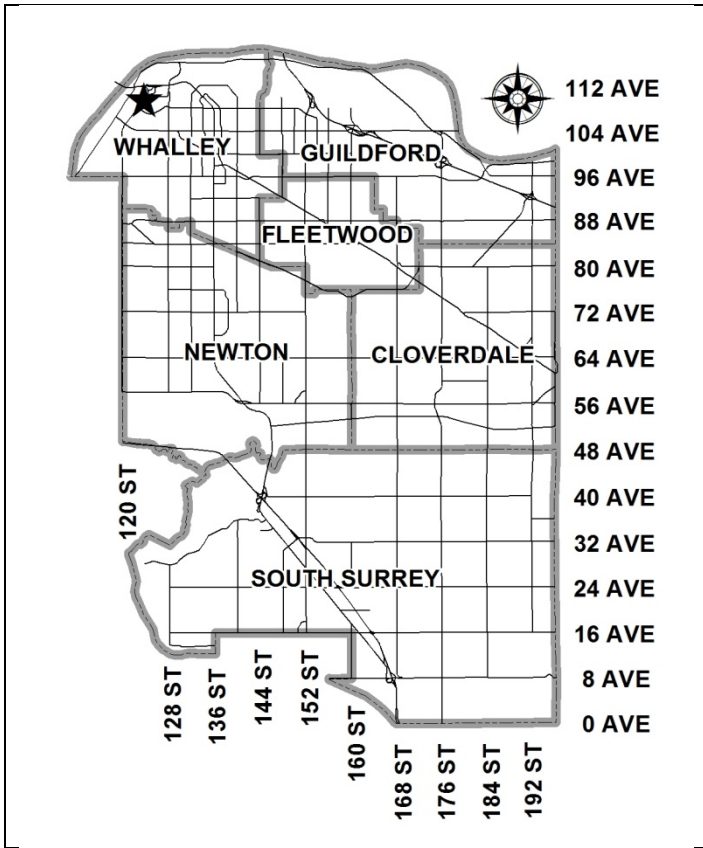


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7913-0038-00

Planning Report Date: May 6, 2013

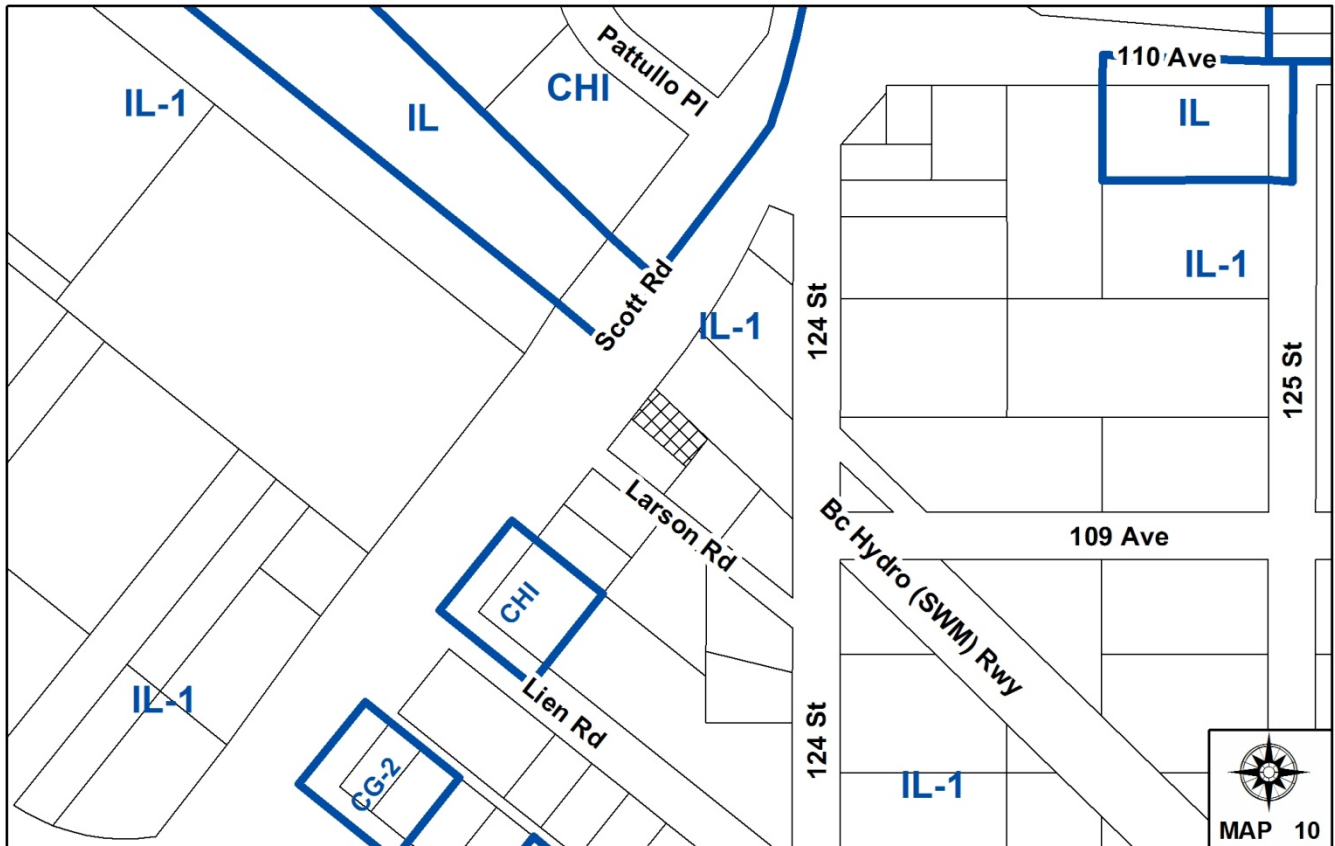


**PROPOSAL:**

- OCP Text Amendment
- Temporary Industrial Use Permit

in order to permit a security guard training school for a 3-year period.

**LOCATION:** 10926 and 10928 Scott Road  
**OWNER:** 0960134 B C Ltd  
**ZONING:** IL-1  
**OCP DESIGNATION:** Industrial  
**NCP DESIGNATION:** Parks & Open Spaces



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

- None.

RATIONALE OF RECOMMENDATION

- Complies with OCP Designation.
- Supports the City's Economic Development and Employment Land Strategies.
- Generally complies with the intent of the South Westminster Neighbourhood Concept Plan (NCP) for the subject area.

## 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. 7913-0038-00 (Appendix III) to proceed to Public Notification.
4. Council instruct staff to resolve the following issues prior to final adoption and issuance of the Temporary Industrial Use Permit:
  - (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 adequate security to ensure the site is restored to its vacant state, upon expiration of the Temporary Industrial Use Permit;
  - (c) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department; and
  - (d) completion of all requirements to enable issuance of a Building Permit for the temporary trailer.

## REFERRALS

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

SITE CHARACTERISTICS

Existing Land Use: Trailer used for security guard training school.

Adjacent Area:

| Direction                                 | Existing Use                             | NCP Designation   | Existing Zone |
