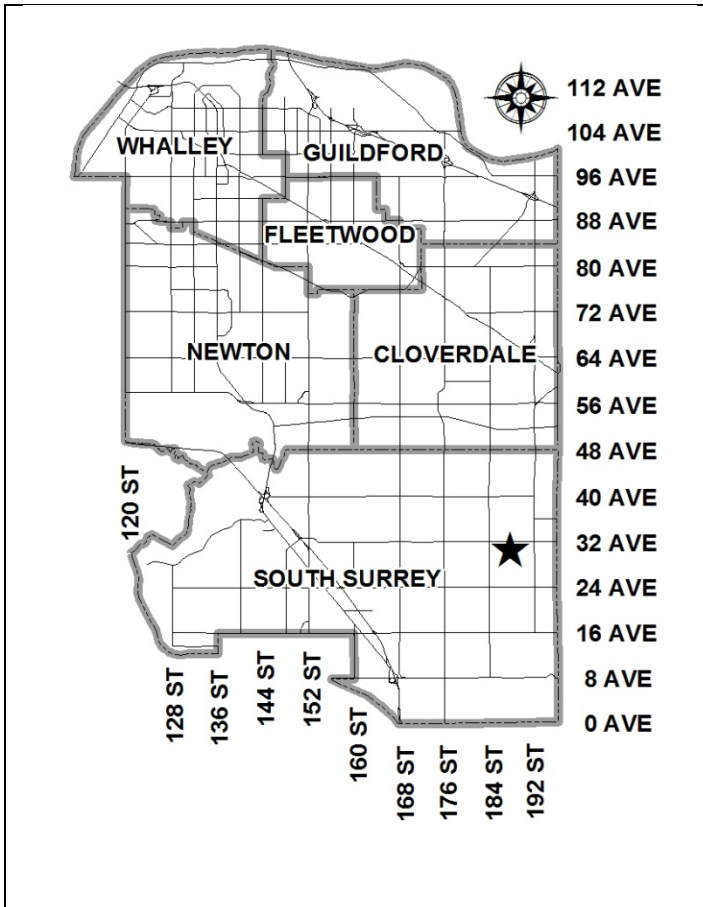


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7910-0113-00

Planning Report Date: January 9, 2012

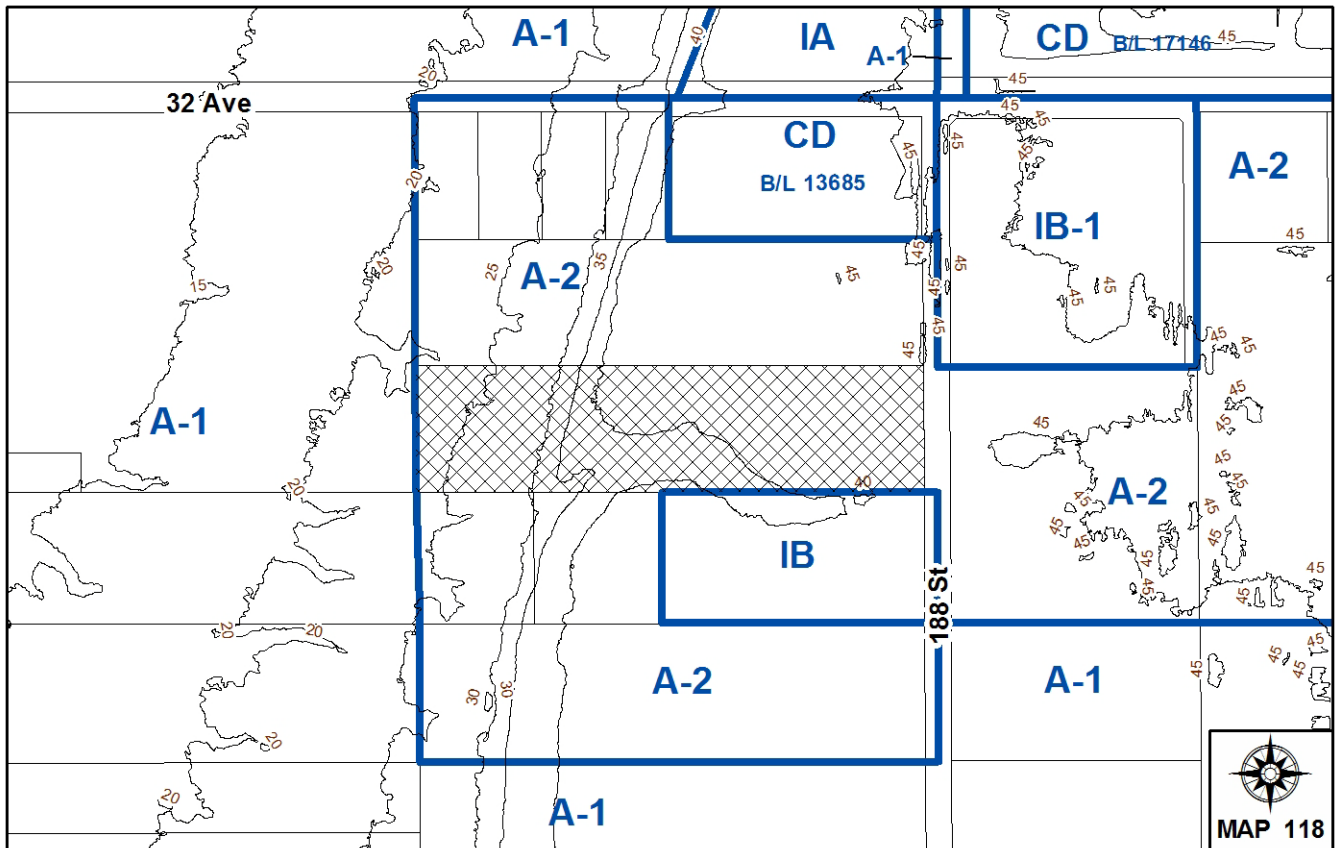


PROPOSAL:

- Partial OCP amendment from Agricultural to Industrial
- Rezoning from A-2 to CD
- Development Permit

in order to develop a head office and warehouse facility in Campbell Heights for a regional contractor.

LOCATION: 3075 - 188 Street
OWNER: B & B Contracting Ltd
ZONING: Intensive Agriculture (A-2)
OCP DESIGNATION: Agriculture, Industrial
LAP DESIGNATION: Business Park, Open Space Corridors/Buffers



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for:
 - OCP Amendment; and
 - Rezoning.
- Approval to draft Development Permit.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- An OCP Amendment is required to re-designate a portion of the site from "Agricultural" to "Industrial".

RATIONALE OF RECOMMENDATION

- The proposal complies with Campbell Heights Local Area Plan and the Campbell Heights Design Guidelines.
- A minor OCP Amendment is required to re-designate a small portion of land at the rear of the property from "Agricultural" to "Industrial" to allow the proposed development.
- The development will result in the dedication of over 1.4 hectares of riparian area to the City for protection and preservation of a portion of a significant ecological hub in the City.
- The proposed office building is comprised of high quality materials and will be an attractive addition to Campbell Heights.

RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to amend the OCP by re-designating a portion of the subject site from Agricultural to Industrial and a date for Public Hearing be set.
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 879 of the Local Government Act.
3. A By-law be introduced to rezone the subject site from "Intensive Agriculture Zone (A-2)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
4. Council authorize staff to draft Development Permit No. 7910-0113-00 generally in accordance with the attached drawings (Appendix VII).
5. Council instruct staff to resolve the following issues prior to final adoption:
 - (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) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) input from Senior Government Environmental Agencies;
 - (d) resolution of all the issues associated with the soil processing permit for the site to the satisfaction of the General Manager, Engineering;
 - (e) discharge of the Section 219 no-build covenant on the property;
 - (f) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (g) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (h) resolution of all urban design issues to the satisfaction of the Planning and Development Department including screening of the property's outdoor storage areas;
 - (i) completion of a P-15 agreement with the City for maintenance and planting of riparian area;
 - (j) approval of the detailed retaining wall drawings by the Engineering ERC to ensure adequate water infiltration, no point discharge, geotechnical stability, and

- (k) registration of a statutory right-of-way to ensure City access to the riparian dedicated area at the rear of the property.

REFERRALS

| | |
|---|---|
| Engineering: | The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix III. |
| Parks, Recreation & Culture: | Parks has no objection to the proposed development. A P-15 agreement will be required to replant and maintain the riparian area west of the retaining wall. |
| Department of Fisheries and Oceans (DFO): | Several yellow coded watercourses are located near the natural wooded escarpment on-site, which separates the designated industrial area from the open space in the LAP. On April 6, 2011, DFO approved-in-principle a variance to the 30-metre setback from the top of the slope (headwaters of the creek), subject to the riparian area being dedicated to the City as 'Park'. Further details of the DFO decision are included in the context of this report. |
| Agricultural Advisory Committee (AAC): | On November 4, 2010, the AAC supported the proposed development subject to replanting of riparian area and fencing at the top of the escarpment. |

SITE CHARACTERISTICS

Existing Land Use: The site is currently being used as soil processing facility under the A-2 Agricultural zone.

Adjacent Area:

| Direction | Existing Use | OCP/LAP Designation | Existing Zone |
|---------------------------|---------------------------------------|--|---------------|
| North: | Fish processing plant. | Agriculture/Industrial; Open Space Corridors/ Buffers, Business Park | A-2 |
| East (Across 188 Street): | Agricultural use. | Industrial; Business Park | A-2 |
| South: | Cold storage facility. | Agriculture/Industrial; Open Space Corridors/ Buffers, Business Park | A-2, IB |
| West: | Agricultural property with residence. | Agriculture; Property outside LAP Boundaries | A-1 |

JUSTIFICATION FOR PLAN AMENDMENT

- A minor OCP amendment is required at the west portion of the site to allow for outdoor storage. The amendment on this portion of land from "Agriculture" to "Industrial" is largely a housekeeping (mapping) amendment.
- While the Campbell Heights LAP recognizes the site's natural topography by designating the wooded escarpment and area west as 'open space corridor/buffer', the OCP does not distinguish this feature or correspond to the LAP.
- Instead, the OCP effectively divides the property in half between agricultural and industrial designations. As a result a very small, physically isolated portion of land, atop of the escarpment, is designated for agricultural use, even though it is a natural extension of site's developable industrial area and is too small to be of agricultural use.

DEVELOPMENT CONSIDERATIONS

Site Context and Background

- The development site is located at 3075- 188th Street in Campbell Heights. The site, approximately 37,725 m² (9.32 acres) in area, is split designated "Agriculture" and "Industrial" in the Official Community Plan (OCP) and "Business Park" and "Open Space Corridors/Buffers" in the Campbell Heights Local Area Plan (LAP); and is zoned for Intensive Agricultural (A-2) development.
- The property abuts the Agricultural Land Reserve (ALR) and is therefore subject to OCP agricultural policy. A treed escarpment area at the west end of the property overlooks a natural vegetated area and several yellow coded Class B watercourses. Collectively the treed bluff and wetted area constitute a highly environmental sensitive area, important to the area's hydrology and creek headwaters.
- In 2009, Council amended the Campbell Heights LAP to remove a dry ravine/gully area along the south property line to allow for a soil processing operation (Application # 7909-0003-00.) As a result, the majority of the site excluding the immediate escarpment area was cleared and filled in the spring of 2009. While there are no buildings on-site, a number of outstanding issues related to site soil processing permit need to be resolved prior to Fourth Reading.

Proposal

- Pacific Land Group Inc. has applied to develop a regional head office, with a warehouse and maintenance facility and a rear outdoor storage area for B&B Contracting.
- The application involves amending the OCP designation on a portion of the site from "Agriculture" to "Industrial"; and rezoning the site from Intensive Agriculture (A-2) to a Comprehensive CD zone. A development permit is also required to regulate the form and character of the industrial building.

Zoning

- The proposed CD zone is based on the IB-1 (Industrial Business Park 1) zone, but will allow for transportation industry use, limited to storage and maintenance of contractor's construction equipment, material and supplies, to accommodate the end user.
- The zone will also allow for additional outdoor equipment storage limited to a portion of the site. In Area B, the outdoor storage of goods, materials or supplies, and areas for parking of trucks, trailers and construction equipment associated with the operation will be permitted provided that such storage is not located within 4.0 metres [13 ft.] of the north, south or rear property lines.
- The entire periphery of the site will be screened to a height of at least 2.5 metres [8 ft.] with bushes and solid decorative wood fencing. In no case are materials to be piled higher than 3.5 metres [12 ft.].

Agricultural Interface

- The west side of the property abuts the Agricultural Land Reserve (ALR); and the OCP contains policies to ensure land use compatibility and promote the viability of the agricultural economy, through the use of landscaped buffers and minimum building setbacks.
- Under the OCP, industrial buildings are required to be located 30 metres (98.5 feet) from the ALR edge; while continuous 15 metre (49 feet) landscaped or natural/open space buffers are required between (non-residential) areas of urban development and the ALR.
- The current proposal substantially exceeds both of these requirements. The proposed building will be located 250 metres from the ALR edge, while a 130+ metre buffer, consisting of watercourses, open space and the wooded escarpment area, will form an appropriate interface to the ALR edge.
- In November 2010, the Agricultural Advisory Committee (AAC) reviewed and supported the proposed development, subject to replanting of riparian area and fencing a top of the retaining wall proposed at the rear of the property. The Committee also noted the importance of minimizing the development's impacts on the area's natural hydrology and the flow of water to the ALR lands.
- The AAC also recommended the proposal be forwarded to the Environmental Advisory Committee (EAC) for further review. At that time, however, the application involved an LAP amendment reducing the designated buffer in favour of a larger industrial site. As the application no longer requires an LAP amendment, it has not been forwarded to the EAC for comment.

Watercourses

- On April 6, 2011 DFO and the ERC also reviewed and approved a variance to the 30 metre (98.5 ft) setback required from yellow coded, Class B watercourses in industrial areas. Specifically, DFO approved the 8 metre (26 ft) porous lock block retaining wall proposed at the west end of the site to encroach an average of 16.4 metres (54 ft) into the setback area.

