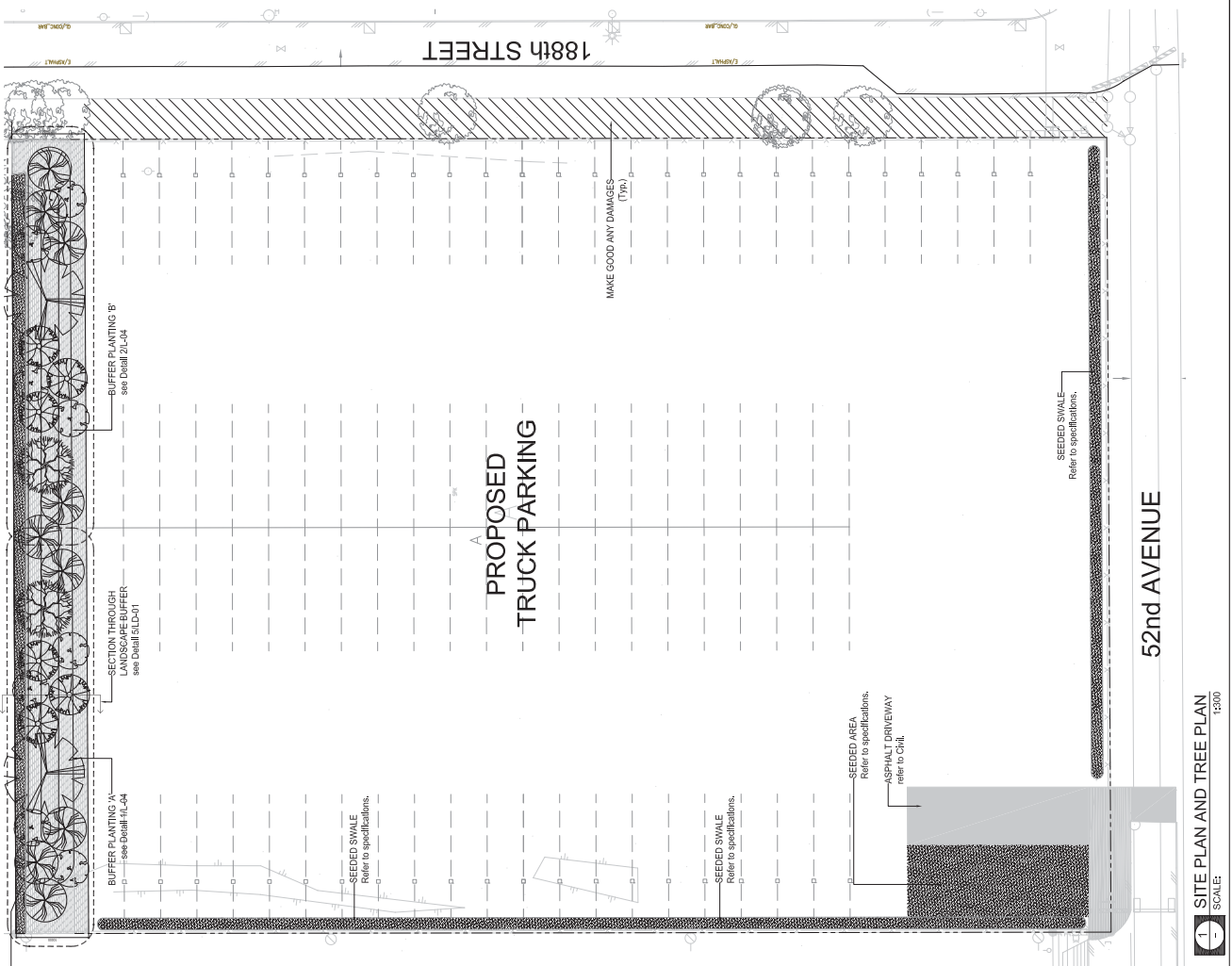
1. The contractor shall be responsible for the accuracy of the site plan and tree plan. The contractor shall be responsible for the accuracy of the site plan and tree plan.

REV.	DESCRIPTION	DATE
1	Issue for Permit	Nov. 4, 2011

CONTRACTOR SHALL CHECK ALL DIMENSIONS AND LOCATIONS OF ALL TREES AND PLANTS TO BE REMOVED OR PLANTED AT THE COMPLETION OF THIS WORK.

PROJECT: 188th Street Truck Lot  
LOCATION: 5219 188 street Surrey, BC

DRAWN	SH	CAD FILE	DATE
CHECKED	JL	DATE	March 4, 2011
APPROVED	MWZ	DATE	
SCALE	1:300		



52nd AVENUE

188th STREET

PROPOSED TRUCK PARKING

SEEDING SWALE  
Refer to specifications.

### TREE LEGEND

Plant	Plant	Plant
Plant 1	Plant 2	Plant 3

### PLANTING KEY - 188th STREET

Symbol	Counts	Botanical Name	Common Name	Spacing
	2	Plant 1	Plant 1	Plant 1
	0	Plant 2	Plant 2	Plant 2
	0	Plant 3	Plant 3	Plant 3
	2	Plant 4	Plant 4	Plant 4

1 SITE PLAN AND TREE PLAN  
SCALE: 1:300

**van der Zalm + associates Inc.**  
 Consulting  
 1888 103 Street  
 Surrey, British Columbia  
 V4A 1W5  
 P: 604.882.0244  
 F: 604.882.0242  
 info@vanderzalm.com

**HYV ENGINEERING LTD.**  
 4800-2028-125th St. Surrey, BC V3R 4E7  
 Tel: 604-582-4488  
 Fax: 604-583-1337  
 www.hyv.com

NOTES:

