

City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7910-0120-00

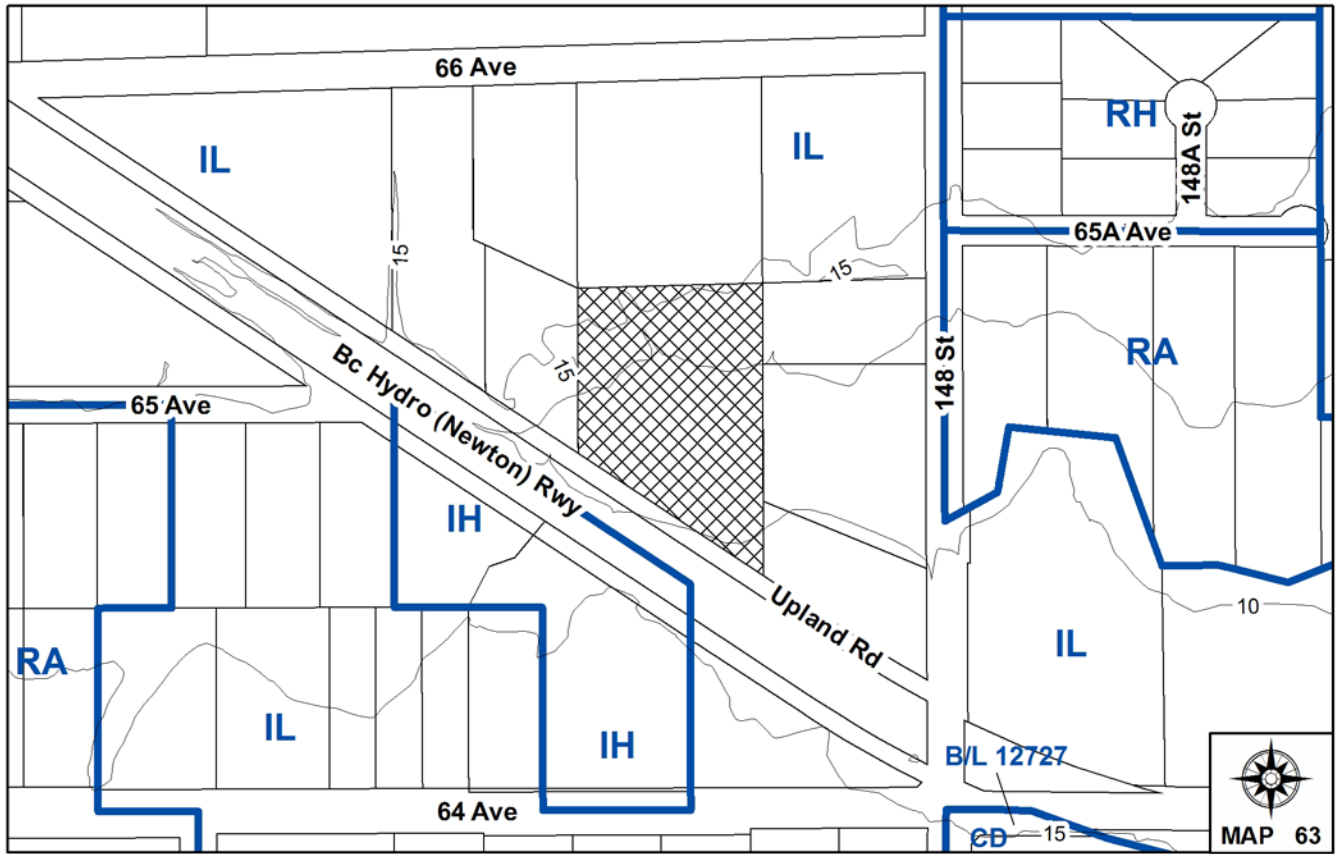
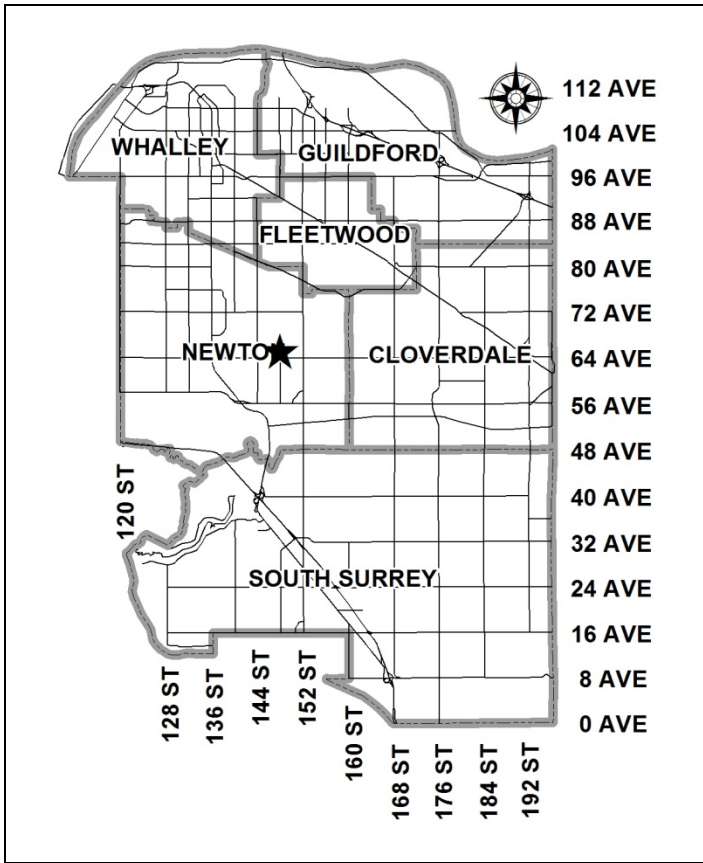
Planning Report Date: April 4, 2011

**PROPOSAL:**

- **Development Variance Permit**

to vary the front, rear and side yard setbacks of two light industrial buildings proposed near Hyland Creek.

**LOCATION:** 14747 Upland Road  
**OWNER:** BC Pole Cartage Ltd.  
**ZONING:** IL  
**OCP DESIGNATION:** Industrial



### RECOMMENDATION SUMMARY

- Approval for Development Variance Permit to proceed to Public Notification.

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is requesting variances to the Zoning By-law to reduce the 7.5 metre (25 ft.) front, rear and side yard setbacks required under the Light Impact Industrial Zone (IL).
- The variances are required to accommodate the development of two light industrial buildings on the property, north and south of Hyland Creek.

### RATIONALE OF RECOMMENDATION

- The requested setback relaxations will allow for the most efficient use of the site's developable area, while allowing for the preservation and enhancement of Hyland Creek and its riparian area.
- Through the development, the applicant will convey Hyland Creek and the riparian area to the City for ongoing environmental stewardship.
- The proposed relaxations will have little impact on the adjacent industrial properties which are used for outdoor storage, truck parking, warehousing and other light impact industrial uses.
- The two concrete tilt-up buildings proposed for the site are well designed and will provide an attractive addition to Newton's industrial area. The proposed use is in keeping with the OCP "Industrial" designation for the site.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7910-0120-00, (Appendix V) varying the following minimum setback provisions of the IL Zone, to proceed to Public Notification:
  - (a) to reduce the front yard setback from 7.5 metres (25 ft.) to 3.5 metres (11.48 ft.) for proposed Building B;
  - (b) to reduce the interior side yard setback from 7.5 metres (25 ft.) to 1.5 metres (5 ft.) for proposed Building B;
  - (c) to reduce the rear yard setback from 7.5 metres (25 ft.) to 1.21 metres (4 ft.) for proposed Building A; and
  - (d) to reduce the west side yard setback from 7.5 metres (25 ft.) to 2 metres (6.57 ft.) for proposed Building A.
2. Council instruct staff to resolve the following issues prior to Development Variance Permit 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) submission of a subdivision layout to the satisfaction of the Approving Officer.

