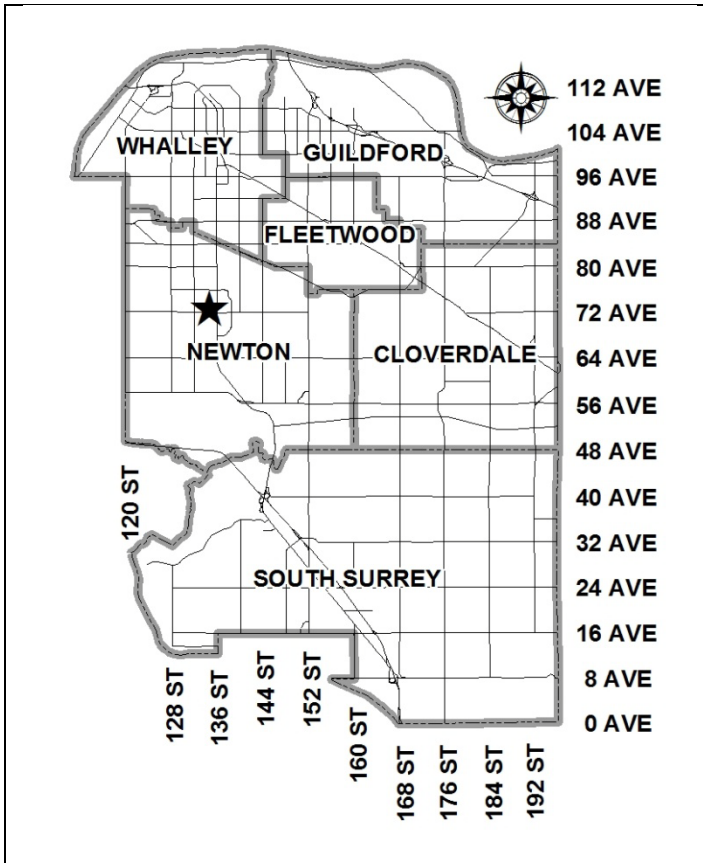


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7911-0175-00

Planning Report Date: April 23, 2012

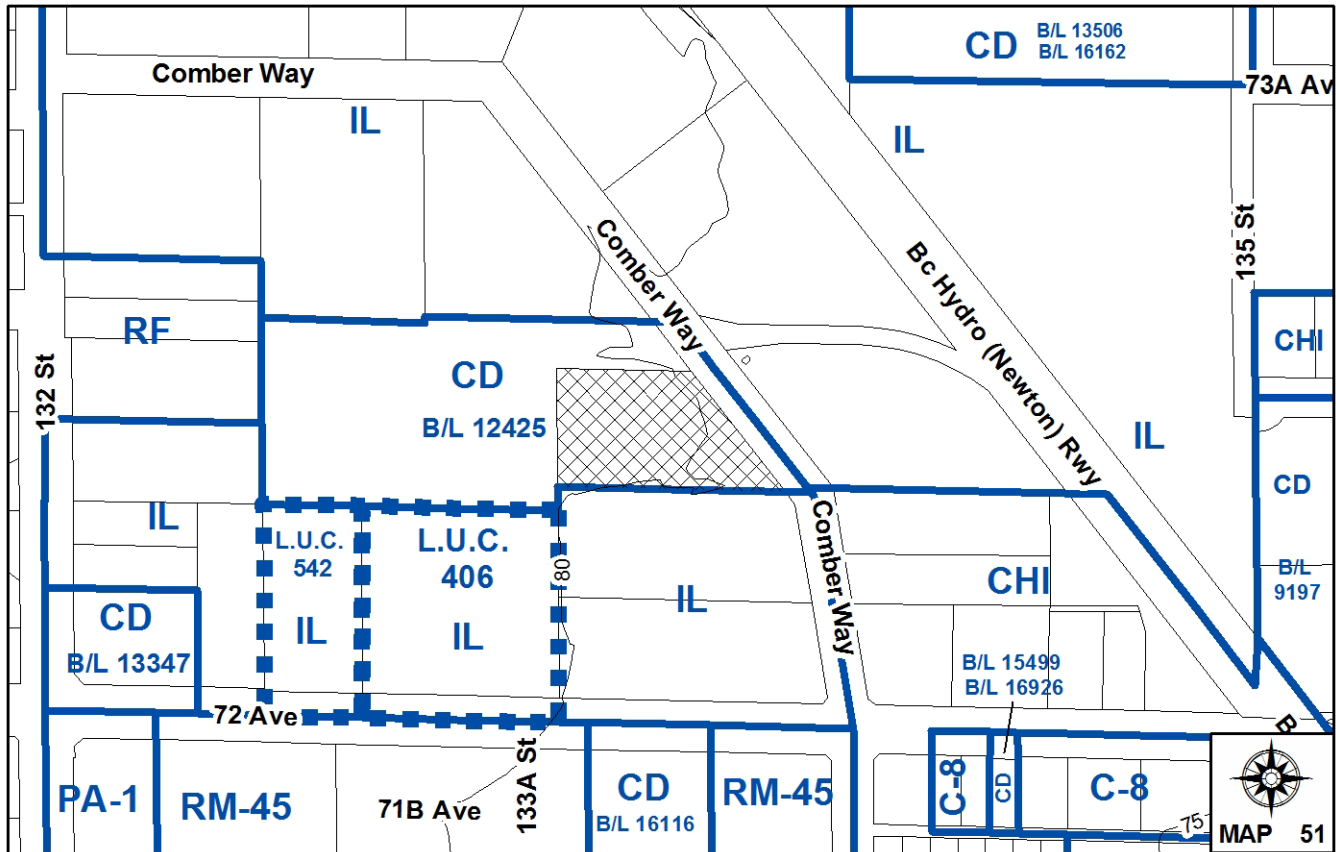


PROPOSAL:

- **Rezoning** from CD (By-law No. 12425) to IL
- **Development Variance Permit**

in order to permit a broad range of light impact industrial uses and reduce the minimum rear yard setback for a proposed industrial building.

LOCATION: 13376 Comber Way
OWNER: South Hill Holdings Ltd., Inc. No. 906916
ZONING: CD (By-law No. 12425)
OCP DESIGNATION: Industrial
LAP DESIGNATION: General Industrial



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for Rezoning.
- Approval for Development Variance Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is requesting a Development Variance Permit (DVP) in order to reduce the minimum rear yard setback for a proposed two-storey concrete tilt-up industrial building.