- A condition of granting this variance included the applicant restoring and replanting the protected riparian area; dedicating to the riparian area to the City as Park; and registering a statutory right-of-way across the applicant's site to allow City access.
- DFO also specified the proposed retaining wall should have no negative impacts on the creeks on the future dedicated area. The final engineering design of the site's drainage and retaining wall is therefore to be reviewed and approved at the City's Engineering Environmental Review Committee (ERC).

Environment Management System (EMS)

- Approximately 37% of the subject site falls under the Campbell Heights West Hub (#80), which is noted to have ecological significance under the Ecosystem Management Study (EMS) and ranks 2nd out of 88 hubs for ecological significance in the City. Dedicating the riparian area will preserve 100 % (approximately 1.4 ha) of this hub on-site. The development will therefore result in no net loss to the Campbell Height terrestrial hub.

Tree Retention

- In 2009 Council approved an LAP amendment to allow for soil processing on the site. As a result, the majority of the site was cleared (excluding the immediate escarpment area) and 130 mature trees were removed. Bonding was also provided for the required 241 replacement trees.
- Given this background, an arborist report and tree preservation/replacement plan for the current application was submitted November 23, 2011. The report identifies that all of the eleven (11) remaining mature trees on site will be retained and 50 replacement trees will be planted on site.
- However, because a total of 241 replacement trees were initially required as per the Bylaw, there is still a remaining deficit of 191 replacement trees for the site. Cash-in-lieu for this amount will therefore be collected prior to Fourth Reading.
- The table below provides a preliminary summary of tree retention and removal. A final arborist report and tree placement plan will need to be reviewed and approved by the City's Landscape Architect, prior to Bylaw adoption.

| Tree Species | Total No. of Trees | Trees Proposed to be Retained | Trees Proposed to be Removed |
|--------------|--------------------|-------------------------------|------------------------------|
| Cherry | 1 | 1 | 0 |
| Douglas Fir | 9 | 9 | 0 |
| Willow | 1 | 1 | 0 |
| TOTAL | 11 | 11 | 0 |

PRE-NOTIFICATION

- Pre-notification letters for this project were sent out on September 1, 2010 and December 16, 2011. To date staff have not received any concerns or comments on the proposal.

PUBLIC CONSULTATION PROCESS FOR OCP AMENDMENT

- Pursuant to Section 879 of the Local Government Act, it is determined that it was not necessary to consult with any persons, organizations or authorities with respect to the proposed OCP amendment, other than those contacted as part of the pre-notification process. This decision was made due to the fact the OCP amendment for this area is largely a housekeeping (mapping) amendment.
- Only a few persons have contacted and asked questions concerning the extent of this amendment. None of the people who have contacted the City has expressed any concerns regarding the amendment once it has been explained.

DESIGN PROPOSAL AND REVIEW

- The form and character of the proposed facility conforms to the standards set out for the industrial business park in the Campbell Heights Development Design Guidelines.
- Attention has also been paid to the building's orientation and relationship to 188 Street, which will provide a solid block of screening to the loading and outdoor storage areas at the interior of the site.
- In particular, the building will use glazing, windows and spandrel glass to break up the overall scale and add vertical articulation to the building. The primary office area, adjacent to 188 Street, is comprised of higher quality finishes and includes a large number of windows and spandrel glass. Altogether the office area will include two floors or 2,282 square metres (24,563 sq. ft.) of floor space, consisting of offices, meeting and conference rooms and other employee amenities.
- In contrast, the proposed warehouse facility located at the rear of the office area along the north property line, 1,676 square metres (18,040 sq.ft.) in area, will be comprised of several workshops for the repair, maintenance and storage of construction and heavy equipment. A total of 10 loading doors will facilitate entry to the workshop areas. Finally the westerly portion of the site will allow for outdoor storage of construction, equipment, materials and supplies.
- A total of 74 parking stalls will be provided on site. Of these 55 spaces will be provided for customers and employees along 188th Street, while an additional 23 employee spaces will be made available in the loading bay area.
- The concrete tilt up building will be finished in panels and pre-finished metal cladding in shades of gray, steel wool, pewter complemented by a yellow sun porch coloured entry. Other building materials on the site will include glazing, spandrel glass, concrete and aluminum metal flashing and other finishing fixtures.
- The landscaped plan for the site includes a 6 metre landscaping strip along 188 Avenue in keeping with the LAP. This area, included in the 16 metre front yard setback, will provide a grassed lawn planted with shrubs and foliage and decorative paving at the front doors to the site.
- To provide additional screening and on-site drainage, bioswales, planting and 8 foot solid fences are also planned along the north and south property lines.

Sustainability

- The development will incorporate elements of the LEED (Leadership in Energy & Environmental Design) program as well as other sustainable 'green' building technologies including:
 - Green construction methods (construction waste management);
 - On-site storm water management and drainage design, increased site permeability with a reduction in asphalt;
 - Erosion and sedimentation control plan during construction;
 - Energy efficient LED lighting systems, insulation;
 - Low volume plumbing fixtures;
 - Low maintenance/drought resistant landscaping; and
 - Materials with high recycled content, paints and finishes with low/no VOCs.

ADVISORY DESIGN PANEL

This project was not submitted to the Advisory Design Panel given the high quality of the building's design.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

| | |
|--------------|--|
| Appendix I | Lot Owners, Action Summary and Project Data Sheets and Survey Plan |
| Appendix II | Site Plan, Building Elevations, Landscape Plans and Perspective |
| Appendix III | Engineering Summary |
| Appendix IV | Agricultural Advisory Committee Minutes |
| Appendix V | Summary of Tree Survey and Tree Preservation |
| Appendix VI | OCP Redesignation Map |
| Appendix VII | Proposed CD By-law |

original signed by Nicholas Lai

Jean Lamontagne
General Manager
Planning and Development

HP/kms

\\file-server1\net-data\csdc\generate\areaproduct\save\33230616021.doc
. 1/5/12 9:21 AM

Information for City Clerk

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

1. (a) Agent: Name: Oleg Verbenkov
 Pacific Land Resource Group
 Address: #101 7485 130 St
 Surrey BC V3W 1H8

 Tel: 604-501-1624

2. Properties involved in the Application
 - (a) Civic Address: 3075 - 188 Street

 - (b) Civic Address: 3075 - 188 Street
 Owner: B & B Contracting Ltd., Inc. No. BC0039212
 PID: 011-439-408
 Lot 3 Section 21 Township 7 New Westminster District Plan 9803

3. Summary of Actions for City Clerk's Office
 - (a) Introduce a By-law to amend the Official Community Plan to re-designate the property.

 - (b) Introduce a By-law to rezone the property.

DEVELOPMENT DATA SHEET

Proposed Zoning: CD Zone

| Required Development Data | Minimum Required / Maximum Allowed | Proposed |
|-------------------------------------|---------------------------------------|--------------|
| LOT AREA* (in square metres) | | |
| Gross Total | | 37,725 sq.m. |
| Road Widening area | | |
| Undevelopable area | | |
| Net Total | | 24,725 sq.m. |
| LOT COVERAGE (in % of net lot area) | | |
| Buildings & Structures | 60% | 11.62% |
| Paved & Hard Surfaced Areas | | |
| Total Site Coverage | | |
| SETBACKS (in metres) | | |
| North | 3.6 m | 4.0 m |
| South | 7.5 m | 27 m |
| East | 16 m | 22 m |
| West | 7.5 m | 90 m |
| BUILDING HEIGHT (in metres/storeys) | | |
| Principal | 14 m | 9.5 |
| 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 | - | 3,958 sq.m. |
| FLOOR AREA: Institutional | | |
| TOTAL BUILDING FLOOR AREA | | |

**** 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 | | |
| FAR | 1.00 | .16 |
| | | |
| | | |
| AMENITY SPACE (area in square metres) | | |
| Indoor | | |
| Outdoor | | |
| | | |
| PARKING (number of stalls) | | |
| Commercial | | |
| Industrial | | |
| | | |
| Residential Bachelor + 1 Bedroom | | |
| 2-Bed | | |
| 3-Bed | | |
| Residential Visitors | | |
| | | |
| Institutional | | |
| | | |
| Total Number of Parking Spaces | 74 | 74 |
| | | |
| Number of disabled stalls | | 1 |
| 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 | YES |
|---------------|----|---------------------------------|-----|

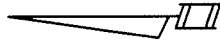
B.C. LAND SURVEYOR'S PLAN OF PROPOSED SUBDIVISION
OF LOT 3 SECTION 21 TOWNSHIP 7
NEW WESTMINSTER DISTRICT PLAN 9803

P.L.D. 011-439-408
(LOT 3 SECTION 21 TOWNSHIP 7 PLAN 9803)
C.M.C. ADDRESS: #3075 188 STREET

CITY OF SURREY
B.C.G.S. 92C.007

SCALE ≈ 1:1250
12.5M 0 25 50M

"ALL DISTANCES ARE IN METRES"



Rem
West 1/2 "A"
PLAN 6241

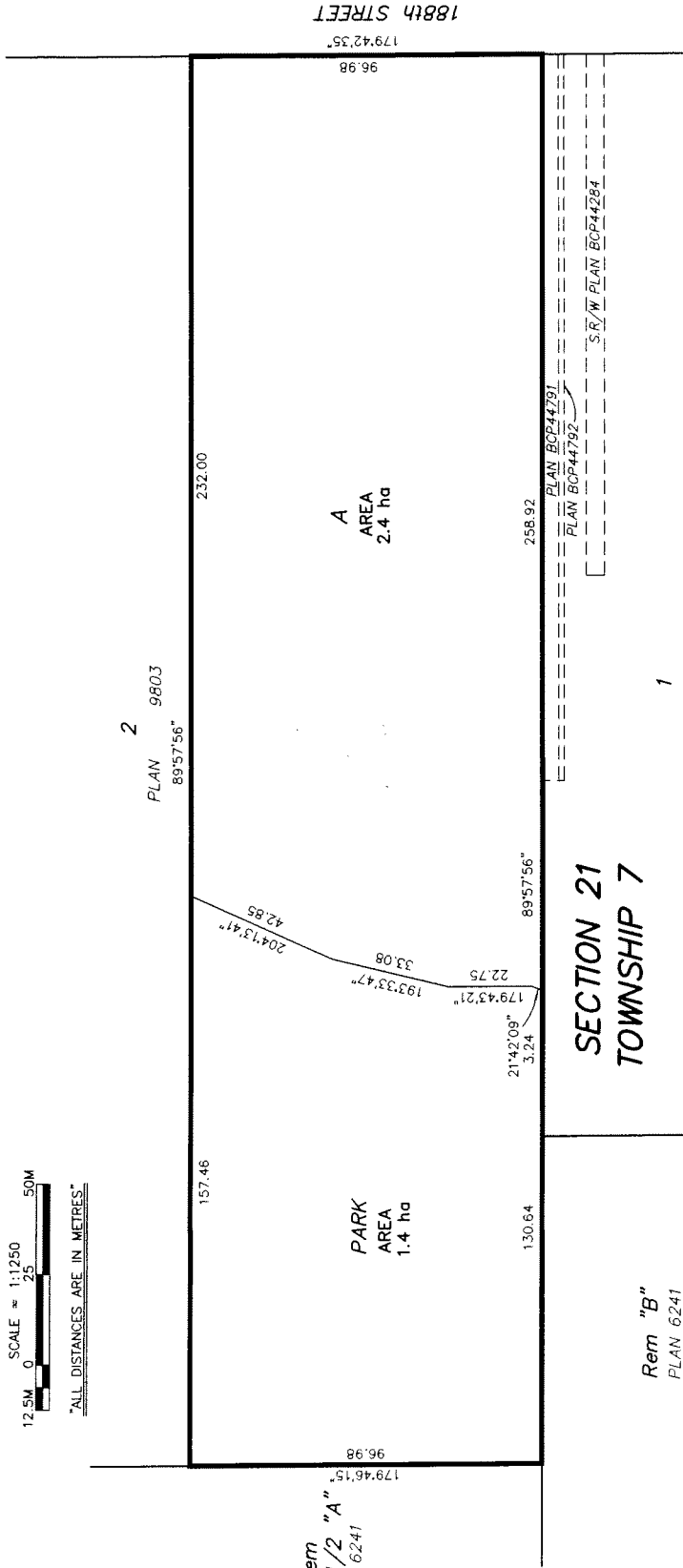
PARK
AREA
1.4 ha

A
AREA
2.4 ha

Rem "B"
PLAN 6241

SECTION 21
TOWNSHIP 7

1
PLAN BCP48343



CERTIFIED CORRECT ACCORDING TO
LAND TITLE OFFICE RECORDS DATED
THIS 16th DAY OF DECEMBER, 2011

THIS PLAN LIES WITHIN THE
GREATER VANCOUVER REGIONAL DISTRICT

SIGNATURE OF B.C.L.S.

10685_PROPOSED_SD

SOUTH FRASER LAND SURVEYING LTD.
B.C. LAND SURVEYORS
SUITE 101 - 7485 136th STREET
SURREY, B.C. V3W 1H8
TELEPHONE: 604-599-1886
FILE: 10685_PROPOSED_SD



188th Street Elevation

PROPOSED FACILITY FOR:
B&B CONTRACTING LTD.

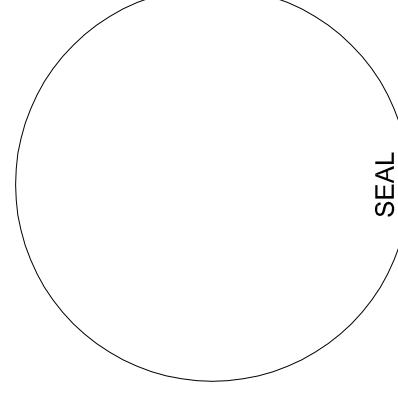
3075 - 188th STREET, SURREY, BC



188th Streetscape



Aerial Context



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| 2 | REISSUED FOR DEVELOPMENT PERMIT | NOV. 23/2011 | |
| 1 | ISSUED FOR DEVELOPMENT PERMIT | AUG. 13/2011 | |

BROCK CROOME ARCHITECT
 ARCHITECTURE PLANNING CONSULTING DESIGN PROGRAMS
 4483 COVE CREEK ROAD NORTH VANCOUVER, BC, V6T 1Y7
 (604) 684-4181 FAX: (604) 728-9786
 Project: KL10004

**PROPOSED FACILITY FOR
 B & B CONTRACTING**
 3075-188th Street, Surrey, B.C.

Scale: AS NOTED
 Date: NOV. 11
 By: MB

COVER SHEET

THIS DRAWING IS AN INSTRUMENT OF SERVICE. THE PROPERTY OF BROCK CROOME ARCHITECTURE PLANNING CONSULTING DESIGN PROGRAMS. THIS DRAWING IS THE PROPERTY OF BROCK CROOME ARCHITECT. ALL DESIGN CONCEPTS AND OTHER INFORMATION CONTAINED HEREIN ARE THE PROPERTY OF BROCK CROOME ARCHITECT. THIS DRAWING IS NOT TO BE USED FOR ANY OTHER USE WITHOUT THE WRITTEN PERMISSION OF BROCK CROOME ARCHITECT. ANY REPRODUCTION OR TRANSMISSION OF THIS DRAWING OR ANY PART THEREOF WITHOUT THE WRITTEN PERMISSION OF BROCK CROOME ARCHITECT IS STRICTLY PROHIBITED. THE ARCHITECT ASSUMES NO LIABILITY FOR THE CLARIFICATION & RESOLUTION PRIOR TO PROCEEDING WITH THE WORK.