## REFERRALS

Engineering:	The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix III.
Department of Fisheries and Oceans (DOF):	Hyland Creek, a Class A red coded watercourse, runs east to west on the subject property. On June 2, 2010, DFO approved a proposal to vary the 30-metre setback on both sides of the creek and to construct a clear span bridge across Hyland Creek, provided the land was rehabilitated, revegetated and conveyed to the City. Additional details on the decision are provided within the context of this report.

## SITE CHARACTERISTICS

Existing Land Use: The southern portion of the property is being used by a trucking and contracting company for outdoor storage of vehicles, trucks, recreational vehicles, etc. Some temporary sheds and structures are situated on site. The northern portion of the site is current vacant.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Light industrial uses including warehousing and outdoor storage of vehicles.	Industrial	IL
East:	Industrial hardwood plant, vehicle and boat repair operations and storage.	Industrial	IL
South:	Cement manufacturing plant with office and outdoor storage.	Industrial	IH/IL
West:	Various industrial parcels with outdoor storage.	Industrial	IL

DEVELOPMENT CONSIDERATIONSBackground and Context

- The development site is located in an industrial area at the west end of Upland Road, off 148 Street in Newton. The site is approximately 12,348.36 m<sup>2</sup> (3.08 acres) in area and is designated "Industrial" in the Official Community Plan (OCP).
- The site is zoned for "Light Impact Industrial" (IL) use. A trucking and contracting company occupies the southern half of the site and leases a portion of the City's unopened road allowance (Upland Road) for additional outdoor vehicle storage.
- Hyland Creek, a red coded, fish bearing, Class A watercourse runs east to west on the site and effectively divides the parcel in two distinct areas. The property is highly disturbed and largely devoid of trees and vegetation as it was once used as a concrete plant.

Proposal

- The applicant is proposing to redevelop the site and build two light industrial buildings on either side of Hyland Creek. Building A, situated north of the creek, will be a 3,194 sq.m. (34,378 sq.ft.) multi-tenant warehouse with loading bays and limited office space. Building B, adjacent to Upland Road, will be a 790 sq.m. (8,500 sq.ft.) structure used for truck maintenance, with a 140 sq.m. (1,500 sq.ft.) caretaker suite.
- The proposed uses are in keeping with the OCP designation and the light industrial zoning of the site. While a Development Permit, regulating the form and character of the building, is not required due to the site's location<sup>1</sup>; a Development Variance Permit (DVP) is required to vary the front, rear and side yard setbacks associated with the IL zone.

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<sup>1</sup>Under the OCP, industrial developments located over 100 metres (327 ft.) away from Provincial highways and arterial roads, not located in industrial/business parks and not abutting other non-industrial uses are exempt from designated development permit areas.

- The DVP will make efficient use of the site's buildable area north and south of Hyland Creek, and provide protection to the creek and the riparian area, by delineating a watercourse protection zone to be conveyed to the City.

### History

- This is the second application for this site. In 2006, DVP application 7906-0341-00 was opened to accommodate a similar proposal on the property, which was endorsed by the Environmental Review Committee (ERC). In September 2009, the application was closed due to a lack of activity. The ERC decision of April 2007 also expired in April 2010, after two extensions were granted.
- During 2008, however, the owner did work to partially rehabilitate the site by removing concrete and slabs from the riparian zone and at the north portion of the site. The owner also installed bridge pilings for the future creek crossing as per the ERC decision, and later purchased a bridge deck for installation. In 2009, the City received a building application to install the bridge deck. This latter application, however, stalled when the ERC decision expired prior to the completion of the environmental works.

### DFO/ERC Decision

- In June 2010, the DFO and ERC again reviewed and approved the current application to vary the creek's 30-metre setback and to construct a clear span bridge across Hyland Creek from top-of-bank to top-of-bank.
- The final approved riparian area influenced the site's layout and design and provides much of the rationale behind the current DVP application.
- Specifically, DFO (and the ERC) endorsed a watercourse setback fluctuating between 18.69-19.10 metres on the north side of the Hyland creek, and 15.07-21.88 metres on the south side of the creek, subject to the following conditions:
  - The entire riparian area be restored, replanted and conveyed to the City for drainage purposes. The total watercourse area, based on the approved setbacks, will measure 4,880 sq.m. (52,527 sq.ft.) in area. The setback relaxations are justified in part by the site's configuration, and the fact that the planting and restoration of the riparian area would involve the removal of extensive concrete from the site.
  - A fence be provided on the owner's property, 0.2 metres away from the riparian area, to delineate and protect the watercourse area.
  - A two (2) metre wide right-of-way at the west property line, north of the riparian area to the north property line be provided for drainage purposes, and
  - A restrictive Section 219 covenant be registered against title to prohibit any truck or vehicle washing onsite outside of buildings.

- The decision also allowed for bioswales to extend a maximum of 3 metres into the riparian area. The bioswales, linked to an Atlantis storm water management system via a filtration system, will allow for planting and improved water infiltration and benefit Hyland Creek's ecosystem. While the swales will be located on City property, the maintenance of the swales and Atlantis system will remain the responsibility of the owner.

### Tree Retention

- In January 2011, an arborist report was also submitted for the site. The report identified that all of the five trees on-site, protected by the City's Bylaw, were in good condition and could be retained. The trees to be retained – all cottonwoods – are located within creek's riparian zone and will be included in the site's final riparian planting plan. The City's Landscape Architect has approved the Arborist report.

### Design and Landscaping

- In addition to the DVP variance, staff reviewed and provided input on the building drawings submitted as part of the application. Each of the proposed concrete tilt up buildings will use projecting vertical elements, architectural reveals, and contrasting colours (gray and red) to add visual interest and articulation to the building facades. A combination of windows, glazing and light treatments will help break up the massing of building and identify key entry ways. The buildings will be an attractive addition in the area.
- Access to the site will be via Upland Road and the proposed bridge crossing. Outside of the riparian area, the landscaping plan for the site calls for 13 deciduous and flowering trees, along with planted islands, shrubs, landscaping strips and decorative pavers in and around the front yard, building and parking areas.

### BY-LAW VARIANCES AND JUSTIFICATION

#### (a) Requested Variance:

- The following variances to the IL zone are requested to accommodate the proposed development:

#### Building B

- Reduce the front yard setback from 7.5 metres (25 ft) to 3.5 metres (11.48 ft.)
- Reduce the interior side yard setback (from the new property line at the riparian area) from 7.5 metres (25 ft) to 1.5 metres (5 ft.)

#### Building A

- Reduced the rear yard setback from 7.5 metres (25 ft) to 1.21 metres (4 ft.)
- Reduce the west side yard setback from 7.5 metres (25 ft) to 2 metres (6.57 ft.)

#### Applicant's Reasons:

- Setback relaxations are required to develop the site and provide on-site parking areas with adequate truck turning and manoeuvring areas. Hyland Creek and the surrounding environmentally sensitive area effectively split the parcel into two developable areas. 7.5 metre (25 ft.) setbacks from all property lines would render the site undevelopable.
- The applicant has also agreed to rehabilitate and restore the site and convey Hyland Creek to the City for protection and ongoing stewardship.

#### Staff Comments:

- The requested relaxations to front, rear and side yard setbacks provide a reasonable footprint for the site, while preserving the Hyland Creek and riparian area.
- The proposed relaxations will have a negligible effect on the adjacent properties which are used for outdoor storage, truck parking, warehousing and other light industrial uses.
- The applicant has employed CPTED principles to minimize the impact of reduced side and rear yards by lighting, planting, gating, and otherwise restricting access between building walls and fenced property lines.
- Staff support the requested setback variances given the work to rehabilitate and develop the site in an environmentally responsive manner.