RATIONALE OF RECOMMENDATION

- Complies with the OCP Designation.
- Complies with the Central Newton Local Area Plan (LAP).
- The proposed rezoning will permit a broader range of light impact industrial uses on-site than currently permitted under the existing CD Zone (By-law No. 12425).
- The proposed setback variance provides for the most efficient siting of the proposed industrial building and parking areas while enabling the retention of a significant stand of by-law sized trees on the northern portion of the subject property.
- The reduced building setback will have a negligible impact on adjacent property owners.
- No concerns or comments were received through the pre-notification process.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the subject site from Comprehensive Development Zone (CD) (By-law No. 12425) to Light Impact Industrial Zone (IL) (By-law No. 12000) and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7911-0175-00 (Appendix IV) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum rear yard setback of the IL Zone from 7.5 metres (25 ft.) to 1.5 metres (5 ft.).
3. Council instruct staff to resolve the following issues prior to final approval:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (c) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department; and
 - (d) registration of a Section 219 Restrictive Covenant to adequately address the City’s needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture.

REFERRALS

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

Surrey Fire Department: No concerns.

SITE CHARACTERISTICS

Existing Land Use: Vacant industrial property

Adjacent Area:

Direction	Existing Use	OCP/LAP Designation	Existing Zone
North and West:	Industrial	Industrial/General Industrial	IL & CD (By-law 12425)

Direction	Existing Use	OCP/LAP Designation	Existing Zone
East (Across Comber Way):	Industrial	Industrial/General Industrial	IL
South:	Industrial	Industrial/Service Industrial	IL

DEVELOPMENT CONSIDERATIONS

Background

- The subject property is located on the west side of Comber Way, just north of 72 Avenue. The property is designated “Industrial” in the Official Community Plan (OCP) and “General Industrial” in the Central Newton Local Area Plan (LAP). The property is currently zoned “Comprehensive Development (CD)” (By-law No. 12425).
- The property was rezoned to Comprehensive Development (CD) in October, 1994 (File No. 5694-0189-00), as part of a Council initiated rezoning, in order to permit several existing uses on-site that included the following: [1] abrasives manufacturing, processing and blending; [2] asphalt, tar and tar products manufacturing; [3] cement, lime and gypsum manufacturing; [4] recycling and storage of special waste material; [5] chemical plant; as well as [6] soil processing.
- Several previous development applications involving a Temporary Use Permit (TUP) to operate a truck park facility on-site were closed at the request of the applicant (File No. 7900-0178-00, 7903-0165-00 and 7904-0299-00). In addition, a DVP applicant for a concrete tilt-up industrial building was later closed by the applicant given the difficulties in achieving a functional building envelope (File No. 7908-0153-00). As a result, the subject property is currently vacant.

Proposed Industrial Building

- The applicant is proposing to rezone the subject property to Light Impact Industrial (IL) in order to permit a broader range of industrial uses than currently permitted in the CD Zone (By-law No. 12425). In addition, the applicant is requesting a DVP in order to reduce the minimum rear yard setback from 7.5 metres (25 ft.) to 1.5 metres (5 ft.).
- The applicant is proposing to construct a two-storey concrete tilt-up industrial building which provides roughly 2,671 square metres (28,753 sq. ft.) of ground-floor industrial and office space.
- The applicant is proposing to retain a large stand of by-law sized trees located along the northern boundary of the subject property. The applicant also proposes additional landscaping on the north and east lot lines in order to provide visual screening of on-site activities, including parking and loading areas.
- A Development Permit (DP) is not required as the proposed industrial building is located more than 100 metres (300 ft.) from the nearest major road (72 Avenue).

Access and Parking

- The subject property is accessed from a single driveway off Comber Way.
- The Surrey Zoning By-law No. 12000 requires one parking space for every 100 square metres (1,075 sq. ft.) of gross floor area for light impact industrial and three parking spaces for every 100 square metres (1,075 sq. ft.) of gross floor area for ground-floor office uses. Therefore, the applicant is required to provide thirty-four (34) parking stalls for employees and customers. As the applicant is proposing thirty-four (34) parking spaces, the proposed industrial building will comply with the zoning by-law.

PRE-NOTIFICATION

Pre-notification letters were sent on September 13, 2011 and staff received no comments.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To vary the minimum rear yard setback of the IL Zone from 7.5 metres (25 ft.) to 1.5 metres (5 ft.).

Applicant's Reasons:

- The requested setback variance provides for the most efficient siting of the proposed industrial building and parking areas given the subject property is an irregular shape.
- The setback variance will permit the retention of a significant stand of by-law sized trees on the northern property line as well as several off-site trees at 13364 to 13370 Comber Way.

Staff Comments:

- The requested variance will enable the owner of 13364 to 13370 Comber Way to retain several on-site by-law sized trees along the eastern boundary of the adjacent property.
- The proposed setback variance will have a negligible impact on adjacent property owners given the industrial building directly south of the subject property at 13408 Comber Way is located very close to the shared property line.
- The proposed setback variance is considered supportable by City staff.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Lot Owners, Action Summary and Project Data Sheets
- Appendix II. Site Plan and Landscape Plan
- Appendix III. Engineering Summary
- Appendix IV. Development Variance Permit No. 7911-0175-00

original signed by Nicholas Lai

Jean Lamontagne
General Manager
Planning and Development

MRJ/kms

\\file-server1\net-data\csdc\generate\areaproduct\save\10687077097.doc
. 4/19/12 9:49 AM

DEVELOPMENT DATA SHEET

Proposed Zoning: IL

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		5,400 sq. m.
Road Widening area		
Undevelopable area		
Net Total		
LOT COVERAGE (in % of net lot area)		
Buildings & Structures		
Paved & Hard Surfaced Areas		
Total Site Coverage	60%	49.5%
SETBACKS (in metres)		
Front	7.5 m.	7.5 m.
Rear	7.5 m.	1.5 m.
Side #1 (N)	7.5 m.	7.5 m.
Side #2 (S)	7.5 m./o m.	o m.
BUILDING HEIGHT (in metres/storeys)		
Principal	18 m.	
Accessory		
NUMBER OF RESIDENTIAL UNITS	N/A	N/A
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
FLOOR AREA: Residential	N/A	N/A
FLOOR AREA: Commercial	N/A	N/A
Retail		
Office		
Total		
FLOOR AREA: Industrial	N/A	2,671 sq. m.
FLOOR AREA: Institutional	N/A	N/A
TOTAL BUILDING FLOOR AREA	N/A	2,671 sq. m.

** 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)	N/A	N/A
# of units/ha /# units/acre (net)	N/A	N/A
FAR (gross)	1.0	0.49
FAR (net)		
AMENITY SPACE (area in square metres)	N/A	N/A
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial	N/A	N/A
Industrial	34 stalls	34 stalls
Residential Bachelor + 1 Bedroom	N/A	N/A
2-Bed		
3-Bed		
Residential Visitors	N/A	N/A
Institutional	N/A	N/A
Total Number of Parking Spaces	34 stalls	34 stalls
Number of disabled stalls	0 stalls	2 stalls
Number of small cars	9 stalls	1 stall
Tandem Parking Spaces	N/A	N/A
Size of Tandem Parking Spaces	N/A	N/A

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



**MAINLAND
ENGINEERING
CORPORATION**

No. 206, 8363 - 128th Street
Surrey, B.C. V3W 4G1
Tel: (604) 543-8044
Fax: (604) 543-8104

MARCH, 2012 ISSUED FOR REZONING PERMIT REVISIONS

PROPOSED INDUSTRIAL BUILDING
13376 Comber Way, Surrey, B.C.

project #:

stamp:

contents:

SITE PLAN

drawn:	checked:
date: MARCH, 2012	scale: AS NOTED
dwg. sheet no. A1	project no.