DP1



PROJECT DATA

3075 - 188th STREET - BERTHOE COLUMBIA
 CITY ADDRESS: 3075 - 188th Street, Surrey, B.C.
 PROJECT TYPE: LOT 1, 2 - INDUSTRIAL
 ZONING: M-28 - BUSINESS PARK ZONE

GROSS SITE AREA: 44,272.94 sq. ft.
 SITE COVERAGE PROPOSED: 7.48% + 2,817 sq. ft.
 NET SITE AREA (EAST OF RETAINING WALL): 44,272.94 sq. ft.
 SITE COVERAGE (EAST OF RETAINING WALL): 2.81% + 1,230 sq. ft.
 F.A.R. (EAST OF RETAINING WALL): 0.063 (3.7% F.A.R.)
 GROSS FLOOR AREA: 1,873 sq. ft.
 WAREHOUSE: 1,873 sq. ft.
 OFFICE - SECOND FLOOR: 1,141 sq. ft.
 FLOOR AREA - GROSS TOTAL: 3,014 sq. ft.
 BACKSUPPORTABLE BUILDING HEIGHT: 15' 0" (SEE VARIOUS REGULATIONS)
 SEWER: 15' 0" RISE PER YARD
 FIRE: 15' 0" RISE PER YARD
 WIND: 3/4" RISE PER YARD (SEE REGULATIONS)

PROPOSED PARKING: 18 SPACES (COMPLIANT WITH 10% RATIO)
 1 STALL PER 100 sq. ft. G.P. GROSS FLOOR AREA
 STANDARD STALL: 8'6" x 18'6" (MIN. WIDTH) + 10' x 18'6" (MIN. WIDTH) SIDE DRIVE
 2' 0" SIDEWALK + 2' 0" SIDEWALK SIDE DRIVE

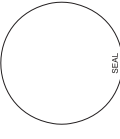
PROPOSED CALCULATIONS:
 MAXIMUM FLOOR AREA: 1,873 sq. ft. (COMMERICAL OFFICE)
 UPPER FLOOR OFFICE (FABRIC C2 - COMMERICAL OFFICE) # 203 STALLS
 WAREHOUSE (FABRIC C1 - INDUSTRIAL) 1,873 sq. ft./100 # 1873 STALLS
 TOTAL # 203 + 1873 = 2076 STALLS
 18 STALLS PROVIDED

OFF STREET LOADING SPACES
 4/4" WIDE - 15' 0" HIGH WITH 15' VERTICAL CLEARANCE

LANDSCAPING (PER SITE PLAN)
 50% LANDSCAPE STRIP
 50% LANDSCAPE STRIP
 SIDE LOT LINES: TO 2.5' FROM SIDE LOT LINES
 LANDSCAPING ON A ROAD DISCONTINUE CONTIGUOUS SIDEWALKS
 5' TO 2.5' FROM SIDE LOT LINES

SPECIAL REGULATIONS:
 NOISE LEVELS MUST BE ASSESSED BY AN ACOUSTIC ENGINEER
 NOISE LEVELS MUST NOT EXCEED 55 DB(A) AT 100 METERS FROM THE INDUSTRIAL WAREHOUSE LEVEL TO NOT EXCEED 55 DB(A)

| NO. | REVISION | DATE | BY | APP'D BY |
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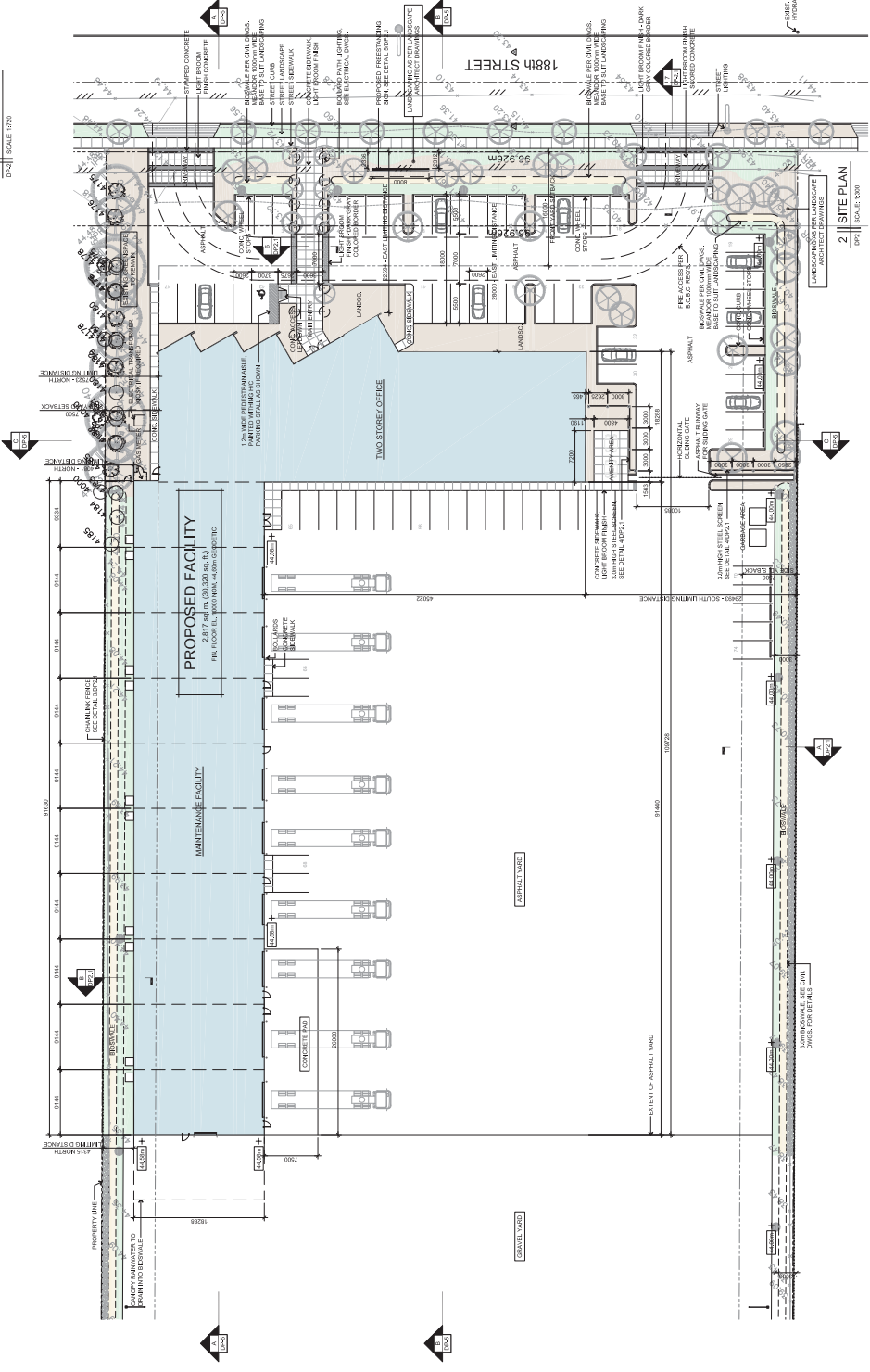
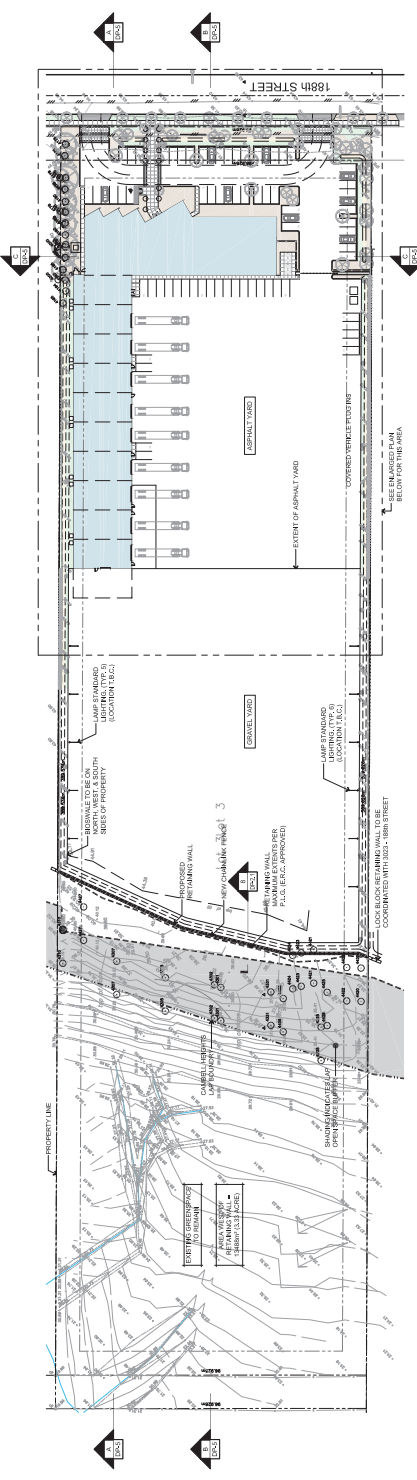
BROCK GROOMER ARCHITECT
 10004 188TH STREET, SUITE 100, SURREY, B.C. V3W 6C4
 TEL: 604.276.1888
 FAX: 604.276.1889

PROPOSED FACILITY FOR B & B CONTRACTING

DATE: 2017-10-04
REVISION: 10/04
SHEET: 10/04
TITLE: SITE PLAN

THE DRAWING IS THE PROPERTY OF BROCK GROOMER ARCHITECT. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. NO PART OF THIS DRAWING IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN PERMISSION OF BROCK GROOMER ARCHITECT. THE USER ASSUMES ALL LIABILITY FOR ANY DAMAGE OR INJURY CAUSED BY THE USE OF THIS DRAWING.

DP2

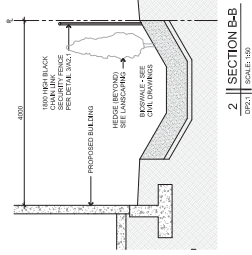
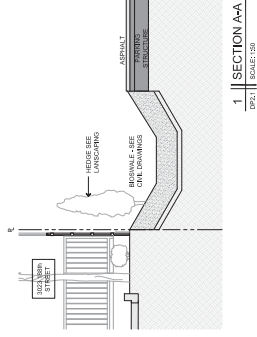
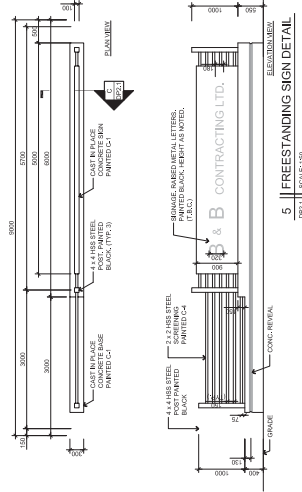
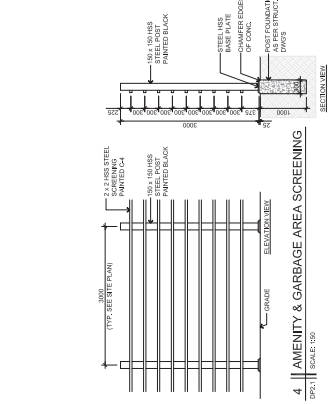
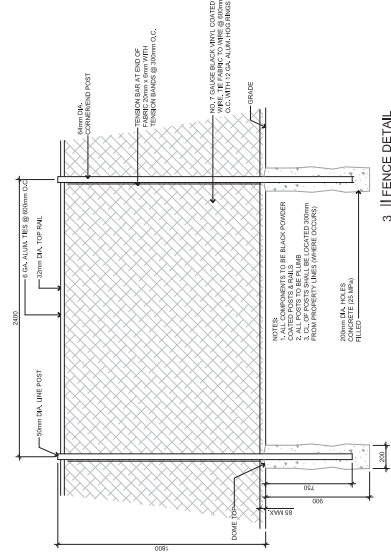
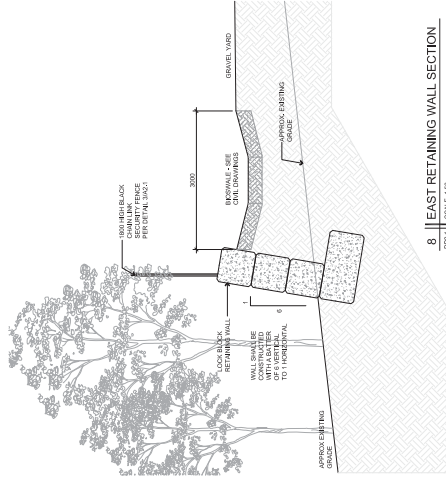
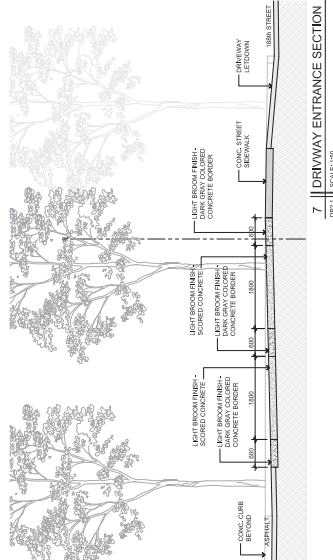
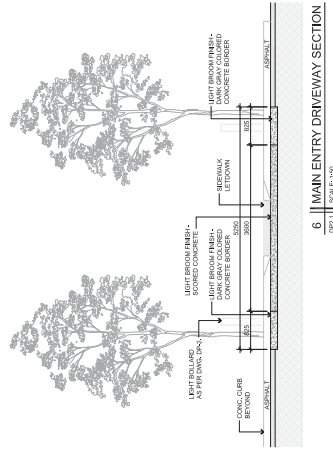


