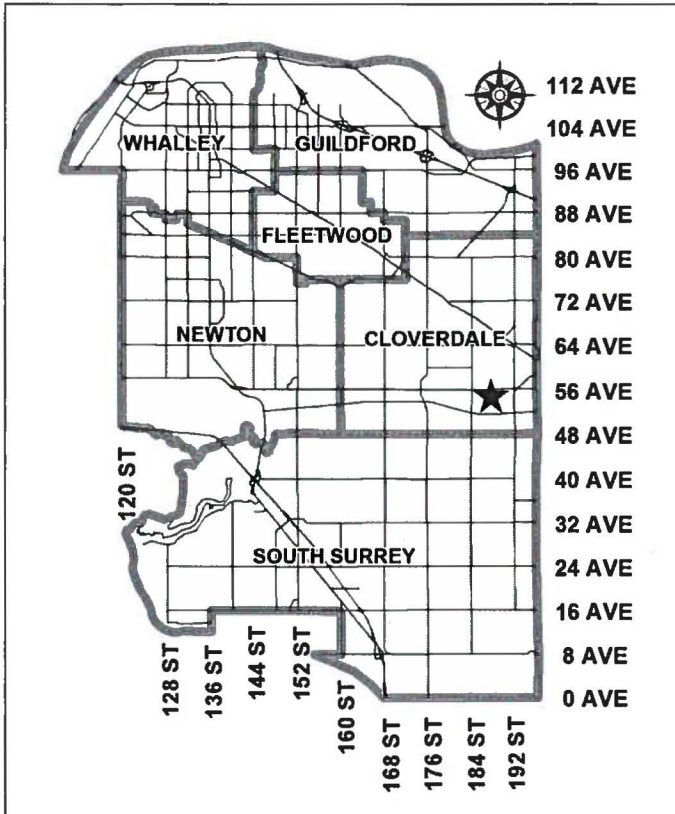


City of Surrey
PLANNING & DEVELOPMENT REPORT
 File: 7912-0272-00

Planning Report Date: October 22, 2012

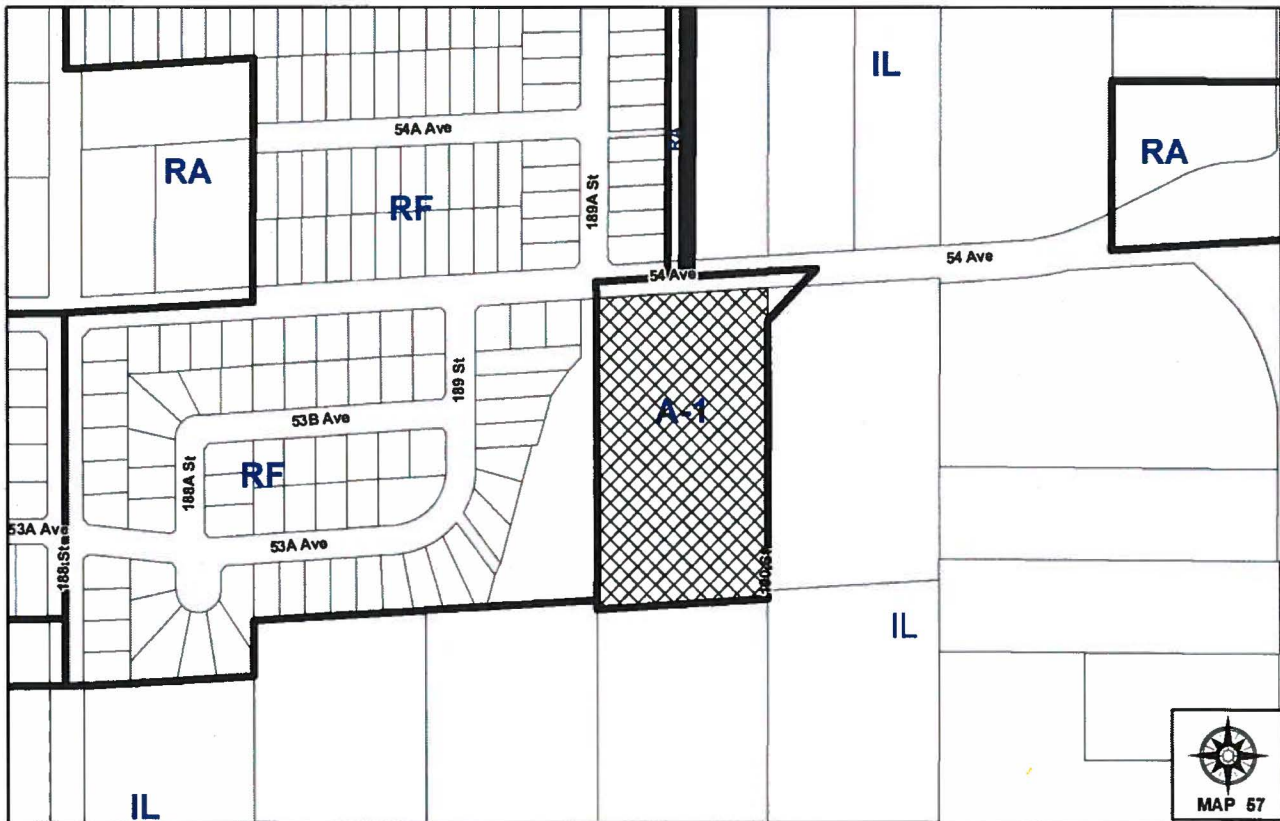


PROPOSAL:

- OCP Text Amendment
- Temporary Industrial Use Permit

in order to allow for the storage and loading of precast concrete and related infrastructure products for a 3-year period.

LOCATION: 18998 - 54 Avenue
OWNER: Kerr Properties 001 Ltd.
ZONING: A-1 (proposed IL at 3rd Reading)
OCP DESIGNATION: Suburban (proposed Industrial)



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for OCP Text Amendment.
- Approval for Temporary Industrial Use Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The proposed outside storage is contrary to the current A-1 zoning of the subject site.