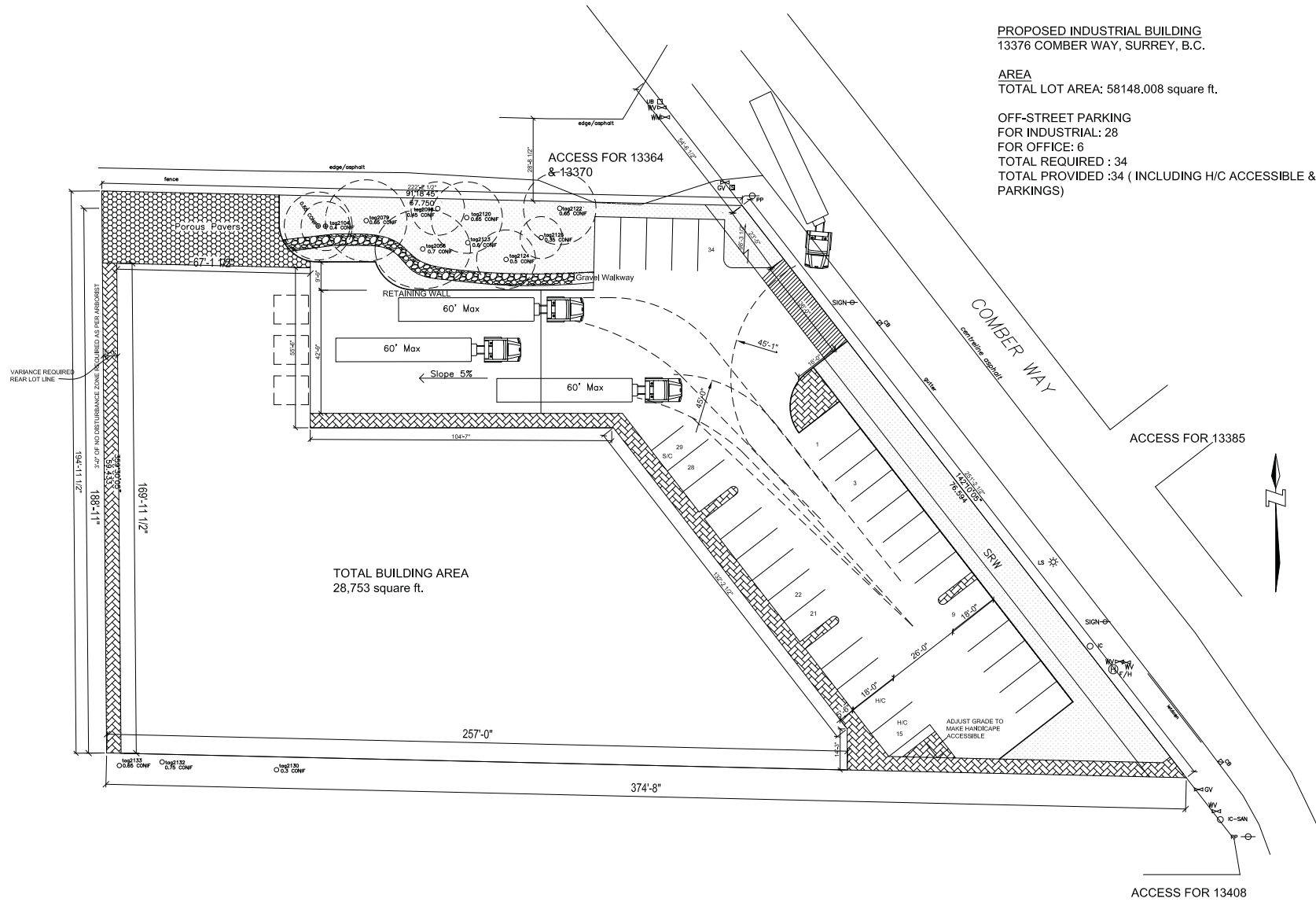
A-1149

Appendix II

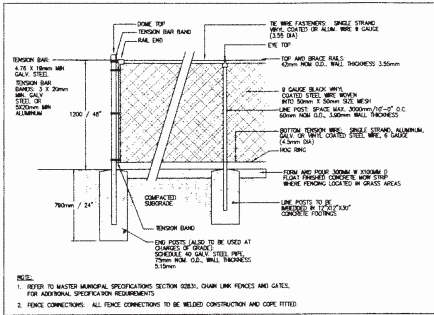
PROPOSED INDUSTRIAL BUILDING
13376 COMBER WAY, SURREY, B.C.

AREA
TOTAL LOT AREA: 58148.008 square ft.

OFF-STREET PARKING
FOR INDUSTRIAL: 28
FOR OFFICE: 6
TOTAL REQUIRED : 34
TOTAL PROVIDED :34 (INCLUDING H/C ACCESSIBLE & SMALL CAR PARKINGS)



SITE PLAN
SCALE 1/16" = 1'-0"

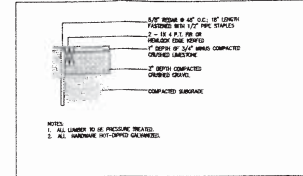


1. REFER TO MASTER MANUAL SPECIFICATIONS SECTION 32051, CHAIN LINK FENCES AND GATES FOR ADDITIONAL SPECIFICATIONS REQUIREMENTS.
 2. FENCE CONNECTIONS: ALL FENCE CONNECTIONS TO BE WELDED CONSTRUCTION AND COATED.

2 4'-0" CHAIN LINK FENCE
 N.T.S.