|---|--|---|---------------|
| Northeast (Across BC Hydro Railway Line): | Industrial building and outside storage. | Highway Commercial  | IL-1          |
| South:                                    | Vacant lot.                              | Business Park   | IL            |
| East:                                     | Industrial building.                     | Business Park as well as Parks and Open Space             | IL            |
| West (Across Scott Road):                 | Natural Gas pump station and Vacant lot  | Business/Residential Park as well as Parks and Open Space | IL and IL-1   |

DEVELOPMENT CONSIDERATIONSBackground

- The subject site is zoned "Light Impact Industrial 1 Zone (IL-1)" and designated Industrial under the Official Community Plan (OCP), and Parks and Open Spaces in the South Westminster Neighbourhood Concept Plan (NCP).
- The subject site is a single lot that is dual addressed at 10926 and 10928 Scott Road. The site is located on the east side of Scott Road just north of Larson Road and abuts the BC Hydro Railway Line. The intent of designating the site Parks and Open Space in the NCP is to provide a buffer from the railway line along the north for the lands designated Business Park to the south.
- The site was purchased in January 2013 by a numbered company whose director is president of Agilent Security.
- In the past, an older trailer/structure was located on the site. However, over the years the site became rundown and By-law Enforcement has received several unsightly premise complaints since 2009. In January 2013, with the purchase of the site by the new owner, the older trailer/structure was removed and replaced with the current trailer.