RATIONALE OF RECOMMENDATION

- Approving materials storage on a temporary basis will enable the applicant (Armtec) to continue their operation, while the City undertakes road and infrastructure upgrades related to the Roberts Bank Rail Corridor (RBRC) Program on Armtec lands along 192 Street.
- The site is under Application No. 7905-0014-00 for rezoning to the Light Impact Industrial Zone (IL) with Third Reading granted on July 11, 2005. The IL Zone permits the proposed outdoor storage, provided a building (a minimum of 100 m²/1,076 ft² in size) with washroom facilities is constructed on site.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to amend the OCP by declaring the subject site a Temporary Industrial Use Permit Area 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. Council approve Temporary Industrial Use Permit No. 7912-0272-00 for a 3-year period to proceed to Public Notification.

REFERRALS

Engineering: The Engineering Department has no objection to the project (Appendix III)

SITE CHARACTERISTICS

Existing Land Use: Unauthorized outside storage of precast concrete and related infrastructure products. A watercourse runs along the west property line.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North (Across 54 Avenue):	Single family dwellings, parkland and industrial lot (currently used for vehicle parking)	Urban and Industrial	RF, RA and IL
East:	Armtec, manufacturer of concrete products	Industrial	IL
South:	Vacant land under Application No. 7906-0491-00 for DP for two industrial buildings (Approval to Proceed)	Industrial	IL
West (Across parkland with watercourse):	Single family dwellings	Urban	RF

DEVELOPMENT CONSIDERATIONS

Background

- The applicant, Armtec Infrastructure Inc., currently leases two properties (for a total of 4.4 hectares, or 10.8 acres) in the South Cloverdale area at 19060 - 54 Avenue and 5353 - 192 Street, immediately to the east of the subject site. Armtec is a producer of precast concrete products and other infrastructure components, such as steel and plastic drainage pipes.
- Approximately 0.22 hectare (0.5 acre) of the lot at 5353 - 192 Street has been acquired by the City of Surrey for the realignment of 54 Avenue and 192 Street, in order to accommodate infrastructure works and road upgrades related to the Roberts Bank Rail Corridor (RBRC) Program, specifically the 192 Street overpass. However, an area of approximately 0.4 hectare (1.0 acre) of the lot at 5353 - 192 Street is being affected due to grades and operational issues.
- The subject site at 18998 - 54 Avenue is currently under Application No. 7905-0014-00 to allow for rezoning from General Agriculture Zone (A-1) to Light Impact Industrial Zone (IL). It is the intent of the applicant that this rezoning application will remain at Third Reading for the duration of the proposed Temporary Industrial Use Permit.
- The South East Cloverdale road concept plan initially required a dedication and construction of a north/south road parallel the east property line of the subject property, which would connect 54 and 52 Avenues. The dedication and construction of this road is a requirement of the rezoning application. However, this road concept plan has been amended with the initiation of the RBRC Program and it is now proposed to relocate the north/south connector road closer to the west property line of the subject lot (Appendix IV).

Current Proposal

- The subject property is located at 18998 - 54 Avenue, and has a site area of 2.04 hectares (5.04 acres). The subject property is designated Suburban in the Official Community Plan (OCP) and is currently zoned General Agriculture Zone (A-1).
- A portion of the west side of the subject lot is proposed to be used for the future 52 Avenue/54 Avenue Connector, which is required to mitigate vehicle traffic impacts related to the RBRC Program noted above.
- At present, the northern half of the subject site is cleared, surfaced with gravel and vacant, while the southern half is cleared, surfaced with gravel and actively being used for temporary storage without authorization from the City of Surrey.
- The applicant is seeking a Temporary Industrial Use Permit (TUP) to allow a 1.7-hectare (4.2-acre) portion of the site east of the future north/south connector road to be used for the temporary storage of precast concrete products and other infrastructure-related materials, for a period up to three years (see Appendix II). This includes the southern portion of the site (approximately 0.90 hectares, or 2.2 acres) that is currently being used for unauthorized storage.

- An application (No. 7905-0014-00) on this site is at Third Reading for redesignation to Industrial in the OCP and rezoning to Light Impact Industrial Zone (IL). With the provision of a 100 sq. metre (1,076 sq.ft.) building containing washroom facilities, the proposed use would be permitted in the IL Zone.
- The primary purpose of the TUP is to allow the applicant to temporarily relocate a portion of their inventory from the portion of land acquired by the City for the RBRC infrastructure works and to reorganize their site. Once the applicant vacates the portion of property acquired by the City, the City can undertake the required road and infrastructure works. The area affected by these requirements totals approximately 0.4 hectare (1.0 acre). Due to grades and operational issues, the area required for this temporary relocation is greater than the 0.22 hectare (0.5 acre) acquired by the City.
- In addition, the applicant needs additional space to store inventory that has been relocated to this site due to the closure of their Langley location.
- Access to the site will be from the adjacent property, 19060 - 54 Avenue, through an existing driveway located in the middle of the property on the east property line. Egress from the site will be through 19060 54 Avenue at this existing driveway as well as from a new driveway onto 54 Avenue, to be constructed in the northeast corner of the property. This new driveway egress will provide sufficient space for trucks to safely exit the site without impacting local traffic or the future alignment of the 52 Avenue/54 Avenue Connector (see Appendix II). The driveway will be oriented in such a manner as to direct truck traffic away from the residential properties to the west and toward the truck route system at 192 Street.
- The apron of the new driveway will be paved to prevent gravel from being trucked onto 54 Avenue. A new culvert that is able to accommodate the weight of the truck traffic will be constructed underneath the driveway.
- The property has existing perimeter fencing as well as a system of gravel berms, bioswales and silt fencing to control sediment run-off from the graveled surface and to allow for rainfall dissipation via infiltration.
- Washrooms for employee use exist within the Armttec facility to the east.
- Due to projected future improvements to 54 Avenue related to the future construction of the 52 Avenue/54 Avenue connector, additional landscaping will not be required.
- There is a Class B watercourse located on the property to the west. The applicant will erect an additional fence that will protect the watercourse, as well as the location of the future north/south connector road.

PRE-NOTIFICATION

Pre-notification letters were sent out on September 27, 2012. Staff received a number of responses regarding the recent activity on the site, as follows:

- One resident living in close proximity to the subject site called to express their opposition to the proposed temporary use, noting that the site is already actively being used for storage. The caller also noted that earthworks are occurring on the site, including excavation and grading. These activities are generating a significant amount of noise and vibration beginning early in the morning. The caller also noted that heavy trucks are departing the site and proceeding westbound on 54 Avenue in contravention of signage posted west of the subject site prohibiting truck traffic. The resident also commented that there is minimal park space in the neighbourhood for residents, and that the City should acquire this land for park space.