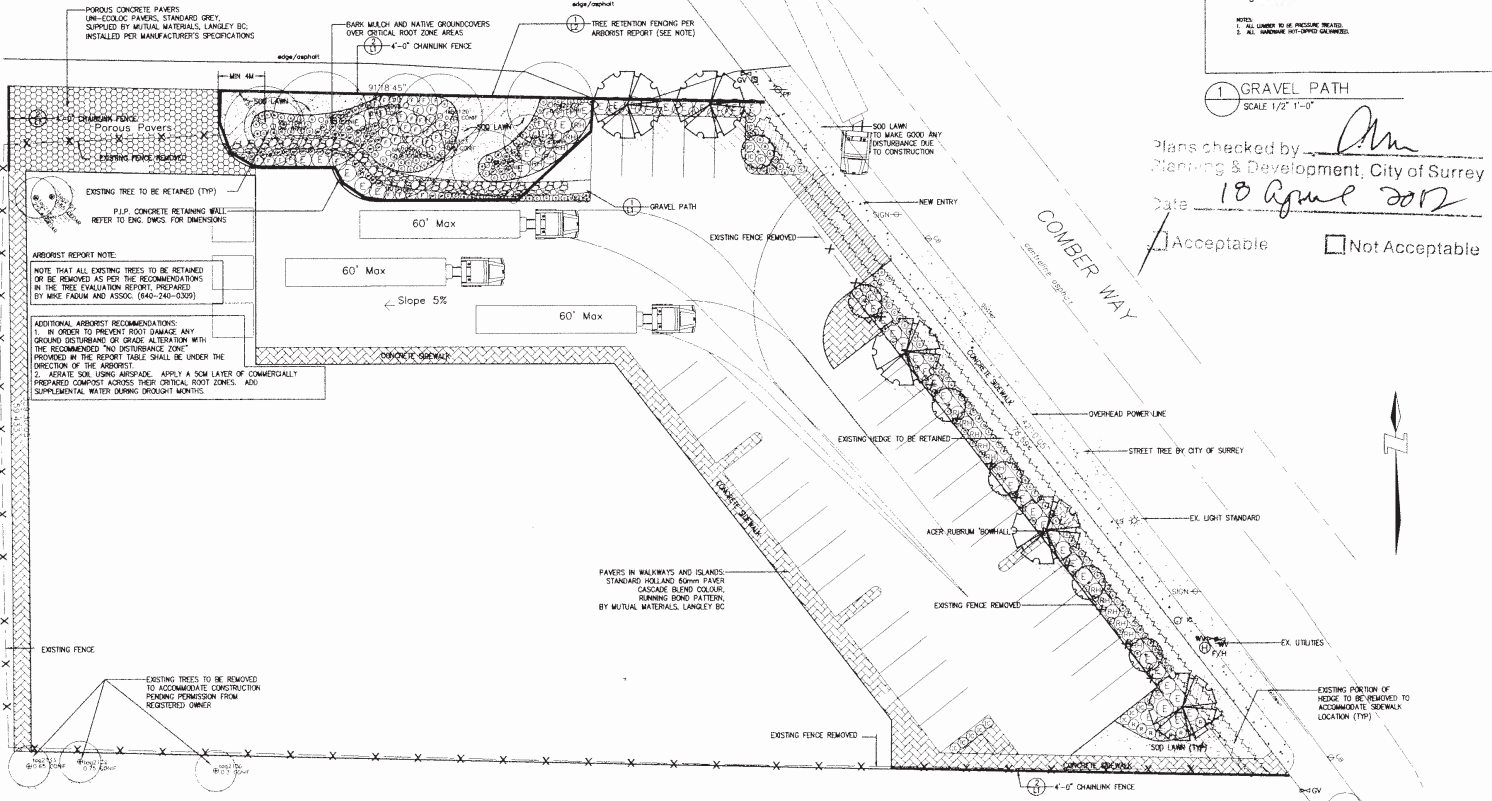
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TR	5	AZER RUBRUM 'BORNHALL'	BORNHALL RED MAPLE	80M CAL; 2M STD; B&S
	5	POKULUIS TREMAULOIDES 'TREDIA'	SWEDISH TREMULOID ASPEN	80M CAL; 1.5M STD; B&S
SR	E	DIANTHUS ALATA 'COMPACTUS'	DIANTEE WINGED BEARING RUSH	Ø 1 POT; 30CM
	K	LEY OXYATA 'COMPLEXA'	JAPANESE HOLLY	Ø 1 POT; 30CM
	R	IMPATIENS 'FLAM'	IMPATIENS LIGHT PURPLE, L. WAT	Ø 1 POT; 30CM
	H	ROSA 'RED MELODY'	RED MELODY ROSE	Ø 1 POT; 30CM
CP	66	BLEDUNA SPICATA	DEERTAIL	Ø 1 POT; 30CM
	O	SALIX SPALAN	SALIX	Ø 1 POT; 30CM; 80CM G.C.
	F	POLYDRUM MEXICANUM	MEXICAN SPINDLE TREE	Ø 1 POT; 30CM

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER ONTA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATION FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW HAVE PLANT MATERIAL AVAILABLE FOR OF THIS PROJECT BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MARLBOROUGH AND FRASER VALLEY. * SUBSTITUTIONS OBTAIN WITH APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. IMPROVED SUBSTITUTIONS WILL BE ALLOWED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO LANDSCAPE STANDARD APPROVAL BY CONTRACTORS OF AVAILABILITY. ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. PROVIDE CERTIFICATION UPON REQUEST.



1 GRAVEL PATH
 SCALE 1/2" = 1'-0"

Plans checked by *[Signature]*
 Planning & Development, City of Surrey
 Date 18 June 2012
 Acceptable Not Acceptable



ARBOREST REPORT NOTE:
 NOTE THAT ALL EXISTING TREES TO BE RETAINED OR BE REMOVED AS PER THE RECOMMENDATIONS IN THE TREE EVALUATION REPORT, PREPARED BY MIKE FAYUM AND ASSOC. (840-240-0309)

ADDITIONAL ARBOREST RECOMMENDATIONS:
 1. IN ORDER TO PREVENT ROOT DAMAGE ANY GROUND DISTURBANCE OR GRADE ALTERATION WITH THE RECOMMENDED "NO DISTURBANCE ZONE" PROVIDED IN THE REPORT TABLE SHALL BE UNDER THE DIRECTION OF THE ARBOREST.
 2. AERATE SOIL USING AIRSPADE. APPLY A 5CM LAYER OF COMMERCIALY PREPARED COMPOST ACROSS THEIR CRITICAL ROOT ZONES. ADD SUPPLEMENTAL WATER DURING DROUGHT MONTHS.

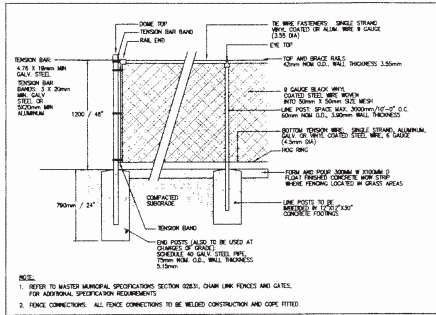
Copyright notice: This drawing and design is the property of M2 Landscape Architects and may not be reproduced or used for other projects without their permission.



#220 - 26 Lorne Mews,
 New Westminster, B.C., V3M 3L7
 Tel: (604) 553-0044
 Fax: (604) 553-0045

NO.	DATE	REVISION DESCRIPTION	DR.
1		NEW SITE PLAN	BU

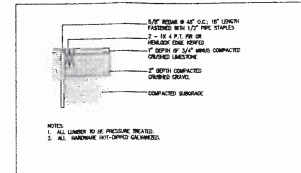
PROJECT	
INDUSTRIAL BUILDING 13378 Comber Way Surrey, BC	
DRAWING TITLE LANDSCAPE PLAN	
DATE: 11.09.12	DRAWING NUMBER: L1
SCALE: 1/8" = 1'-0"	
DRAWN: BU	
DESIGN: BU	
CHK'D: BU	OF 2
MALA PROJECT NUMBER: 11-186	



2 4'-0" CHAIN LINK FENCE
N.T.S.