#### DVP Approval Requirements

- As conditions of DVP approval, staff recommend the applicant :
  - Convey the Hyland Creek riparian area to the City (this will require a subdivision plan providing for a hooked lot);
  - Submit an approved riparian planting plan;
  - Bond for on-site restoration work, including concrete and retaining wall removal, planting and the fence installation; and
  - Provide the required ROWs and Section 219 Restrictive covenants for the site.
- The City's Drainage Section will accept the ongoing maintenance and stewardship of Hyland Creek area on behalf of the City. As part of the conveyance, agreements and contracts indemnifying the City against soil erosion etc. will be required. The City will not take any responsibility for the maintenance of the bridge.
- At building permit stage, the applicant will be required to enter into a servicing agreement for the site, demolish any on-site structures and construct the northern half of Upland Road fronting the site. The applicant will also be requested to move any vehicles and outdoor storage from the unopened (Upland) road allowance and the City's lease agreement with the applicant will be cancelled. The design and installation of the Atlantis system will also be reviewed at building permit issuance.

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. Proposed Subdivision Layout, Site Plan, Building Elevations, Landscape Plans and Perspective
- Appendix III. Engineering Summary
- Appendix IV. Summary of Tree Survey and Tree Preservation
- Appendix V. Development Variance Permit No. 7910-0120-00

*original signed by Nicholas Lai*

Jean Lamontagne  
General Manager  
Planning and Development

HP/kms

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. 3/17/11 12:10 PM



Information for City Clerk

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

1. (a) Agent:      Name:                    Samuel Chan c/o Ionic Architecture Inc.  
                         Address:                    201, 5500 – 152 Street  
                                                            Surrey, BC  
                                                            V3S 5J9  
                         Tel:                                    778-571-0618
  
2.            Properties involved in the Application
  - (a)      Civic Address:                    14747 Upland Road
  
  - (b)      Civic Address:                    14747 Upland Road  
                         Owner:                                    B.C. Pole Cartage Ltd., Inc. No. 696383  
                         PID:                                        010-528-474  
                         Lot 25 Section 15 Township 2 New Westminster District Plan 2563
  
3.            Summary of Actions for City Clerk's Office
  - (a)      Proceed with Public Notification for Development Variance Permit No. 7910-0120-00  
                         (when all outstanding items are completed).

## DEVELOPMENT DATA SHEET

Existing Zoning: IL

Required Development Data	Minimum Required / Maximum Allowed	Proposed
<b>LOT AREA*</b> (in square metres)		
Gross Total		12,468.36 m <sup>2</sup>
Road Widening area		-
Undevelopable area		4,880.50 m <sup>2</sup>
Net Total		7,587.86 m <sup>2</sup>
<b>LOT COVERAGE</b> (in % of net lot area)		
Buildings & Structures	60%	43.7%
Paved & Hard Surfaced Areas		
Total Site Coverage		
<b>SETBACKS</b> ( in metres)		
Front	7.5 m	3.5 m
Rear	7.5 m	1.21 m
Side #1 (East)	0 m	1.21 m
Side #2 (West)	7.5 m	2 m
<b>BUILDING HEIGHT</b> (in metres/storeys)		
Principal	18 m	13.25 m
Accessory	18 m	13.25 m
<b>NUMBER OF RESIDENTIAL UNITS</b>		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
<b>FLOOR AREA: Residential</b>		
<b>FLOOR AREA: Commercial</b>		
Retail		
Office		
Total		
<b>FLOOR AREA: Industrial</b>		3,983.5 m <sup>2</sup>
<b>FLOOR AREA: Institutional</b>		
<b>TOTAL BUILDING FLOOR AREA</b>		3,983.5 m <sup>2</sup>

*\* 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)	1.00	.52
AMENITY SPACE (area in square metres)		
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial		
Industrial	41	44
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors		
Institutional		
Total Number of Parking Spaces	41	44
Number of disabled stalls		2
Number of small cars		2
Tandem Parking Spaces: Number / % of Total Number of Units		
Size of Tandem Parking Spaces width/length		

Heritage Site	NO	Tree Survey/Assessment Provided	YES
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# UPLAND ROAD INDUSTRIAL BUILDINGS

14747 UPLAND ROAD, SURREY, B.C.



BUILDING - A - SOUTH ELEVATION



BUILDING - B - FRONT ELEVATION



BUILDING - B - SOUTH EAST ELEVATION

## COLORED ELEVATION



**SUBDIVISION PLAN OF LOT 25  
SECTION 15 TOWNSHIP 2  
NWD PLAN 2563**

PURSUANT TO SECTION 67 LAND TITLE ACT  
CITY OF SURREY  
BCGS 92G.016



The intended plot size of this plan is 559mm (22") in width by 432mm (17") in height when plotted at a scale of 1:1250

**INTEGRATED SURVEY AREA NO. 1 (SURREY)  
NADE3 CSRS (GVRD2005)**  
GRID BEARINGS ARE DERIVED FROM OBSERVATIONS BETWEEN GEOMETRIC CONTROL MONUMENTS 8637 AND 8042021.  
THIS PLAN SHOWS HORIZONTAL GROUND-LEVEL DISTANCES, TO COMPUTE GRID DISTANCES, MULTIPLY GROUND-LEVEL DISTANCES BY COMBINED FACTOR 0.99960285

**NOTE:**  
This plan shows one or more witness posts which are set along the production of the property boundary unless otherwise noted.