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LEGEND

+ F.A.R. 30% PROPOSED FINISHED GRADES
 - EMBANKMENT GRASSES
 * EMBANKMENT TREES TO REMAIN
 ○ LAWN CATCH BASIN (SEE CIVIL DRAWINGS FOR DETAILS)
 ○ DOWNHILL PITCH



| NO. | DESCRIPTION | DATE |
|-----|-------------------|------------|
| 1 | ISSUED FOR PERMIT | 10/15/2024 |
| 2 | ISSUED FOR PERMIT | 10/15/2024 |
| 3 | ISSUED FOR PERMIT | 10/15/2024 |
| 4 | ISSUED FOR PERMIT | 10/15/2024 |
| 5 | ISSUED FOR PERMIT | 10/15/2024 |

BROCK GROOME ARCHITECT
 3077-189th Street, Surrey, B.C.
 TEL: (604) 591-3333
 WWW.BROCKGROOMEARCHITECT.COM

**PROPOSED FACILITY FOR
 B & B CONTRACTING**

SITE DETAILS

DATE: 10/15/2024
 DRAWN BY: MAB
 CHECKED BY: MAB
 SCALE: 1:50

DP2.1

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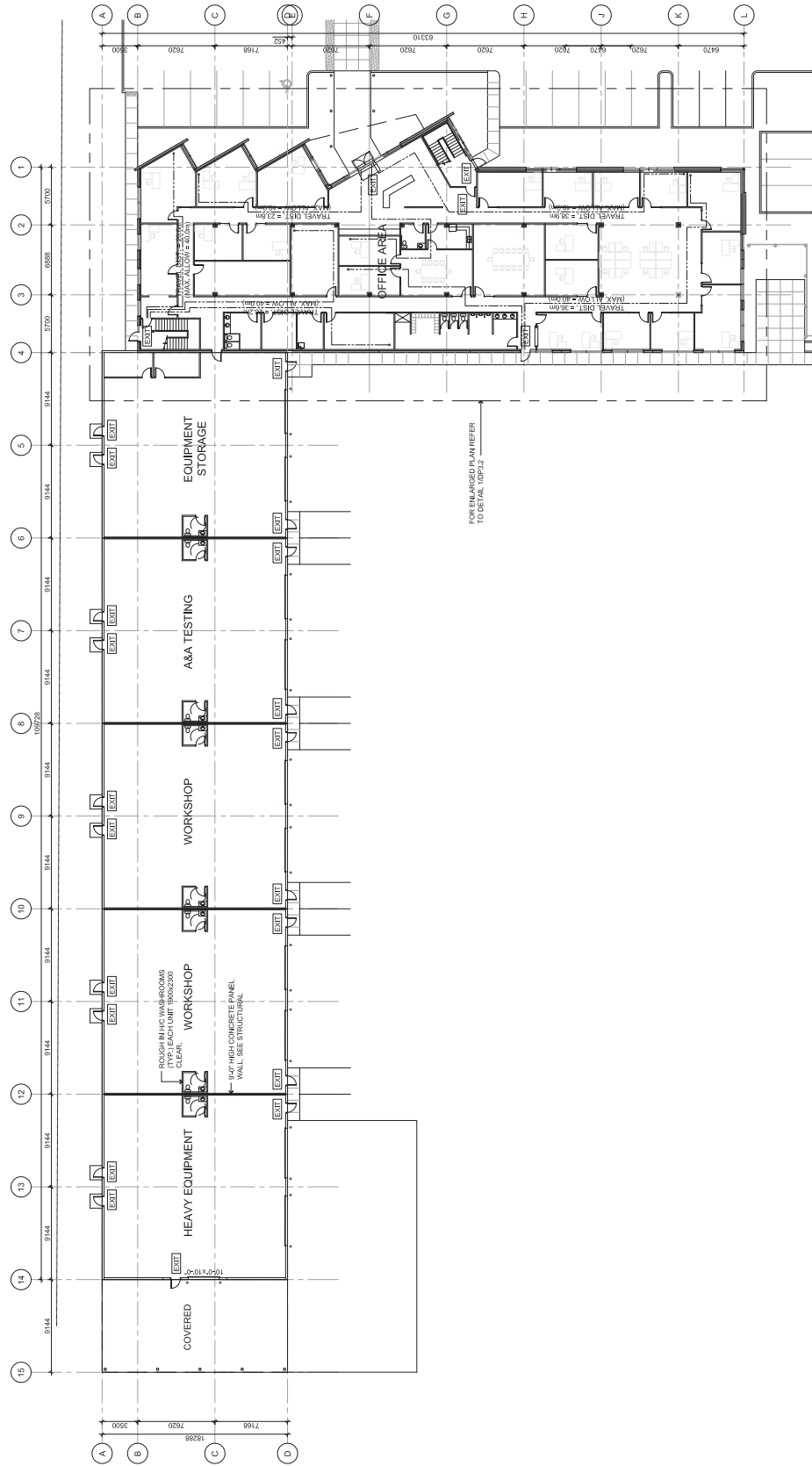
WALL TYPE SCHED.:

- WT1** CONCRETE TILT-UP WALL (THICKNESS PER STRUCT)
 - WT2** F.F.R. CONCRETE TILT-UP WALL (THICKNESS PER STRUCT) (REQUIRED F.F.R. PER PLANS)
- NOTE: AS NO TABLE APPEARS IN APPENDIX C FOR MINIMUM WALL THICKNESS, ALL WORK SHALL BE USED AND GENERALLY HAVE JURISDICTION BY B.C.B.C. 2008.

- WT3** STEEL STUD WALL (THICKNESS PER PLANS) AS PER DETAIL 1000-2300 (REQUIRED F.F.R. PER PLANS)
- WT4** INSUL. STEEL STUD WALL (THICKNESS PER PLANS) AS PER DETAIL 1000-2300 (REQUIRED F.F.R. PER PLANS)
- WT5A** 1 HR. F.F.R. INSUL. STEEL STUD WALL (THICKNESS PER PLANS) AS PER DETAIL 1000-2300 (REQUIRED F.F.R. PER PLANS)
- WT5B** 1 HR. F.F.R. INSUL. STEEL STUD WALL (THICKNESS PER PLANS) AS PER DETAIL 1000-2300 (REQUIRED F.F.R. PER PLANS)
- WT6** EXTERIOR WALL PER PLANS COVER 2 BATT INSULATION (REQUIRED F.F.R. PER PLANS)
- WT7** 1 HR. F.F.R. CONCRETE TILT-UP WALL (THICKNESS PER PLANS) AS PER DETAIL 1000-2300 (REQUIRED F.F.R. PER PLANS)
- WT8** BATT INSULATION, VAPOUR BARRIER (THICKNESS PER PLANS) (REQUIRED F.F.R. PER PLANS)
- WT9** ALL SURFACES FINISH LEVEL 4 READY FOR PAINT (TYP.)

LEGEND

- HOUR FIRE RATINGS RESISTANCE
- EXIT TRAVEL PATH
- EXIT DOOR
- EXIT



1 MAIN FLOOR PLAN
 DP103 | SCALE: 1/200

| NO. | DATE | DESCRIPTION |
|-----|------|-------------------|
| 1 | | ISSUED FOR PERMIT |
| 2 | | ISSUED FOR PERMIT |
| 3 | | ISSUED FOR PERMIT |
| 4 | | ISSUED FOR PERMIT |
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| 25 | | ISSUED FOR PERMIT |
| 26 | | ISSUED FOR PERMIT |
| 27 | | ISSUED FOR PERMIT |
| 28 | | ISSUED FOR PERMIT |
| 29 | | ISSUED FOR PERMIT |
| 30 | | ISSUED FOR PERMIT |

BROCK CROOME ARCHITECT
 ARCHITECTS INC. 11000 148TH STREET, SURREY, B.C. V3R 0G1
 TEL: 604-273-1111 FAX: 604-273-1112
 PROJECT NO. KL 110004
PROPOSED FACILITY FOR B & B CONTRACTING
 3107-180th Street, Surrey, B.C.
 PROJECT NO. KL 110004
 DATE: 2010.12.17
 DRAWN: MAB
 CHECKED: MAB
MAIN FLOOR PLAN
 SCALE: 1/200

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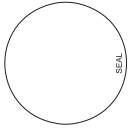
DP3.0

WALL TYPE SCHED.:

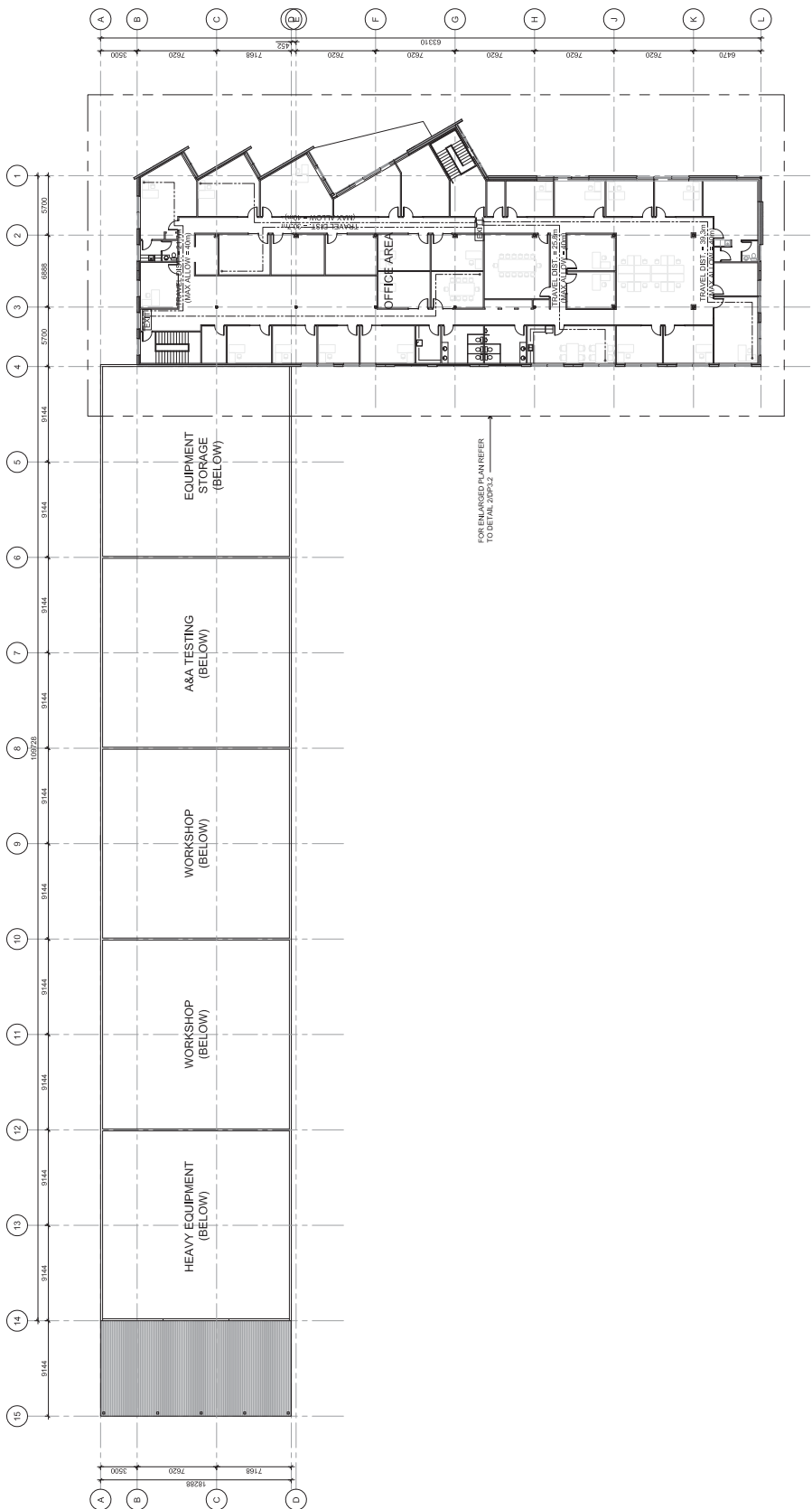
| | |
|----|--|
| W1 | CONCRETE TILT-UP WALL (THICKNESS PER STRUCTURAL REQUIREMENTS) |
| W2 | F.R.R. CONCRETE TILT-UP WALL WITH INSULATION (REQUIRED PER PLANS) |
| W3 | NOTE: AS NO TABLE APPEARS IN APPENDIX C OF MINIMUM ROOFING REQUIREMENTS, ALL ROOFING SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND GENERALLY SHALL BE USED AND GENERALITY SHALL BE DETERMINED BY THE DESIGNER HAVING JURISDICTION |
| W4 | STEEL STUD WALL (THICKNESS PER PLANS) STEEL STUDS @ 400 O.C. WITH 100mm DRYPAN WALL WHERE REQ'D BY B.C.B.C. 2009 |
| W5 | INSUL. STEEL STUD WALL (THICKNESS PER PLANS AS NOTED) |
| W6 | INSUL. STEEL STUD WALL WITH INSULATION & VAPOR BARRIER (THICKNESS PER PLANS AS NOTED) |
| W7 | EXTERIOR WALL PER PLANS COVERED WITH INSULATION AND VAPOR BARRIER (THICKNESS PER PLANS) |
| W8 | 1 HR. F.R.R. CONCRETE TILT-UP WALL WITH INSULATION & VAPOR BARRIER (THICKNESS PER PLANS) 1 HR. F.R.R. CONCRETE TILT-UP WALL WITH INSULATION & VAPOR BARRIER (THICKNESS PER PLANS) LEVEL 4 READY FOR PAINT (TYP.) |

LEGEND

| | |
|-----|--------------------------------|
| --- | 1 HOUR FIRE RATINGS RESISTANCE |
| --- | EXIT TRAVEL PATH |
| --- | EXIT DOOR |



| | | |
|-----|-------------------------|------------|
| NO. | DESCRIPTION | DATE |
| 1 | ISSUED FOR PERMIT | 2023.01.10 |
| 2 | ISSUED FOR CONSTRUCTION | 2023.01.10 |
| 3 | ISSUED FOR AS-BUILT | 2023.01.10 |



1 | SECOND FLOOR PLAN
DP3.1 | SCALE 1/8"=1'-0"

BROCK CROOME ARCHITECT
PROPOSED FACILITY FOR
B & B CONTRACTING
3075-18th Street, Surrey, B.C.

