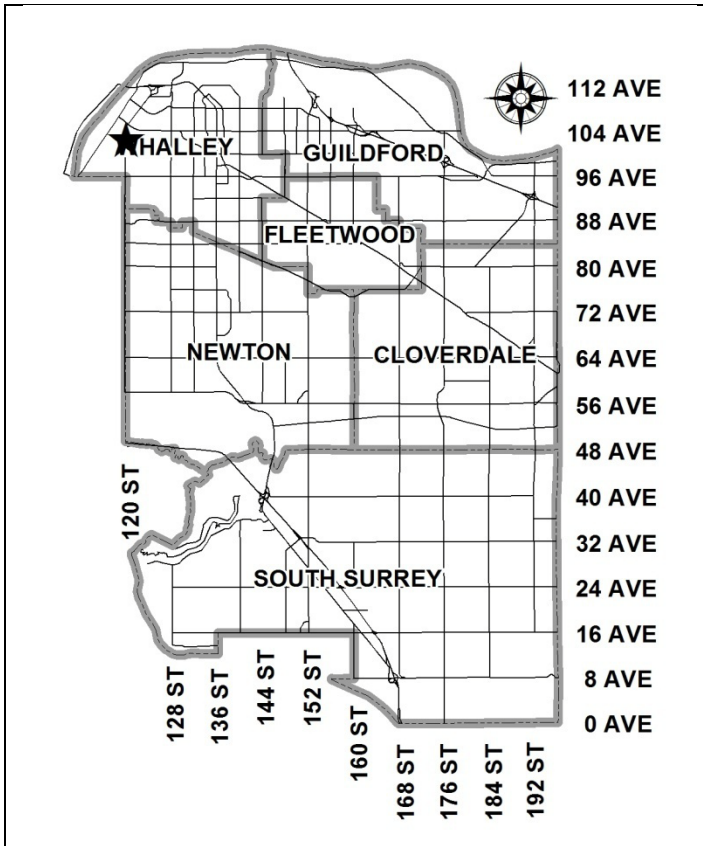


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7910-0081-00

Planning Report Date: June 27, 2011

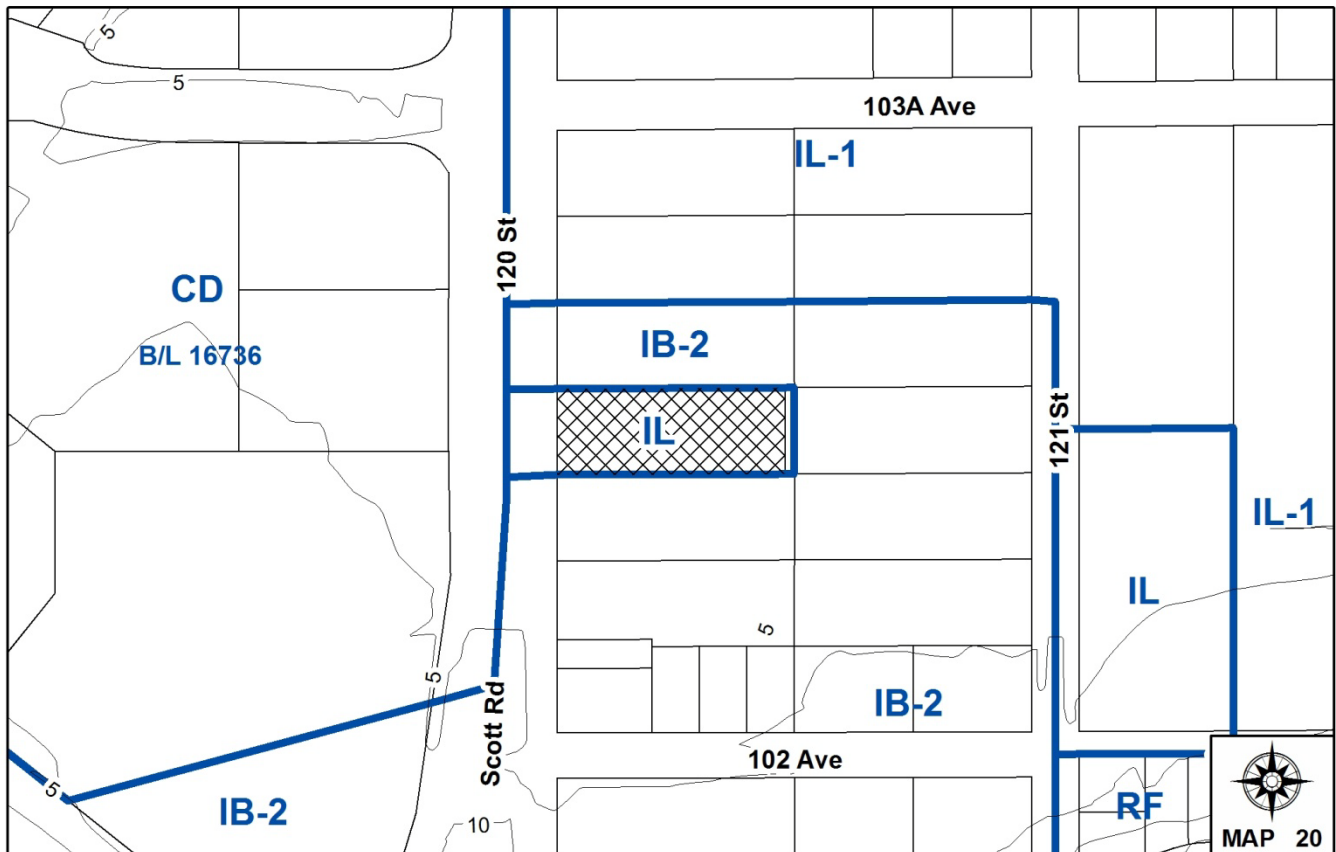


PROPOSAL:

- **Development Permit**

in order to permit construction of a heavy truck and trailer repair building.