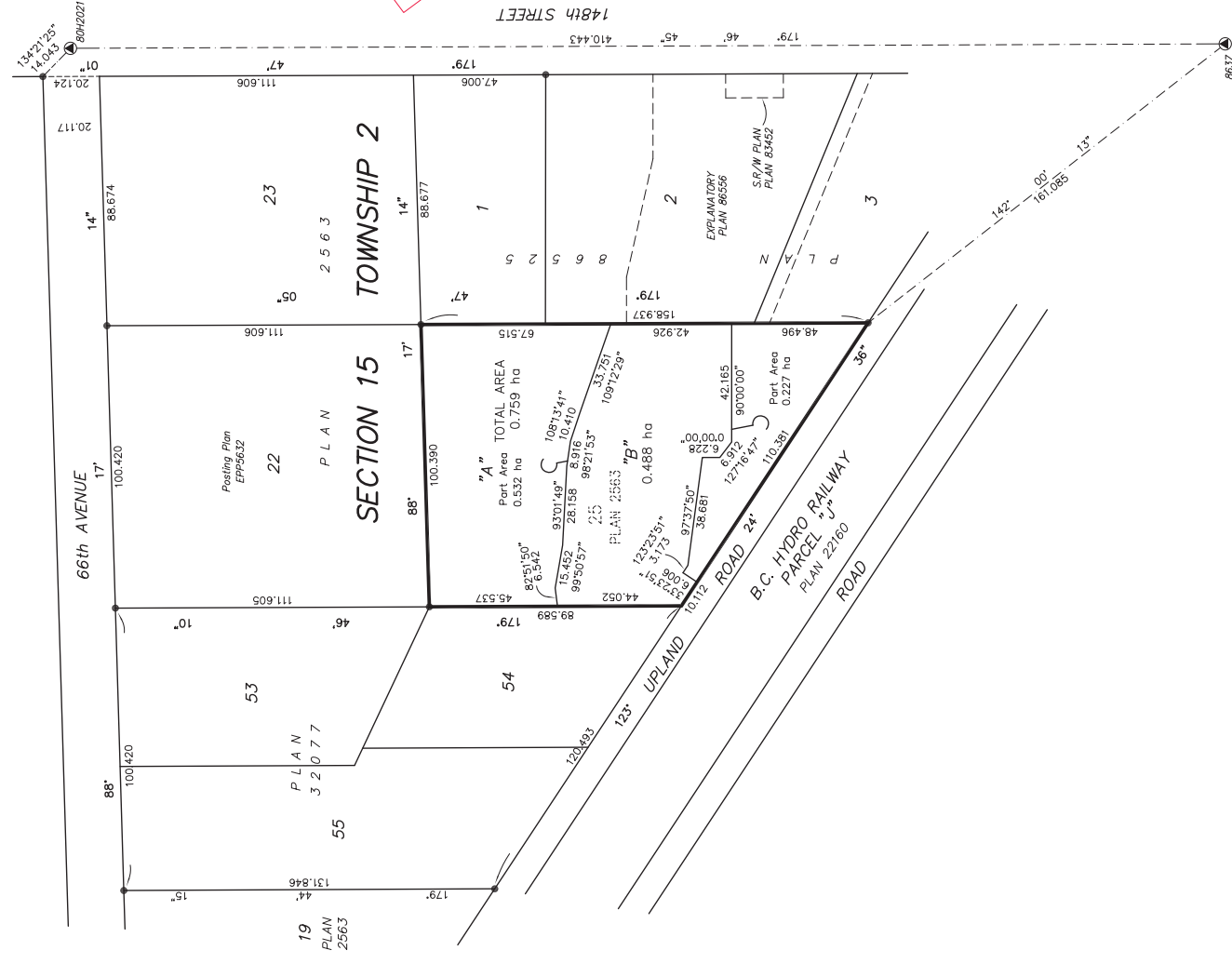
- LEGEND**
- standard iron post found
  - standard iron post placed
  - lead plug placed
  - ▣ lead plug found
  - ⊙ Control Monument found
  - W Denotes Witness
  - NF Denotes no evidence found
  - ha Denotes hectares

**PLAN BCP**

DEPOSITED IN THE LAND TITLE OFFICE AT NEW WESTMINSTER, B.C. THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2010.

REGISTRAR

PREFILED



**OWNER:**  
B.C. POLE CARTRIDGE LTD.  
(INC. NO. 696383)

**AUTHORIZED SIGNATORY**  
(Print name clearly near signature)

**AUTHORIZED SIGNATORY**  
(Print name clearly near signature)

**WITNESS TO BOTH SIGNATURES**  
(Print name clearly near signature)

**ADDRESS OF WITNESS**

**ADDRESS OF WITNESS**

**OCCUPATION OF WITNESS**

THIS PLAN LIES WITHIN THE  
GREATER VANCOUVER REGIONAL DISTRICT

I, D. J. DYCK, A BRITISH COLUMBIA LAND SURVEYOR OF SURREY IN BRITISH COLUMBIA, CERTIFY THAT I WAS PRESENT AT AND PERSONALLY SUPERINTENDED THE SURVEY REPRESENTED BY THIS PLAN, AND THAT THE SURVEY AND PLAN ARE CORRECT. THE FIELD SURVEY WAS COMPLETED ON THE 18th DAY OF FEBRUARY, 2010. THIS PLAN WAS COMPLETED BY ME OR UNDER MY SUPERVISION AND WAS COMPLETED BY THE CHECKER/REGISTERAR ON THE 18th DAY OF FEBRUARY, 2010.

APPROVED UNDER THE LAND TITLE ACT.  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2010.

APPROVING OFFICER FOR  
CITY OF SURREY

SOUTH FRASER LAND SURVEYING LTD.  
SUITE 401, SUITE 1010, 130th STREET  
SURREY, B.C. V3W 1H8  
TELEPHONE: 604 599-1886  
FILE: 0631650-2

PLAN 2563

LOT 22

LOT 53



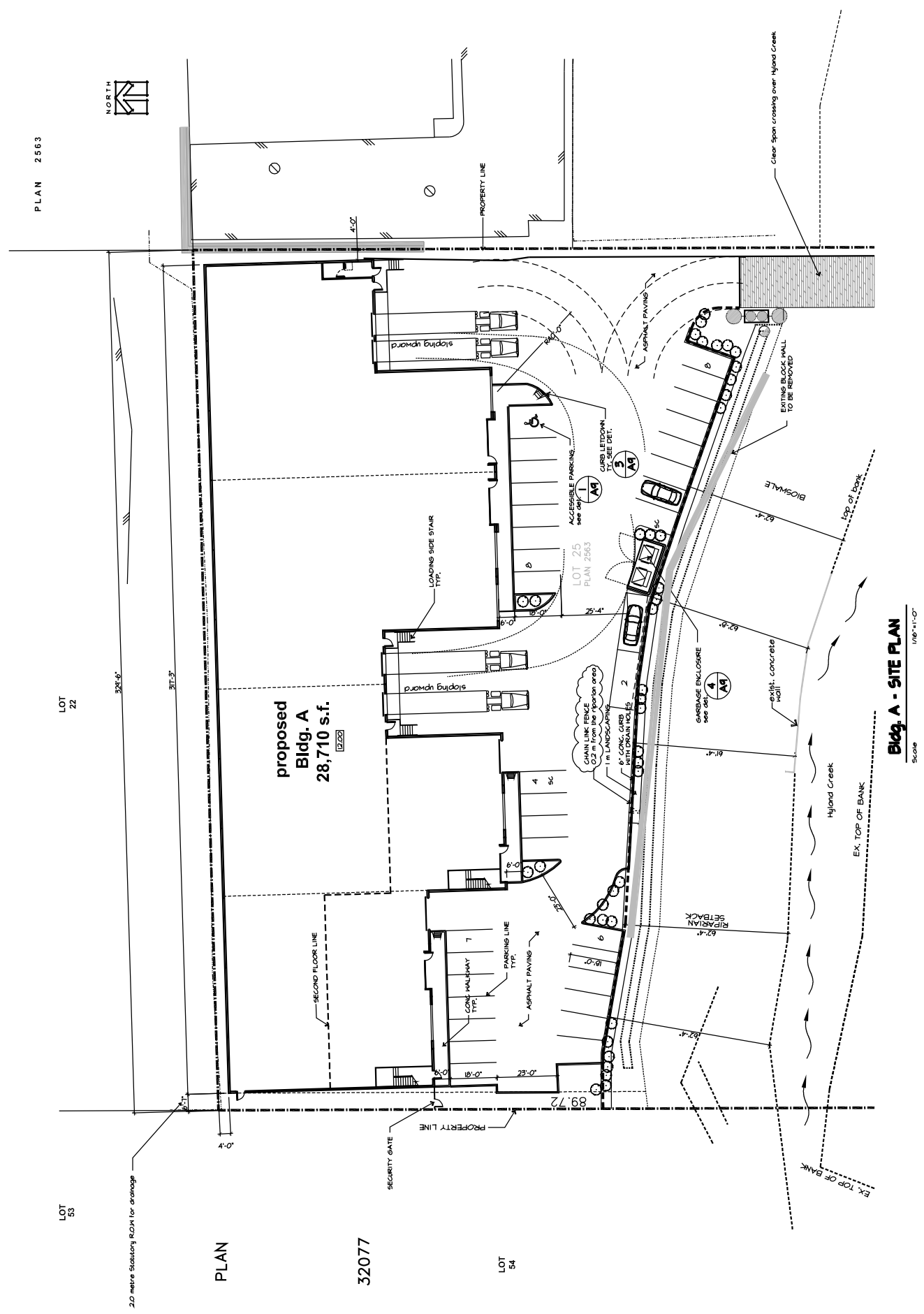
2.0 metre statutory R.O.W for drainage

PLAN

proposed  
Bldg. A  
28,710 s.f.