(Staff advised the caller that staff were aware that portions of the site are being used without a valid permit, and that one purpose of the proposed TUP is to bring the operator into compliance with City regulations. However, staff were unaware that earthworks were proceeding on the site and subsequently investigated the matter. Staff have determined that this is indeed the case and have communicated with the applicant that they must cease work or face possible By-law action. The applicant has since agreed to cease works on the site until the proper permits have been issued by the City. The applicant has also instructed truck operators exiting the site to proceed eastbound on 54 Avenue to 192 Street, and not through the residential neighbourhood. Staff has had subsequent conversations with this resident, and has advised that they will continue to monitor the situation.

Staff also advised the resident that a second rationale for the TUP is that the applicant is relocating materials from that portion of land acquired by the City for truck network improvements related to the Roberts Bank Rail Corridor (RBRC) Program. These improvements will permanently divert truck traffic from the residential neighbourhood west of the subject site.

Finally, staff note that improvements are planned for Hunter Park west of 188 Street, including upgrades and expansion. These works will ultimately connect Hunter Park to the Cloverdale Greenway, which follows 188 Street and 54 Avenue, and will provide better access to open space for these residents.)

- A second caller reiterated a number of the same concerns as noted above, primarily that the site is already being used for storage, that work is ongoing on the site that is generating significant noise and vibrations, and that trucks departing the site are travelling through the residential neighbourhood.

(Staff responded with similar comments as noted above.)

- A third resident also called to express their concern that heavy trucks were exiting the site and travelling through the residential neighbourhood. The resident also commented about the high level of noise and vibrations being generated on the site. The resident did comment that they were aware that they purchased property adjacent to Industrial designated lands, however they feel that the levels of disturbance and issues surrounding safety are far greater than should be acceptable.

(Staff responded with similar comments as noted above.)

- A fourth caller expressed their frustration that earthworks and grading began on this site one day after the pre-notification letter was received, which indicates that they are operating without proper approvals. The resident raised similar concerns as those noted above regarding noise, vibrations, and truck traffic.

(Staff responded with similar comments as noted above.)

- A fifth resident stated that they did not wish to see this use adjacent to their residence. They expressed concern about the long term noise generated by the loading and unloading of materials on the site. The caller also expressed concern about the safety of heavy trucks travelling westbound on 54 Avenue, through the residential neighbourhood, noting that the existing driveway is located very close to their property.

(Staff noted that the proposed use is temporary in nature. The site is also under an application for rezoning to Light Impact Industrial (IL) Zone. Although no building design drawings have been submitted and no tenant is proposed at present, ultimately an industrial building, subject to a Development Permit, would be constructed on the site should Council approve the rezoning.)

In response to the other concerns raised by the caller, staff responded with similar comments as noted above.)

PUBLIC CONSULTATION PROCESS FOR OCP AMENDMENT

Pursuant to Section 879 of the Local Government Act, it was 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.

CONCLUSION

- The applicant proceeded with using the subject site for temporary storage, without proper approvals which resulted in area residents expressing concerns about this activity. The applicant has confirmed that all activity has now ceased on the subject site.
- The City requires the use of approximately 0.4 hectare (1.0 acre) of land along 192 Street for a period of approximately 6 months. The TUP is partially intended to address the displacement of the use of the land along 192 Street to accommodate City works. The applicant sees merit in using a larger portion of subject site for storage purposes for more than a 6-month period and is seeking a TUP for that portion of the site east of the future north/south connector road for a maximum of 3 years.
- If the owner finalized the proposed OCP amendment to Industrial and rezoning to the IL Zone for the subject site, the proposed use would be permitted with the provision of a building containing washroom facilities.
- Given that the site is intended for industrial purposes and the TUP is assisting the operation of the adjacent business, staff support the TUP for that portion of the site east of the future north/south connector road for a maximum of 3 years.

- However, should Council want to restrict the proposed temporary storage use to a reduced portion of the site to allow the applicant (Armtec) to continue their operation while the City undertakes the road and infrastructure upgrades along 192 Street, the Temporary Industrial Use Permit (TUP) could be modified accordingly to allow the temporary use of an area of approximately 0.8 hectares (2.0 acres) for a period limited to 1 year.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners and Action Summary
Appendix II.	Proposed Site Plan
Appendix III.	Engineering Summary
Appendix IV	Proposed Road Concept
Appendix V	OCP Text Amendment By-law
Appendix VI	Temporary Industrial Use Permit No. 7912-0272-00

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

CA/kms

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. 10/18/12 8:43 AM

Information for City Clerk

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

1. (a) Agent: Name: Dave MacPherson
 Address: 34040 George Ferguson Way
 Abbotsford BC
 V2S 2N2