Current Proposal

- The applicant, Agilent Security, is proposing a Temporary Industrial Use Permit (TUP) to allow for a security guard school to operate out of the existing trailer on the site. The school offers a week-long/40-hour security guard training program to approximately five students at a time, many of whom will become employees of Agilent Security. Security companies having their own guard schools is common practice in the security industry, as it allows companies to better select their guards.

- Security guard schools are classified as a general service use. Although not allowed under the current IL-1 zoning, the use is permitted in the IB Zone, which is the intended zone for the area.
- The Zoning By-law requires industrial businesses to operate from a permanent building with a minimum 100 square metres (1,075 sq.ft.) of floor area and which contains washroom facilities. However, as the subject site contains no permanent building, the security guard school is not permitted in the IL-1 Zone, a TUP is proposed.
- The applicant proposes a TUP in order to relax the requirements for a permanent building on the site (and the associated servicing upgrades) and to allow a classroom for the operation of a security guard training school for a three-year period.
- The applicant will apply for a temporary trailer permit. The trailer is approximately 12.2 metres (40 ft.) deep by 7.3 metres (24 ft.) wide for a total area of 89.2 square metres (960 sq. ft.). The trailer is comprised of one large room and a washroom.
- The IL-1 Zone requires 7.5-metre (25 ft.) setbacks. The applicant is proposing a 3.5-metre (11 ft.) south side yard setback, a 4.6-metre (15 ft.) north side yard setback and a 4.6-metre (15 ft.) rear yard setback. Rather than requiring a Development Variance Permit, these proposed setbacks are accommodated in the TUP.
- The subject site is located within a floodplain area, with a restricted minimum building elevation of 4.4 metres (14.4 ft.) geodetic. The proposed trailer is exempt from the minimum floodproofing elevations. However, any future buildings will be required to satisfy the minimum floodproofing elevations.

#### PRE-NOTIFICATION

- Pre-notification letters were sent to surrounding property owners on April 17, 2013 and a Development Proposal Sign was erected on the site on April 22, 2013. Staff received no comments in response.

#### 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 text amendment, other than those contacted as part of the pre-notification process.

#### DESIGN PROPOSAL AND REVIEW

- The trailer is a utilitarian design and constructed of metal corrugated siding which is appropriate for the industrial character of the site. The trailer is primarily light grey in colour with blue trim along the top.

- The proposed landscaping along the Scott Road frontage is comprised primarily of grass and low lying shrubs to provide clear sight lines into the site. As substantial fill will be required for redevelopment of the site, trees are not proposed to be installed at this time.

#### INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

|               |  |
|---------------|--|
| Appendix I.   | Lot Owners, Action Summary   |
| Appendix II.  | Engineering Summary  |
| Appendix III. | Temporary Industrial Use Permit No. 7913-0038-00 (includes Site Plan, Landscape Plan and Elevations) |
| Appendix IV.  | OCP Amendment By-law   |

*original signed by Judith Robertson*

Jean Lamontagne  
General Manager  
Planning and Development

JKS/da

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Information for City Clerk

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

1. (a) Agent: Name: Gurtaj Grewal

Address: 13281 - 72 Avenue, Unit 202  
Surrey, BC V3W 2N5

Tel: 604-587-7309 - Work  
604-587-7309 - Cellular

2. Properties involved in the Application

(a) Civic Address: 10926 and 10928 Scott Road

(b) Civic Address: 10926 and 10928 Scott Road  
Owner: 0960134 B C Ltd  
Director Information:  
Gurtaj Grewal  
Arvinder Gill

No Officer Information Filed

PID: 001-731-688

Parcel "A" (Explanatory Plan 10527) Lot 1 Section 17 Block 5 North Range 2 West New  
Westminster District Plan 8343

3. Summary of Actions for City Clerk's Office

(a) Introduce a By-law to amend the Official Community Plan.