32077

LOT 54



**Bldg. A - SITE PLAN**  
Scale 1/16"=1'-0"

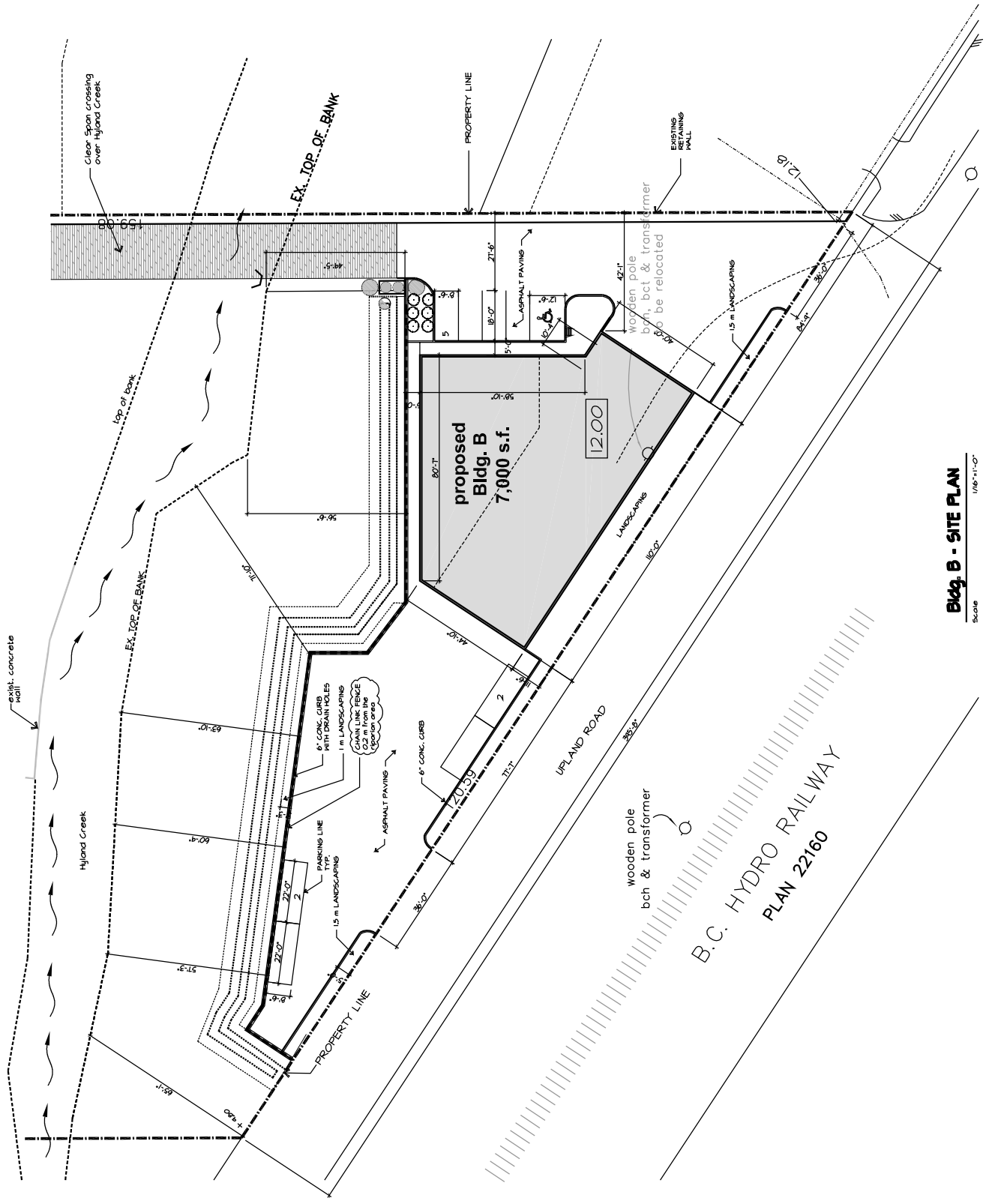
Revision	Project No.	09-944	A-2	14747 Hyland Road Surrey B.C.	Ionic Architecture Inc. Architect-member o.i.b.c.
Date					
Sheet	of				
Scale	As Noted				
Drawing Title	Bldg. A - SITE PLAN				
Rev.	Date	Description			
04	03-15-11	ISSUED FOR DP			
03	03-02-11	ISSUED FOR DP			
02	12-07-10	ISSUED FOR DP			
01	09-13-10	ISSUED FOR DP			
00					
			201400 New Street Surrey B.C. V3R 5R8 Tel: 604 273 8788 Fax: 604 273 8789 www.ionic-architecture.com		



REV.	DATE	DESCRIPTION
04	03-15-11	ISSUED FOR D.P.
03	03-02-11	ISSUED FOR D.P.
02	12-07-10	ISSUED FOR D.P.
01	09-13-10	ISSUED FOR D.P.

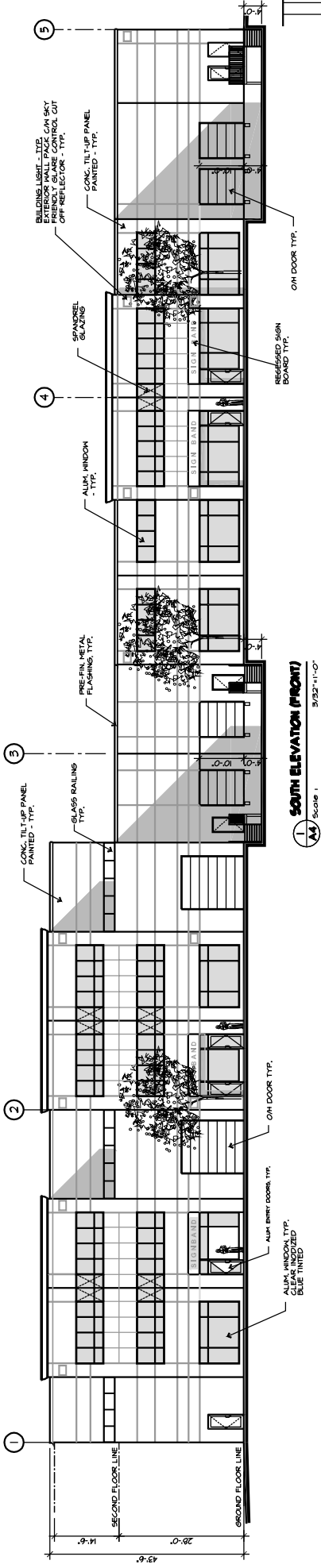
Ionic Architecture Inc.  
 Architect - member o.i.b.c.  
 20-1800 New Street  
 Suite 1700  
 Surrey B.C. V3R 4S8  
 Tel: 604-578-8888  
 Fax: 604-578-8888

Sheet	09-944	Project No.
As Noted	A-3	Project Title
Scale		
Date		
Drawing Title	Bldg. B - SITE PLAN	
Project Title	14747 Upland Road Surrey B.C.	