# PLANTING PLAN

DRAWING TITLE



7808-0053-00  
 VZD PROJECT NO. DP2011-04

**L-04**  
 DRAWING NO.

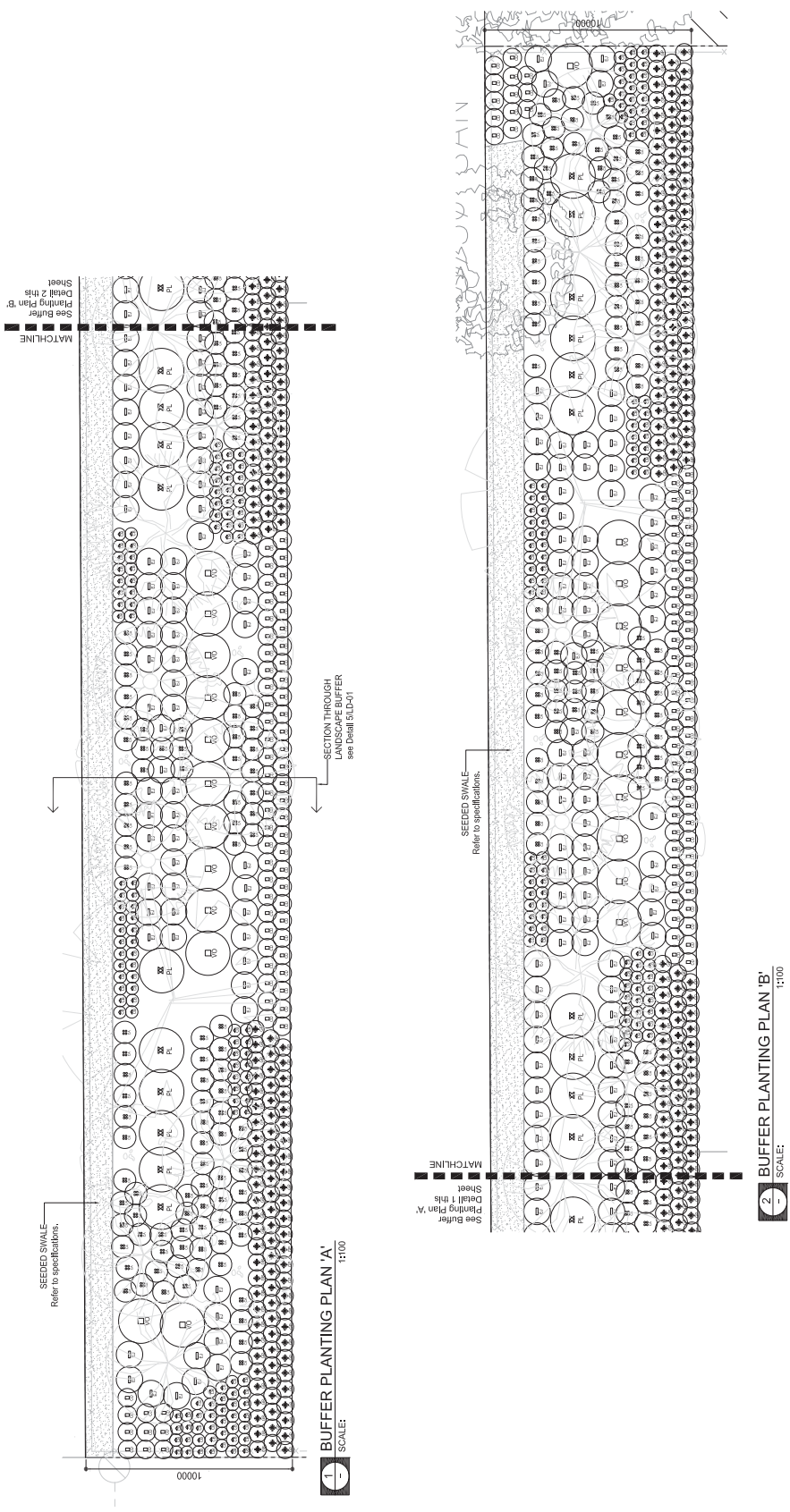
PROJECT:  
**188th Street  
 Truck Lot**

LOCATION:  
**5219 188 street  
 Surrey, BC**

DESIGNED BY	SH
CHECKED BY	JL
APPROVED BY	MMDZ
SCALE	AS SHOWN
DATE	March 4, 2011

Contractor shall check all dimensions for the construction of this project. The contractor shall be responsible for any errors or omissions in this drawing. The contractor shall be responsible for any errors or omissions in this drawing.

NO.	DESCRIPTION	DATE
1	Issue for Permit	Nov. 4, 2011



## PLANTING KEY - 188th STREET

Symbol	Counts	Botanical Name	Common Name	Spacing
Trees				
1	2	Amelanchier alnifolia	Red-flowering Dogwood	Plant in swale
2	5	Quercus laevis	White Oak	Plant in swale
3	5	Quercus macrocarpa	Red Oak	Plant in swale
4	5	Quercus prinus	White Oak	Plant in swale
5	5	Quercus rubra	Red Oak	Plant in swale
6	5	Quercus sp.	White Oak	Plant in swale
7	5	Quercus sp.	Red Oak	Plant in swale
8	5	Quercus sp.	White Oak	Plant in swale
9	5	Quercus sp.	Red Oak	Plant in swale
10	5	Quercus sp.	White Oak	Plant in swale
11	5	Quercus sp.	Red Oak	Plant in swale
12	5	Quercus sp.	White Oak	Plant in swale
13	5	Quercus sp.	Red Oak	Plant in swale
14	5	Quercus sp.	White Oak	Plant in swale
15	5	Quercus sp.	Red Oak	Plant in swale
16	5	Quercus sp.	White Oak	Plant in swale
17	5	Quercus sp.	Red Oak	Plant in swale
18	5	Quercus sp.	White Oak	Plant in swale
19	5	Quercus sp.	Red Oak	Plant in swale
20	5	Quercus sp.	White Oak	Plant in swale
21	5	Quercus sp.	Red Oak	Plant in swale
22	5	Quercus sp.	White Oak	Plant in swale
23	5	Quercus sp.	Red Oak	Plant in swale
24	5	Quercus sp.	White Oak	Plant in swale
25	5	Quercus sp.	Red Oak	Plant in swale
26	5	Quercus sp.	White Oak	Plant in swale
27	5	Quercus sp.	Red Oak	Plant in swale
28	5	Quercus sp.	White Oak	Plant in swale
29	5	Quercus sp.	Red Oak	Plant in swale
30	5	Quercus sp.	White Oak	Plant in swale
31	5	Quercus sp.	Red Oak	Plant in swale
32	5	Quercus sp.	White Oak	Plant in swale
33	5	Quercus sp.	Red Oak	Plant in swale
34	5	Quercus sp.	White Oak	Plant in swale
35	5	Quercus sp.	Red Oak	Plant in swale
36	5	Quercus sp.	White Oak	Plant in swale
37	5	Quercus sp.	Red Oak	Plant in swale
38	5	Quercus sp.	White Oak	Plant in swale
39	5	Quercus sp.	Red Oak	Plant in swale
40	5	Quercus sp.	White Oak	Plant in swale
41	5	Quercus sp.	Red Oak	Plant in swale
42	5	Quercus sp.	White Oak	Plant in swale
43	5	Quercus sp.	Red Oak	Plant in swale
44	5	Quercus sp.	White Oak	Plant in swale
45	5	Quercus sp.	Red Oak	Plant in swale
46	5	Quercus sp.	White Oak	Plant in swale
47	5	Quercus sp.	Red Oak	Plant in swale
48	5	Quercus sp.	White Oak	Plant in swale
49	5	Quercus sp.	Red Oak	Plant in swale
50	5	Quercus sp.	White Oak	Plant in swale
51	5	Quercus sp.	Red Oak	Plant in swale
52	5	Quercus sp.	White Oak	Plant in swale
53	5	Quercus sp.	Red Oak	Plant in swale
54	5	Quercus sp.	White Oak	Plant in swale
55	5	Quercus sp.	Red Oak	Plant in swale
56	5	Quercus sp.	White Oak	Plant in swale
57	5	Quercus sp.	Red Oak	Plant in swale
58	5	Quercus sp.	White Oak	Plant in swale
59	5	Quercus sp.	Red Oak	Plant in swale
60	5	Quercus sp.	White Oak	Plant in swale
61	5	Quercus sp.	Red Oak	Plant in swale
62	5	Quercus sp.	White Oak	Plant in swale
63	5	Quercus sp.	Red Oak	Plant in swale
64	5	Quercus sp.	White Oak	Plant in swale
65	5	Quercus sp.	Red Oak	Plant in swale
66	5	Quercus sp.	White Oak	Plant in swale
67	5	Quercus sp.	Red Oak	Plant in swale
68	5	Quercus sp.	White Oak	Plant in swale
69	5	Quercus sp.	Red Oak	Plant in swale
70	5	Quercus sp.	White Oak	Plant in swale
71	5	Quercus sp.	Red Oak	Plant in swale
72	5	Quercus sp.	White Oak	Plant in swale
73	5	Quercus sp.	Red Oak	Plant in swale
74	5	Quercus sp.	White Oak	Plant in swale
75	5	Quercus sp.	Red Oak	Plant in swale
76	5	Quercus sp.	White Oak	Plant in swale
77	5	Quercus sp.	Red Oak	Plant in swale
78	5	Quercus sp.	White Oak	Plant in swale
79	5	Quercus sp.	Red Oak	Plant in swale
80	5	Quercus sp.	White Oak	Plant in swale
81	5	Quercus sp.	Red Oak	Plant in swale
82	5	Quercus sp.	White Oak	Plant in swale
83	5	Quercus sp.	Red Oak	Plant in swale
84	5	Quercus sp.	White Oak	Plant in swale
85	5	Quercus sp.	Red Oak	Plant in swale
86	5	Quercus sp.	White Oak	Plant in swale
87	5	Quercus sp.	Red Oak	Plant in swale
88	5	Quercus sp.	White Oak	Plant in swale
89	5	Quercus sp.	Red Oak	Plant in swale
90	5	Quercus sp.	White Oak	Plant in swale
91	5	Quercus sp.	Red Oak	Plant in swale
92	5	Quercus sp.	White Oak	Plant in swale
93	5	Quercus sp.	Red Oak	Plant in swale
94	5	Quercus sp.	White Oak	Plant in swale
95	5	Quercus sp.	Red Oak	Plant in swale
96	5	Quercus sp.	White Oak	Plant in swale
97	5	Quercus sp.	Red Oak	Plant in swale
98	5	Quercus sp.	White Oak	Plant in swale
99	5	Quercus sp.	Red Oak	Plant in swale
100	5	Quercus sp.	White Oak	Plant in swale