LOCATION: 10274 - 120 Street
OWNER: 0826094 B.C. Ltd., Inc. No. 0826094
ZONING: IL
OCP DESIGNATION: Industrial
NCP DESIGNATION: Business Park



RECOMMENDATION SUMMARY

- Approval and to draft Development Permit.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The proposed development does not comply with the Business Park designation of the South Westminster NCP.

RATIONALE OF RECOMMENDATION

- Complies with OCP Designation.
- The proposed development complies with the current IL zoning of the subject property.
- The proposed Development Permit corresponds to approved Development Permit Nos. 7908-0107-00, and 7904-0344-00 for the site, which have expired.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council authorize staff to draft Development Permit No. 7910-0081-00 generally in accordance with the attached drawings (Appendix II).
2. Council instruct staff to resolve the following issue prior to 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.

REFERRALS

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

SITE CHARACTERISTICS

Existing Land Use: Vacant land.

Adjacent Area:

Direction	Existing Use	NCP Designation	Existing Zone
North:	Non-conforming outdoor storage from businesses located at 10304 Scott Road.	Light Industrial Business Park	IB-2
East:	Non-conforming outdoor storage.	Business Park	IB-2
South:	Non-conforming truck repair business.	Business Park	IB-2
West (Across 120 Street /Scott Road):	Vacant property, currently under Development Application No. 7911-0128-00 for a distribution centre (Pre-Council).	Business Park	CD (By-law No. 16736 as amended by 17331).

DEVELOPMENT CONSIDERATIONS

Background

- The South Westminster Neighbourhood Concept Plan (NCP) envisions this area for industrial uses. The land use plan was approved by Council on March 10, 2003 and the final plan was approved on December 8, 2003.
- On February 21, 2005, Council considered Corporate Report No. R034 which recommended the rezoning of a number of properties in South Westminster to implement the intent of the South Westminster NCP and to ensure that new developments involving truck parking, outdoor storage and stacking of containers as a principal use will no longer occur in South Westminster.
- The recommendations contained within Corporate Report No. R034 were endorsed by Council and OCP Amendment By-law No. 15663 (inserting the IL-1 Zone and deleting the IS Zone in the OCP and Zoning Amendment By-law No. 15664 (inserting the IL-1 Zone, deleting the IS Zone and defining "distribution centre" in the Zoning By-law) and Council-initiated Rezoning By-law No. 15665 were introduced on February 21, 2005.
- On March 7, 2005, Council held a Public Hearing with regard to these by-laws. At the Public Hearing, the owners of several properties, including a representative of the subject site, affected by the proposed amendment by-laws expressed concerns with the potential impact of the zoning changes on their existing businesses or proposed businesses. Council granted Third Reading to the subject by-laws and directed staff to review the concerns raised at the Public Hearing with a view of identifying possible remedies prior to final adoption.
- On May 18, 2005, Council considered Corporate Report No. R123, which made a number of recommendations with respect to mitigating the impact of the proposed zoning on the lands whose property owners expressed concern. As a result, Council amended By-law No. 15665 and deleted four properties, including the subject site from the Council-initiated rezoning. As a result, the subject lot retained IL zoning, however, the surrounding lots were rezoned Business Park 2 Zone (IB-2).
- As documented in Corporate Report No. R123, the intent was to have staff bring forward a Rezoning By-law to rezone this property from the IL Zone to the IB-2 Zone following the approval of a Development Permit for the lot, the issuance of a building permit, final inspection of the building and issuance of a business license. The intent was to have the zoning consistent with the land use designation in the South Westminster NCP (Business Park) and the proposed truck repair business would be considered legally non-conforming. The owner had been apprised of staff's intent and was in agreement.
- Development Permit No 7904-0344-00 to permit development of a heavy truck and trailer repair facility building was issued by Council on April 10, 2006, and as construction had not commenced on the site, it expired on April 10, 2008.
- A new Development Permit No. 7908-0107-00 with a proposed heavy truck and trailer repair facility building was issued by Council on May 26, 2008, and as construction had not commenced on the site, it expired on May 26, 2010.

Current Proposal

- The same applicant now wishes to proceed with a building permit and is requesting a Development Permit to allow the construction of a 787-square metre (8,472 sq. ft.) industrial building to allow for a heavy truck and trailer repair business. The proposed building is identical to the proposed development allowed by Development Permit Nos. 7908-0107-00 and 7904-0344-00.
- The site is located mid-block between 102 Avenue and 103A Avenue, fronting Scott Road. The road network concept plan for South Westminster indicates a future lane along the east property line to provide for alternate access from Scott Road in the future. The previous development proposal on this site secured the dedication of this future north/south lane.
- The applicant is proposing a floor area ratio (FAR) of 0.22 and a lot coverage of 19% which is less than the 1.0 FAR and 60% lot coverage permitted in the IL Zone.
- A total of 15 parking spaces are proposed for the site, which is more than the 8 spaces required by the Zoning By-law.

PRE-NOTIFICATION

In accordance with Council policy, a development proposal sign was erected on the property. To date, staff have not received any comments or concerns with respect to the proposal.

DESIGN PROPOSAL AND REVIEW

- The proposed development has an access from Scott Road, which will be limited to right-in/right-out.
- The proposed building is designed with the office component facing the driveway access to Scott Road, giving more of a business park appearance. The applicant is proposing a heavy truck and trailer repair business on the site, therefore, the trucks will enter the site off Scott Road, drive through the site to the rear of the building, and access the building via opened overhead doors at the rear. Once the servicing is complete, the trucks in the three northerly service bays will leave the building through the opened overhead doors facing Scott Road.
- The building is proposed to be constructed using concrete blocks, painted a light beige. The front facing overhead doors will be painted a slightly darker colour than the main building in order to reduce the impact of having doors facing the street. The building window trims, fascia and wood trims are proposed to be burgundy to create a business park appearance for the street front elevations.
- The applicant has incorporated a fence which is 1.2 metres (4 ft.) in height in front of the office component, and 1.9 metres (6 ft) in front of the industrial component midway into the landscaping in order to partially screen the building and to provide for visual interest.