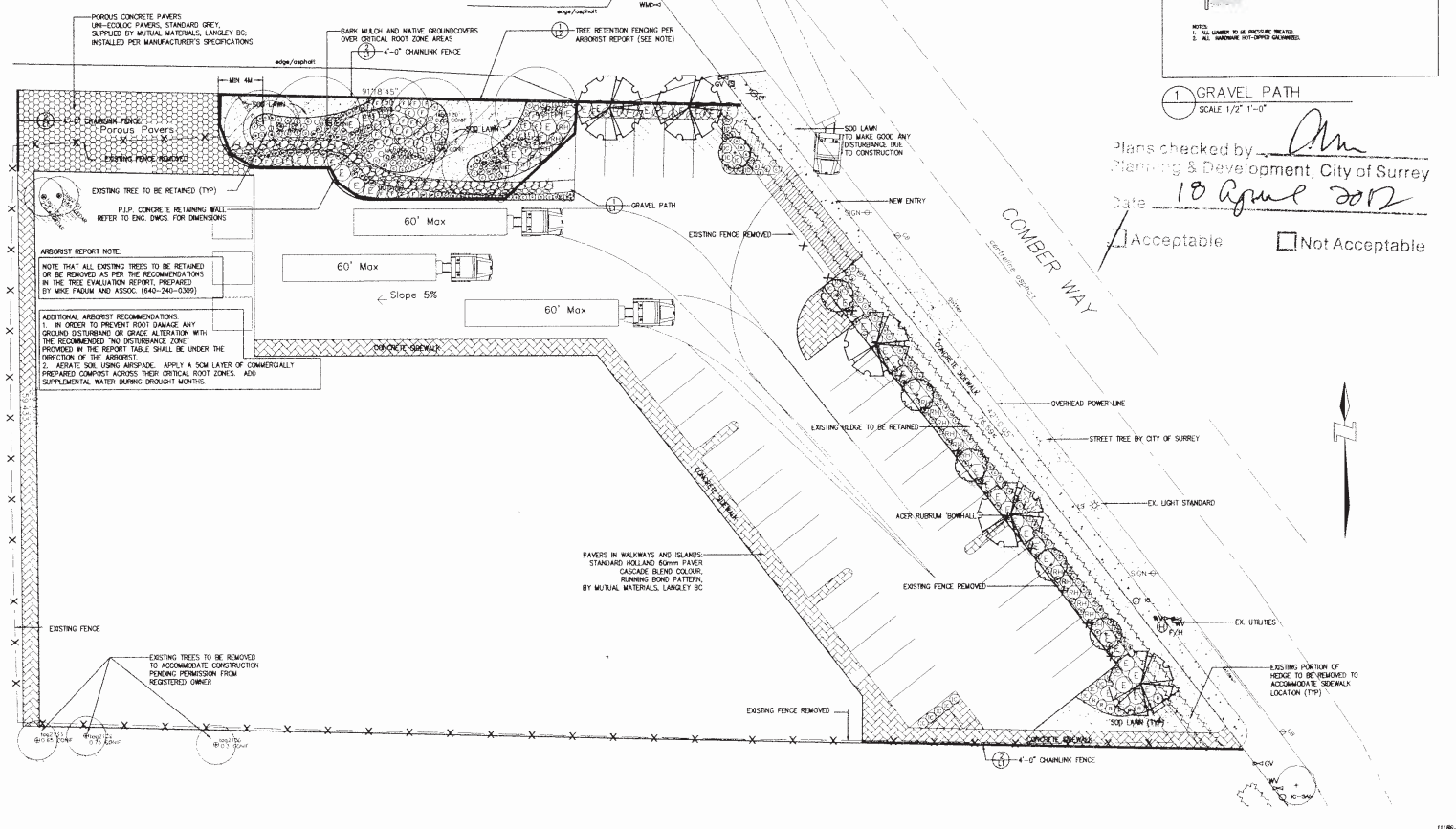
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
5	5	AZER RUBRUM 'BORNHALL'	BORNHALL RED MAPLE	80M CAL; 2M STD; 8AS
6	6	POKULUIS TREMAULOIDES 'DREDA'	SWEDISH TREMULOID ASPEN	80M CAL; 1.5M STD; 8AS
SHRUB				
E	47	DIANTHUS ALATA 'COMPACTUS'	COMPACT BURNING BUSH	1/2 POT; 30CM
K	23	ILEX CRATAEGEA	JAPANESE HOLLY	1/2 POT; 30CM
R	17	IMPATIENS 'FLAM'	IMPATIENS LIGHT PURPLE, L. WAT	1/2 POT; 30CM
H	8	ROSA 'RED MELODY'	RED MELODY ROSE	1/2 POT; 30CM
SP.				
66	66	BLECHNUM SPICATUM	SPAGHNUM	1/2 POT; 30CM
187	187	SALIX SPALANCA	SALIX	1/2 POT; 30CM; 80CM O.C.
28	28	POLYDIUM MEXICANUM	MEXICAN SPIDER PLANT	1/2 POT; 30CM

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER ONTA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATION FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW HAVE PLANT MATERIAL AVAILABLE FOR USE OF THIS PROJECT BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS OF PLANT MATERIAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL, IMPROVED SUBSTITUTIONS WILL BE ALLOWED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BE LANDSCAPE STANDARD. * APPROVAL OF CONTRACTORS OF AVAILABILITY. ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. PROVIDE CERTIFICATION UPON REQUEST.



1 GRAVEL PATH
SCALE 1/2" = 1'-0"

Plans checked by *[Signature]*
Planning & Development, City of Surrey
Date *18 June 2012*
 Acceptable Not Acceptable



ARBOREST REPORT NOTE:
NOTE THAT ALL EXISTING TREES TO BE RETAINED OR BE REMOVED AS PER THE RECOMMENDATIONS IN THE TREE EVALUATION REPORT, PREPARED BY MIKE FAYUM AND ASSOC. (840-240-0309)
ADDITIONAL ARBOREST RECOMMENDATIONS:
1. IN ORDER TO PREVENT ROOT DAMAGE ANY GROUND DISTURBANCE OR GRADE ALTERATION WITH THE RECOMMENDED "NO DISTURBANCE" ZONE PROVIDED IN THE REPORT TABLE SHALL BE UNDER THE DIRECTION OF THE ARBOREST.
2. AERATE SOIL USING AIRSPADE. APPLY A 5CM LAYER OF COMMERCIALY PREPARED COMPOST ACROSS THEIR CRITICAL ROOT ZONES. ADD SUPPLEMENTAL WATER DURING DROUGHT MONTHS.