NOTES:  
 1. Provide 45mm BCLMA compliant topsoil for all areas to receive any landscape plantings.  
 2. Provide 45mm BCLMA compliant topsoil for all areas to receive any landscape plantings.  
 3. Provide 150mm BCLMA compliant topsoil for all areas to receive any landscape plantings.  
 4. Provide 150mm BCLMA compliant topsoil for all areas to receive any landscape plantings.

**2** BUFFER PLANTING PLAN 'B'  
 SCALE: 1:100

**1** BUFFER PLANTING PLAN 'A'  
 SCALE: 1:100

**van der Zahn + associates Inc.**  
 Consulting  
 Suite 1008 103 Street  
 Surrey, British Columbia  
 V4N 1W5  
 P: 604.582.0204  
 F: 604.582.0242  
 info@vanzahn.com  
 www.vanzahn.com

**HYV ENGINEERING LTD.**  
 4800-2928-152nd St. Surrey, BC V3R 4E7  
 Tel: 604-582-4688  
 Fax: 604-582-1737  
 www.hyv.com

NOTES:

- 1) ALL TREES, SHRUBS OR SPERMATOPHYTES TO BE PLANTED SHALL BE BASKETED TO THE BOTTOM OF THE PLANTING HOLE ALL STRING, TWINE ETC. TO BE REMOVED.
- 2) ALL WIRE BASKETS SHALL HAVE THE TOP 10 OF THE WIRE REMOVED PRIOR TO PLANTING.
- 3) ALL TREES SHALL BE SINGLE STEM
- 4) PRESSURE TREATED 35x75 mm DIAMETER - ROUND STAKES TO BE AIRDRY PARALLEL TO BARK/ROOT ROAD TO STAKE WITH SHINGLE NAIL ATTACHED TO STAKE WITH SHINGLE NAIL ATTACHED TO STAKE FOR INITIAL FIRST YEAR WATERING
- 5) 50mm DEEP SAUCERS FORMED BY TOP SOIL FILL SAUCER WITH SPIN WOOD.
- 6) 200mm MIN. OF TOPSOIL AROUND ROOT BALL STAKES TO BE USED TO 50% STAGING PROCTOR DENSITY
- 7) STAKES DO NOT PENETRATE ROOT BALL
- 8) STAKES TO PENETRATE NATIVE SOIL BY 200mm

REV.	DESCRIPTION	DATE
1	Based for Permit	Nov. 4, 2011

CONTRACTOR SHALL CHECK ALL DIMENSIONS TO THE CONSTRUCTION PERMIT TO ENSURE ACCURACY TO THE CONSTRUCTION PERMIT AND THE EXISTING RECORDS FOR THE OWNER AND THE EXISTING RECORDS FOR THE OWNER AND THE EXISTING RECORDS AT THE COMPLETION OF THIS WORK.

**PROJECT:**  
 188th Street  
 Truck Lot

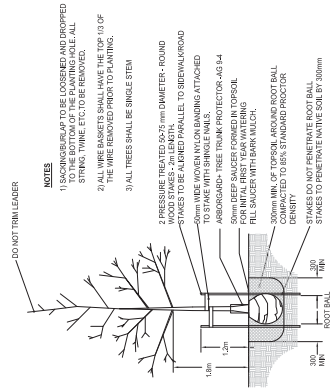
**LOCATION:**  
 5219 188 street  
 Surrey, BC

DRAWN	SH
CHECKED	JL
APPROVED	MMDZ
CAD FILE	LD-01 DETAILS.DWG
DATE	March 4, 2011
SCALE	As Noted

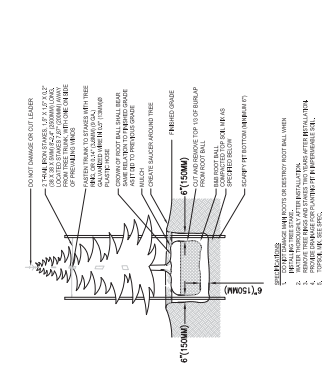
**DETAILS**

7808-0053-00  
 VZD PROJECT NO. DP2011-04

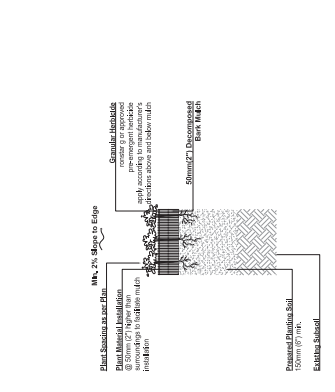
**LD-01**  
 DRAWING NO.



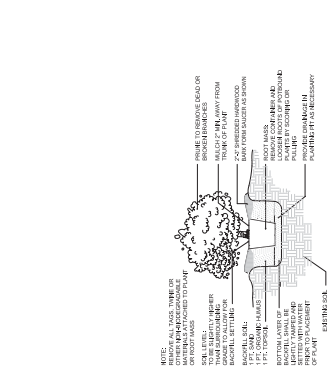
**1** SHRUB PLANTING DETAIL  
 N.T.S.  
 SCALE:



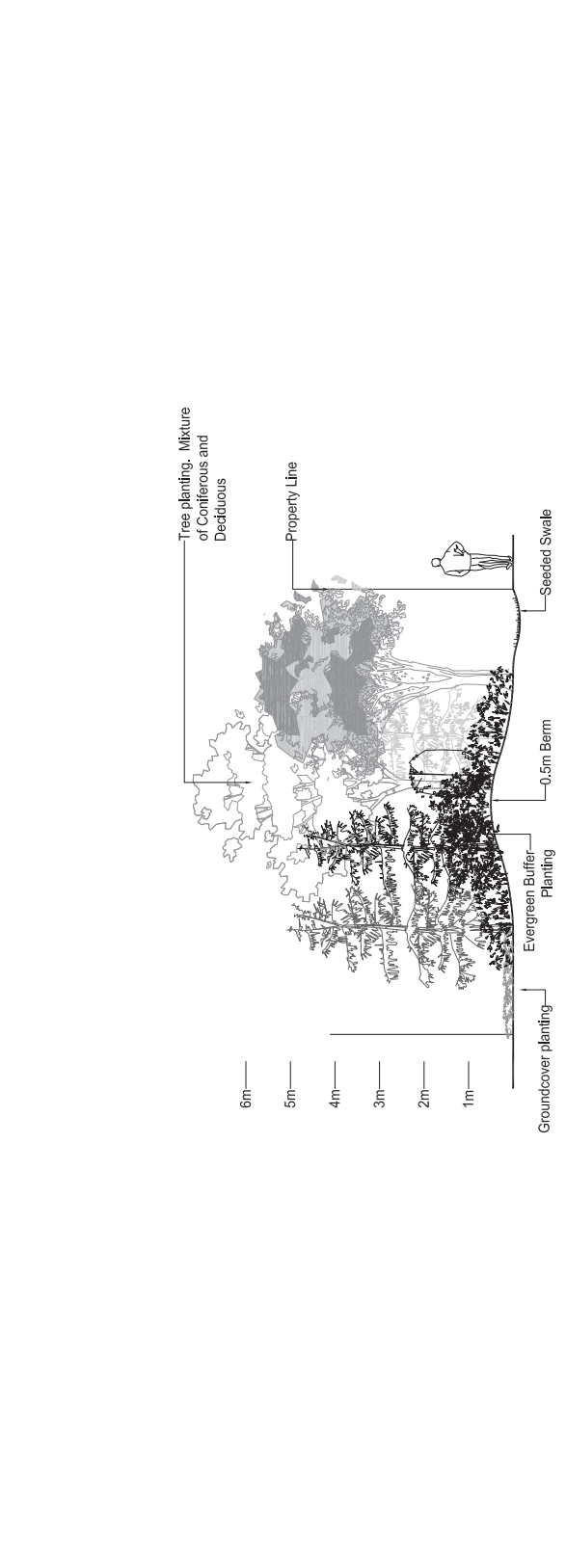
**2** GROUND COVER PLANTING DETAIL  
 N.T.S.  
 SCALE:



**3** CONIFEROUS TREE PLANTING  
 N.T.S.  
 SCALE:



**4** DECIDUOUS TREE PLANTING  
 N.T.S.  
 SCALE:



**5** SECTION THROUGH LANDSCAPE BUFFER  
 1:50  
 SCALE:  
 TRINITY TRANSPORT PROPERTY | LANDSCAPE BUFFER (Approx. 10m) | ADJACENT PROPERTY TO THE NORTH

**CONTRACTOR SHALL CHECK ALL DIMENSIONS TO THE CONSTRUCTION PERMIT TO ENSURE ACCURACY TO THE CONSTRUCTION PERMIT AND THE EXISTING RECORDS FOR THE OWNER AND THE EXISTING RECORDS AT THE COMPLETION OF THIS WORK.**

# INTER-OFFICE MEMO

---

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

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

DATE: **April 12, 2011** PROJECT FILE: **7808-0053-00**  
(supercedes Oct. 16/08)

---

RE: **Engineering Requirements (Commercial/Industrial)  
Location: 5219 188 St**

## TEMPORARY USE PERMIT

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

### ***Property and Right-of-Way Requirements***

- Dedicate 8.042 metres on 52 Avenue;
- 5.0m x 5.0m corner cut at 188 Street and 52 Avenue; and
- Provide 1.942 metre wide statutory right-of-way along 188 Street

### ***Works and Services***

- Construct limited 52 Avenue roadwork's as per works shown on sketch 103258 prepared by H.Y. Engineering Ltd.;
- Register restrictive covenant on title to restrict access to 52 Avenue only; and
- Register restrictive covenants on title to maintain the water quality/sediment control chamber.

A Servicing Agreement is not required for this Temporary Use Permit. The off-site works are to be completed under City Road and ROW Use Permit (CRRP).

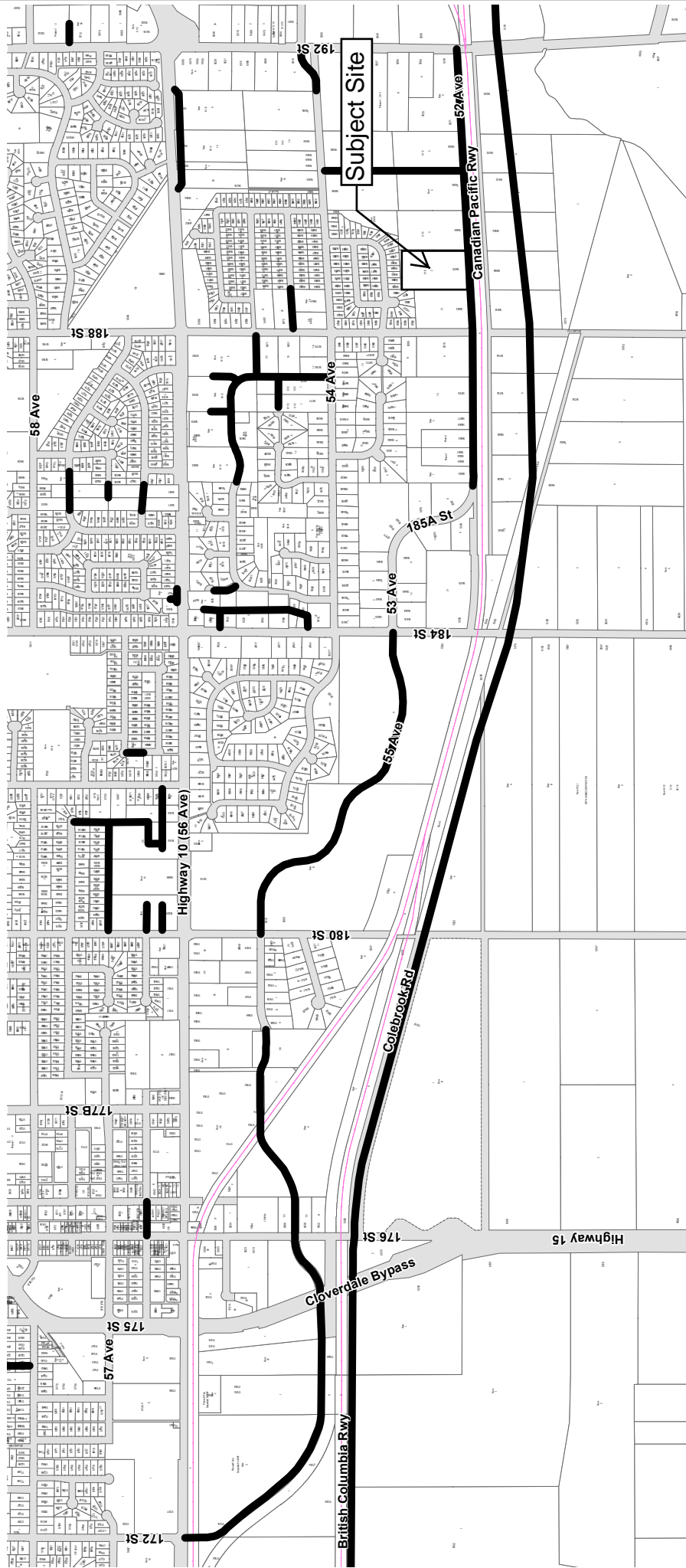


Rémi Dubé, P.Eng.  
Acting Development Services Manager

HB



# SOUTH CLOVERDALE ROADS CONCEPT 172 ST TO 192 ST



PLANNING & DEVELOPMENT DEPARTMENT

**Legend**

- Roads Concept
- Railway



This map is provided as general reference only. The City of Surrey makes no warranties, express or implied, as to the fitness of the information for any purpose, or to the results obtained by individuals using the information and is not responsible for any action taken in reliance on the information contained herein.