- The proposed landscaping consists of a mixture of flowering and non-flowering deciduous and coniferous trees and shrubs. Additional low level landscaping has been provided around portions of the building face, and some trees are proposed along the south property line.
- Business signage is proposed to be incorporated into the landscaping fence along Scott Road. Additional fascia signage is provided above the office component.
- The proposed design is the same as the design approved by Council under Development Applications No. 7908-0107-00 and 7904-0344-00.

ADVISORY DESIGN PANEL

- The proposed development is identical to the expired Development Permit No. 7908-0107-00 and 7904-0344-00. The proposed design was reviewed by Planning staff and found satisfactory.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary and Project Data Sheets
Appendix II.	Site Plan, Building Elevations and Landscape Plan
Appendix III.	Engineering Summary

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

LC/kms

\\file-server1\net-data\csdc\generate\areaproduct\save\16819339006.doc
. 6/23/11 8:58 AM

Information for City Clerk

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

1. (a) Agent: Name: Sukhi Atwal & Sameer Kaushal, Century 21 Coastal Realty Ltd.
 Address: 11108 - 80A Avenue
 Delta, BC V4C 1Y5

 Tel: (604) 726- 0085
 (604) 599-4888

2. Properties involved in the Application

- (a) Civic Address: 10274 - 120 Street

- (b) Civic Address: 10274 - 120 Street
 Owner: 0826094 B.C. Ltd. No. 0826094
 Director Information:
 Sukhpreet Singh Butter
 Jagit Singh Mahal
 Sarwan Singh Randhawa
 Bhupinder Singh Sekhon
 Kuldip Singh Sekhon
 Kuldip Singh Sekhon
 Daljit Singh Sidhu
 Gurmeet Singh Sidhu

Officer Information as at June 9, 2011
Bhupinder Singh Sekhon (President)

PID: 000-598-771
Lot 7 Block 1 Except: Part Dedicated Road on Plan BCP24155 Section 30 Block 5 North
Range 2 West New Westminster District Plan 454

3. Summary of Actions for City Clerk's Office

- (a) Remove Notice of Development Permit No. 7908-0107-00 from title registered under
 BB872721.

- (b) Remove Notice of Development Permit No. 7904-0344-00 from title registered under
 BA172538.

DEVELOPMENT DATA SHEET

Existing Zoning: IL

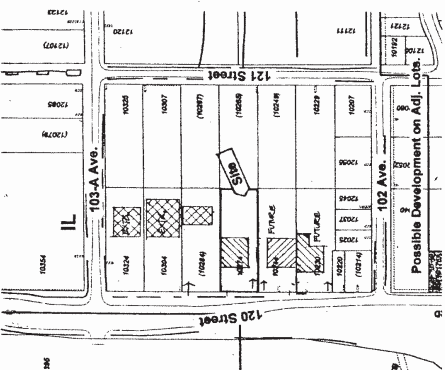
Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		
Road Widening area		
Undevelopable area		
Net Total		3,511 m ²
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	60%	19%
Paved & Hard Surfaced Areas		44%
Total Site Coverage		63%
SETBACKS (in metres)		
Front	7.5 m	21 m
Rear	7.5 m	49 m
Side #1 (North)	0 m	0 m
Side #2 (South)	7.5 m	9.0 m
BUILDING HEIGHT (in metres/storeys)		
Principal	18 m	10 m
Accessory		
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
FLOOR AREA: Residential		
FLOOR AREA: Commercial		
Retail		
Office		
Total		
FLOOR AREA: Industrial	3,511 m ²	787 m ²
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA	3,511 m ²	787 m ²

** If the development site consists of more than one lot, lot dimensions pertain to the entire site.*

Development Data Sheet cont'd

Required Development Data	Minimum Required / Maximum Allowed	Proposed
DENSITY		
# of units/ha /# units/acre (gross)		
# of units/ha /# units/acre (net)		
FAR (gross)		
FAR (net)	1.0	0.22
AMENITY SPACE (area in square metres)		
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial		
Industrial	8	15
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors		
Institutional		
Total Number of Parking Spaces		
Number of disabled stalls		
Number of small cars		
Tandem Parking Spaces: Number / % of Total Number of Units		
Size of Tandem Parking Spaces width/length		

Heritage Site	NO	Tree Survey/Assessment Provided	NO
---------------	----	---------------------------------	----



PROJECT ANALYSIS
PROJECT NO. 04-178-F

The Project Site is located on the West Side of the City of Sunnyvale, California. The site is currently vacant and is being proposed for development as an industrial building. The site is located on Lot 7, Block 1, Section 20, Block 5 North Range 2 West, WVD Plan 454, which is a portion of the larger 103-A Avenue Industrial Zone. The site is bounded by 103-A Avenue to the north, 102 Avenue to the south, 121 Street to the west, and 120 Street to the east.

CLIENT: Mr. Paul Farmer, 12306-73 Avenue, Sunnyvale, CA 95051

LEGAL ADDRESS: 10771 - 201 Street, Sunnyvale, CA

LEGAL DESCRIPTION: Lot 7, Block 1, Section 20, Block 5 North Range 2 West, WVD Plan 454, 110.48 ± sq. ft. ± 7.78 ± sq. ft. ± 1.320 ± ac. (15.2 ± ac. ± 15.2 ± ac.) (15.2 ± ac. ± 15.2 ± ac.) (15.2 ± ac. ± 15.2 ± ac.)

EXISTING ZONING: L-1 Light Industrial Zone

PROPOSED ZONING: Truck Repair Shop (As permitted under L-1 zone)

MAX. PERMITTED DENSITY: FMS of 1 = 37,788 sq. ft. (1.5 ± ac. ± 1.5 ± ac.) max. bldg. permitted

PROPOSED BUILDING AREA: 8,465 sq. ft. (201,137 sq. ft.)

MAX. PERMITTED LOT COVERAGE: @ 50% = 22,071 sq. ft. (12,107 sq. ft.) max. permitted

PROPOSED LOT COVERAGE: @ 18.3% = 7,188 sq. ft. (284,844 sq. ft.)