PROJECT NO. KL110004
DATE: 2023.01.10
DRAWN BY: [Name]
CHECKED BY: [Name]

UPPER FLOOR PLAN

DP3.1

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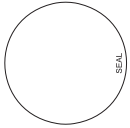
WALL TYPE SCHED.:

| | |
|------------|--|
| W1 | CONCRETE TILT-UP WALL (THICKNESS PER STRUCT) |
| W2 | F.R.R. CONCRETE TILT-UP WALL INSULATION PER PLAN (REQUIRED F.R.R. PER PLANS) |
| W3 | NOTE: AS NO TABLE APPEARS IN APPENDIX C OF MINIMUM ROOF LOADS TO BE APPLIED TO SLABS IS USED AND GENERALLY SLABS ARE USED AND GENERALLY HAVING JURISDICTION |
| W4 | STEEL STUD WALL STEEL STUDS @ 400 O.C. 1 HR. F.R.R. INSUL. STEEL STUD WALL (THICKNESS PER PLANS) AS NOTED |
| W5 | INSUL. STEEL STUD WALL (THICKNESS PER PLANS AS NOTED) |
| W6 | 1 HR. F.R.R. INSUL. STEEL STUD WALL (THICKNESS PER PLANS) AS NOTED |
| W7 | EXTERIOR WALL PER PLANS COVER 2 BATT INSULATION DRYWALL PER SCHEDULE (THICKNESS PER PLANS) |
| W8 | 1 HR. F.R.R. CONCRETE TILT-UP WALL (THICKNESS PER PLANS) AS NOTED |
| W9 | STEEL STUD WALL PER PLANS COVER 2 BATT INSULATION DRYWALL PER SCHEDULE (THICKNESS PER PLANS) |
| W10 | 1 HR. F.R.R. CONCRETE TILT-UP WALL (THICKNESS PER PLANS) AS NOTED |

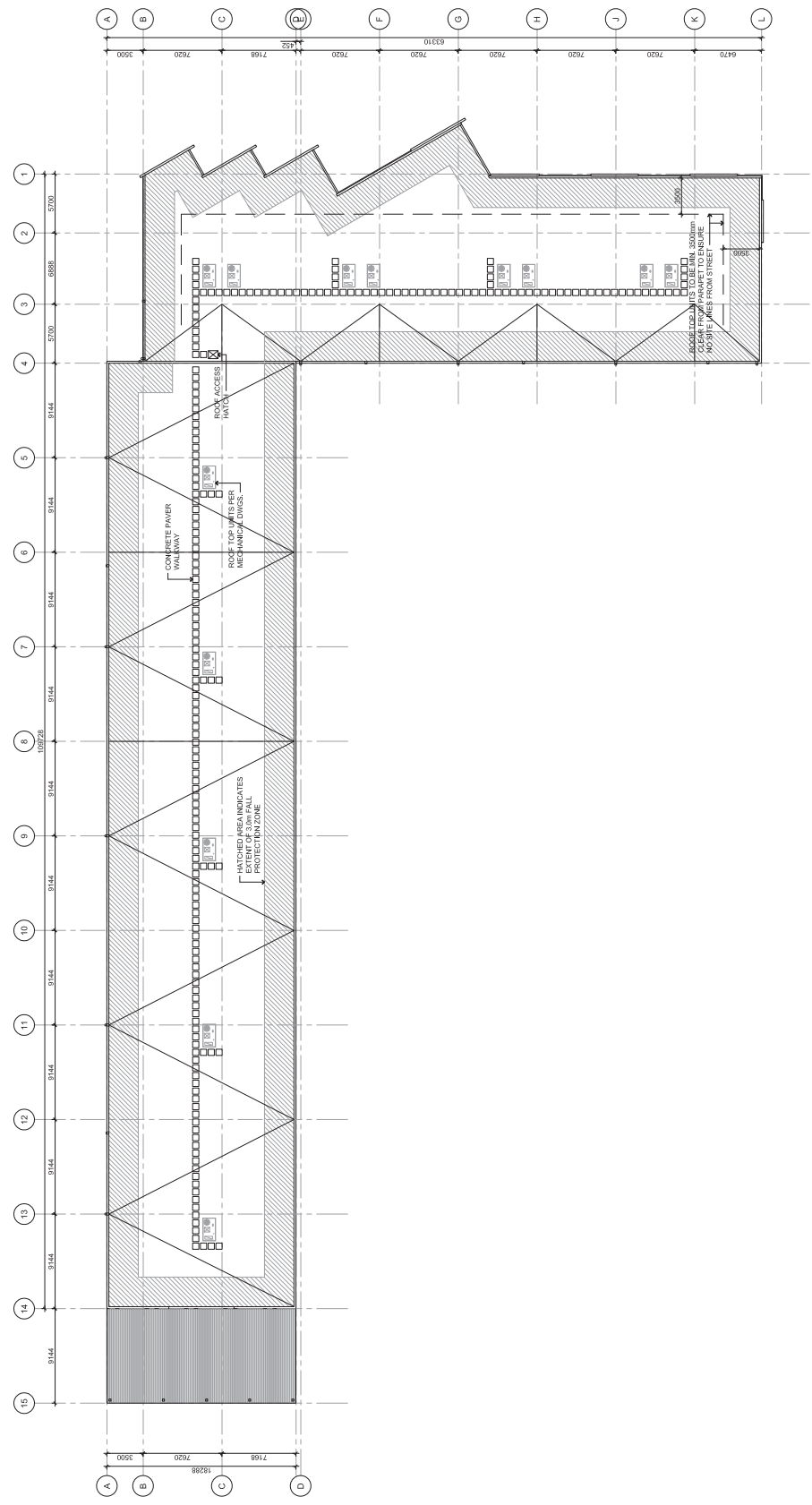
ALL SPRINKLER RINKS
LEVEL 4 READY FOR PAINT (TYP.)

LEGEND

| | |
|--|--------------------------------|
| | 1 HOUR FIRE RATINGS RESISTANCE |
| | EXIT TRAVEL PATH |
| | EXIT DOOR |



| | | |
|-----|-------------------|------------|
| NO. | REVISION | DATE |
| 1 | ISSUED FOR PERMIT | 2020.01.20 |
| 2 | ISSUED FOR PERMIT | 2020.01.20 |
| 3 | ISSUED FOR PERMIT | 2020.01.20 |
| 4 | ISSUED FOR PERMIT | 2020.01.20 |
| 5 | ISSUED FOR PERMIT | 2020.01.20 |
| 6 | ISSUED FOR PERMIT | 2020.01.20 |
| 7 | ISSUED FOR PERMIT | 2020.01.20 |
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| 11 | ISSUED FOR PERMIT | 2020.01.20 |
| 12 | ISSUED FOR PERMIT | 2020.01.20 |
| 13 | ISSUED FOR PERMIT | 2020.01.20 |
| 14 | ISSUED FOR PERMIT | 2020.01.20 |
| 15 | ISSUED FOR PERMIT | 2020.01.20 |



1 | ROOF PLAN
DP3.1 | SCALE: 1/8"=1'-0"

BROCK CROOME ARCHITECT
ARCHITECTS INC. (SINCE 1997)
1000 UNIVERSITY AVENUE, SUITE 200
WATERLOO, ONTARIO N2L 2K1
TEL: 519-885-8888
WWW.BROCKCROOMEARCHITECTS.COM

PROJECT: KCL 10004
PROPOSED FACILITY FOR
B & B CONTRACTING
3075-180th Street, Sunny, B.C.

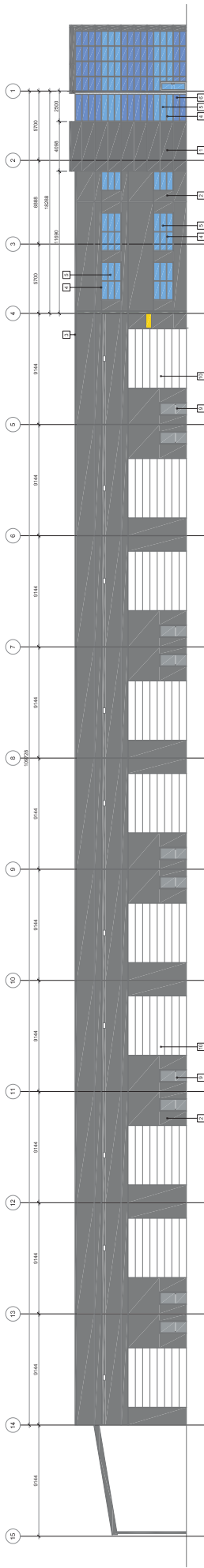
DATE: 2020.01.20
SCALE: 1/8"=1'-0"

DESIGNED BY: [Signature]
CHECKED BY: [Signature]

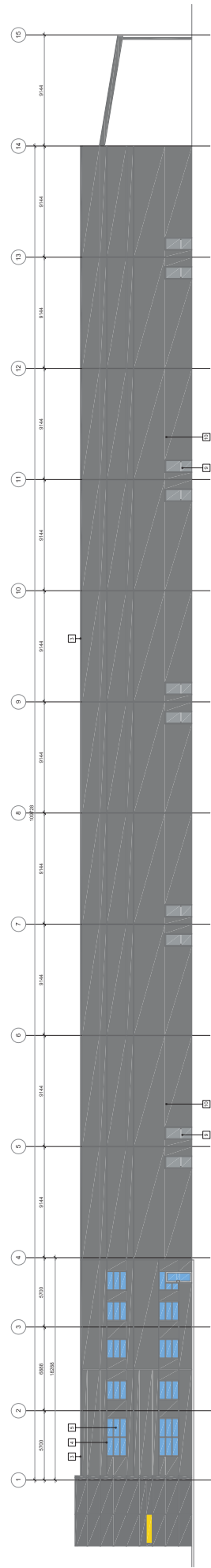
ROOF PLAN

DP3.3

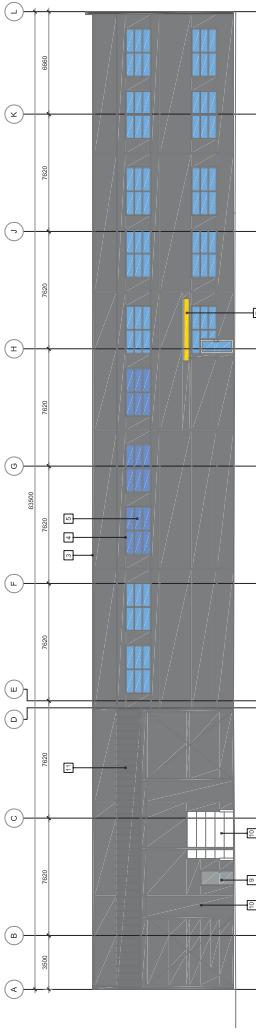
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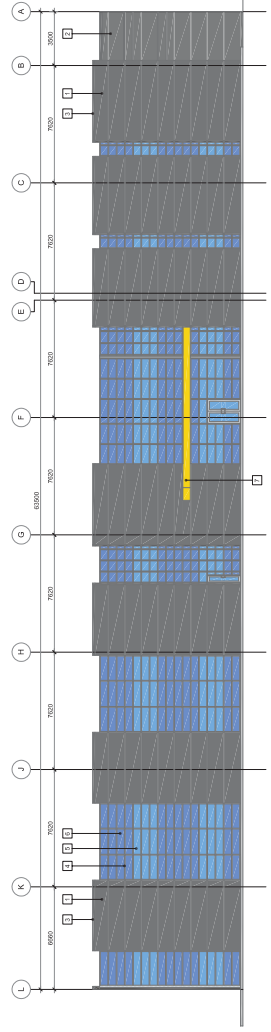
1 | SOUTH ELEVATION
PRA | SCALE: 1/8" = 1'-0"



2 | NORTH ELEVATION
PRA | SCALE: 1/8" = 1'-0"



3 | WEST ELEVATION
PRA | SCALE: 1/8" = 1'-0"



4 | EAST ELEVATION
PRA | SCALE: 1/8" = 1'-0"

EXTERIOR FINISHES SCHEDULE

| | | |
|----|------------------------|-------------------------|
| 1 | CONCRETE TILT UP PANEL | PAINTED-COLOR C1 |
| 2 | CONCRETE TILT UP PANEL | PAINTED-COLOR C2 |
| 3 | METAL FLASHING | PREFINISHED-COLOR C4 |
| 4 | ALUMINUM GLAZING | PREFINISHED-COLOR C4 |
| 5 | GLAZING | PREFINISHED-PINK GLASS |
| 6 | GLAZING | PREFINISHED-PINK GLASS |
| 7 | SPANREL GLAZING | PPG SOLARCOOL SOLARBLUE |
| 8 | HUGE SCREEN | PREFINISHED-COLOR C4 |
| 9 | HUGE SCREEN | PAINTED-COLOR C4 |
| 10 | GLAZED DOOR | CLEAR ANODIZED ALUMINUM |
| 11 | HOLLOW METAL WORKS | PAINTED-COLOR C3 |
| 12 | OVERHEAD DOORS | PREFINISHED-COLOR WHITE |
| 13 | PREFINISHED METAL | PAINTED-COLOR C1 |
| 14 | GLAZING | |