CITY OF SURREY

(the "City")

**TEMPORARY INDUSTRIAL USE PERMIT**

No.: 7909-0138-00

Issued To: 799597 B.C. LTD., INC. NO. 0799597

Address of Owner: 10760 - 168 Street  
Surrey, BC  
V4N 1N4

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: 010-083-618  
Lot "A" Section 4 Township 8 New Westminster District Plan 15256

5219 - 188 Street

(the "Land")

3. The Land has been designated as a Temporary Industrial Use Permit Area in Surrey Official Community Plan, 1996, No. 12900, as amended.
4. The temporary use permitted on the Land shall be for the temporary parking of overweight trucks and trailers, and for the operation of a trucking business as shown on Schedule A which is attached hereto and forming part of this temporary use permit.
5. The temporary use shall be carried out according to the following conditions:
  - (a) a storm water servicing concept and lot grading plan must be submitted to the City's Engineering Department for review and approval;
  - (b) the street fronting the property must be constructed to a structural and width standard to accommodate trucks to the satisfaction of the General Manager, Engineering;

- (c) all other engineering requirements such as rights-of-way, where necessary, must be addressed to the satisfaction of the General Manager, Engineering;
  - (d) the parking area shall be designed to support the anticipated vehicle load in order to prevent dirt from being tracked onto the City roadway;
  - (e) an area of asphalt or concrete paving shall be provided on the site in the area where its driveway meets the fronting road to prevent tracking of dirt or mud onto the public street, to the satisfaction of the General Manager, Engineering;
  - (f) City staff to perform a site inspection to ensure that all site requirements have been met prior to issuance of a Temporary Use Permit.
  - (g) adequate washroom facilities are to be provided on site to the satisfaction of the General Manager of Planning and Development but in any case there shall be a minimum of one such facility on site.
  - (h) the following activities are prohibited on the lot: truck washing, vehicle maintenance truck fuel storage or refuelling, storage of waste petroleum fluids, parking or storage of vehicles containing Dangerous Goods as defined by the Transport of Dangerous Goods Act. This requirement shall be placed as a condition in the Temporary Use Permit;
  - (i) the subject lands are to be used in accordance with the provisions of the Temporary Use Permit; and
  - (j) access to the site is limited to the driveway as shown on the attached Schedule.
6. 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.
7. An undertaking submitted by the Owner is attached hereto as Appendix I and forms part of this temporary use permit.
8. This temporary use permit is not transferable.

9. This temporary use permit shall lapse on or before two years from date of issuance

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

ISSUED THIS DAY OF , 20 .

\_\_\_\_\_  
Mayor - Dianne L. Watts

\_\_\_\_\_  
City Clerk - Jane Sullivan

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:

We, 799597 B.C. LTD., INC. NO. 0799597 (Name of Owner)

being the owner of Lot "A" Section 4 Township 8 New Westminster District Plan 15256  
(Legal Description)

known as 5219 - 188 Street  
(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)

\_\_\_\_\_  
(Owner)

\_\_\_\_\_  
(Witness)

# 188th STREET TRUCK PARKING LOT

## LANDSCAPE DESIGN

Sheet Number	Sheet Title
L-01	COVER SHEET
L-02	TREE RETENTION PLAN
L-03	SITE PLAN & TREE PLAN
L-04	PLANTING PLAN
LD-01	DETAILS



Site Location Map scale: NTS

### GENERAL NOTES

1. Verify all utility, site and measurements. Should conflicting information or ambiguous references exist, the contractor must immediately contact the Owner/Consultant for clarification or confirmation.
2. Prevent damage to all adjacent natural growth, landscaping, buildings, structures and underground and/or overhead utilities. Make good all damage to satisfaction of Owner/Consultant.
3. Prior to clearing, verify limits of clearing with Owner/Consultant or their representative. Clarify any restrictions regarding preservation of natural features or improvements within or adjacent to specified limits of clearing.
4. Dispose of disease and grubber material as soon as possible and do not accumulate.
5. Dispose of cleared and grubber material to approved off-site disposal area.
6. Where possible, bulk excavation material may be retained for landscape purposes. Soils to be replaced in designated areas. Native material is not to be used for backfilling or other purposes unless it is possible to specifications.
7. Leave ground surfaces in condition suitable for immediate grading operations.
8. Remove all boulders or loose rock which may slide or roll from excavated areas.
9. Control dust at all times for duration of contract.
10. Erect site shoring or temporary office only in designated areas with contract limits, unless approved by Owner/Consultant.
11. Confine work and operations of employees in accordance with contract documents. Do not unnecessarily encroach permittees with products.
12. Provide loadings as shown on Contract Drawings, protecting public and private property from injury or damage.
13. Provide adequate drainage to prevent water accumulation on site. Do not discharge water containing suspended materials into watercourses or drainage systems.
14. Maintain existing conditions for parking and traffic around the site throughout construction, except in the staging area or when required for construction of key park elements. Take measures to enclose traffic or warn vehicles to the site that heavy equipment and work crews are operating.

**van der Zalm + associates Inc.**  
Landscape Architects  
1888 188th Street  
Surrey, BC V4A 4K7  
Tel: 604-583-4668  
Fax: 604-583-1237

**HY ENGINEERING LTD.**  
Development Planner  
1888 188th Street  
Surrey, BC V4A 4K7  
Tel: 604-583-4668  
Fax: 604-583-1237

**Trinity Transport**  
Client/Owner  
4000 1522 152nd Street  
Surrey, BC V4A 4K7  
Tel: 604-583-4668  
Fax: 604-583-1237

**van der Zalm + associates Inc.**  
Landscape Architect  
1888 188th Street  
Surrey, BC V4A 4K7  
Tel: 604-583-4668  
Fax: 604-583-1237

**HY ENGINEERING LTD.**  
Development Planner  
1888 188th Street  
Surrey, BC V4A 4K7  
Tel: 604-583-4668  
Fax: 604-583-1237

NOTES:

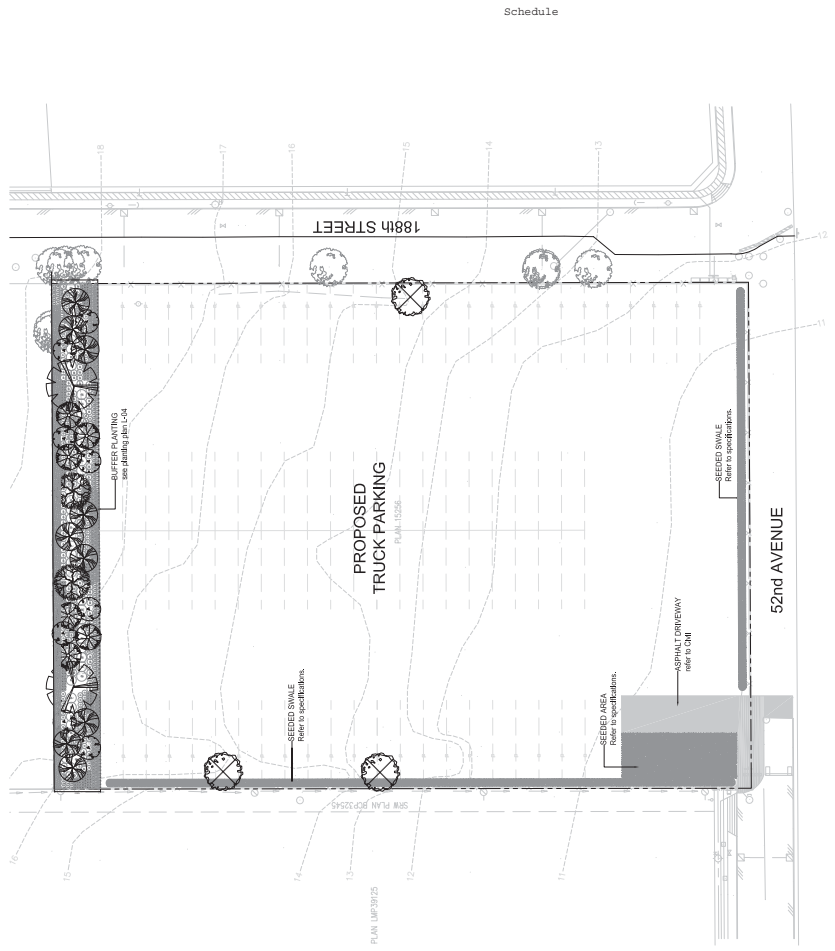
No.	Description	Date
1	Based on Permit	Nov. 2, 2011

CONTRACTOR SHALL CHECK ALL DIMENSIONS FOR THE EXISTING SITE CONDITIONS AND VERIFY THE EXISTING DIMENSIONS WITH THE OWNER AND THE CONSULTANT PRIOR TO THE COMMENCEMENT OF THIS WORK. ALL DIMENSIONS SHALL BE MEASURED AT THE COMPLETION OF THIS WORK.