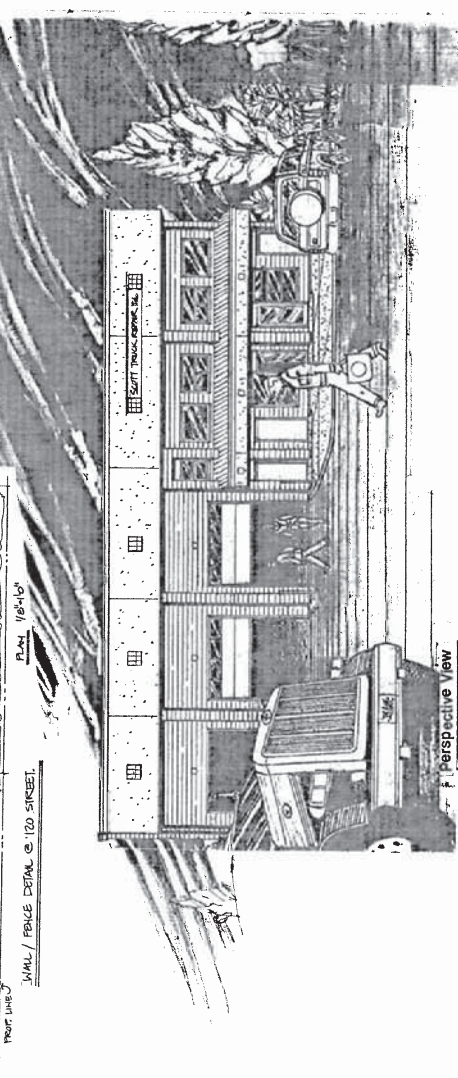
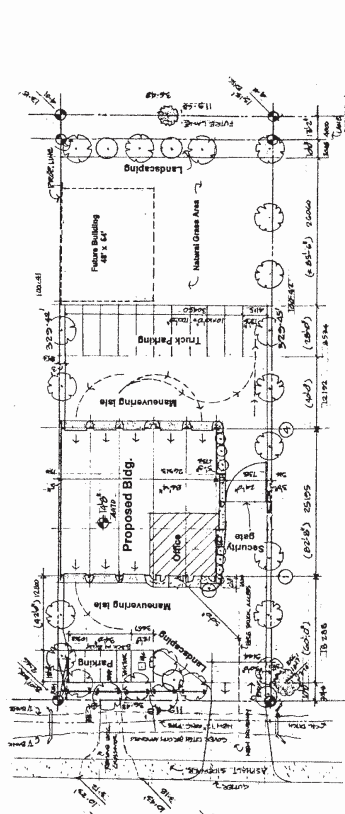
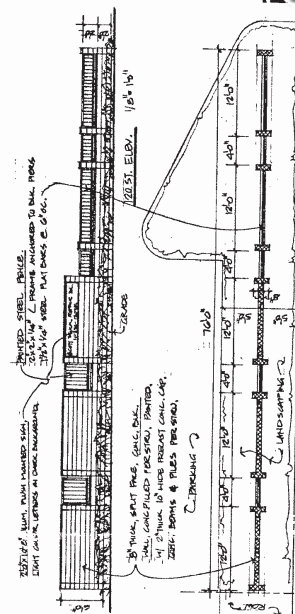
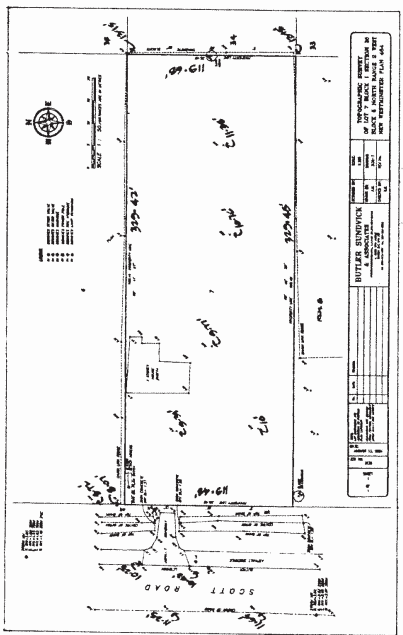
YARDS & SETBACKS	FRONT YARD	REAR YARD	SIDE YARD	REAR YARD	REAR YARD
REQUIRED	25'-0" 7.5 M	25'-0" 7.5 M	25'-0" 7.5 M	25'-0" 7.5 M	25'-0" 7.5 M
PROPOSED	27'-0" 8.1 M	10'-0" 3.0 M	0'-0" 0.0 M	30'-0" 9.1 M	9'-0" 2.7 M

MAX. PERMITTED BUILDING HEIGHT: 32'-0" (10 M)

REQUIRED HEIGHTS: 1. No more than 3 stories.
2. 3 stories max. 2nd story bay = 10 truck parking spaces.
3. 10' Truck parking spaces.

PROPOSED ZONING: 1. 10' Truck parking spaces.

BUILDING CODE: Non-dwelling building per Part 3, NBC 2004 Code - Section 3.2.3.1 Group F, Div. 2, type 2 factory.



Site Plan
3/2 ft = 1 inch
10374 - 103 Street, Sunnyvale, CA
Legal Description: Lot 7, Block 1, Section 20, Block 5 North Range 2 West, WVD Plan 454, Project No. 04-178-F

Industrial Building
SCOTT TRUCK REPAIR LTD.
For Mr. Paul Farmer @ 10374 - 103 Street, Sunnyvale, CA

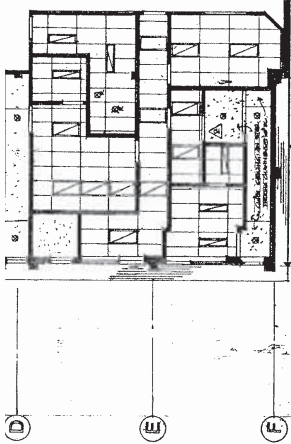
Site Plan

Project No. 04-178-F
Date: 03/27/08
Scale: 3/2" = 1"