PROJECT COLORS

| | | |
|----|--------------------|-------------------------|
| 1 | BENJAMIN MOORE | 2121-HL-DRAW |
| 2 | BENJAMIN MOORE | 2121-HL-STEEL WOOL |
| 3 | BENJAMIN MOORE | 2121-HL-PW/HT |
| 4 | BENJAMIN MOORE | 2020-NH-SUN PUNCH |
| 5 | GLAZING | PPG SOLARCOOL SOLARBLUE |
| 6 | GLAZING | PPG SOLARCOOL SOLARBLUE |
| 7 | SPANREL | PPG SOLARCOOL SOLARBLUE |
| 8 | ALUMINUM | CLEAR ANODIZED |
| 9 | ALUMINUM | CLEAR ANODIZED |
| 10 | GLAZED DOOR | CLEAR ANODIZED |
| 11 | HOLLOW METAL WORKS | BLACK OR EQUAL |
| 12 | OVERHEAD DOORS | BLACK OR EQUAL |
| 13 | PREFINISHED METAL | BLACK OR EQUAL |
| 14 | GLAZING | BLACK OR EQUAL |



| NO. | DESCRIPTION | DATE |
|-----|-----------------------|------------|
| 1 | ISSUED FOR PERMITTING | 07/20/2024 |
| 2 | ISSUED FOR PERMITTING | 07/20/2024 |
| 3 | ISSUED FOR PERMITTING | 07/20/2024 |
| 4 | ISSUED FOR PERMITTING | 07/20/2024 |
| 5 | ISSUED FOR PERMITTING | 07/20/2024 |
| 6 | ISSUED FOR PERMITTING | 07/20/2024 |
| 7 | ISSUED FOR PERMITTING | 07/20/2024 |
| 8 | ISSUED FOR PERMITTING | 07/20/2024 |
| 9 | ISSUED FOR PERMITTING | 07/20/2024 |
| 10 | ISSUED FOR PERMITTING | 07/20/2024 |
| 11 | ISSUED FOR PERMITTING | 07/20/2024 |
| 12 | ISSUED FOR PERMITTING | 07/20/2024 |
| 13 | ISSUED FOR PERMITTING | 07/20/2024 |
| 14 | ISSUED FOR PERMITTING | 07/20/2024 |
| 15 | ISSUED FOR PERMITTING | 07/20/2024 |

BROOK CROOME ARCHITECT
 ARCHITECTS OF ARCHITECTURE AND INTERIOR DESIGN
 1000 UNIVERSITY AVENUE, SUITE 1000, SEASIDE, CA 94133
 TEL: (415) 441-1000 FAX: (415) 441-1001
 WWW.BROOKCROOMEARCHITECT.COM

**PROPOSED FACILITY FOR
B & B CONTRACTING**

ARCHITECT: BROOK CROOME ARCHITECT
 DATE: 07/20/2024
 DRAWING NO.: 24-001-001
 SHEET NO.: 1 OF 1
 SCALE: AS SHOWN
 PROJECT NO.: 24-001-001
 CLIENT: B & B CONTRACTING
 ADDRESS: 1000 UNIVERSITY AVENUE, SUITE 1000, SEASIDE, CA 94133

ELEVATIONS
 1/2" = 1'-0"
 1/4" = 1'-0"
 1/8" = 1'-0"
 1/16" = 1'-0"

DP-4

INTER-OFFICE MEMO

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

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

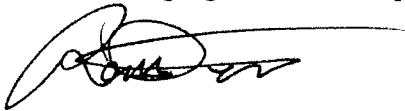
DATE: **January 4, 2012** PROJECT FILE: **7810-0113-00**

RE: **Engineering Requirements (Commercial/Industrial)
Location: 3075 - 188 St**

Works and Services

- construct the west half of 188 Street to a through local industrial standard.
- provide service connections to proposed development.
- pay latecomer fees.
- provide restrictive covenant for water quality/sediment control.
- Compile with ERC requirements dated April 6, 2011
- Submit geotechnical report regarding, but not limited to, slope stability and impact to hydrogeology.
- Submit area ground water assessment including well water study and impacts to local springs.
- Assess and confirm location of the creek's top of bank on property west of proposed development.
- Address all outstanding issues associated with fill permit.

A Servicing Agreement is required prior to Rezone/DP.



Rémi Dubé, P.Eng.
Development Services Manager

LR

2. **Proposed OCP and NCP Amendment, Rezoning and Development Permit Application**

3075 - 188 Street

File No. 7910-0113-00

Helen Popple, Planner, South Surrey Section, was in attendance to review her memo, dated October 21, 2010, regarding the above subject line. Comments were as follows:

- The property abuts the ALR and is subject to the OCP agricultural policy.
- The application involves amending the OCP designation from "Agriculture" to "Industrial" and rezoning the property from A-2 to CD.
- In 2009 the majority of the development site was cleared and filled in preparation of the outdoor equipment storage facility.
- A steep natural bluff/escarpment area at the west end of the property overlooks a natural vegetated area containing a series of Class B streams.
- Collectively, the bluff and wetted area constitute a high environmental sensitive area (ESA). The bluff is treed and important to the area's hydrology, creeks and headwaters. Given the site's environmental importance, the Planning Division intends to recommend to Council that a portion of the escarpment and wetted, undevelopable portion of the property bordering the ALR, be secured as park land, protected land.

Additional comments were as follows:

- One of the maps shows a previous creek. Is that ravine being filled?
Yes, and was approved earlier this year. This application was reviewed by the Environmental Review Committee (ERC), the land is flat.
- Would like to recommend a fence. It makes sense that the fence should be at the top of the escarpment.
- Planting should also be required.

It was

Moved by P. Harrison

Seconded by D. Arnold

That the Agricultural Advisory Committee

recommends to the G.M. Planning and Development, approval of Application No. 7910-0113-00, with the following requirements:

1. the proposed fence be at the top of the existing escarpment;
2. any disturbance on the west side of the fence be replanted; and
3. the application be forwarded to the Environmental Advisory Committee for review.

Carried

The Agenda was varied.

H. OTHER BUSINESS

1. **Committee Recommendation to Council**
Regular Council Public Hearing – October 18, 2010
Re: Presentation from Emre Giffin and Karsen Gradidige
File No. 3900-01; 0550-20-10, Res No. R10-1866

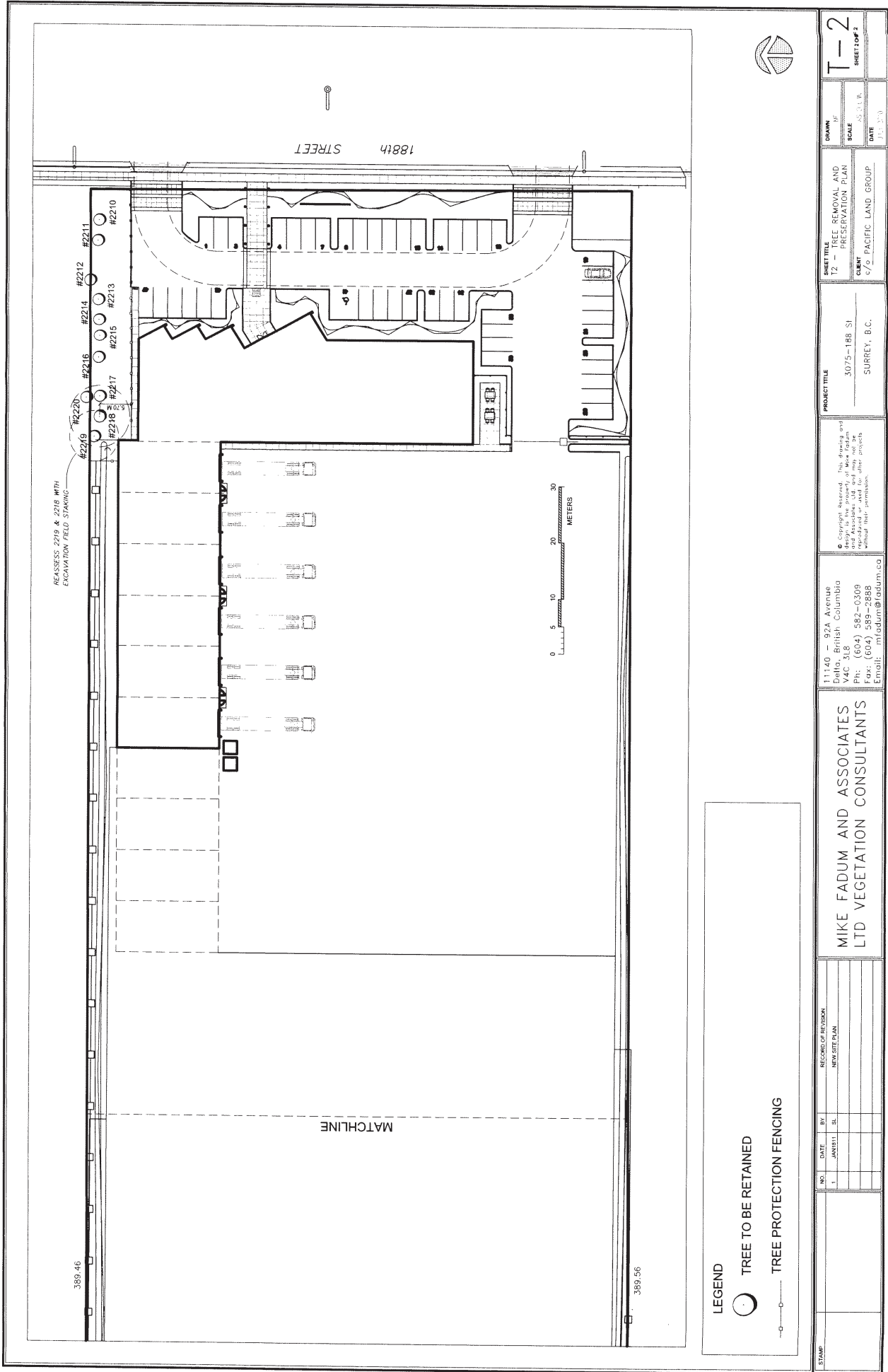
Resolution No. R10-1866 was reviewed noting that the Committee's request to refer the information to staff to investigate opportunities that Surrey has to allow for backyard chickens was not supported.

2. **Committee Recommendation to Council**
Regular Council Public Hearing – October 18, 2010
Re: Proposed OCP Amendment, Douglas NCP Amendment, Rezoning and Development Permit, 17340, 17350 and 17388 - 4 Avenue, 17371-17372 - 3A Avenue and 17374 and 17366 - 3 Avenue
File No. 7910-0182-00; 6880-01, Res No. R10-1867

Resolution No. R10-1867 was reviewed without comment.

3. **Flavours of Surrey Event**

The sub-committee meeting has been scheduled for November 10th, following which an update will be provided to the AAC in December.



LEGEND

○ TREE TO BE RETAINED

—○— TREE PROTECTION FENCING

| | | | | | | |
|-------|------------------------------------|------|--|--|---------------------------|---------------------|
| STAMP | RECORD OF PERSONS NEW SITE/DRAW | | PROJECT TITLE 3075-188 ST SURREY, B.C. | SHEET TITLE 12 - PRE-CONSTRUCTION PLAN AND PRESERVATION PLAN C/2 PACIFIC LAND GROUP | DRAWN BY SCALE DATE | T-2 SHEET 2 OF 2 |
| | NO. | DATE | | | | |
| 1 | DATE | DATE | DATE | DATE | DATE | DATE |

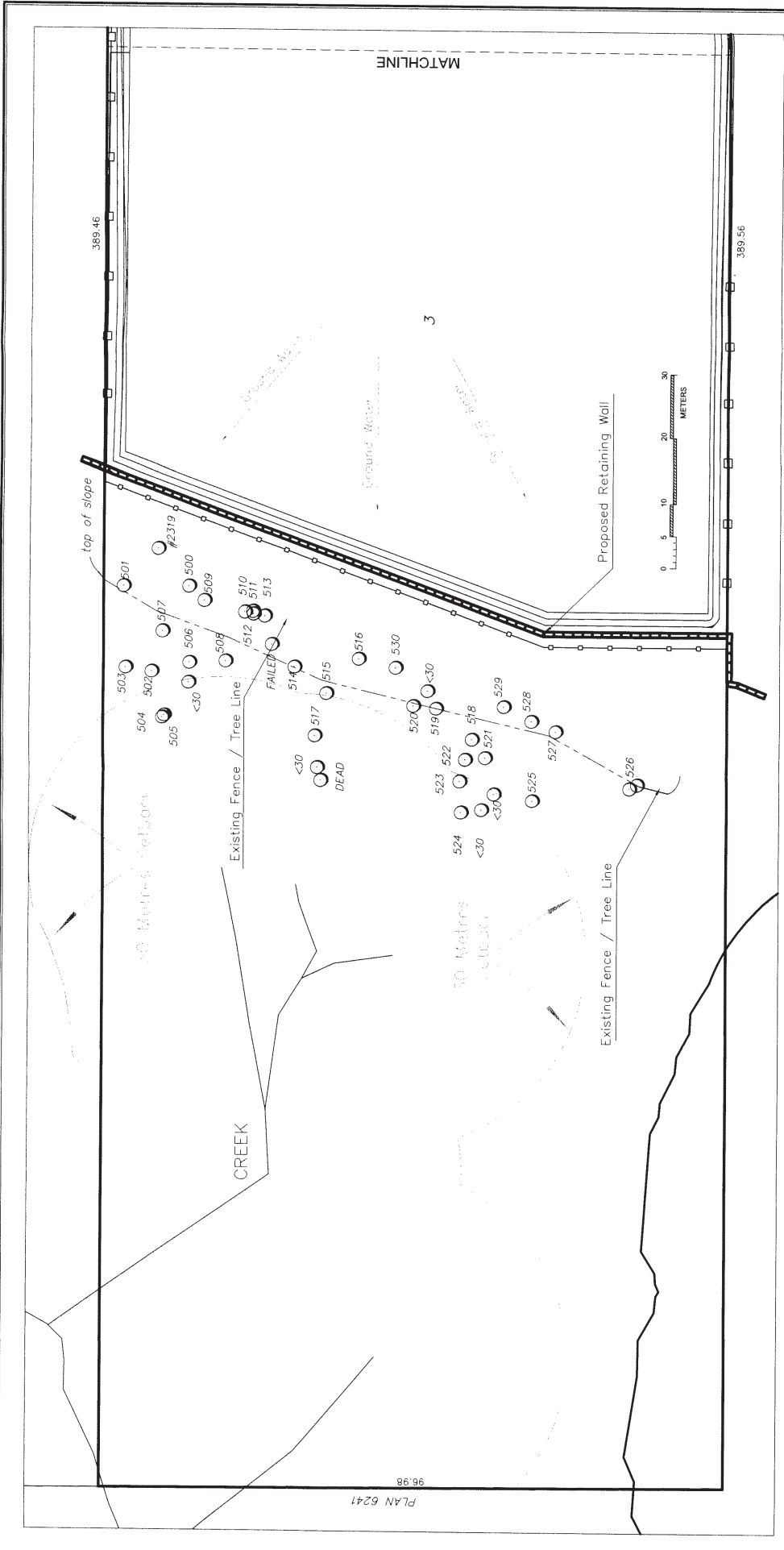
11140 - 92A Avenue
Delta, British Columbia
V4C 3L8
Ph: (604) 582-0309
Fax: (604) 585-8888
Email: info@mfadum.com

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3075-188 ST
SURREY, B.C.