**PROJECT:**  
188th Street Truck Lot

**LOCATION:**  
5219 188th Street  
Surrey, BC

DRAWN	SH	CAD FILE	L-01 COVER SHEETING
CHECKED	JL	APPROVED	MMDZ
SCALE	1:500	DATE	March 4, 2011



1 SITE PLAN  
SCALE: 1:500

# COVER SHEET

DRAWING NO. **L-01**

7808-0053-00

VZD PROJECT NO. DP2011-04

# Schedule A

# TREE RETENTION PLAN

7808-0053-00  
VIZ PROJECT NO. DP2011-04

L-02  
DRAWING NO.

**van der Zalm + associates inc.**  
Landscape Architecture  
Suite 1000 105 Street  
Surrey, British Columbia  
V4N 1W5  
P: 604.582.0204  
F: 604.582.0262  
info@vanderzalm.ca  
www.vanderzalm.ca

**HVY ENGINEERING LTD.**  
400-1028-1506, St. Surrey, BC V4R 4E7  
P: 604.582.0204  
F: 604.582.0262  
www.hvyn.ca  
1-800-581-1237

NOTES:

1. The contractor shall be responsible for the protection of all existing trees on the site.

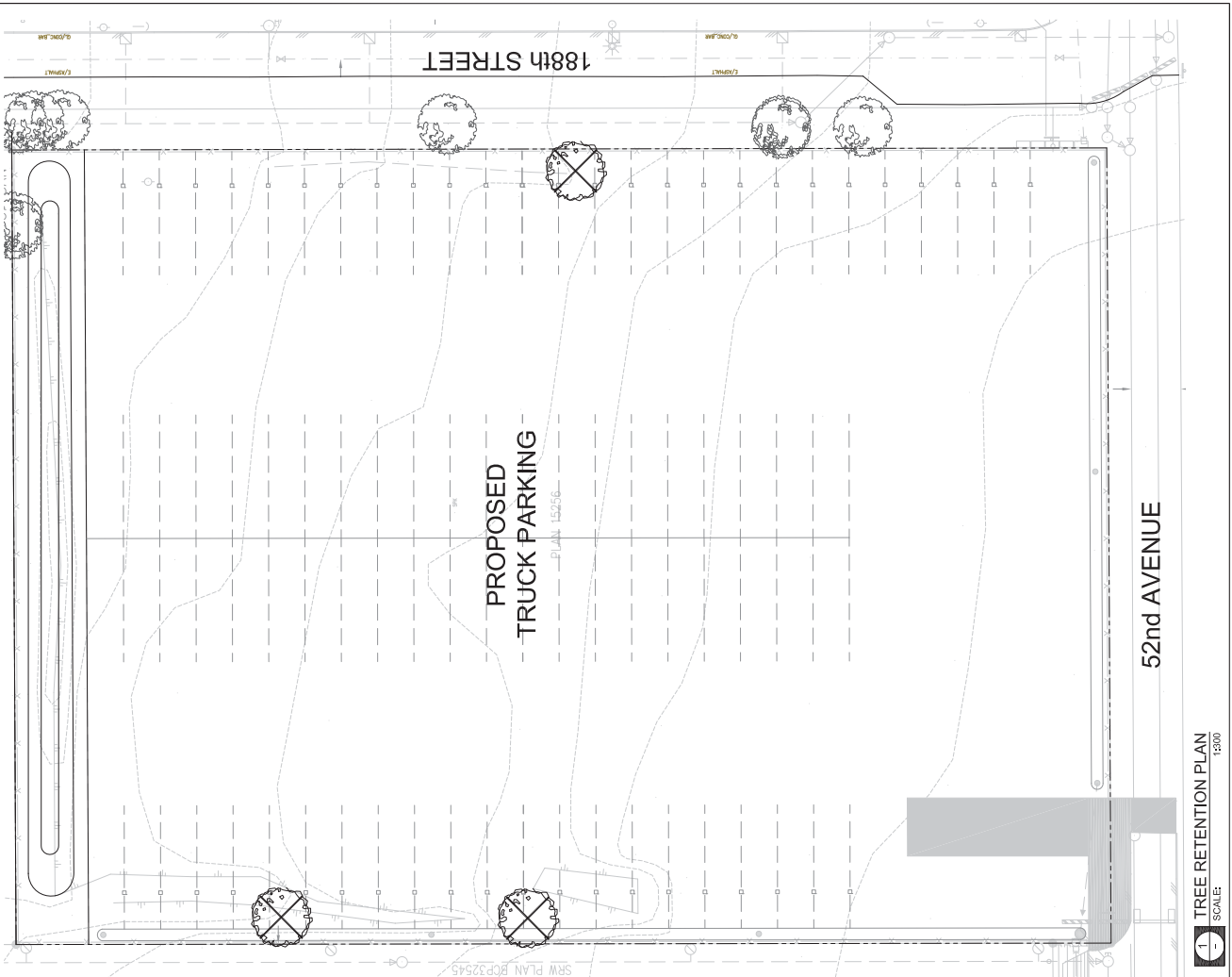
No.	Description	Date
1	Issue for Permit	Nov. 2, 2011
REVISIONS/REVISED		

CONTRACTOR SHALL CHECK ALL DIMENSIONS TO THE EXISTING TREE PROTECTION FENCING TO BE INSTALLED TO THE PROPERTY LINE. THE EXISTING TREE PROTECTION FENCING SHALL BE MAINTAINED THROUGHOUT THE WORK. THE WORK SHALL BE COMPLETED AT THE COMPLETION OF THIS WORK.

PROJECT:  
188th Street  
Truck Lot

LOCATION:  
5219 188 Street  
Surrey, BC

DRAWN: SH  
CHECKED: JAL  
APPROVED: MMWZ  
SCALE: 1:300  
DATE: March 4, 2011  
LAST TREE RETENTION PLANING

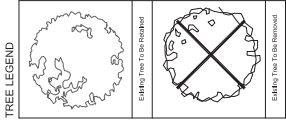


52nd AVENUE

188th STREET

PROPOSED  
TRUCK PARKING  
PLAN 15256

1 TREE RETENTION PLAN  
SCALE: 1:300



**If There Are Obstacles to Installation Undermark Trees**  
If the critical root zone of any tree is within an existing building, adjacent or accessory building, asphalt or concrete parking, or other paved area, the barrier fence must be constructed at the appropriate distance before the Building Permit is issued.

**Shared Ownership, Trees and Neighbour's Trees**

- The contractor shall advise the adjacent property owner to determine location of tree protection fencing for shared trees and trees on adjacent property.
- Barriers for shared trees and trees on adjacent property must be installed to the property line.
- Where shared trees and trees on adjacent property may require removal, written authorization from the neighbour must be obtained before applying for a tree cutting permit.

**Signage to be posted on each tree.**  
Protection barrier shall be 1.4 m (4.6 ft) minimum (1.2 m (3.9 ft) minimum for trees with DBH < 100 mm (4 in.)).