DP - 1 of 4
R
T

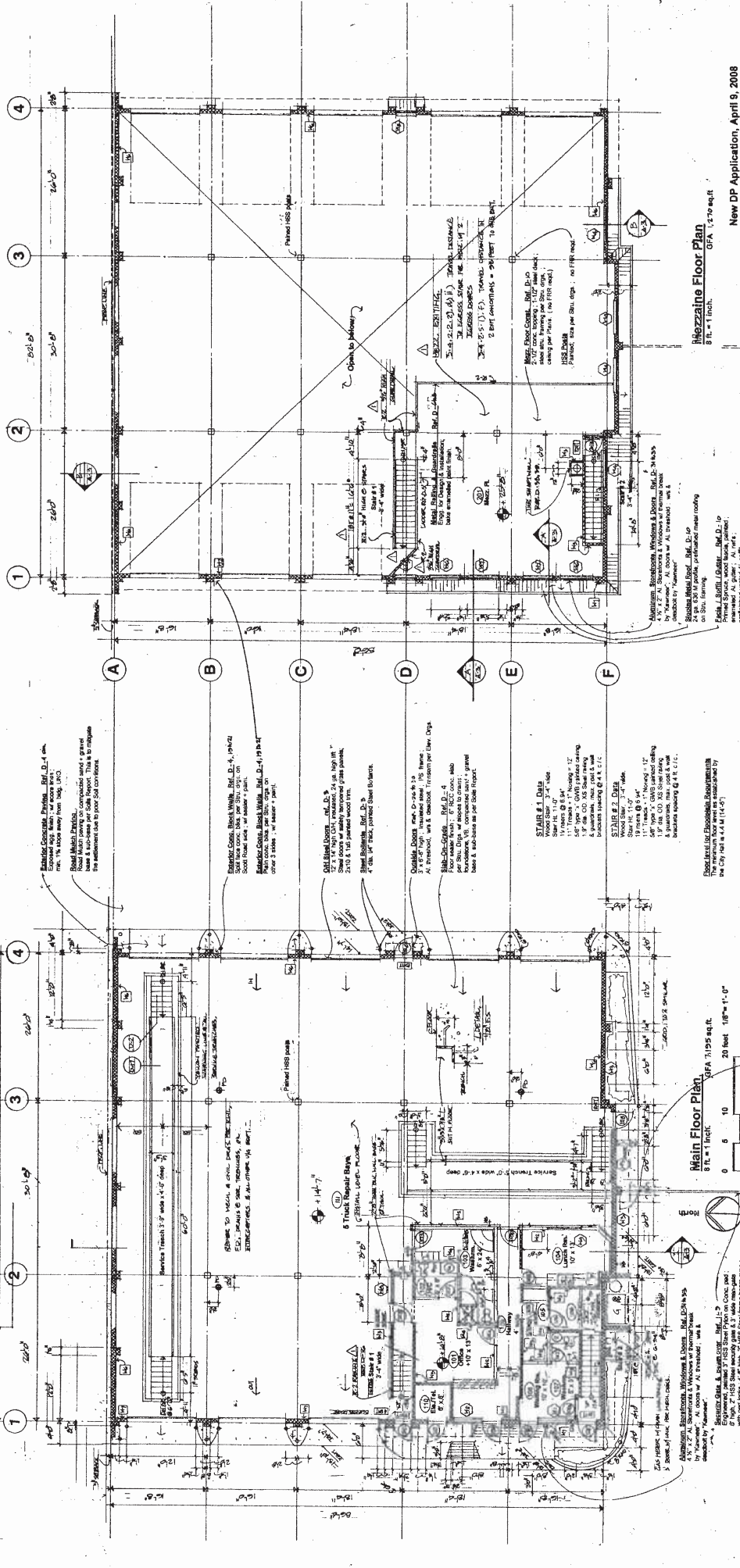
New DP Application, April 9, 2008
Same as Old DP No. 04-178-F-04-08. Drawings dated March 11, 2008.

Reflected Ceiling Plan
 1/8" = 1'-0" SEE DRAWING 23-30



WALL SCHEDULE
 TYPE NOTATION DESCRIPTION OWNER DIMS MINERAL ROAD PER BTC

TYPE	NOTATION	DESCRIPTION	OWNER	DIMS	MINERAL ROAD	PER	BTC
1	1	2x4 wood stud	18" x 5' 10"	1/2"	1/2"	1/2"	1/2"
2	2	2x4 wood stud	18" x 5' 10"	1/2"	1/2"	1/2"	1/2"
3	3	2x4 wood stud	18" x 5' 10"	1/2"	1/2"	1/2"	1/2"
4	4	2x4 wood stud	18" x 5' 10"	1/2"	1/2"	1/2"	1/2"
5	5	2x4 wood stud	18" x 5' 10"	1/2"	1/2"	1/2"	1/2"
6	6	2x4 wood stud	18" x 5' 10"	1/2"	1/2"	1/2"	1/2"
7	7	2x4 wood stud	18" x 5' 10"	1/2"	1/2"	1/2"	1/2"
8	8	2x4 wood stud	18" x 5' 10"	1/2"	1/2"	1/2"	1/2"
9	9	2x4 wood stud	18" x 5' 10"	1/2"	1/2"	1/2"	1/2"
10	10	2x4 wood stud	18" x 5' 10"	1/2"	1/2"	1/2"	1/2"



Main Floor Plan
 1/8" = 1'-0"
 GFA: 7,195 sq. ft.
 20 feet 10" x 1'-0"

Mezzanine Floor Plan
 1/8" = 1'-0"
 GFA: 1,270 sq. ft.

Industrial Building
SCOTT TRUCK REPAIR LTD.
 For Mr. Paul Pinner @ 8274 - 82 Street, Surrey, B.C.