12 - PRE-CONSTRUCTION PLAN
AND PRESERVATION PLAN
C/2 PACIFIC LAND GROUP

T-2
SHEET 2 OF 2



LEGEND
 ○ TREE TO BE RETAINED
 ○ TREE PROTECTION FENCING



| | | | | | | | | | | |
|---|-----|--|-------|----|--------------------|---|---|-------|-------|---------------|
| STAMP | NO. | | DATE | BY | RECORD OF REVISION | PROJECT TITLE | SHEET TITLE | DRAWN | SCALE | DATE |
| | 1 | | JAN11 | SL | NEW SITE PLAN | | | | | |
| 11140 - 92A Avenue Delta, British Columbia Canada V4L 1V6 Ph: (604) 582-0309 Fax: (604) 589-2888 Email: mifadum@fadam.ca | | | | | | 3075-188 St SURREY, B.C. | 11 - TREE REMOVAL AND PRESERVATION PLAN | CSJ/V | 1:1 | 01.12.01 |
| MIKE FADUM AND ASSOCIATES LTD VEGETATION CONSULTANTS | | | | | | © Copyright Reserved. This drawing and all associated data and any of the information contained herein, without their permission, other projects. | CURR: PACIFIC LAND GROUP | | | SHEET 02 OF 2 |

96.98
PLAN 6241

NOTES



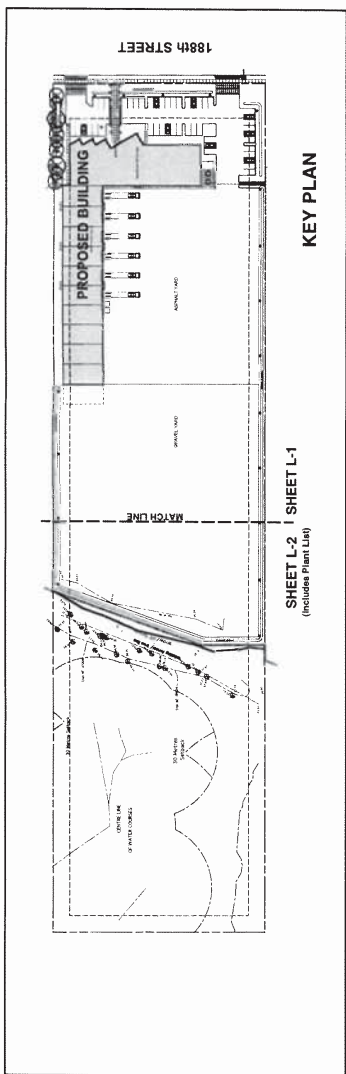
SCALE



3175 UNIVERSITY ST. SUITE 200
VANCOUVER, BC V6T 1W5
TEL: 604.273.8888 FAX: 604.273.8889

BY: CITY OF SURREY L.S.P.

S/A



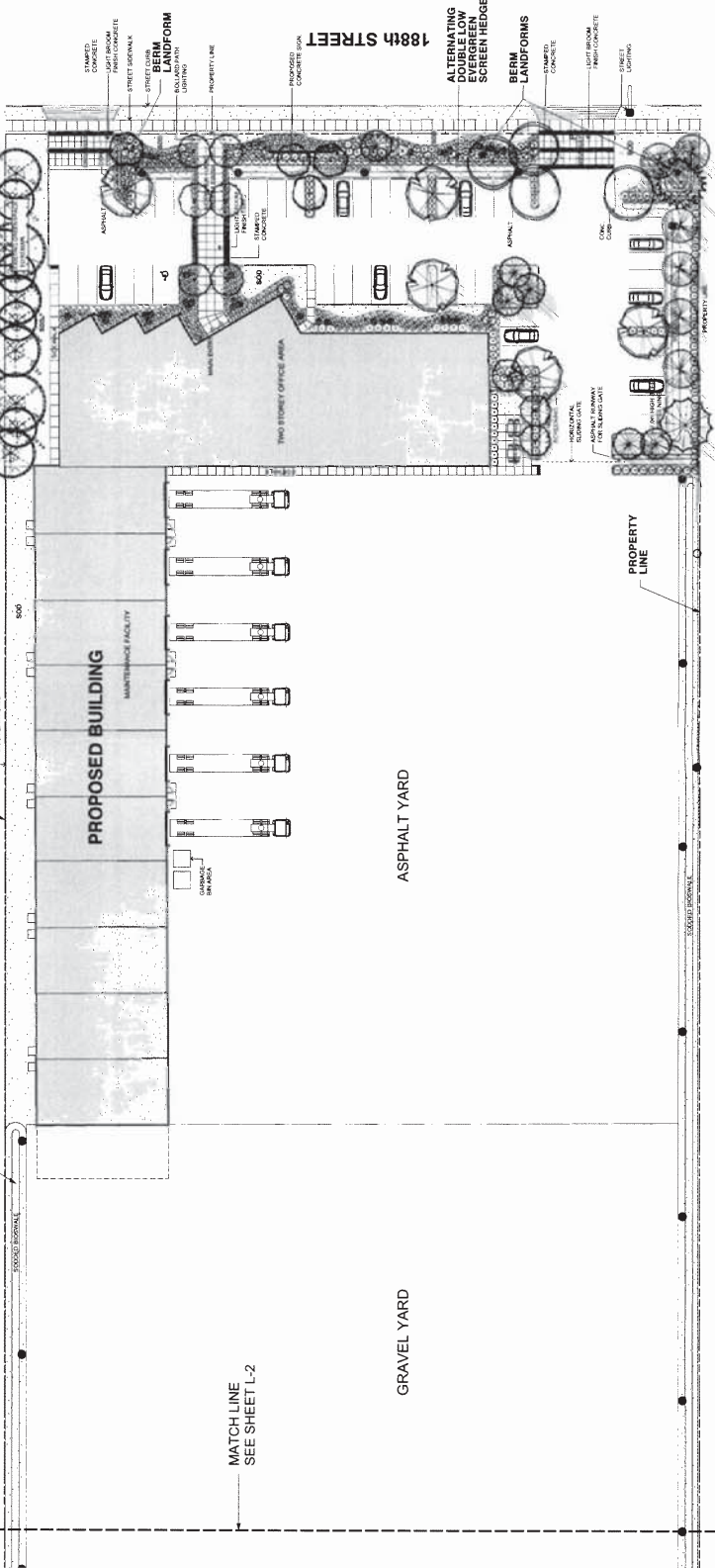
KEY PLAN

SHEET L-1
(Includes Plant List)

GRASS BIOSWALES
(See CH1)

PROPERTY LINE

PERIMETER CHAIN LINK FENCE



MATCH LINE
SEE SHEET L-2

GRAVEL YARD

ASPHALT YARD

PROPERTY LINE

NOT FOR CONSTRUCTION

DATE: 2010.05.11

PROJECT: B&B CONTRACTING PROPOSED FACILITY

DATE: 2010.05.11

PROJECT: B&B CONTRACTING PROPOSED FACILITY

DATE: 2010.05.11

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DATE: 2010.05.11

PROJECT: B&B CONTRACTING PROPOSED FACILITY

DATE: 2010.05.11



KLtech
Landscape Architecture & Planning
210-1111 140 STREET ST.
VANCOUVER, BC CANADA
TEL: 604.273.8888 FAX: 604.273.8889

PROJECT: B&B CONTRACTING PROPOSED FACILITY

PROJECT ADDRESS: 3075 - 188th STREET, SURREY, BC

DRAWING TITLE: LANDSCAPE PLAN

PROJECT NO: KL10004

DRAWN BY: ACT

CHECKED BY: MAY - 2010

SCALE: 1:300

DATE: MAY - 2010

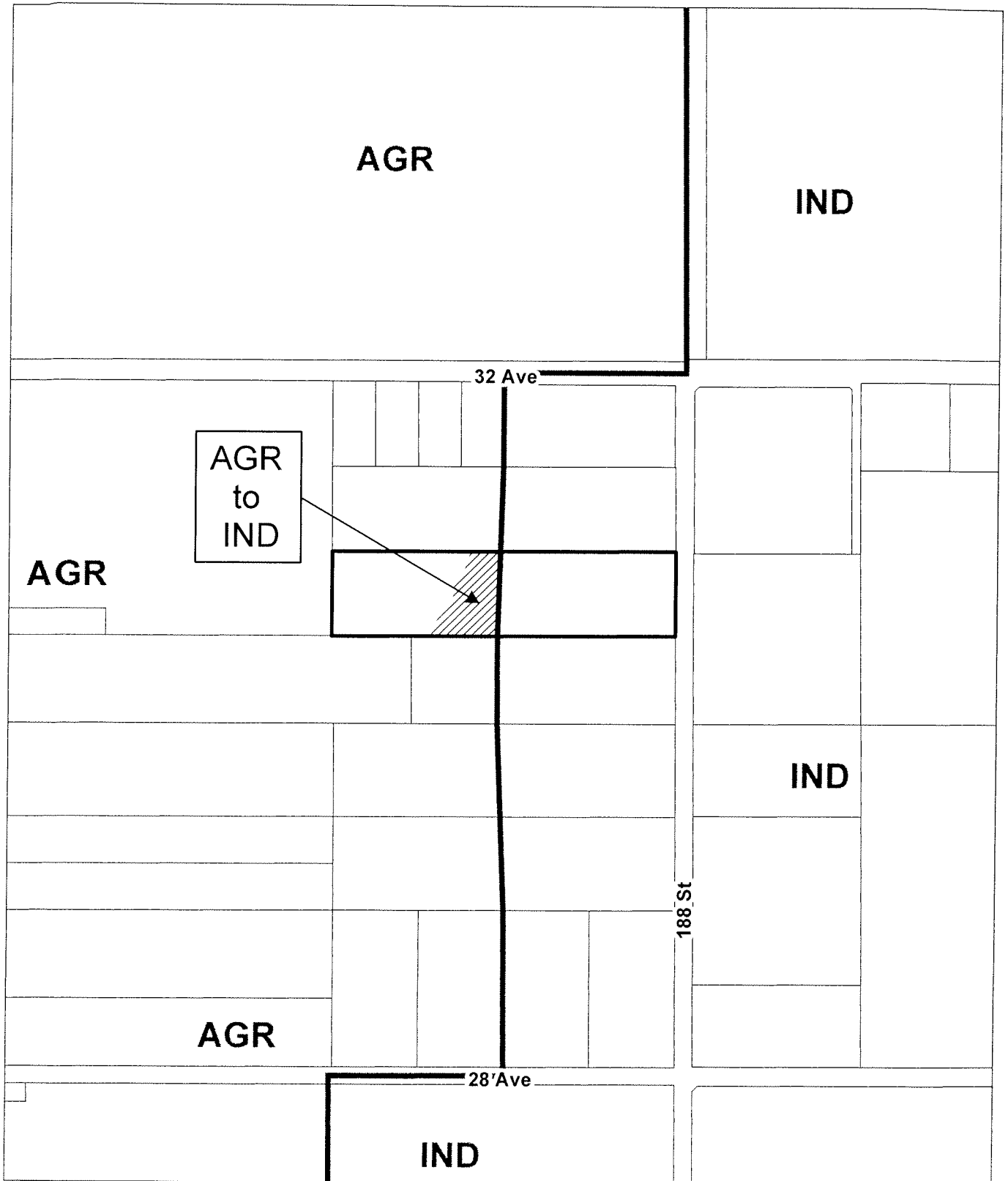
SCALE: 1:300

DATE: MAY - 2010

SCALE: 1:300

DATE: MAY - 2010

L-1 of 2



OCP Amendment

Proposed amendment from Agricultural to Industrial



CITY OF SURREY

BY-LAW NO. _____

A by-law to amend Surrey Zoning By-law, 1993, No. 12000, as amended
.....

THE CITY COUNCIL of the City of Surrey, in open meeting assembled, ENACTS AS FOLLOWS:

- 1. Surrey Zoning By-law, 1993, No. 12000, as amended, is hereby further amended, pursuant to the provisions of Section 903 of the Local Government Act, R.S.B.C. 1996 c. 323, as amended by changing the classification of the following parcels of land, presently shown upon the maps designated as the Zoning Maps and marked as Schedule "A" of Surrey Zoning By-law, 1993, No. 12000, as amended as follows:

FROM: INTENSIVE AGRICULTURE ZONE (A-2)

TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

Portion of Parcel Identifier: 011-439-408
Lot 3 Section 21 Township 7 Plan 9803 New Westminster District

Portion of 3075 - 188 Street (aka 3083-188 Street)

- 1. The following regulations shall apply to the *Lands*:

A. Intent

This Zone is intended to permit the development of industrial business parks with a high standard of design consisting of *light impact industry*, high technology industry, industry with a significant amount of research and development, *warehouse uses*, limited outdoor storage and maintenance of contractor's construction equipment, offices and limited service uses forming part of a *comprehensive design*.

The *Lands* are divided into Areas A and B as shown on the Survey Plan attached hereto and forming part of this By-law as Schedule A, certified correct by David Dyck, B.C.L.S. on the 23rd day of December, 2011.