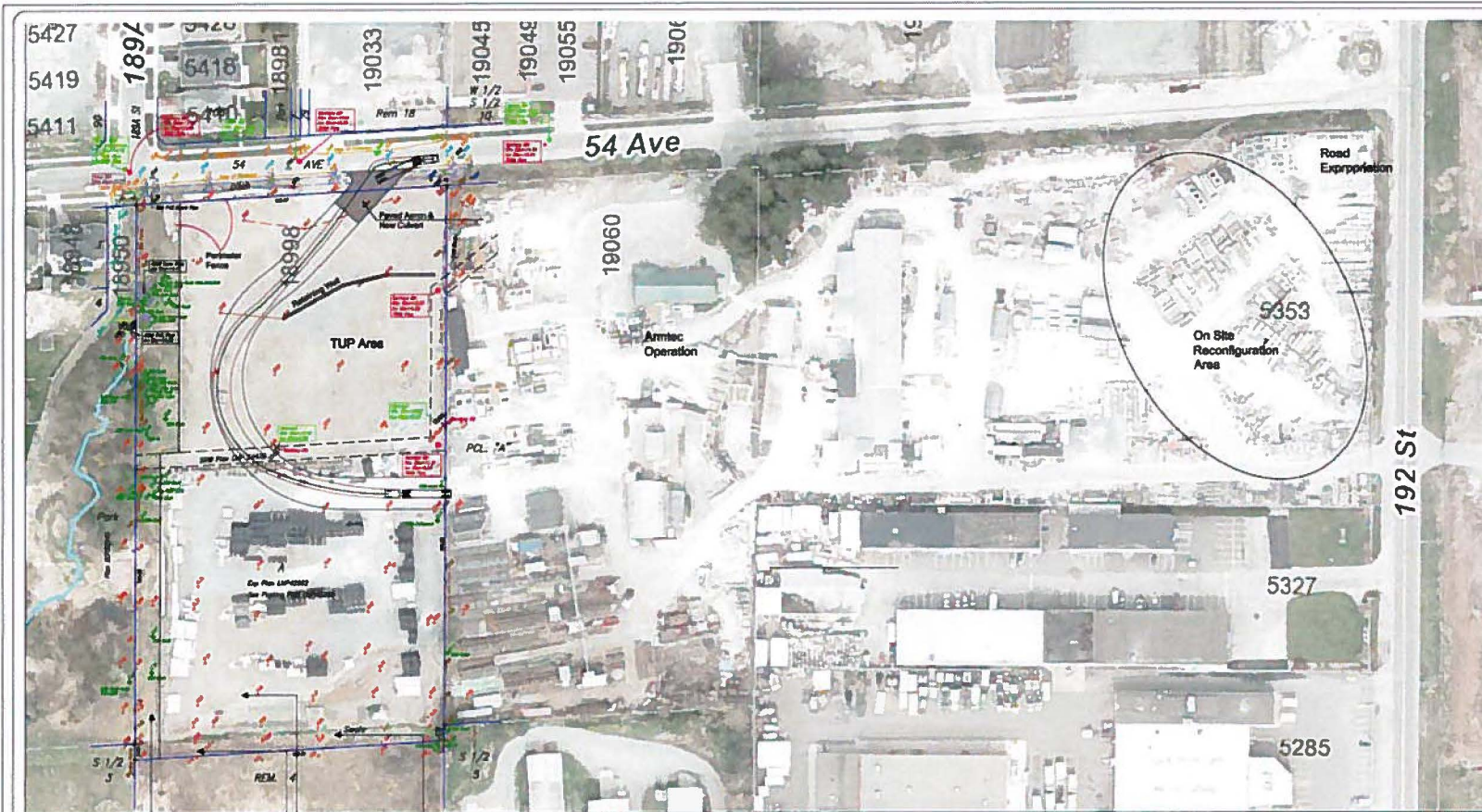
 Tel: 778-908-6113

2. Properties involved in the Application
 - (a) Civic Address: 18998 - 54 Avenue

 - (b) Civic Address: 18998 - 54 Avenue
 Owner: Kerr Properties 001 Ltd., Inc. No. 0811674
 PID: 012-203-254
 Parcel "A" (Explanatory Plan 42969) Lot 4 Section 4 Township 8 New Westminster District
 Plan 1461

3. Summary of Actions for City Clerk's Office
 - (a) Introduce an OCP Text Amendment By-law

 - (b) Proceed with Public Notification for Temporary Industrial Use Permit No. 7912-0272-00



Gravel Sediment Control Berm



Silt Fence



Gravel Surface



Gravel Berm & Fence

PACIFIC LAND GROUP
Land Use, Development & Environmental Strategists
Pacific Land Resource Group Inc.
 Suite 101 - 7485 130 Street
 Surrey, British Columbia
 Canada V3W 1H8
 Tel: 604-501-1624
 Fax: 604-501-1625
 www.pacificlandgroup.ca
 info@pacificlandgroup.ca