(b) Proceed with Public Notification for Temporary Industrial Use Permit No. 7913-0038-00.

---

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

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

**DATE:       May 1, 2013**

**PROJECT FILE:   7813-0038-00**

---

**RE:           Engineering Requirements (Commercial/Industrial)  
              Location: 10926 Scott Road**

**TEMPORARY USE PERMIT**

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

- If a sanitary sewer connection is required, the deactivated sanitary service to the vacuum sewer can be reactivated. A restrictive covenant must be registered on title for maintenance of the pump. For any future development, a low pressure sewer system will be required to service the lot;
- The existing water service connection is greater than 30 years old and must be replaced; and
- All parking surfaces are to remain as gravel and are to drain towards bio-swales.

A Servicing Agreement for this application is not required; however, a processing fee of \$1,260.00 (GST included) is required to administer the storm water review, water flow analysis and legal document requirements.



Rémi Dubé, P.Eng.  
Development Services Manager

sk



CITY OF SURREY

(the "City")

**TEMPORARY INDUSTRIAL USE PERMIT**

NO.: 7913-0038-00

Issued To: 0960134 B C LTD  
("the Owner")

Address of Owner: PO Box 88 547 RPO Newton  
Surrey, BC V3W 0X1

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 industrial 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: 001-731-688

Parcel "A" (Explanatory Plan 10527) Lot 1 Section 17 Block 5 North Range 2 West New  
Westminster District Plan 8343

10926 and 10928 Scott Road

(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 industrial use permitted on the Land shall be:
  - Security guard training school as shown on Schedule A, which is attached hereto and forms part of this Temporary Industrial Use Permit.
- 5 The temporary use shall be carried out according to the following conditions:
  - Temporary trailer permit must be issued by City of Surrey

6. As a condition of the issuance of this temporary industrial 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 industrial use permit. Should the Owner fail to comply with the terms and conditions of this temporary industrial 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:

Cash in the amount of \$5,000

7. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this temporary industrial use permit. This temporary industrial 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 industrial use permit.
9. This temporary industrial use permit is not transferable.
10. This temporary industrial 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 INDUSTRIAL 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.

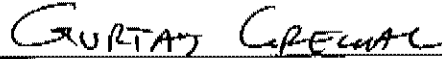
\_\_\_\_\_  
Authorized Agent: Signature

\_\_\_\_\_  
Name (Please Print)

OR



\_\_\_\_\_  
Owner: Signature



\_\_\_\_\_  
Name: (Please Print)

TO THE CITY OF SURREY:

I, GURJAT CREWAL (Name of Owner)

being the owner of Parcel "A" (Explanatory Plan 10527) Lot 1 Section 17 Block 5 North Range 2, West New Westminster District Plan 8343

(Legal Description)

known as 10926 and 10928 Scott Road  
(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 industrial 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 industrial 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 industrial use permit shall be forfeited and applied to the cost of restoration of my land as herein set out.