B. Permitted Uses

The *Lands* and *structures* shall be used for the following uses only, or for a combination of such uses:

1. *Light impact industry* including the wholesale and retail sale of products produced within the business premises or as part of the wholesale or warehouse operations provided that the total floor area used or intended to be used for retail sales and display to the public shall not exceed 20% of the *gross floor area* for each individual business or establishment or 460 square metres [5,000 sq.ft.], whichever is less.
2. *Warehouse uses.*
3. *Distribution centres.*
4. *Transportation industry* limited to storage and maintenance of contractor's construction equipment, materials or supplies.
5. Office uses excluding:
 - (a) *Social escort services;*
 - (b) *Methadone clinics;* and
 - (c) Offices of professionals including without limitation, accountants, lawyers, doctors, dentists, chiropractors, physiotherapists, massage therapists and related health care practitioners and notary publics, and the offices of real estate, advertising and insurance.
6. *Accessory uses* limited to the following:
 - (a) *General service uses* excluding *drive-through banks;*
 - (b) *Eating establishments* limited to a maximum of 200 seats and excluding *drive-through restaurants* and where a *lot* has been subdivided by a strata plan then there shall be a maximum of 200 *eating establishment* seats within the strata plan;
 - (c) *Community services;*
 - (d) *Child care centre;* and
 - (e) *Dwelling unit(s)* provided that the *dwelling unit(s)* is (are):
 - i. Contained within a *principal building;*
 - ii. Occupied by the owner or a caretaker, for the protection of the business permitted;
 - iii. Restricted to a maximum number of:
 - a. One *dwelling unit* in each *principal building* less than 2,800 square metres [30,000 sq. ft.] in floor area;
 - b. Two *dwelling units* in each *principal building* of 2,800 square metres [30,000 sq. ft.] or greater in floor area;

- c. Notwithstanding Sub-sections B.6 (e) iii.a. and iii.b., the maximum number shall be 2 *dwelling units* and where a *lot* has been subdivided by a strata plan then there shall be a maximum of 2 *dwelling units* within the strata plan”; and
- iv. Restricted to a maximum floor area of:
 - a. 140 square metres [1,500 sq. ft.] for one (first) *dwelling unit* on a *lot*;
 - b. 90 square metres [970 sq. ft.] for each additional *dwelling unit*; and
 - c. Notwithstanding Sub-sections B.6 (e) iv.a. and iv.b., the maximum floor area shall not exceed 33% of the total floor area of the *principal building* within which the *dwelling unit* is contained.

C. Lot Area

Not applicable to this Zone.

D. Density

The *floor area ratio* shall not exceed 0.1 or a *gross floor area* of 300 square metres [3,230 sq.ft.], whichever is smaller. The maximum *floor area ratio* may be increased to 1.00 if amenities are provided in accordance with Schedule G of Surrey Zoning By-law, 1993, No. 120000, as amended.

E. Lot Coverage

The *lot coverage* shall be 60%.

F. Yards and Setbacks

Buildings and *structures* shall be sited in accordance with the following minimum *setbacks*:

| Use | Setback | <i>Front Yard</i> | <i>Rear Yard</i> | <i>Side Yard</i> | <i>Side Yard on Flanking Street</i> |
|---|----------------|-------------------|-------------------|---------------------|-------------------------------------|
| <i>Principal Buildings and Accessory Buildings and Structures</i> | | 16 m* [52 ft.] | 7.5 m [25 ft.] | 7.5 m** [25 ft.] | 9.0 m*** [30 ft.] |

Measurements to be determined as per Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended.

- * The *front yard setback* may be reduced to 7.5 m [25 ft.] if the area between the front face of any *building* or *structure* and a *highway* is not used for parking and is landscaped.
- ** One (1) *side yard setback* may be reduced to 3.6 metres [12 ft.].
- *** The *side yard setback* on a *flanking street* may be reduced to 7.5 m [25 ft.] if the area between the *flanking street* face of any *building* or *structure* and a *highway* is not used for parking and is landscaped.

G. Height of Buildings

Measurements to be determined as per Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended.

1. *Principal buildings*: The *building height* shall not exceed 14 metres [45 feet].
2. *Accessory buildings and structures*: The *building height* shall not exceed 6 metres [20 feet].

H. Off-Street Parking

1. Notwithstanding Table C.3 of Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended, the required parking for this development shall be not less than 74 *parking spaces*.
2. Notwithstanding Sub-section D.3 (a) ii of Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended, additional areas for parking of trucks and trailers associated with the uses and operations allowed on the *lot* may be permitted within designated loading/unloading areas provide that the *parking spaces* shall not be visible from the *highways* abutting the *lot*.

I. Landscaping

1. All developed portions of the *lot* not covered by *buildings*, *structures* or paved areas shall be landscaped including the retention of mature trees. This *landscaping* shall be maintained.
2. Along the developed sides of the *lot* which abut a Major Road, as shown in the "Surrey Major Road Allowance Map", attached as Schedule K to Surrey Subdivision and Development By-law, 1986, No. 8830" as amended, a continuous *landscaping* strip of not less than 6.0 metres [30 ft.] in width shall be provided within the *lot*.
3. Along the developed sides of the *lot* which abut all *highways* other than a Major Road, as shown in "Surrey Major Road Allowance Map", attached as Schedule K to the Surrey Subdivision and Development By-law, 1986, No.

8830 as amended, a continuous *landscaping* strip of not less than 3.0 metres [10 ft.] in width shall be provided within the *lot*.

4. A continuous *landscaping* strip of not less than 1.5 metres [5 ft.] in width shall be provided along all *side lot lines* between a *highway* and 3.0 metres [10 ft.] back from the front face of the closest *principal building* fronting a *highway*.
5. Loading areas, garbage containers and *passive recycling containers* shall be screened to a height of at least 2.5 metres [8 ft.] by *buildings*, a *landscaping* screen, a solid decorative fence, or a combination thereof.
6. The boulevard areas of *highways*, abutting a *lot* shall be seeded or sodded with grass on the side of the *highway* abutting the *lot*, except at *driveways*.

J. Special Regulations

1. *Land* and *structures* shall be used for the uses permitted in this By-law only if such uses:
 - (a) Constitute no unusual fire, explosion or safety hazard;
 - (b) Do not emit noise in excess of 70 dB measured at any point on any boundary of the *lot* on which the use is located; and
 - (c) Do not produce heat or glare perceptible from any *lot line* of the *lot* on which the use is located.
2. In Area A, outdoor storage of any goods, materials, supplies or construction equipment is specifically prohibited.
3. In Area B, the outdoor display and storage of goods, materials or supplies, and areas for parking of trucks, trailers and construction equipment associated with the uses and operations allowed on the *lot* is permitted provided that such storage and parking is:
 - (a) Not located within 4.0 metres [13 ft.] of the north or south *lot lines* in the *side yard setbacks*;
 - (b) Not located within the 4.0 metres [13 ft.] of the west property line in the *rear yard setback*; and
 - (c) Completely screened to a height of at least 2.5 metres [8 ft.] by *buildings* and/or solid decorative fencing and/or substantial *landscaping* strips of not less than 2.5 metres [8 ft.] in height and not less than 1.5 metres [5 ft.] in width. In no cases shall materials be piled up higher than 3.5 metres [12 ft.] on-site.
4. Parking, storage or the service of trucks and trailers on any portion of the *lot*, not associated with the uses or operations permitted thereof shall be specifically prohibited.

5. Loading areas shall not be located within any required *front yard setback* or *flanking street setback* which abuts a major road, as shown in the "Surrey Major Road Allowance Map", attached as Schedule K to Surrey Subdivision and Development By-law, 1986, No. 8830 as amended.
6. Garbage containers and *passive recycling containers* shall not be located within any required front or *flanking street setback*.
7. *Child care centres* shall be located on the *lot* such that these centres have direct access to an *open space* and play area within the *lot*.

K. Subdivision

Lots created through subdivision in this Zone shall conform to the following minimum standards:

| <i>Lot Size</i> | <i>Lot Width</i> | <i>Lot Depth</i> |
|-------------------------------|-------------------------|--------------------------|
| 24,000 sq. m. [5.93 acre] | 95 metres [310 ft.] | 225 metres [738 ft.] |

Dimensions shall be measured in accordance with Section E.21 of Part 4 General Provisions of Surrey Zoning By-law, 1993, No. 12000 as amended.

L. Other Regulations

In addition to all statutes, by-laws, orders, regulations or agreements, the following are applicable, however, in the event that there is a conflict with the provisions in this Comprehensive Development Zone and other provisions in Surrey Zoning By-law, 1993, No. 12000, as amended, the provisions in this Comprehensive Development Zone shall take precedence:

1. Definitions are as set out in Part 1 Definitions, of Surrey Zoning By-law, 1993, No. 12000, as amended.
2. Prior to any use, the *Lands* must be serviced as set out in Part 2 Uses Limited, of Surrey Zoning By-law, 1993, No. 12000, as amended and in accordance with the servicing requirements for the IB-2 Zone as set forth in the Surrey Subdivision and Development By-law, 1986, No. 8830, as amended.
3. General provisions are as set out in Part 4 General Provisions of Surrey Zoning By-law, 1993, No. 12000, as amended.
4. Additional off-street parking requirements are as set out in Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.
5. Sign regulations are as set out in Surrey Sign By-law, 1999, No. 13656, as amended.

6. Special *building setbacks* are as set out in Part 7 Special Building Setbacks, of Surrey Zoning By-law, 1993, No. 12000, as amended.
7. *Building* permits shall be subject to the Surrey Building By-law, 1987, No. 9011, as amended.
8. *Building* permits shall be subject to Surrey Development Cost Charge By-law, 2011, No. 17330, as may be amended or replaced from time to time, and the development cost charges shall be based on the IB-2 Zone.
9. Tree regulations are set out in Surrey Tree Protection By-law, 2006, No. 16100, as amended.
10. Development permits may be required in accordance with the Surrey *Official Community Plan*, 1996, By-law No. 12900, as amended.
11. Provincial licensing of *child care centres* is regulated by the Community Care and Assisted Living Act R.S.B.C. 2002. c. 75, as amended, and the Regulations pursuant thereto including without limitation B.C. Reg 319/89/213.

3. This By-law shall be cited for all purposes as "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, _____, No. _____."

READ A FIRST AND SECOND TIME on the _____ th day of _____, 20__ .

PUBLIC HEARING HELD thereon on the _____ th day of _____, 20__ .

READ A THIRD TIME ON THE _____ th day of _____, 20__ .

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the _____ th day of _____, 20__ .

_____ MAYOR

_____ CLERK

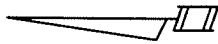
**SURVEY PLAN TO ACCOMPANY CITY OF SURREY ZONING BYLAW No. _____
OF PART OF LOT 3 SECTION 21 TOWNSHIP 7
NEW WESTMINSTER DISTRICT PLAN 9803**

P.L.O. 01-439-408
(LOT 3 SECTION 21 TOWNSHIP 7 PLAN 9803)
C/MC ADDRESS: #3075 188 STREET

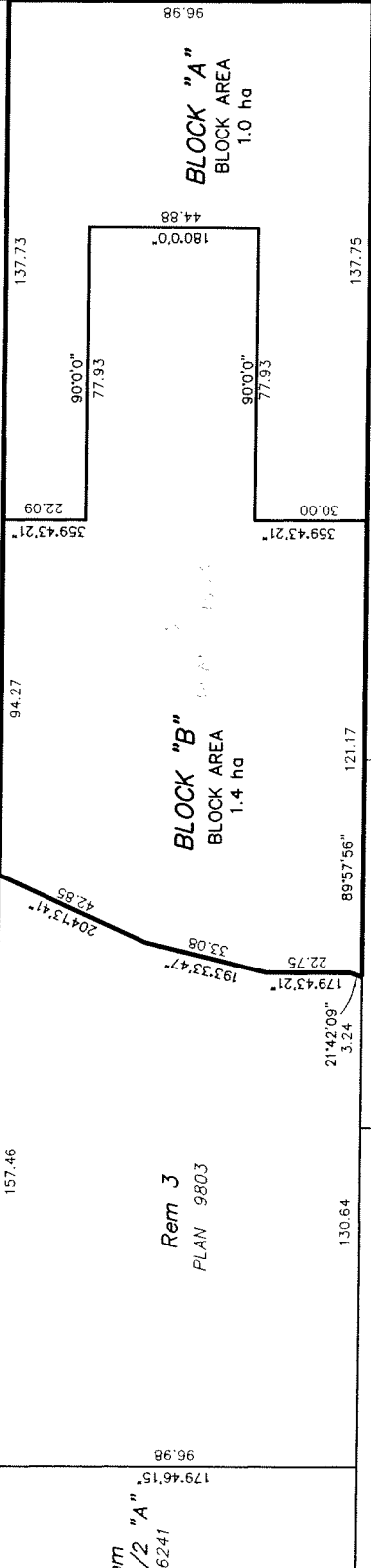
| BOOK OF REFERENCE | | | |
|-------------------|-----------------------|------|--------|
| LOT | DESCRIPTION | PLAN | AREA |
| PART OF LOT 3 | SECTION 21 TOWNSHIP 7 | 9803 | 1.0 ha |
| PART OF LOT 3 | SECTION 21 TOWNSHIP 7 | 9803 | 1.4 ha |

CITY OF SURREY
B.C.G.S. 92G.007
SCALE = 1:1250
12.5M 0 25 50M

"ALL DISTANCES ARE IN METRES"



2
PLAN 9803
89°57'56"



Rem
West 1/2 "A"
PLAN 6241

Rem 3
PLAN 9803

BLOCK "A"
BLOCK AREA
1.0 ha

BLOCK "B"
BLOCK AREA
1.4 ha

SECTION 21
TOWNSHIP 7

Rem "B"
PLAN 6241

1
PLAN BCP48343

PLAN BCP44291
PLAN BCP44792
PLAN BCP44284

CERTIFIED CORRECT ACCORDING TO
LAND TITLE OFFICE RECORDS DATED
THIS 23rd DAY OF DECEMBER, 2011

[Signature]

THIS PLAN LIES WITHIN THE
GREATER VANCOUVER REGIONAL DISTRICT
SIGNATURE OF B.C.G.S.

SOUTH FRASER LAND SURVEYING LTD.
B.C. LAND SURVEYORS
SUITE 101 - 7485 130th STREET
SURREY, B.C. V3W 1H8
TELEPHONE: 604-589-1886
FILE: 10685_OUTDOOR_STORAGE AREAS

10685_OUTDOOR_STORAGE AREAS