PROJECT:
18998 54 Avenue, Surrey

DRAWING TITLE:
Layout for Temporary Use Permit

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

SCALE:
1:1500

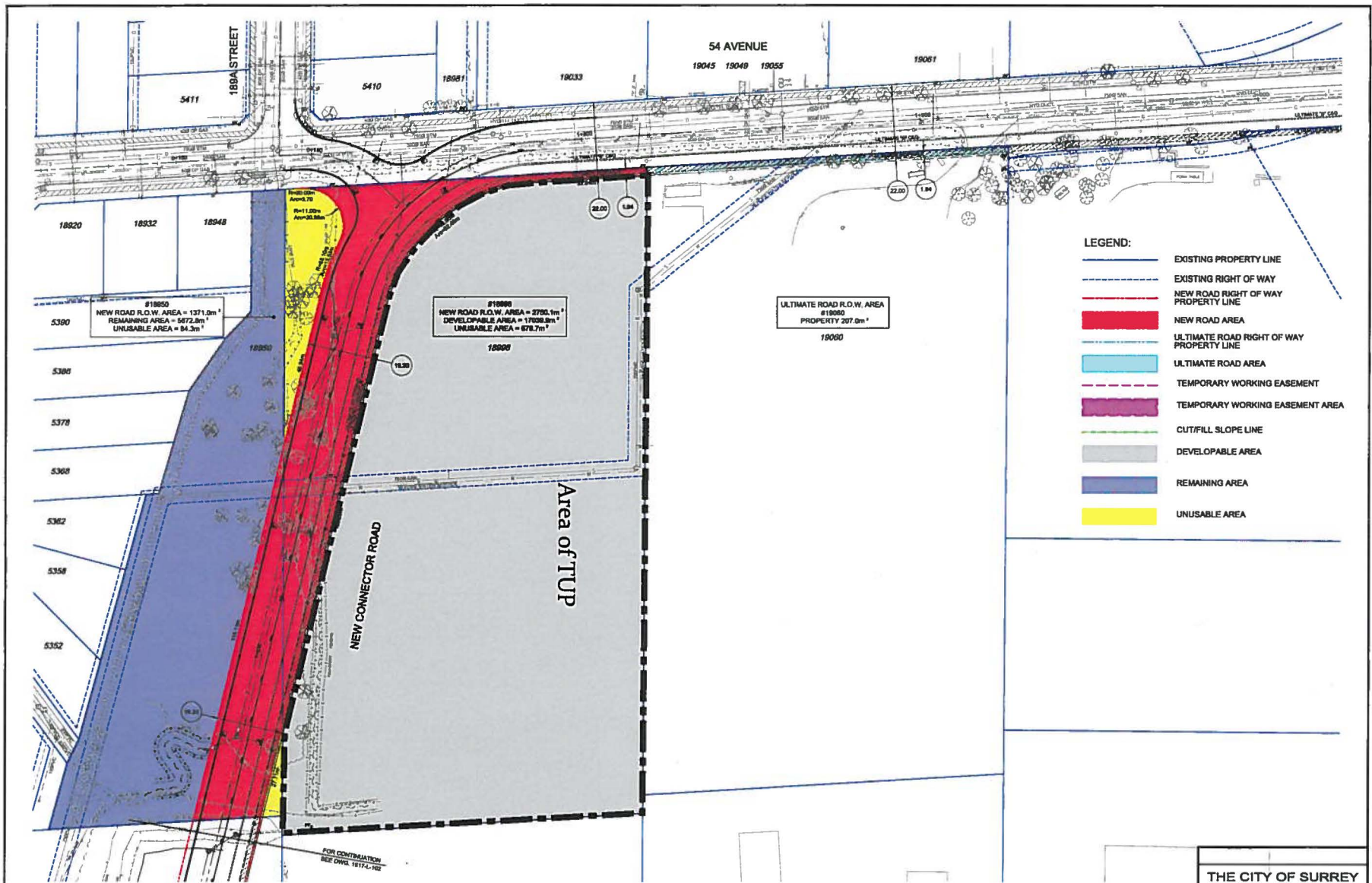
DATE:
September 14, 2012

PROJECT No:
09-821

DRAWING No:
01

DESIGNED BY:
EW

CHECKED BY:
BT



- LEGEND:**
- EXISTING PROPERTY LINE
 - EXISTING RIGHT OF WAY
 - NEW ROAD RIGHT OF WAY PROPERTY LINE
 - NEW ROAD AREA
 - ULTIMATE ROAD RIGHT OF WAY PROPERTY LINE
 - ULTIMATE ROAD AREA
 - TEMPORARY WORKING EASEMENT
 - CUT/FILL SLOPE LINE
 - DEVELOPABLE AREA
 - REMAINING AREA
 - UNUSABLE AREA

NO.	REVISIONS	BY	DATE
1	SHIFTED CONNECTOR ROAD ALIGNMENT TO THE WEST	R.A.	06/29/12
2	AS PER BARNEY'S COMMENTS	R.A.	04/29/12
3	AS PER BARNEY'S COMMENTS	R.A.	11/29/11

NOTES:
 THE LOCATION OF EXIST. UNDERGROUND UTILITIES ARE SHOWN IN AN APPROX. WAY ONLY AND HAVE NOT BEEN INDICATED BY VIEWED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXIST. UTILITIES BEFORE COMMENCING WORK, AND AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCURRED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PROTECTIVE ANY AND ALL UNDERGROUND UTILITIES.

WEB ENGINEERING LTD.
consulting civil engineers
 4171 DARWIN STREET, BURNABY, B.C. TEL: 604-294-8388

SHEET TITLE:
 DESIGN PACKAGE R5/10
 NEW CONNECTOR ROAD
 52 AVENUE TO 54 AVENUE

WEB DWG. No.
 1617-L-103-U
WEB PROJECT No.
 1817
SHEET:
 03 of 03

THE CITY OF SURREY	
TITLE: PROPERTY ACQUISITION	SURREY PROJECT No.
SCALE: 1:500	SURREY DRAWING No.
DATE: FEB. 6, 2011	REV:

ATTACHED TO: WEB FILE NAME:

REPRODUCE ALL RIGHTS RESERVED PREVIOUS REVISION NUMBER

INTER-OFFICE MEMO

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

FROM: Development Services Manager, Engineering Department

DATE: October 17, 2012 **PROJECT FILE:** 7812-0272-00

RE: Engineering Requirements (Commercial/Industrial)
Location: 18998 54 Ave

OCP AMENDMENT

There are no engineering requirements relative to the OCP Amendment.


TEMPORARY USE PERMIT

The following requirements are to be met as a condition of issuance of the Temporary Use Permit:

- Registration of a Reciprocal access easement with the adjacent property to the east; and
- Registration of a Restrictive Covenant for egress only at 54 Avenue.

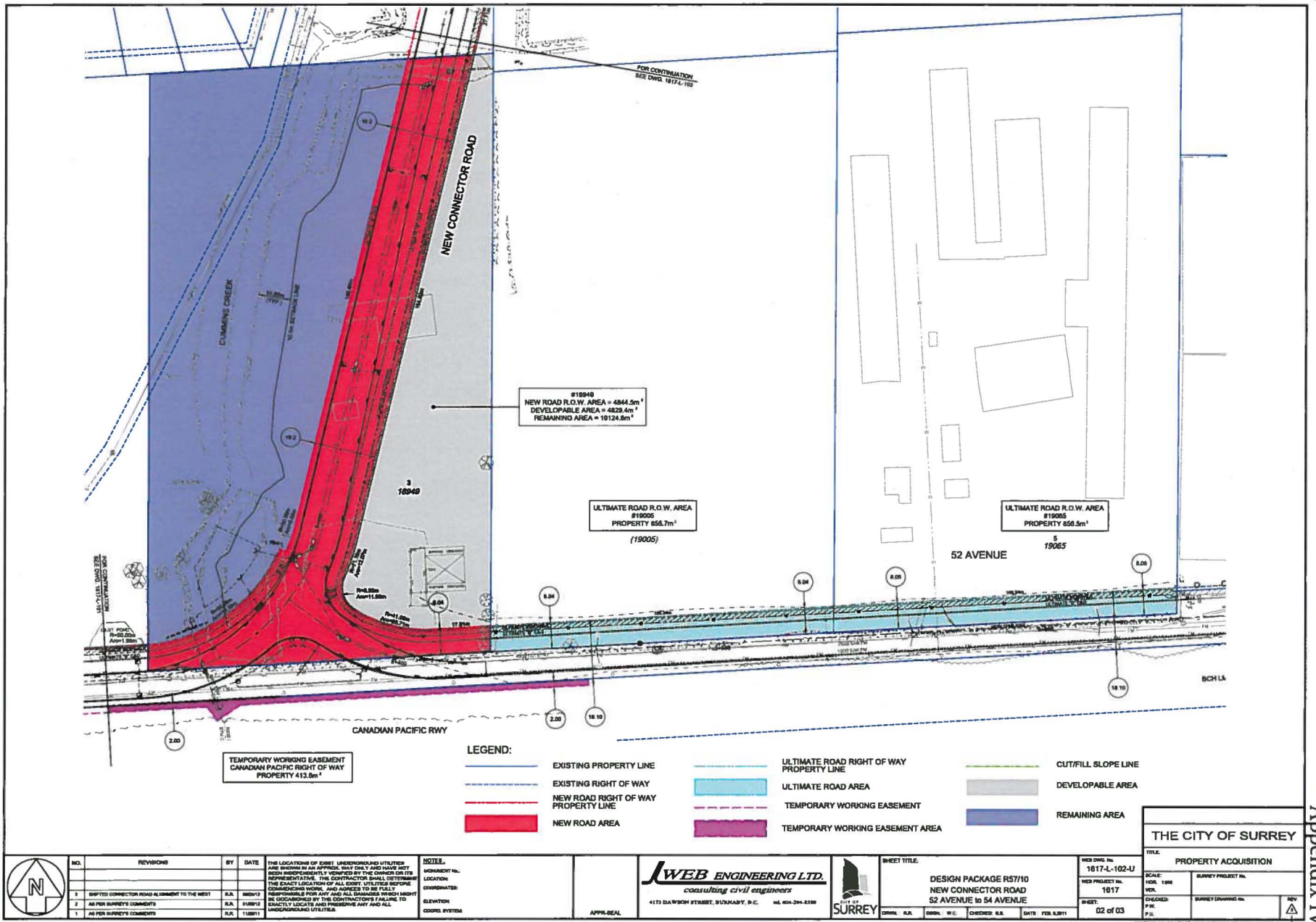
Access to the site will be from 19060 54 Avenue only. Egress from the site will be allowed to 54 Avenue near the east property line.