Prepared by: **Robert Wood**
 Checked by: **Robert Wood**
 Drawn by: **Robert Wood**
 Date: **11/11/07**

Project: **Industrial Building**
 Location: **8274 - 82 Street, Surrey, B.C.**

Scale: **1/8" = 1'-0"**

Revision: **1**

Client: **Mr. Paul Pinner**

Contract: **11/11/07**

Sheet: **DP - 2 of 4**

Project No: **11/11/07**

Scale: **1/8" = 1'-0"**

Client: **Mr. Paul Pinner**

Contract: **11/11/07**

Sheet: **DP - 2 of 4**

New DP Application, April 9, 2008
 Review as Old DP for 1794-02-04. Coverage dated March 11, 2008

Prepared by: **Robert Wood**
 Checked by: **Robert Wood**
 Drawn by: **Robert Wood**
 Date: **11/11/07**

Project: **Industrial Building**
 Location: **8274 - 82 Street, Surrey, B.C.**

Scale: **1/8" = 1'-0"**

Revision: **1**

Client: **Mr. Paul Pinner**

Contract: **11/11/07**

Sheet: **DP - 2 of 4**

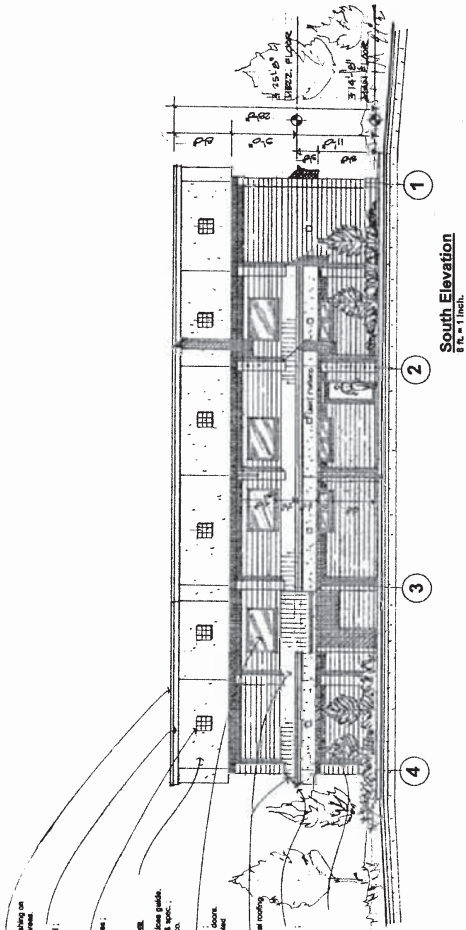
Project No: **11/11/07**

Scale: **1/8" = 1'-0"**

Client: **Mr. Paul Pinner**

Contract: **11/11/07**

Sheet: **DP - 2 of 4**



North Elevation
1/8" = 1' Inch.

Roofing: 24" or 30" wide steel decking on 18" or 24" joists with 1.5" slope to roof eave.

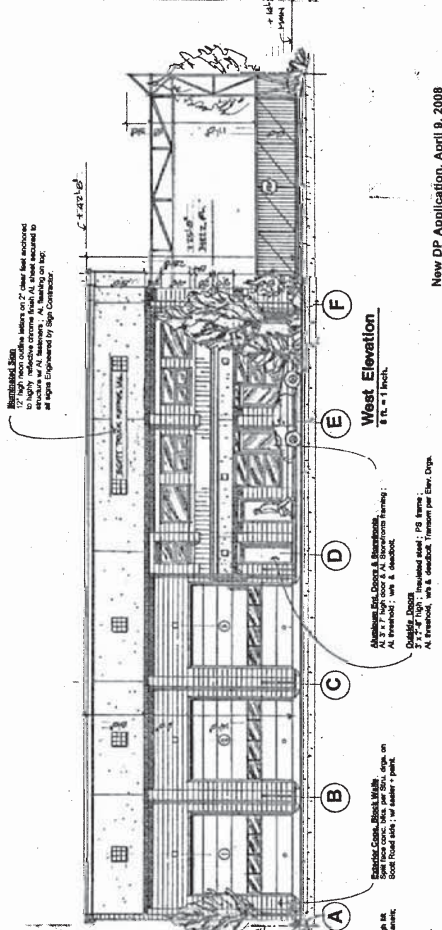
Exterior Wall: 12" thick concrete block with 1/2" thick exterior finish. 1/2" thick concrete block with 1/2" thick exterior finish. 1/2" thick concrete block with 1/2" thick exterior finish.

Interior Wall: 12" thick concrete block with 1/2" thick interior finish. 1/2" thick concrete block with 1/2" thick interior finish. 1/2" thick concrete block with 1/2" thick interior finish.

Floor: 4" thick concrete on 12" wide joists. 4" thick concrete on 12" wide joists. 4" thick concrete on 12" wide joists.

Foundation: 12" wide concrete foundation on 12" wide concrete foundation. 12" wide concrete foundation on 12" wide concrete foundation. 12" wide concrete foundation on 12" wide concrete foundation.

South Elevation
1/8" = 1' Inch.



West Elevation
1/8" = 1' Inch.

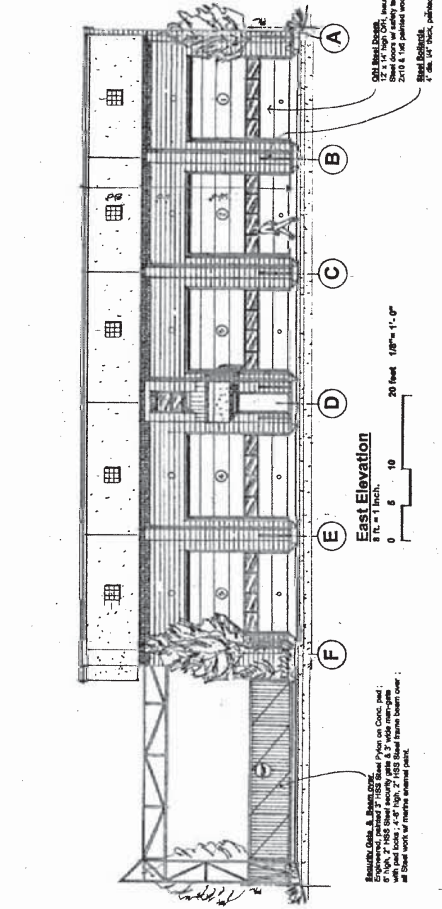
Roofing: 24" or 30" wide steel decking on 18" or 24" joists with 1.5" slope to roof eave.