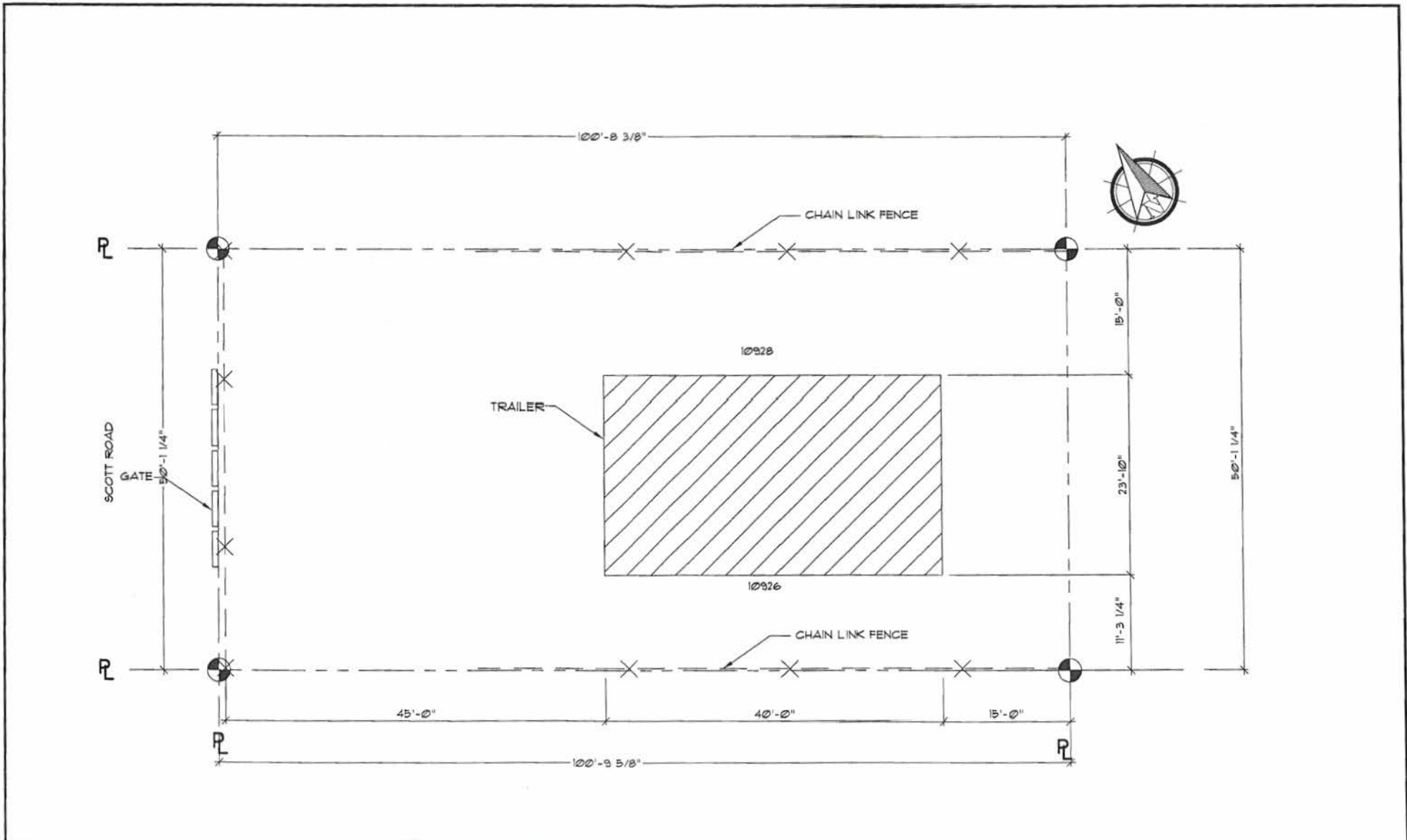
This undertaking is attached hereto and forms part of the temporary industrial use permit.



(Owner)

\_\_\_\_\_

(Witness)



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 NO. 1 ISSUED FOR BUILDING PERMIT JAN/29/13

| NO. | REVISIONS                  | DATE      |
|-----|----------------------------|-----------|
| 1   | ISSUED FOR BUILDING PERMIT | JAN/29/13 |