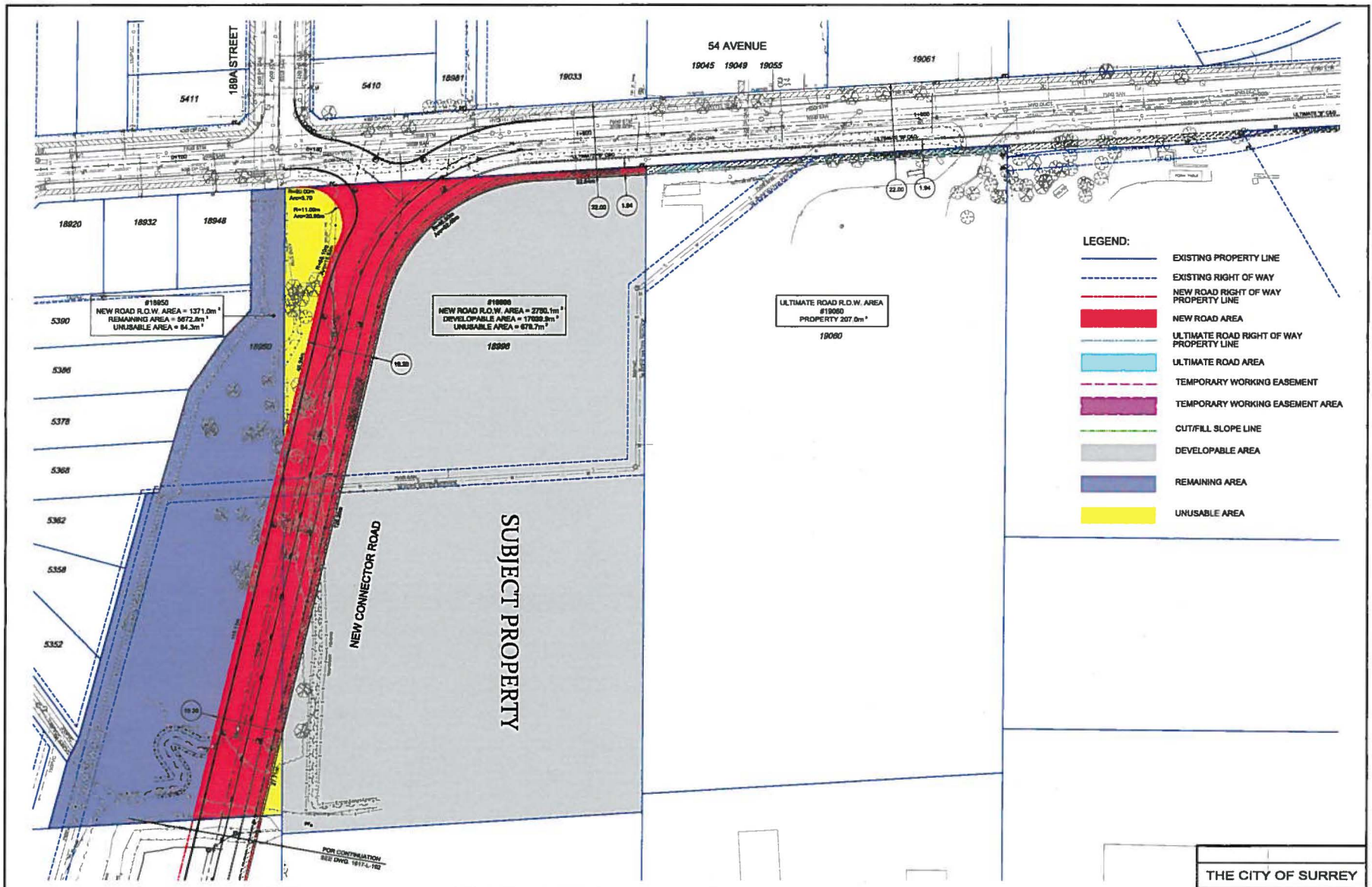
A Servicing Agreement is not required for proposed Temporary Use Permit.