Copyright notice: This drawing and design is the property of M2 Landscape Architects and may not be reproduced in whole or in part without their permission.



#220 - 26 Lorne Mews,
New Westminster, B.C., V3M 3L7
Tel: (604) 553-0044
Fax: (604) 553-0045

NO.	DATE	REVISION DESCRIPTION	DR.
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			

PROJECT	
INDUSTRIAL BUILDING 13378 Comber Way Surrey, BC	
DRAWING TITLE LANDSCAPE PLAN	
DATE: 11.09.12	DRAWING NUMBER:
SCALE: 1/4" = 1'-0"	
DRAWN: BU	L1
DESIGN:	
CHK'D: EM	OF 2
MALA PROJECT NUMBER:	11-186

PART ONE GENERAL REQUIREMENTS

- 1.1 INTENT OF DOCUMENT
1.2 SUMMARY
1.3 RELATED SECTIONS
1.4 MATERIALS
1.5 WORKMANSHIP
1.6 PROTECTION
1.7 MAINTENANCE
1.8 CLEANUP

PART THREE SOFT LANDSCAPE DEVELOPMENT

- 3.1 INTENT OF DOCUMENT
3.2 SUMMARY
3.3 MATERIALS
3.4 WORKMANSHIP
3.5 PROTECTION
3.6 MAINTENANCE
3.7 CLEANUP

PART THREE SOFT LANDSCAPE DEVELOPMENT - CONT

- 3.1 INTENT OF DOCUMENT
3.2 SUMMARY
3.3 MATERIALS
3.4 WORKMANSHIP
3.5 PROTECTION
3.6 MAINTENANCE
3.7 CLEANUP

PART THREE SOFT LANDSCAPE DEVELOPMENT - CONT

- 3.1 INTENT OF DOCUMENT
3.2 SUMMARY
3.3 MATERIALS
3.4 WORKMANSHIP
3.5 PROTECTION
3.6 MAINTENANCE
3.7 CLEANUP

PART TWO SCOPE OF WORK

- 2.1 SUMMARY
2.2 MATERIALS
2.3 WORKMANSHIP
2.4 PROTECTION
2.5 MAINTENANCE
2.6 CLEANUP

PART THREE SOFT LANDSCAPE DEVELOPMENT

- 3.1 INTENT OF DOCUMENT
3.2 SUMMARY
3.3 MATERIALS
3.4 WORKMANSHIP
3.5 PROTECTION
3.6 MAINTENANCE
3.7 CLEANUP

PART THREE SOFT LANDSCAPE DEVELOPMENT - CONT

- 3.1 INTENT OF DOCUMENT
3.2 SUMMARY
3.3 MATERIALS
3.4 WORKMANSHIP
3.5 PROTECTION
3.6 MAINTENANCE
3.7 CLEANUP

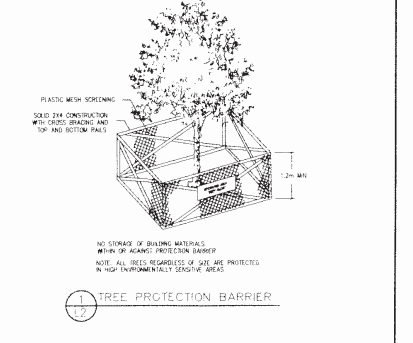
PART THREE SOFT LANDSCAPE DEVELOPMENT - CONT

- 3.1 INTENT OF DOCUMENT
3.2 SUMMARY
3.3 MATERIALS
3.4 WORKMANSHIP
3.5 PROTECTION
3.6 MAINTENANCE
3.7 CLEANUP

Copyright reserved. This drawing and design is the property of M2 Landscape Architects and may not be reproduced or used for other projects without their permission.

M2 LANDSCAPE ARCHITECTURE
#220 - 26 LORNE MEWS,
New Westminster, B.C., V3M 3L7
Tel: (604) 553-0044
Fax: (604) 553-0045

Tree Protection Schedule Table with columns: TRUNK DIAMETER, MINIMUM REARDED PROTECTION, MINIMUM PROTECTION, etc.



INDUSTRIAL BUILDING
13378 Comber Way
Surrey, BC
LANDSCAPE SPECIFICATIONS
DATE: 11.09.12 DRAWING NUMBER: L2
SCALE: 1/8" = 1'-0"
DESIGN BY: [Signature]
CHK'D BY: [Signature]
M2LA PROJECT NUMBER: IJ-86

INTER-OFFICE MEMO

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

FROM: Development Services Manager, Engineering Department

DATE: April 17, 2012 **PROJECT FILE: 7811-0175-00**

**RE: Engineering Requirements (Commercial/Industrial)
Location: 13376 Comber Way**

REZONE

Engineering requirements relative to issuance of the Rezone can be met through the Building Permit process as noted below.

DEVELOPMENT VARIANCE PERMIT

There are no engineering requirements relative to issuance of the Development Variance Permit.

BUILDING PERMIT

The applicant will be required to provide the following engineering works as a condition of issuance of a Building Permit.

Works and Services

- Construct 1.5 metre concrete sidewalk with 11.0 metre driveway letdown.
- Provide Stormwater Control Plan.
- Provide adequate service connections.
- Provide Cash-in-lieu for downstream sanitary upgrades.

A Servicing Agreement is required prior to Building Permit.



Rémi Dubé, P.Eng.
Development Services Manager

LR

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7911-0175-00

Issued To: SOUTH HILL HOLDINGS LTD., INC. NO. 906916
("the Owner")

Address of Owner: 13290 – 78 Avenue, Unit #33
Surrey, B.C.
V3W 0H6

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: 003-748-812
Lot 99 Section 20 Township 2 New Westminster District Plan 66202

13376 Comber Way

(the "Land")

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

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 1.5 metres (5 ft.).
4. The landscaping and the siting of buildings and structures shall be in accordance with the drawings numbered 7911-0175-00(A) through to and including 7911-0175-00(C) (the "Drawings") which are attached hereto and form part of this development variance permit.
5. This development variance permit applies to only that portion of the buildings and structures on the Land shown on Schedule A which is attached hereto and forms part of this development variance permit. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached Schedule A, which is attached hereto and forms part of this development variance permit.