**NO ENTRY**  
The contractor shall not be permitted to enter the critical root zone of any tree within the protected area for the duration of construction. For information call Trees & Landscape Solutions (604) 591-4629

**Specifications for Construction**  
Failure to meet these specifications will result in inspection failure and subsequent delay in issuance of other permits:

- 1.2 m (-4') height
- 2"x4" to be used for vertical posts, top and bottom rails and cross-bracing (in an "X"), round, untreated vertical posts may be used with a minimum diameter of 9 cm
- Spacing between vertical posts to be no further apart than 3.7 m (12') on centre
- Continuous plastic mesh retaining (6 g orange spon fencing)
- Posted with visible signage advising that encroachment inside the protected area is forbidden
- Located at distances based on tree diameter, use table below:

Trunk Diameter (DBH) measured at 1.4 m from the ground	Critical Root Zone minimum fence distance from the tree
25 cm (10.9")	1.2 m (3.9')
30 cm (11.8")	1.5 m (5.0')
40 cm (15.7")	2.1 m (6.9')
45 cm (17.7")	2.4 m (7.9')
50 cm (19.7")	2.7 m (8.9')
55 cm (21.7")	3.0 m (9.8')
60 cm (23.6")	3.3 m (10.8')
65 cm (25.6")	3.6 m (11.8')
70 cm (27.6")	3.9 m (12.8')
80 cm (31.5")	4.5 m (14.8')
90 cm (35.4")	5.4 m (17.7')
100 cm (39.4")	6.0 m (19.7')

For distances not on this table, divide the DBH (in cm) by 16.6

- Example: 80 cm ÷ 16.6 = 4.8 m

# SITE PLAN & TREE PLAN

7808-0053-00  
VDZ PROJECT NO. DP2011-04

L-03  
DRAWING NO.

**van der Zalm + associates Inc.**  
Landscape Architecture  
3410 - 188th Street  
Surrey, British Columbia  
V4N 1W8  
P: 604.582.0244  
F: 604.582.0242  
info@vanderzalm.ca  
www.vanderzalm.ca

**HYV ENGINEERING LTD.**  
4400-102nd Street, S.E. Surrey, BC V3R 4K7  
P: 604.582.4444  
F: 604.582.4444  
www.hyv.ca  
1-800-588-1237

NOTES:

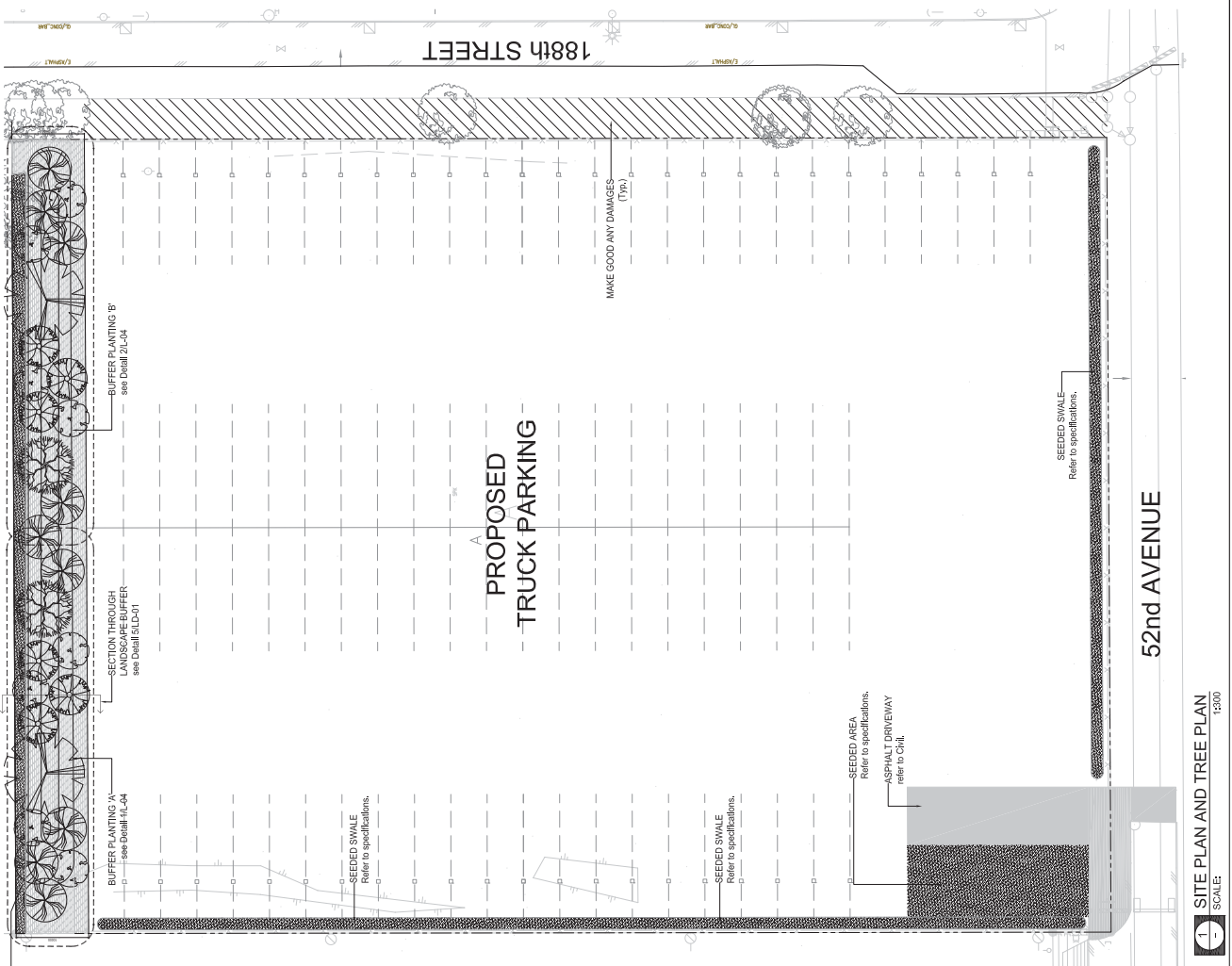
1. The contractor shall be responsible for the accuracy of the site plan and tree plan. The contractor shall be responsible for the accuracy of the site plan and tree plan.

REV.	DESCRIPTION	DATE
1	Issue for Permit	Nov. 4, 2011

CONTRACTOR SHALL CHECK ALL DIMENSIONS AND LOCATIONS OF ALL TREES AND PLANTS TO BE REMOVED OR PLANTED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE DIMENSIONS AND LOCATIONS OF ALL TREES AND PLANTS TO BE REMOVED OR PLANTED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE DIMENSIONS AND LOCATIONS OF ALL TREES AND PLANTS TO BE REMOVED OR PLANTED.

PROJECT: 188th Street Truck Lot  
LOCATION: 5219 188 street Surrey, BC

DRAWN	SH	CAD FILE	DATE
CHECKED	JL	DATE	March 4, 2011
APPROVED	MWZ	DATE	
SCALE	1:300		



52nd AVENUE

188th STREET

PROPOSED TRUCK PARKING

SEEDED SWALE  
Refer to specifications.

### TREE LEGEND

Plant	Plant	Plant
Plant 1	Plant 2	Plant 3

### PLANTING KEY - 188th STREET

Symbol	Counts	Botanical Name	Common Name	Spacing
	2	Plant 1	Plant 1	Plant 1
	0	Plant 2	Plant 2	Plant 2
	0	Plant 3	Plant 3	Plant 3
	2	Plant 4	Plant 4	Plant 4

1 SITE PLAN AND TREE PLAN  
SCALE: 1:300



CONTRACTOR SHALL CHECK ALL DIMENSIONS FOR THE CONDITIONS OF THE PROJECT AND REPORT ANY DISCREPANCIES TO THE DESIGNER PRIOR TO THE COMMENCEMENT OF THE WORK. DIMENSIONS ARE TO BE WORKED AT THE COMPLETION OF THE WORK.