Rémi Dubé, P.Eng.
Development Services Manager

HB





- LEGEND:**
- EXISTING PROPERTY LINE
 - EXISTING RIGHT OF WAY
 - NEW ROAD RIGHT OF WAY PROPERTY LINE
 - NEW ROAD AREA
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 - UNUSABLE AREA

NO.	REVISIONS	BY	DATE	THE LOCATION OF EXIST. UNDERGROUND UTILITIES AND SHOWING IN AN APPROX. WAY ONLY AND HAVE NOT BEEN IDENTIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXIST. UTILITIES BEFORE COMMENCING WORK, AND AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE INCURRED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
3	SHIFTED CONNECTOR ROAD ALIGNMENT TO THE WEST	R.L.	08/02	
2	AS PER SURVEY COMMENTS	R.L.	04/02	
1	AS PER SURVEY COMMENTS	R.L.	11/01	

NOTES:
 MONUMENT No. LOCATION COORDINATES: ELEVATION: GEOD. SYSTEM:

JWEB ENGINEERING LTD.
consulting civil engineers

4173 DAWSON STREET, BURNABY, B.C. TEL: 604-294-6368

CITY OF SURREY

SHEET TITLE:
 DESIGN PACKAGE R57/10
 NEW CONNECTOR ROAD
 52 AVENUE to 54 AVENUE

DATE: FEB 1, 2011

WEB DWG No. 1817-L-103-U	TITLE: PROPERTY ACQUISITION
SCALE: 1:500	SURVEY PROJECT No.
WEB PROJECT No. 1817	SURVEY DRAWING No.
SHEET: 03 of 03	DATE: FEB 1, 2011

ATTACHED TO:
 WEB FILE NAME:

DESTROY ALL PRINTS BEARING PREVIOUS REVISION NUMBER

CITY OF SURREY

BY-LAW NO. _____

A by-law to amend the provisions of Surrey Official
Community Plan By-law, 1996, No. 12900, as amended

.....

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

- 1. Surrey Official Community Plan By-law 1996, No. 12900, as amended, is hereby further amended as follows:

Division A, Schedule B Temporary Use Permit Areas, under the heading Temporary Industrial Use Permit Areas, by adding the following section immediately following Temporary Industrial Use Permit No. ____:

Temporary Industrial Use Permit Area No. ____

Outside Storage of Materials

Purpose: To permit the outside storage of precast concrete and associated construction materials not to exceed three years.

Location: Parcel Identifier: 012-203-254
Lot A (Explanatory Plan 42962) Lot 4 Section 4 Township 8 New
Westminster District Plan 1461
18998 - 54 Avenue

- Conditions:
- (a) The throat of the driveway is to be paved;
 - (b) The riparian area along the west property line is to be fenced and protected;
 - (c) The property is to be graded to the satisfaction of the Engineering Department must satisfy BC Building Code requirements; and
 - (d) The subject property is to be used in accordance with the provisions of the Temporary Industrial Use Permit.

Expiration: The Temporary Industrial Use Permit will remain in effect until the date specified in the Temporary Industrial Use Permit.

2. This By-law shall be cited for all purposes as "Surrey Official Community Plan By-law, 1996, No. 12900, Text No. _____ Amendment By-law, 2012, No. _____."

PASSED FIRST AND SECOND READING on the _____ th day of _____, 20 .

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

PASSED THIRD READING 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

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CITY OF SURREY

(the "City")

TEMPORARY INDUSTRIAL USE PERMIT

NO.: 7912-0272-00

Issued To: KERR PROPERTIES 001 LTD.
(INCORPORATION NO. 0811674)

("the Owner")

Address of Owner: 14742 - 64 Avenue
Surrey BC
V3S 1X7

1. This temporary use permit is issued subject to compliance by the Owner with all statutes, by-laws, orders, regulations or agreements, except as specifically varied by this temporary use permit.
2. This temporary use permit applies to that real property including land with or without improvements located within the City of Surrey, with the legal description and civic address as follows:

Parcel Identifier: 012-203-254
Lot A (Explanatory Plan 42962) Lot 4 Section 4 Township 8 New Westminster District
Plan 1461

18998 - 54 Avenue

(the "Land")

3. The Land has been designated as a Temporary Industrial Use Permit Area in Surrey Official Community Plan, 1996, No. 12900, as amended.
4. The temporary use permitted on the Land shall be: the temporary storage of precast concrete and associated construction materials.
5. The temporary use shall be carried out according to the following conditions:
 - The driveway is to be paved to a depth 9.0 metres south from the front property line;
 - The riparian area along the west property line and that portion of the site west of the property line and east of the future north/south connector road as shown on Appendix II is to be fenced and protected; and
 - The site is to be drained to the satisfaction of the Engineering Department.

6. As a condition of the issuance of this temporary use permit, Council is holding security set out below (the "Security") to ensure that the temporary use is carried out in accordance with the terms and conditions of this temporary use permit. Should the Owner fail to comply with the terms and conditions of this temporary use permit within the time provided, the amount of the Security shall be forfeited to the City. The City has the option of using the Security to enter upon the Land and perform such works as is necessary to eliminate the temporary use and bring the use and occupancy of the Land into compliance with Surrey Zoning By-law, 1993, No. 12000, as amended (the "Works"). The Owner hereby authorizes the City or its agents to enter upon the Land to complete the Works. There is submitted accordingly:

An Irrevocable Letter of Credit, in a form acceptable to the City, in the amount of \$5,000.00

7. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this temporary use permit. This temporary use permit is not a building permit.
8. An undertaking submitted by the Owner is attached hereto as Appendix I and forms part of this temporary use permit.
9. This temporary use permit is not transferable.
10. This temporary use permit shall lapse on or before three years from date of issuance

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

ISSUED THIS DAY OF , 20 .

Mayor - Dianne L. Watts

City Clerk - Jane Sullivan

IN CONSIDERATION OF COUNCIL'S APPROVAL OF THIS TEMPORARY USE PERMIT AND OTHER GOOD AND VALUABLE CONSIDERATION, I/WE THE UNDERSIGNED AGREED TO THE TERMS AND CONDITIONS OF THIS TEMPORARY USE PERMIT AND ACKNOWLEDGE THAT WE HAVE READ AND UNDERSTOOD IT.

Authorized Agent: Signature

OR

Name (Please Print)

PJ Kerr (PATRICK KERR)

Owner: Signature

KERR Properties 001 Ltd.

Name: (Please Print)

TO THE CITY OF SURREY:

I, Kerr Properties

being the owner of Lot A (Explanatory Plan 42962) Lot 4 Section 4 Township 8 New Westminster District Plan 1461

(Legal Description)

known as 18998 54 Avenue
(Civic Address)

hereby undertake as a condition of issuance of my temporary use permit to:

- (a) demolish or remove all buildings and/or structures that are permitted to be constructed pursuant to the temporary use permit issued to me; and
- (b) restore the land described on the temporary use permit to a condition specified in that permit;

all of which shall be done not later than the termination date set out on the temporary use permit.