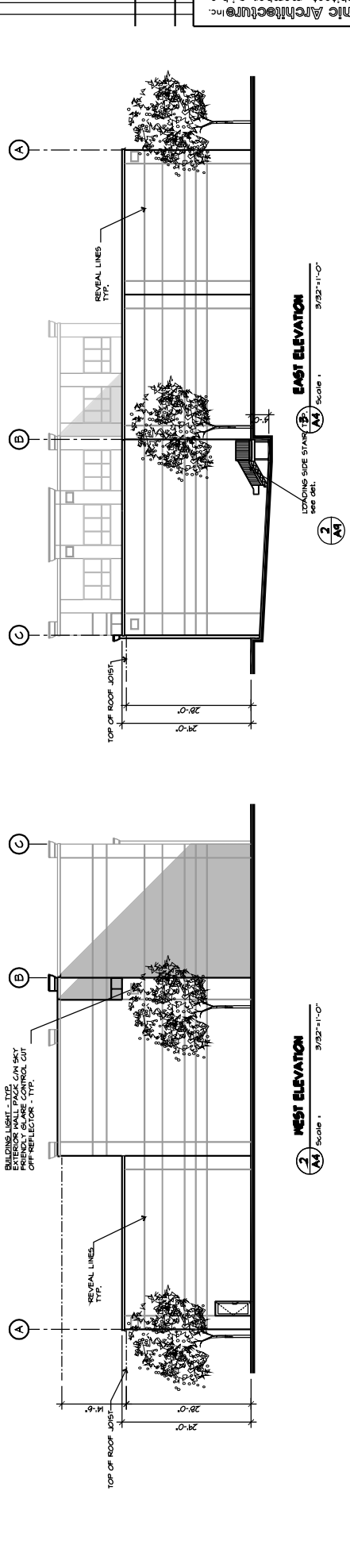


**Bldg. B - SITE PLAN**  
 Scale 1/16"=1'-0"



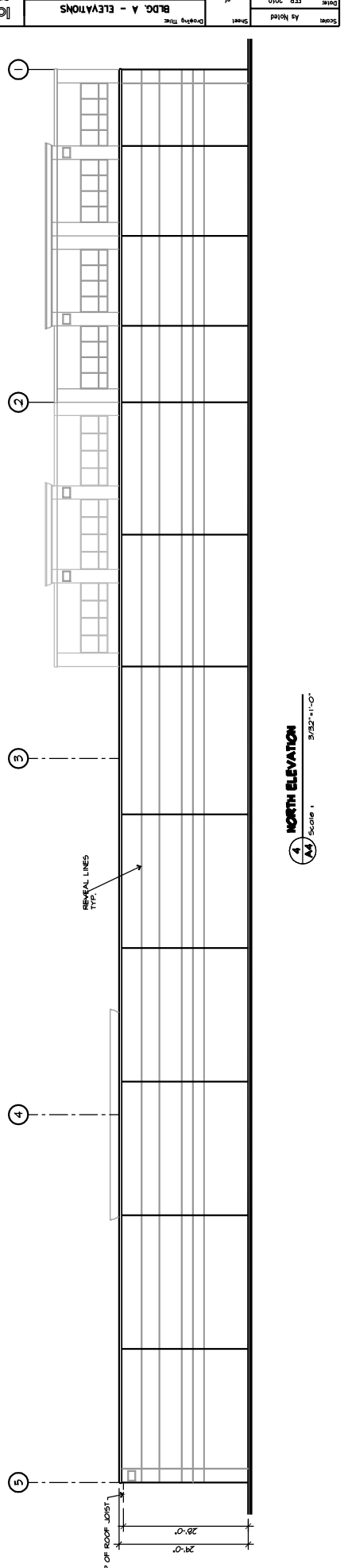


**SOUTH ELEVATION (FRONT)**  
 Scale: 1/32"=1'-0"



**WEST ELEVATION**  
 Scale: 1/32"=1'-0"

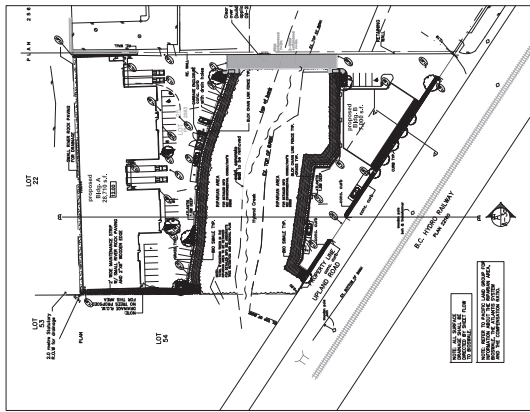
**EAST ELEVATION**  
 Scale: 1/32"=1'-0"



**NORTH ELEVATION**  
 Scale: 1/32"=1'-0"

Sheet	A4 Hold	Project No.	09-944
Date	FEB, 2010	Project Title	A-5
Scale	As Noted	Client	PROPOSED INDUSTRIAL BUILDINGS
Drawn		Address	14747 UPLAND ROAD
Checked		City	Surrey BC
Project Manager		Architect	IONIC ARCHITECTURE INC.
Architect		Address	20-1600 WEST STREET
City		Phone	604-271-8288
State		Fax	604-271-8288
Country		Website	www.ionicarch.com
Revision		Issue	
1	05-13-10	ISSUED FOR D.P.	
2			
3			
4			
5			



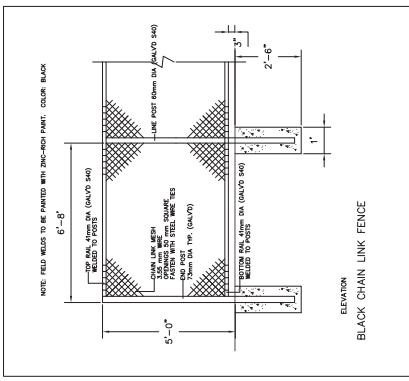


OVERALL REFERENCE PLAN

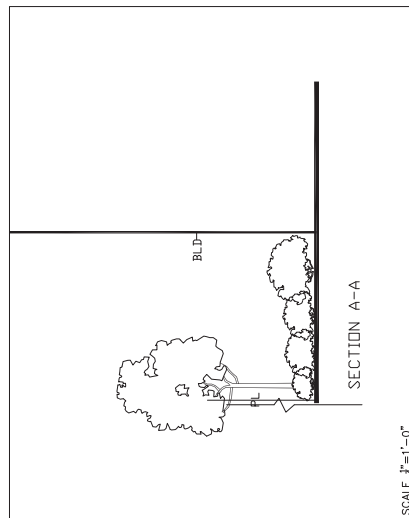
Quantity	Symbol	Botanical Name	Common Name	Size	Spacing
3	A	<i>Acacia saligna</i>	Black Wattle	10m call BAB	see shown
4	B	<i>Callistemon citrinus</i>	Scarlet Bottlebrush	10m call BAB	see shown
4	C	<i>Callistemon citrinus</i>	Whitebarked Bottlebrush	10m call BAB	see shown
2	D	<i>Phytolacca frutescens</i>	Redroot	10m call BAB	see shown
<b>Shrub &amp; Other</b>					
2	a	<i>Callitriche australasica</i>	Blackberry	# 2.00	see shown
131	b	<i>Erica x calleryana</i>	Mediostrawberry Heath	# 1.00	see shown
255	c	<i>Callitriche australasica</i>	Blackberry	# 2.00	see shown
255	d	<i>Callitriche australasica</i>	Blackberry	# 2.00	see shown
106	e	<i>Rhododendron</i>	Rhododendron	# 2.00	see shown
7	f	<i>Phytolacca frutescens</i>	Redroot	# 2.00	see shown
2	g	<i>Callitriche australasica</i>	Blackberry	# 2.00	see shown

NOTES:

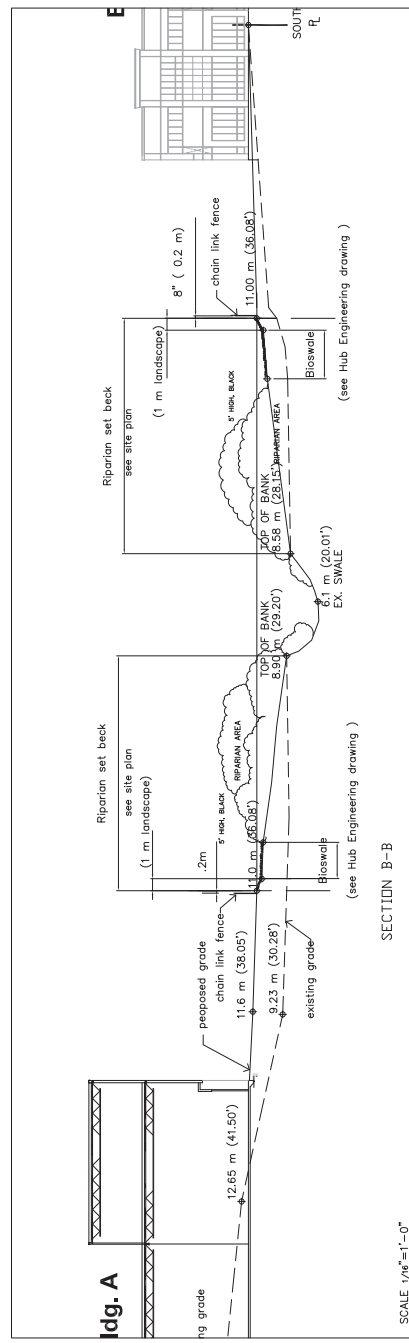
- Maintain min. 2% slope away from building.
- All landscape installation and landscape materials to conform to the latest edition of the BCSLA/ BCLNA Landscape Standard.
- All growing medium to be tested by PSA (604-273-8226) and approved in writing if necessary, and to be tested again at Substantial Completion.
- Minimum planting medium depths:  
lawn-6' / 150mm  
groundcover- 2'  
shrubs- 12' / 300mm  
trees- 12' / 300mm  
all around the rootball  
For detailed info see specifications
- All plant material shall meet minimum size requirements as indicated in plant list.
- Make sure that trees planted in the lawn area have 1 m dia mulched rings.



BLACK CHAIN LINK FENCE



SCALE 1/4"=1'-0"



SECTION B-B

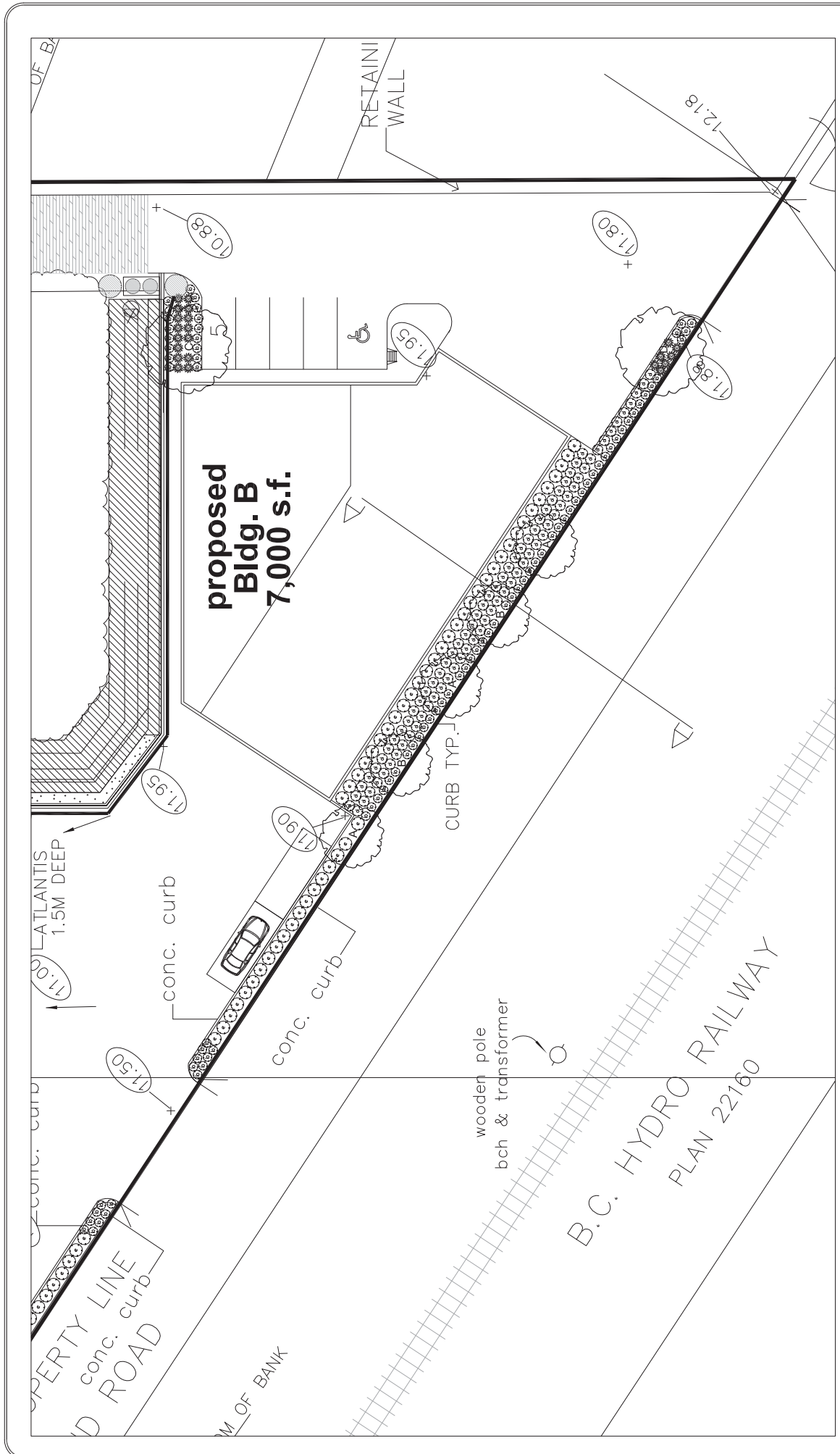
SCALE 1/4"=1'-0"

DATE	REVISIONS

Copyright reserved. This drawing and design is and at all times remains the exclusive property of JHL Design Group Inc. and cannot be used without the landscape architect's written consent.

**JHL Design Group Inc.**  
 Landscape Architecture + Urban Design  
 4376 Midway Avenue, BC  
 Richmond, BC V6X 2M7  
 Tel: 604-277-8833  
 Fax: 1-866-277-8554  
 Email: jhl@jhl.com

SCALE	PROJECT TITLE
DATE	14747 UPLAND ROAD
DRAWN	Shirley BC
DATE	March, 11
SCALE	OVERALL REFERENCE PLAN/ PLANT LIST/ NOTES/ SECTIONS/ DETAIL/ SECTIONS
DRAWN	JL
DATE	



© Copyright reserved. This drawing and design is and at all times remains the exclusive property of JHL Design Group Inc. and cannot be used without the landscape architect's written consent.	DATE	REVISIONS	JHL Design Group Inc. Landscape Architecture + Urban Design 4370, Maple Street, Vancouver, BC Fax: 1-866-277-8654 Email: jhldesign@shaw.ca	SCALE: 3/8" = 1'-0" DATE: March, 11 DRAWN: JL JOB NO.:	PROJECT TITLE: COMMERCIAL DEVELOPMENT 14747 UPLAND ROAD Surrey, BC DRAWING TITLE: LANDSCAPE PLAN	L-2







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

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

DATE: **March 25, 2011** PROJECT FILE: **7810-0120-00**

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RE: **Engineering Requirements (Commercial/Industrial)  
Location: 14747 Upland Rd**

### **DEVELOPMENT VARIANCE PERMIT/BUILDING PERMIT**

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

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

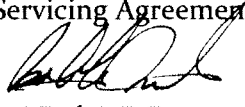
- Provide SROW for maintenance access to the Riparian area and Hyland Creek.
- Provide SROW along west property line to the riparian area for storm drainage and access to inspection chamber.
- Provide Restrictive Covenant for water quality/sediment control.
- Provide Restrictive Covenant to prohibit refueling, work or washing of vehicles.
- Provide Riparian areas as confirmed by DFO.
- Provide a Landscaping bond for the landscaping and maintenance of Hyland Creek.
- Remove concrete and debris from Hyland Creek.
- Install fence along property line between proposed properties and Hyland Creek
- Provide agreement for bridge over Hyland Creek.