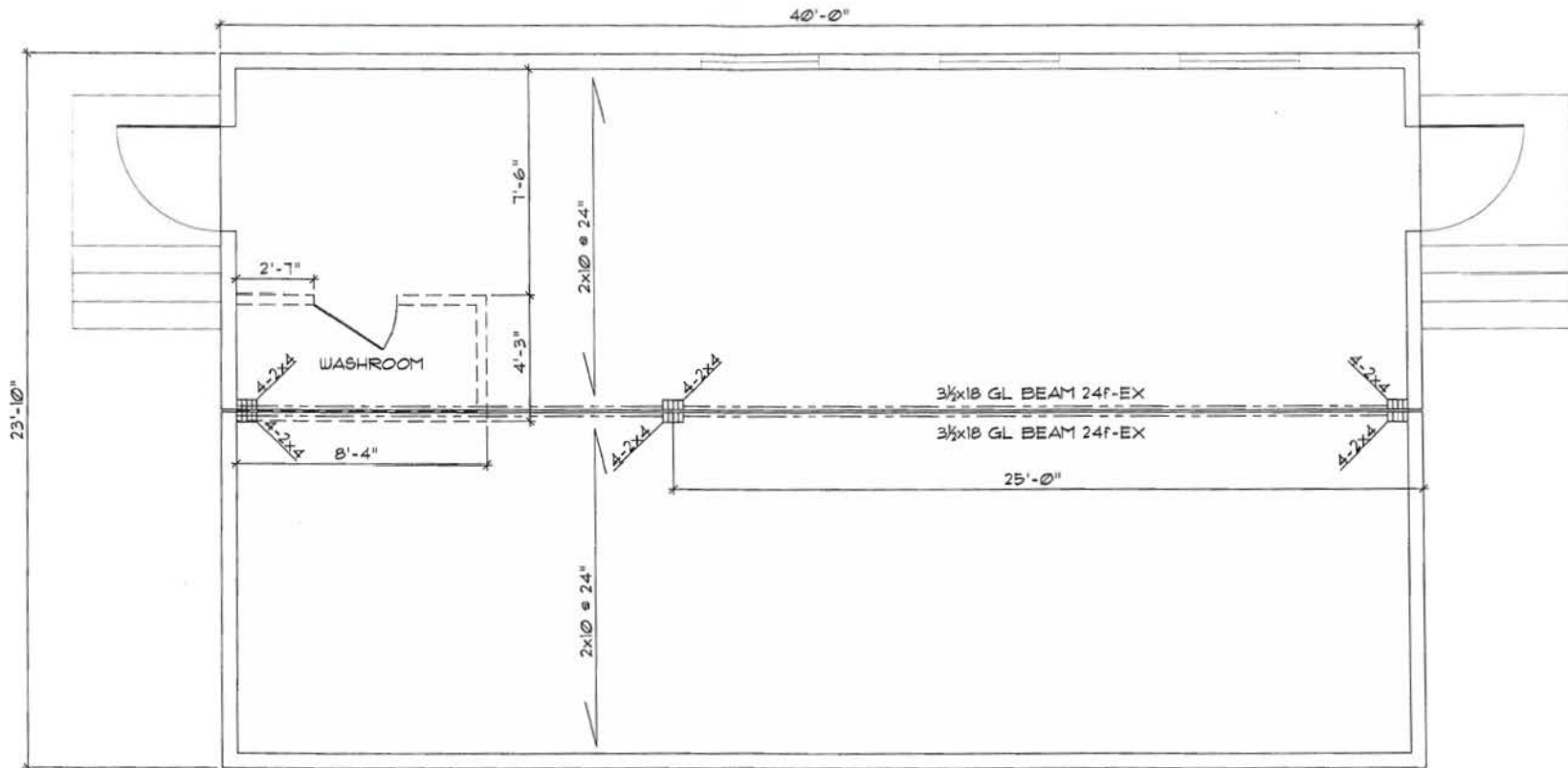
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|          |  |
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| CLIENT:  | AGILENT SECURITY   |
| PROJECT: | TEMPORARY CLASSROOM FOR AGILENT SECURITY<br>10926 & 10928 SCOTT ROAD, SURREY, BC |

|        |           |
|--------|-----------|
| TITLE: | SITE PLAN |
|--------|-----------|

**TONG NGO**  
**ENGINEERING LTD.**  
 11-15168  
 65A AVE.  
 SURREY, B.C.  
 V3S-1X2  
 PH: (604)543-2914/F: (604)502-0936/EMAIL: tnteng@shaw.ca  
 LAST MODIFIED: DRAWING: SK2.2