I further understand that should I not fulfill the undertaking described herein, the City or its agents may enter upon the land described on the temporary use permit and perform such work as is necessary to eliminate the temporary use and bring the use and occupancy of the land in compliance with Surrey Zoning By-law, 1993, No. 12000, as amended, and that any securities submitted by me to the City pursuant to the temporary use permit shall be forfeited and applied to the cost of restoration of my land as herein set out.

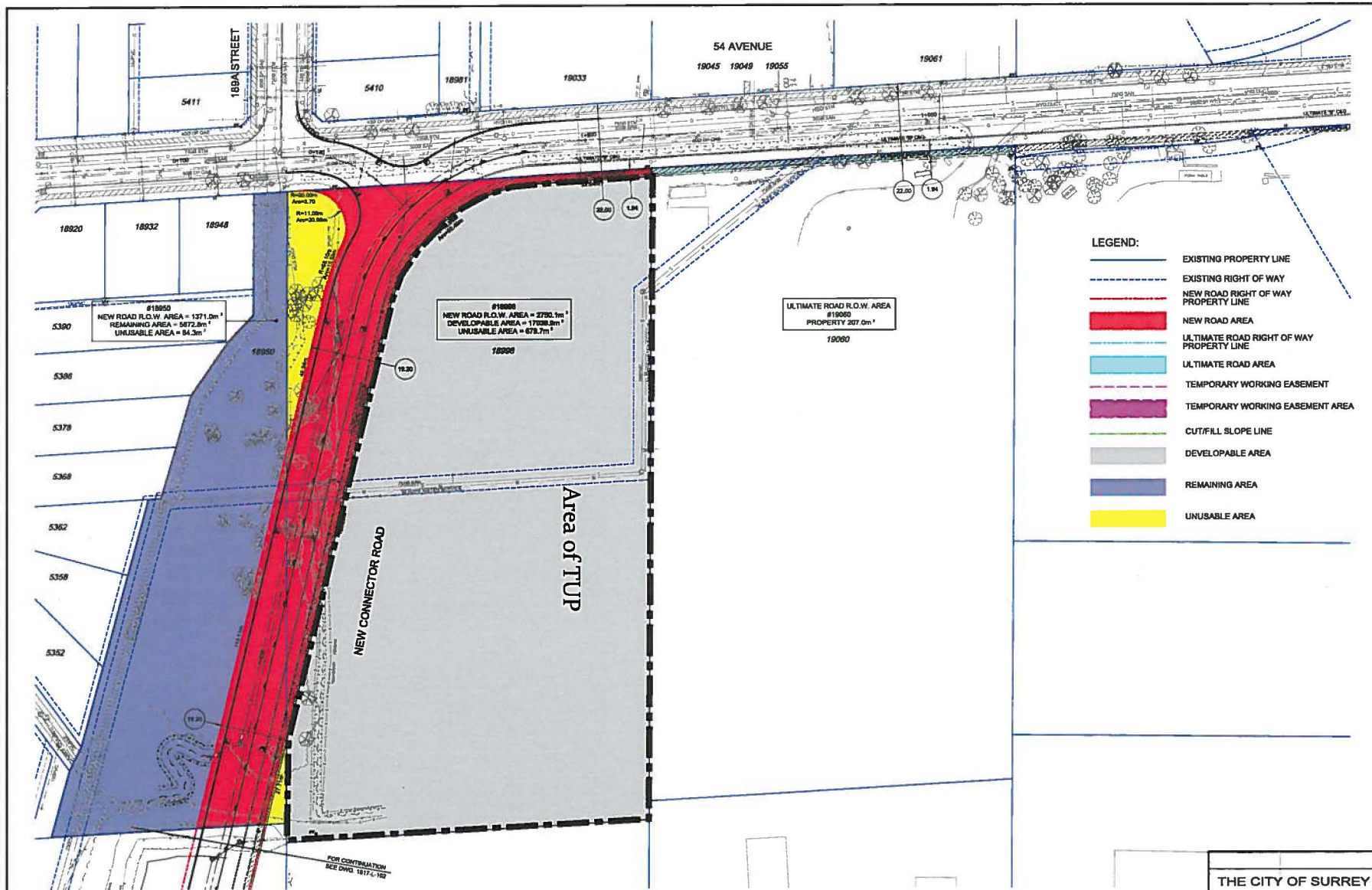
This undertaking is attached hereto and forms part of the temporary use permit.



(Owner)



(Witness)



- LEGEND:**
- EXISTING PROPERTY LINE
 - EXISTING RIGHT OF WAY
 - NEW ROAD RIGHT OF WAY PROPERTY LINE
 - NEW ROAD AREA
 - ULTIMATE ROAD RIGHT OF WAY PROPERTY LINE
 - ULTIMATE ROAD AREA
 - TEMPORARY WORKING EASEMENT
 - TEMPORARY WORKING EASEMENT AREA
 - CUT/FILL SLOPE LINE
 - DEVELOPABLE AREA
 - REMAINING AREA
 - UNUSABLE AREA

ATTACHED TO:



NO.	REVISIONS	BY	DATE
1	ISSUED CONNECTOR ROAD ALIGNMENT TO THE WEST	R.A.	08/07/10
2	AS PER SURVEY'S COMMENTS	R.A.	02/09/11
3	AS PER SURVEY'S COMMENTS	R.A.	11/09/11

THE LOCATION OF EXIST UNDERGROUND UTILITIES ARE SHOWN IN AN APPROX. MANNER ONLY AND HAVE NOT BEEN INDICATED BY THE OWNER OR HIS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXIST UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY BE OCCURRED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PROTECT ANY AND ALL UNDERGROUND UTILITIES.

NOTES:
 MONUMENT NO.:
 LOCATION:
 COORDINATE:
 ELEVATION:
 COORD. SYSTEM:

WEB ENGINEERING LTD.
consulting civil engineers

4173 DAWSON STREET, SURREY, B.C. TEL: 604-294-6384

APPR-SEAL



SHEET TITLE:

DESIGN PACKAGE R57/10
 NEW CONNECTOR ROAD
 52 AVENUE to 54 AVENUE

WEB DWG. NO.	1817-L-103-U
WEB PROJECT NO.	1817
REVISION:	03 of 03

DATE: FEB. 8, 2011

THE CITY OF SURREY	
PROPERTY ACQUISITION	
SCALE:	SURVEY PROJECT NO.
1:500	
DATE:	CHECKED:
DATE:	DATE:

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