6. (a) The landscaping shall conform to drawings numbered 7911-0175-00(B) through to and including 7911-0175-00(C) (the "Landscaping").
- (b) The Landscaping shall be completed within six (6) months after the date of the final inspection of the buildings and structures referred to in the Drawings.
- (c) Prior to the issuance of the building permit for this development, security is to be submitted to ensure satisfactory completion of the Landscaping. The security for the Landscaping is to be submitted as follows:

An Irrevocable Letter of Credit, in a form acceptable to the City, in the amount of \$24,841.12

(the "Security")

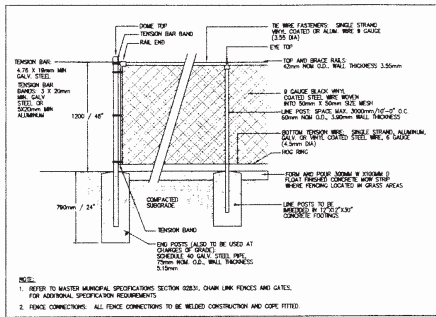
- (d)
 - i. When the Landscaping is substantially complete as determined by the City, without the City having to use the Security, 90% of the original Security will be returned. When the Landscaping receives final approval by the City, not earlier than twelve (12) months after the date of substantial completion of the Landscaping, 10% of the original Security will be returned.
 - ii. If final approval of the Landscaping is not given by the City, the City has the option of using the Security to complete the Landscaping and any remaining money shall be returned. The Owner hereby authorizes the City or its agents to enter upon the Land to complete the Landscaping.
 - iii. If the City elects not to enter upon the Land to complete the Landscaping and the Owner does not complete the Landscaping, the Security is forfeited to the City five (5) years after the date of the provisional or final inspection of the buildings and structures referred to in the Drawings.
7. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
8. 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.
9. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.

10. This development variance permit is not a building permit.

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

Mayor – Dianne L. Watts

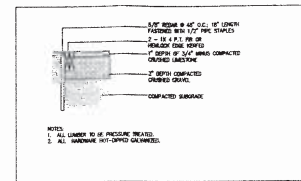
City Clerk – Jane Sullivan



2 4'-0" CHAIN LINK FENCE
 N.T.S.

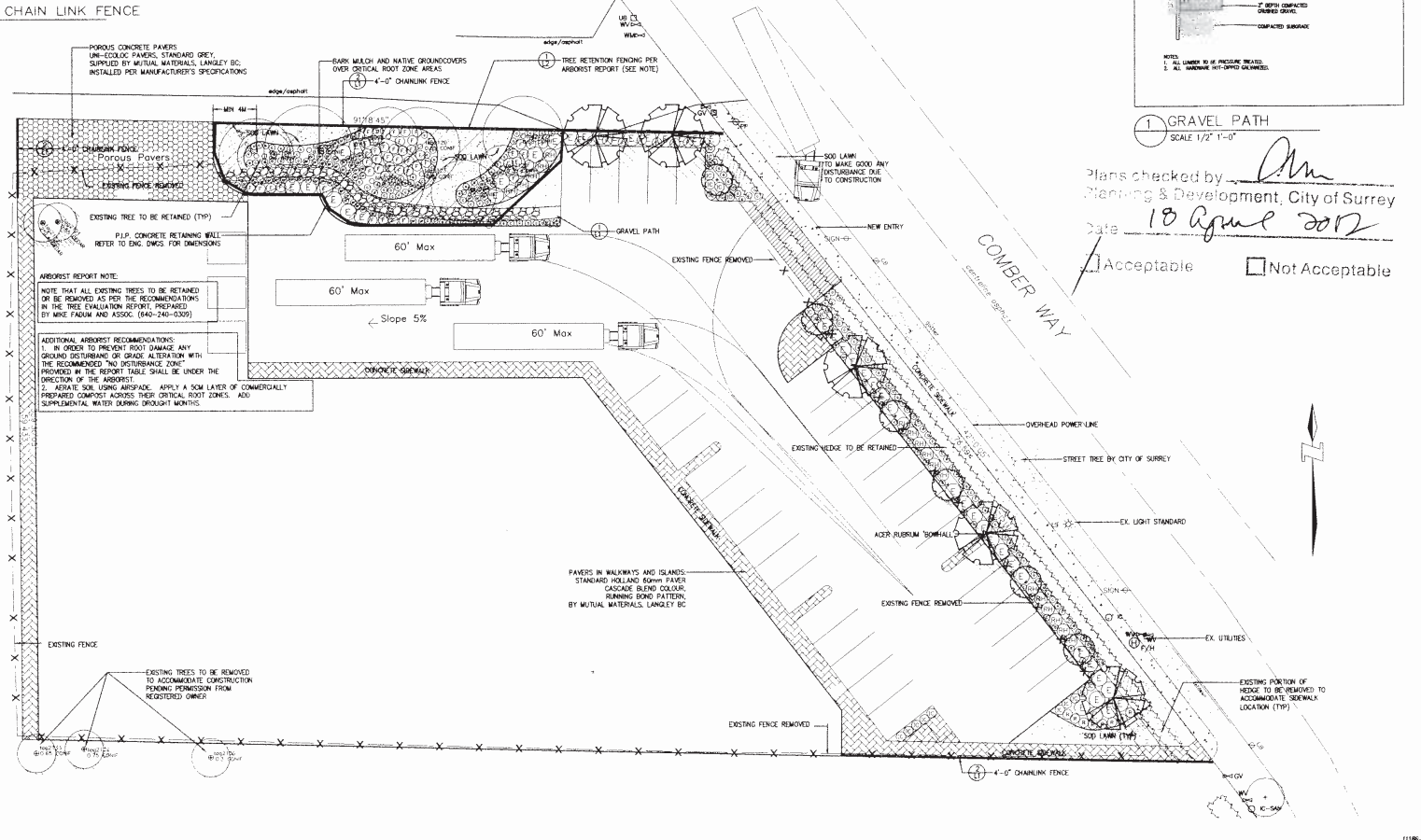
KEY	QTY	BOTANICAL NAME	COMMON NAME	DMG JOB NUMBER: 11-186
TR	5	ASTER RUBRUM 'BONHALL'	BONHALL RED WARTLE	PLANTED SIZE / REMARKS
	5	POKULISSA TREMAULODES 'DREDA'	SWEDISH TREMAULOD ASPEN	80M CAL; 2M STD; 8AS 80M CAL; 1.5M STD; 8AS
SR	E	DIANTHUS ALATA 'COMPACTUS'	COMPACT BINED BURNING BUSH	Ø: POT: 30CM
	K	LEY CEDRATA 'COMPLEXA'	JAPANESE HOLLY	Ø: POT: 30CM
	R	IMPATIENS 'PULCH'	IMPATIENS LIGHT PURPLE, L. WAT	Ø: POT: 30CM
	H	ROSA 'RED WEDLAND'	RED WEDLAND ROSE	Ø: POT: 30CM
CC	66	BLEDHWA SPICANT	SEDFORM	Ø: POT: 30CM
	O	SALIX ALBA 'SALIX'	SALIX	Ø: POT: 30CM; 80CM O.C.
	F	POLYDRUM MEXICANUM	WESTERN SPINDLE TERN	Ø: POT: 30CM

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER ONTA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATION FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW HAVE PLANT MATERIAL AVAILABLE FOR OF THIS PROJECT LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MARLBOROUGH AND FRASER VALLEY. * SUBSTITUTIONS OBTAIN WITH APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. IMPROVED SUBSTITUTIONS WILL BE ALLOWED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BE LANDSCAPE STANDARD. * APPROVAL OF CONTRACTORS OF AVAILABILITY.
 ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. PROVIDE CERTIFICATION UPON REQUEST.