Exterior Wall: 12" thick concrete block with 1/2" thick exterior finish. 1/2" thick concrete block with 1/2" thick exterior finish. 1/2" thick concrete block with 1/2" thick exterior finish.

Interior Wall: 12" thick concrete block with 1/2" thick interior finish. 1/2" thick concrete block with 1/2" thick interior finish. 1/2" thick concrete block with 1/2" thick interior finish.

Floor: 4" thick concrete on 12" wide joists. 4" thick concrete on 12" wide joists. 4" thick concrete on 12" wide joists.

Foundation: 12" wide concrete foundation on 12" wide concrete foundation. 12" wide concrete foundation on 12" wide concrete foundation. 12" wide concrete foundation on 12" wide concrete foundation.



East Elevation
1/8" = 1' Inch.

Roofing: 24" or 30" wide steel decking on 18" or 24" joists with 1.5" slope to roof eave.

Exterior Wall: 12" thick concrete block with 1/2" thick exterior finish. 1/2" thick concrete block with 1/2" thick exterior finish. 1/2" thick concrete block with 1/2" thick exterior finish.

Interior Wall: 12" thick concrete block with 1/2" thick interior finish. 1/2" thick concrete block with 1/2" thick interior finish. 1/2" thick concrete block with 1/2" thick interior finish.

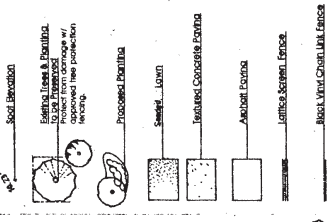
Floor: 4" thick concrete on 12" wide joists. 4" thick concrete on 12" wide joists. 4" thick concrete on 12" wide joists.

Foundation: 12" wide concrete foundation on 12" wide concrete foundation. 12" wide concrete foundation on 12" wide concrete foundation. 12" wide concrete foundation on 12" wide concrete foundation.

New DP Application, April 9, 2008
Issue as 04.09.08, #7963-00-00. Drawings used March 11, 2008

Elevations	
North Elevation	1/8" = 1' Inch.
South Elevation	1/8" = 1' Inch.
West Elevation	1/8" = 1' Inch.
East Elevation	1/8" = 1' Inch.
<p>Industrial Building SCOTT TRACK REPAIR LTD. for Mr. Paul Pinner @ 8274 - 103 Street, Surrey, B.C.</p>	
<p>Architect: [Firm Name]</p> <p>Engineer: [Firm Name]</p> <p>Scale: 1/8" = 1' Inch.</p> <p>Date: [Date]</p> <p>Project No.: [Project No.]</p> <p>Sheet No.: DP - 4 of 4</p>	

LEGEND

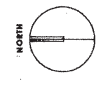
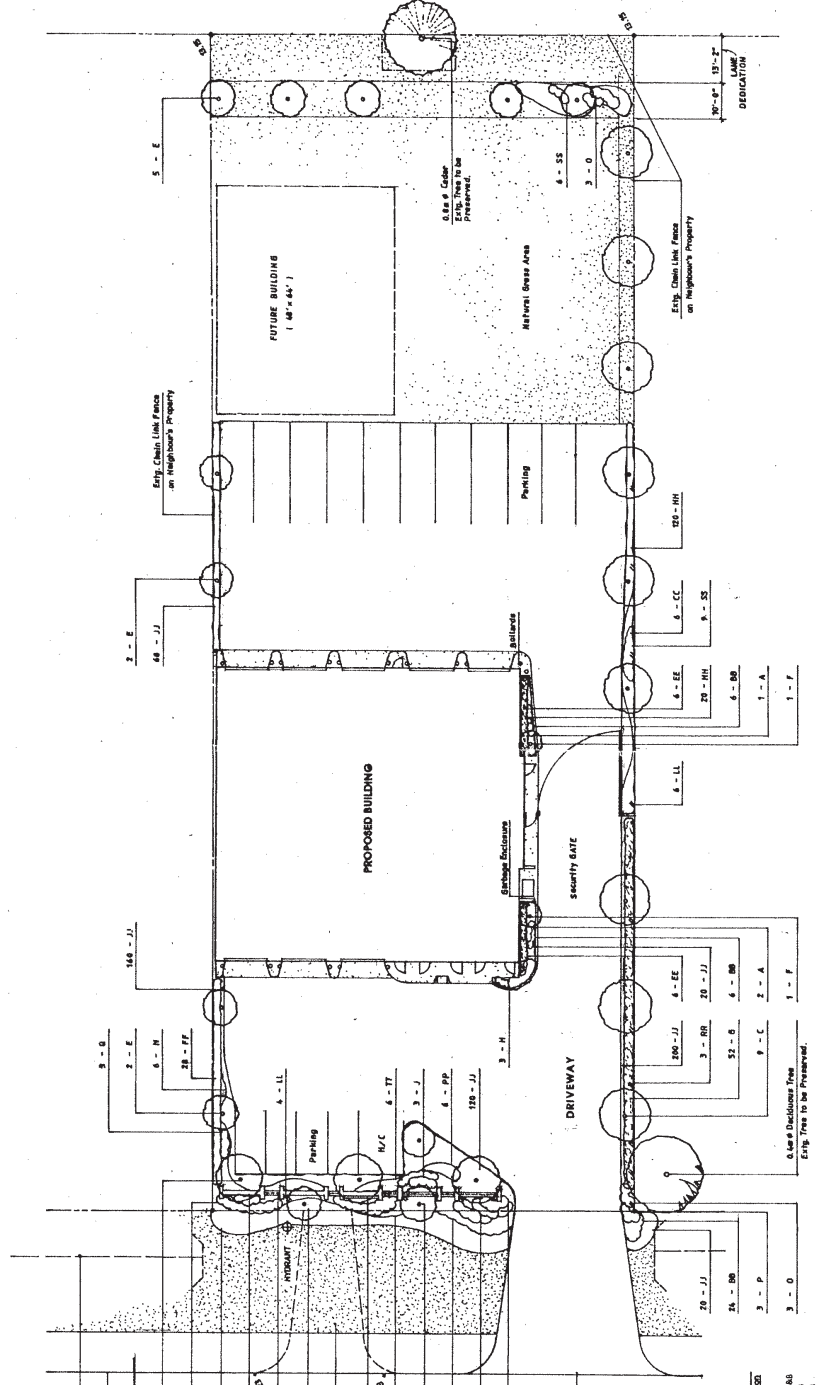


MIRBAI VIKRI ARCHITECT
11627 - 99 Avenue, Sunny, B.C.
Canada V8V 2M1
604-681-3110 fax (604) 681-2744

BETH ECKHARDT LANDSCAPE ARCHITECT
6-1017 West 7th Avenue, Vancouver, B.C.
Canada V6H 1E2
604-274-0003
VANI
VANCOUVER, B.C.