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

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

- Construct the north half of Upland Road fronting the site.
- Construct sanitary sewer fronting site on Upland Road.
- Construct watermain fronting site on Upland Road.
- Provide SWCP addressing discharge into Hyland Creek.
- Provide designs and locations of Bioswales and other drainage management devices.

A Servicing Agreement is required prior to Building Permit.

  
for Rémi Dubé, P.Eng.  
Acting Development Services Manager

LR

NOTE: Detailed Land Development Engineering Review available on file



PROJECT:

**14747 UPLAND ROAD,  
 SURREY**

DRAWING TITLE:

**Tree Retention Plan**



Trees to be retained (5)

PRELIMINARY PLAN - SUBJECT TO APPROVAL(S) FROM  
 FEDERAL, PROVINCIAL AND LOCAL AUTHORITIES

CLIENT:

**ANAND RATTAN**

SCALE:

**NTS**

DATE:

**March 24, 2011**

PROJECT NO.:

**06-443**

DRAWING NO.:

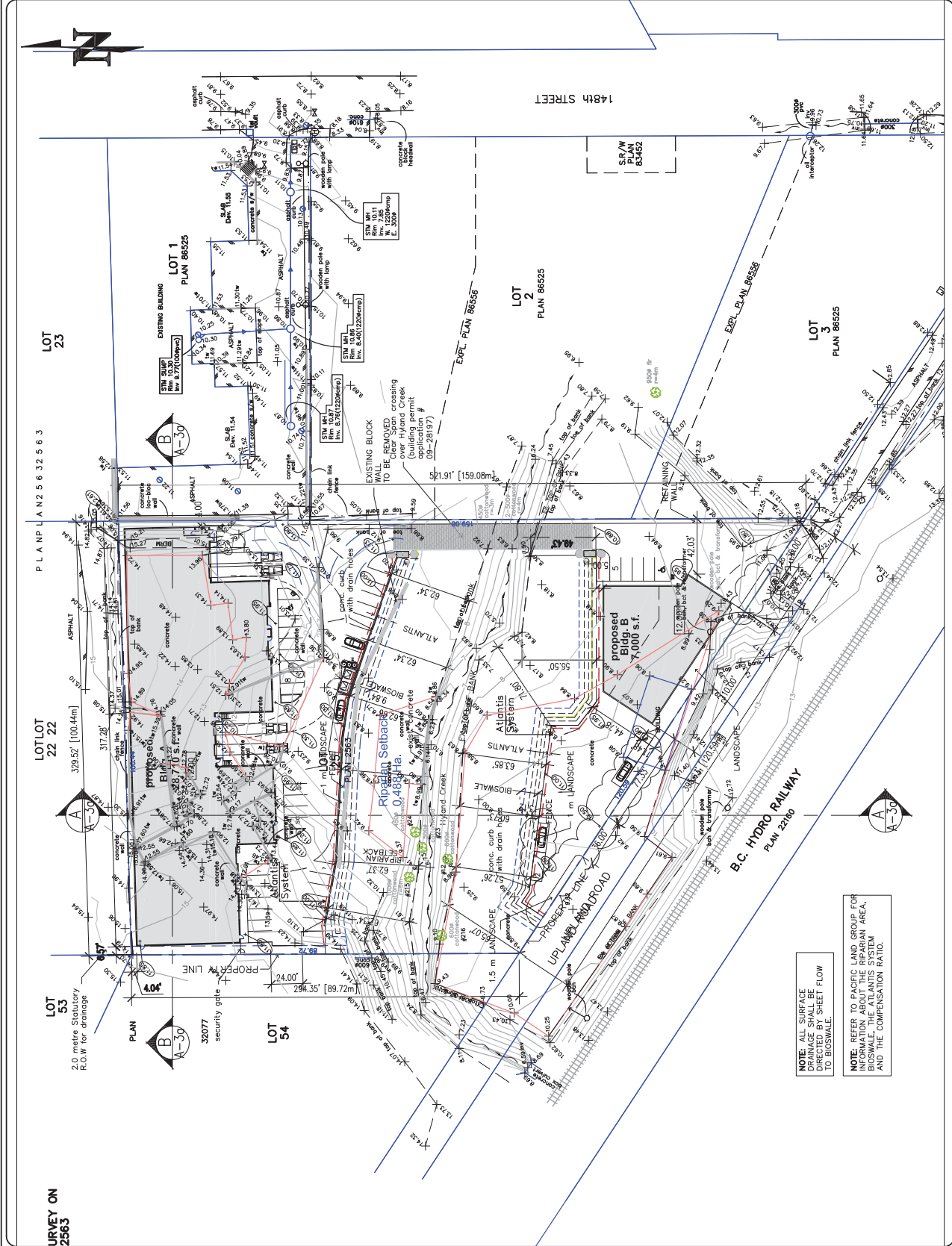
**02**

DESIGNED BY:

**EW**

CHECKED BY:

**L**



**NOTE:** ALL SURFACE DRAINAGE SHALL BE DIRECTED BY SHEET FLOW TO BIOSWALE.

**NOTE:** REFER TO PACIFIC LAND GROUP FOR INFORMATION ABOUT THE BIOSWALE, THE ATLANTIS SYSTEM AND THE COMPENSATION RATIO.

URVEY ON  
 2585

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO. 7910-0120-00

Issued To: B.C. POLE CARTAGE LTD., INC. NO. 696383

(the "Owner")

Address of Owner: 200 – 8120 – 128 Street  
Surrey, BC  
V3W 1R1

1. This development variance permit is issued subject to compliance by the Owner with all statutes, by-laws, orders, regulations or agreements, except as specifically varied by this development variance permit.

2. This development variance 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: 010-528-474  
Lot 25 Section 15 Township 2 New Westminster District Plan 2563

14747 Upland Road

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:

- (a) In Section F of Part 48 Light Impact Industrial Zone (IL) the minimum front yard setback is reduced from 7.5 metres (25 ft.) to 3.5 metres (11.48 ft.);
- (b) In Section F of Part 48 Light Impact Industrial Zone (IL) the minimum rear yard setback is reduced from 7.5 metres (25 ft.) to 1.21 metres (4 ft.);
- (c) In Section F of Part 48 Light Impact Industrial Zone (IL) the minimum west side yard setback for Building A is reduced from 7.5 metres (25 ft.) to 2 metres (6.57 ft.); and
- (d) In Section F of Part 48 Light Impact Industrial Zone (IL) the minimum north interior yard setback for Building B is reduced from 7.5 metres (25 ft.) to 1.5 metres (5 ft.).

4. This development variance permit applies to only the buildings and structures on the Land shown on Schedule A which is attached hereto and forms part of this development variance permit.
5. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
6. This development variance permit shall lapse if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two (2) years after the date this development variance permit is issued.
7. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
8. This development variance permit is not a building permit.

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

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Mayor – Dianne L. Watts

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City Clerk – Jane Sullivan