1 GRAVEL PATH
 SCALE 1/2" = 1'-0"

Plans checked by [Signature]
 Planning & Development, City of Surrey
 Date 18 June 2012
 Acceptable Not Acceptable



Copyright Notice: This drawing and design are the property of M2 Landscape Architects and may not be reproduced in whole or in part without their permission.



#220 - 26 Lorne Mews,
 New Westminster, B.C., V3M 3L7
 Tel: (604) 553-0044
 Fax: (604) 553-0045

NO.	DATE	REVISION DESCRIPTION	DR.

PROJECT
INDUSTRIAL BUILDING
 13378 Comber Way
 Surrey, BC

DRAWING TITLE
LANDSCAPE PLAN

DATE: 11.09.12 DRAWING NUMBER:
 SCALE: 1/8" = 1'-0" L1
 DRAWN: BU
 DESIGN:
 CHK'D: EW OF 2
 MOLA PROJECT NUMBER: 11-186

7911-0175-00(B)

PART ONE GENERAL REQUIREMENTS

- 1.1 SITE DATA
 - 1.1.1 Verify all information in the General Conditions is correct and representative of the project as shown on the drawings.
 - 1.1.2 Verify all information in the General Conditions is correct and representative of the project as shown on the drawings.
 - 1.1.3 Verify all information in the General Conditions is correct and representative of the project as shown on the drawings.
- 1.2 MATERIALS AND SPECIFICATIONS
 - 1.2.1 All materials and specifications shall be as shown on the drawings.
 - 1.2.2 All materials and specifications shall be as shown on the drawings.
 - 1.2.3 All materials and specifications shall be as shown on the drawings.
- 1.3 GENERAL NOTES
 - 1.3.1 All work shall be done in accordance with the drawings.
 - 1.3.2 All work shall be done in accordance with the drawings.
 - 1.3.3 All work shall be done in accordance with the drawings.
- 1.4 WORKMANSHIP
 - 1.4.1 All work shall be done in accordance with the drawings.
 - 1.4.2 All work shall be done in accordance with the drawings.
 - 1.4.3 All work shall be done in accordance with the drawings.
- 1.5 MAINTENANCE
 - 1.5.1 All work shall be done in accordance with the drawings.
 - 1.5.2 All work shall be done in accordance with the drawings.
 - 1.5.3 All work shall be done in accordance with the drawings.

PART TWO SCOPE OF WORK

- 2.1 GENERAL
 - 2.1.1 All work shall be done in accordance with the drawings.
 - 2.1.2 All work shall be done in accordance with the drawings.
 - 2.1.3 All work shall be done in accordance with the drawings.
- 2.2 MATERIALS
 - 2.2.1 All materials and specifications shall be as shown on the drawings.
 - 2.2.2 All materials and specifications shall be as shown on the drawings.
 - 2.2.3 All materials and specifications shall be as shown on the drawings.
- 2.3 WORKMANSHIP
 - 2.3.1 All work shall be done in accordance with the drawings.
 - 2.3.2 All work shall be done in accordance with the drawings.
 - 2.3.3 All work shall be done in accordance with the drawings.
- 2.4 MAINTENANCE
 - 2.4.1 All work shall be done in accordance with the drawings.
 - 2.4.2 All work shall be done in accordance with the drawings.
 - 2.4.3 All work shall be done in accordance with the drawings.

PART THREE SOFT LANDSCAPE DEVELOPMENT

- 3.1 SITE PREPARATION
 - 3.1.1 All work shall be done in accordance with the drawings.
 - 3.1.2 All work shall be done in accordance with the drawings.
 - 3.1.3 All work shall be done in accordance with the drawings.
- 3.2 PLANTING
 - 3.2.1 All plants shall be as shown on the drawings.
 - 3.2.2 All plants shall be as shown on the drawings.
 - 3.2.3 All plants shall be as shown on the drawings.
- 3.3 MAINTENANCE
 - 3.3.1 All work shall be done in accordance with the drawings.
 - 3.3.2 All work shall be done in accordance with the drawings.
 - 3.3.3 All work shall be done in accordance with the drawings.

PART THREE SOFT LANDSCAPE DEVELOPMENT - CONT

- 3.4 PLANTING
 - 3.4.1 All plants shall be as shown on the drawings.
 - 3.4.2 All plants shall be as shown on the drawings.
 - 3.4.3 All plants shall be as shown on the drawings.
- 3.5 MAINTENANCE
 - 3.5.1 All work shall be done in accordance with the drawings.
 - 3.5.2 All work shall be done in accordance with the drawings.
 - 3.5.3 All work shall be done in accordance with the drawings.

PART THREE SOFT LANDSCAPE DEVELOPMENT - CONT

- 3.6 PLANTING
 - 3.6.1 All plants shall be as shown on the drawings.
 - 3.6.2 All plants shall be as shown on the drawings.
 - 3.6.3 All plants shall be as shown on the drawings.
- 3.7 MAINTENANCE
 - 3.7.1 All work shall be done in accordance with the drawings.
 - 3.7.2 All work shall be done in accordance with the drawings.
 - 3.7.3 All work shall be done in accordance with the drawings.

NO.	DESCRIPTION	QUANTITY	UNIT	PRICE
1
2
3
4
5
6
7
8
9
10

TRUNK DIAMETER (INCHES)	MINIMUM PROTECTION RADIUS (FEET)
1-2	3
3-4	4
5-6	5
7-8	6
9-10	7
11-12	8
13-14	9
15-16	10
17-18	11
19-20	12
21-22	13
23-24	14
25-26	15
27-28	16
29-30	17
31-32	18
33-34	19
35-36	20
37-38	21
39-40	22
41-42	23
43-44	24
45-46	25
47-48	26
49-50	27
51-52	28
53-54	29
55-56	30
57-58	31
59-60	32
61-62	33
63-64	34
65-66	35
67-68	36
69-70	37
71-72	38
73-74	39
75-76	40
77-78	41
79-80	42
81-82	43
83-84	44
85-86	45
87-88	46
89-90	47
91-92	48
93-94	49
95-96	50
97-98	51
99-100	52

Copyright reserved. This drawing and design is the property of M2 Landscape Architects and may not be reproduced or used for other projects without their permission.



#220 - 26 LORNE MEWS,
NEW WESTMINSTER, B.C., V3M 3L7
TEL: (604) 553-0044
FAX: (604) 553-0045

NO.	DATE	REVISION DESCRIPTION
1
2
3
4
5
6
7
8
9
10

INDUSTRIAL BUILDING
13378 Comber Way
Surrey, BC

LANDSCAPE SPECIFICATIONS

DATE: 11.09.12 DRAWING NUMBER: L2
SCALE: 1/8" = 1'-0"
DRAWN BY: [Signature]
DESIGN BY: [Signature]
CHK'D BY: [Signature]
M2LA PROJECT NUMBER: JF-86

7911-0175-00(C)