SCOTT BRICK & TRAILER REPAIR LTD.
10274
120TH STREET
BRISTOL, B.C.

LANDSCAPE PLAN
Scale: 1/4" = 1'-0"
Date: 18 August 2004
L1.01



C/A: Details to be covered
New Gate, Driveway

Asphalt Driveway

3 - C
8 - SS
100 - HW

Tempered Conc. Blk. Wall & Cap
Painted Steel Fence

HYDRANT
12 - BS
Eng. Signage
To be reviewed
SIGN

7 - SS
3 - D
8 - SS
3 - P
3 - O

1/2" C 4 - TT
3 - J
6 - PP
100 - JJ

3 - H
3 - O

20 - JJ
16 - HO
3 - P
3 - O

20 - JJ
3 - RR
52 - B
3 - C
1 - F

300 - JJ
4 - EE
20 - JJ
4 - BB
1 - A
1 - F

2 - E
46 - JJ
2 - E
4 - CC
9 - SS

70 - HW
6 - BB
1 - A
1 - F

140 - JJ
3 - O
4 - EE
20 - JJ
4 - BB
1 - A
1 - F

3 - O
4 - EE
20 - JJ
4 - BB
1 - A
1 - F

3 - O
4 - EE
20 - JJ
4 - BB
1 - A
1 - F

3 - O
4 - EE
20 - JJ
4 - BB
1 - A
1 - F

3 - O
4 - EE
20 - JJ
4 - BB
1 - A
1 - F

3 - O
4 - EE
20 - JJ
4 - BB
1 - A
1 - F

3 - O
4 - EE
20 - JJ
4 - BB
1 - A
1 - F

3 - O
4 - EE
20 - JJ
4 - BB
1 - A
1 - F

3 - O
4 - EE
20 - JJ
4 - BB
1 - A
1 - F

3 - O
4 - EE
20 - JJ
4 - BB
1 - A
1 - F

3 - O
4 - EE
20 - JJ
4 - BB
1 - A
1 - F

3 - O
4 - EE
20 - JJ
4 - BB
1 - A
1 - F

120TH STREET

PLANT LIST	NO. QUANTITY	REMARKS	REPLACEMENT
C	40	40 per annum (annual maintenance) - 100mm pot	40 per annum
D	2	2 per annum (annual maintenance) - 100mm pot	2 per annum
E	2	2 per annum (annual maintenance) - 100mm pot	2 per annum
F	2	2 per annum (annual maintenance) - 100mm pot	2 per annum
G	2	2 per annum (annual maintenance) - 100mm pot	2 per annum
H	2	2 per annum (annual maintenance) - 100mm pot	2 per annum
I	2	2 per annum (annual maintenance) - 100mm pot	2 per annum
J	2	2 per annum (annual maintenance) - 100mm pot	2 per annum
K	2	2 per annum (annual maintenance) - 100mm pot	2 per annum
L	2	2 per annum (annual maintenance) - 100mm pot	2 per annum
M	2	2 per annum (annual maintenance) - 100mm pot	2 per annum
N	2	2 per annum (annual maintenance) - 100mm pot	2 per annum
O	2	2 per annum (annual maintenance) - 100mm pot	2 per annum
P	2	2 per annum (annual maintenance) - 100mm pot	2 per annum
Q	2	2 per annum (annual maintenance) - 100mm pot	2 per annum
R	2	2 per annum (annual maintenance) - 100mm pot	2 per annum
S	2	2 per annum (annual maintenance) - 100mm pot	2 per annum
T	2	2 per annum (annual maintenance) - 100mm pot	2 per annum
U	2	2 per annum (annual maintenance) - 100mm pot	2 per annum
V	2	2 per annum (annual maintenance) - 100mm pot	2 per annum
W	2	2 per annum (annual maintenance) - 100mm pot	2 per annum
X	2	2 per annum (annual maintenance) - 100mm pot	2 per annum
Y	2	2 per annum (annual maintenance) - 100mm pot	2 per annum
Z	2	2 per annum (annual maintenance) - 100mm pot	2 per annum

NOTES:
1.0 All landscaping and plant material shall be in accordance with BCMA/ICMA
2.0 All trees and landscaping on City property shall be approved by City of
Surrey Parks Department and Engineering Department prior to planting.
3.0 All existing trees to be preserved are of tree protection fencing shall be in
accordance with the City of Surrey Tree Protection Bylaw, and shall be approved by City of
Surrey Parks Department and Engineering Department prior to construction.
4.0 REFER TO LANDSCAPE SPECIFICATIONS.

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

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

DATE: **May 12, 2010** PROJECT FILE: **7810-0081-00**

RE: **Engineering Requirements (Commercial/Industrial)
Location: 10274 120 Street**

DEVELOPMENT PERMIT

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

Works and Services

- construct an interim industrial access along 120 Street, complete with an adequately sized culvert crossing;
- provide cash-in-lieu for removal of 120 Street interim access and relocation to the future lane;
- provide cash-in-lieu for construction of 50% of the rear lane, including drainage facilities;
- extend low pressure sanitary system to north property line; and
- provide restrictive covenants for a pumped sanitary connection, water quality/sediment control inlet chamber and interim right in/right out access to 120 Street.

A Servicing Agreement is required prior to Development Permit.



Rémi Dubé, P.Eng.
Acting Development Services Manager

SSA