PROFESSIONAL ENGINEER

**van der Zain + associates Inc.**  
 Consulting  
 Suite 1000 103 Street  
 Surrey, British Columbia  
 V4R 1Y8  
 P: 604.582.0564  
 F: 604.582.0492  
 E: info@vzain.com  
 www.vzain.com

**HW ENGINEERING LTD.**  
 4800-928-1524, St. James, BC V3R 4G7  
 4800-928-1524, St. James, BC V3R 4G7  
 TEL: 604-582-4466  
 FAX: 604-583-1337

NO.	REVISIONS	DATE
1	Issue for Permit	Nov. 4, 2011

**PROJECT:**  
 188th Street  
 Truck Lot

**LOCATION:**  
 5219 188 Street  
 Surrey, BC

DRAWN	CHECKED	APPROVED	SCALE	DATE
SH	JL	MMDZ	As Shown	March 4, 2011

CONTRACTOR SHALL CHECK ALL DIMENSIONS FOR THE CONDITIONS OF THE PROJECT AND REPORT ANY DISCREPANCIES TO THE DESIGNER PRIOR TO THE COMMENCEMENT OF THE WORK. DIMENSIONS ARE TO BE WORKED AT THE COMPLETION OF THE WORK.

**PLANTING KEY - 188th STREET**

Symbol	Counts	Botanical Name	Common Name	Spacing
○	2	Amelanchier alnifolia	Spice Shrub	1.5m x 1.5m
○	5	Cornus canadensis	Spicebush	1.5m x 1.5m
○	5	Prunella canadensis	Common Plum	1.5m x 1.5m
○	5	Prunella pennsylvanica	Blackberry	1.5m x 1.5m
○	7	Malva sylvestris	Malva	1.5m x 1.5m
<b>Shrubs &amp; Conifers</b>				
○	197	Calluna vulgaris	Heather	400mm x 400mm
○	142	Juniperus communis	Common Juniper	400mm x 400mm
○	246	Juniperus horizontalis	Ground Juniper	400mm x 400mm
○	20	Juniperus procumbens	Prostrate Juniper	400mm x 400mm
○	23	Juniperus horizontalis	Ground Juniper	400mm x 400mm
<b>Grasses &amp; Sedges</b>				
○	197	Calluna vulgaris	Heather	400mm x 400mm
○	246	Juniperus communis	Common Juniper	400mm x 400mm
○	246	Juniperus horizontalis	Ground Juniper	400mm x 400mm
○	7700*	Seed	Various	As per manufacturer specifications

**NOTES:**  
 1. Provide 50mm RCAVA compliant topsoil for all areas to receive individual plantings.  
 2. Provide 100mm RCAVA compliant topsoil for all areas to receive groundcover plantings.  
 3. Provide 150mm RCAVA compliant topsoil for all areas to receive groundcover plantings.



**2 BUFFER PLANTING PLAN 'B'**  
 SCALE: 1:100

**1 BUFFER PLANTING PLAN 'A'**  
 SCALE: 1:100

SEEDED SWALE  
 Refer to specifications.

SEEDED SWALE  
 Refer to specifications.

SECTION THROUGH  
 LANDSCAPE BUFFER  
 see Detail SLD-01

MATCHLINE  
 See Buffer  
 Planting Plan 'A'  
 Detail 1 this  
 Sheet

MATCHLINE  
 See Buffer  
 Planting Plan 'B'  
 Detail 2 this  
 Sheet

SEEDING  
 Refer to specifications.

**Pre-Servicing Requirements for Temporary Industrial Use Permit  
No. 7908-0053-00  
(Truck Parking)**

**Landscaping Requirements**

- The boundaries of a truck parking facility located adjacent to uses other than a residential use shall be landscaped and/or buffered to mitigate visual and noise impacts on adjacent developments, to the satisfaction of the City Landscape Architect.

**Engineering Services Requirements**

- A storm water servicing concept and lot grading plan must be submitted to the City's Engineering Department for review and approval;
- The street fronting the property must be constructed to a structural and width standard to accommodate trucks to the satisfaction of the General Manager, Engineering;
- All other engineering requirements must be addressed to the satisfaction of Engineering, including the installation of a water quality/sediment control inlet chamber to the satisfaction of the General Manager, Engineering;
- The parking area shall be designed to support the anticipated vehicle load in order to prevent dirt from being tracked onto the City roadway;
- An area of asphalt or concrete paving shall be provided on the site in the area where its driveway meets the fronting road to prevent tracking of dirt or mud onto the public street to the satisfaction of the General Manager, Engineering; and
- City staff to perform a site inspection to ensure that all site requirements have been met prior to the issuance of the Temporary Industrial Use Permit.

**Planning Requirements**

- Sealed engineering or architectural drawings and related information are to be provided related to the layout of the site, including any buildings or structures on the site, site access, drive aisles, parking stall layout, signage and landscaping, demonstrating that the layout as proposed will allow for adequate space for manoeuvring and parking of all vehicles on site in an orderly manner up to the full capacity of the parking lot;
- The parking spaces in the truck parking lot are to be visually delineated at all times to the satisfaction of the General Manager, Planning and Development, so as to assist in ensuring the orderly parking of vehicles on the site at all times; and
- Adequate washroom facilities are to be provided on the site General Manager, Planning and Development, but in any case there shall be a minimum of one such facility on the site.



# City of Surrey

## *Agricultural Advisory Committee*

### *Minutes*

Executive Boardroom  
 City Hall  
 14245 - 56 Avenue  
 Surrey, B.C.  
**THURSDAY, JUNE 5, 2008**  
 Time: 9:00 a.m.  
 File: 0540-20

**Present:**

Mike Bose - Chair  
 D. Arnold  
 B. Aulakh  
 M. Hilmer  
 G. King (by telephone)  
 S. VanKeulen  
 Councillor Hunt

**Regrets:**

P. Harrison

**Environmental Advisory  
 Committee Representative:**

B. Stewart

**Staff Present:**

R. Dubé, Engineering  
 P. Heer, Planning & Development  
 C. Atkins, Planning & Development  
 J. McLean, Planning & Development  
 F. Wong, Planning & Development  
 L. Anderson, Legislative Services

**Agency Representatives:**

K. Zimmerman, Ministry of Agriculture and Lands  
 T. Pellett, Agricultural Land Commission

## 2. **Proposed Temporary Use Permit 5219 – 188 Street**

File No. 7908-0053-00; 6880-20-75

Memo dated May 23, 2008 from Christopher Atkins, Associate Planner, regarding the above subject line was reviewed by C. Atkins and the Committee. The following comments were provided:

- The memo is amended to note a temporary industrial use permit to allow parking of up to **100** vehicles, not 1000 vehicles.
- The applicant is proposing a buffer along the north side of the property, adjacent to the residential properties.
- There are no watercourses going through the property.
- The property is 5 acres.
- The only concern is oil, etc.
- The applicant has been advised that he cannot wash or provide maintenance for the trucks on the property.
- Trucks will access from 192 Street to 52 Avenue.

It was

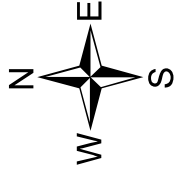
Moved by S. VanKeulen

Seconded by D. Arnold

That the AAC recommends to the G.M.

Planning and Development approval of Application No. 7908-0053-00, as submitted.

Carried



**Legend**

7907-0088-00  
18872 - 52 Avenue  
TUP for truck parking  
pending