01 FEB 2013



ROOF FRAMING OVER MAIN FLOOR PLAN

1/4" = 1'-0" DL: 10 PSF  
LL: 46.3 PSF

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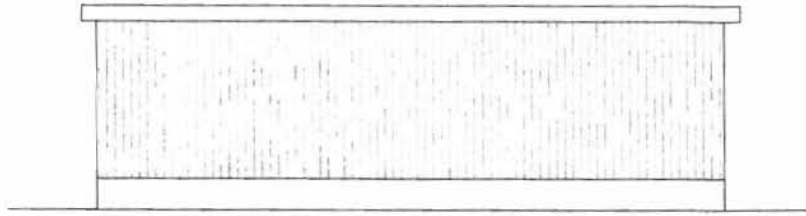
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| PROJECT: | TEMPORARY CLASSROOM FOR AGILENT SECURITY<br>10928 & 10928 SCOTT ROAD, SURREY, BC |

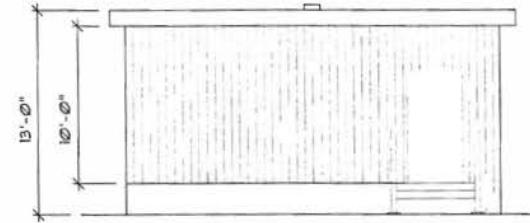
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| PH: (604)543-2914 / F: (604)502-0936 / EMAIL: <a href="mailto:tneng@shaw.ca">tneng@shaw.ca</a> |  |
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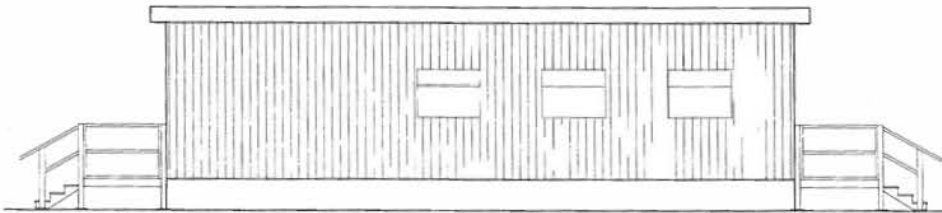
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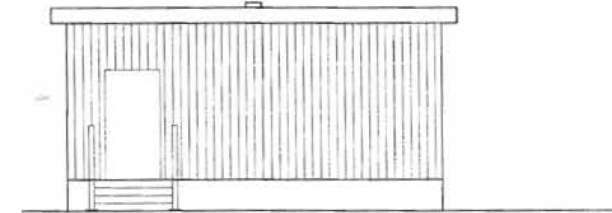
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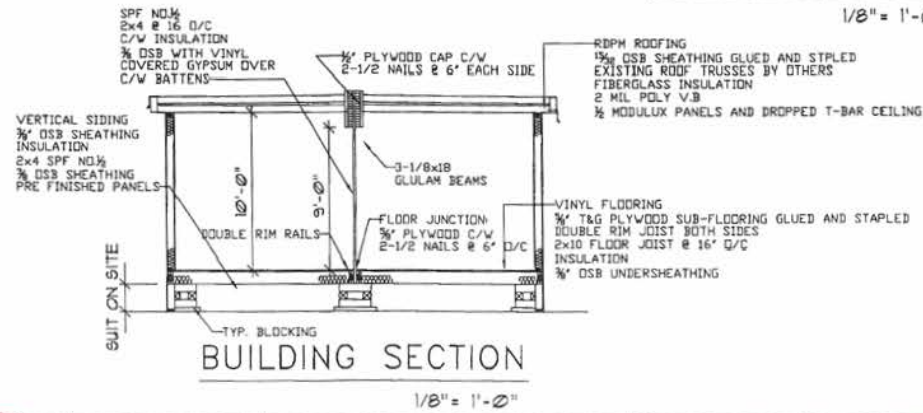
RIGHT ELEVATION  
1/8" = 1'-0"



REAR ELEVATION  
1/8" = 1'-0"



LEFT ELEVATION  
1/8" = 1'-0"



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COMPARING ALL DIMENSIONS AND VERIFY THE RESULTS OF  
COMPARISON AND DISCREPANCIES AND NOTIFY THE DESIGNER OF  
ANY ERRORS AND DISCREPANCIES AND ACCEPT THE RESULTS OF  
FIELD TO OBTAIN CLARIFICATION BEFORE THE CONTRACTOR  
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SCALE: AS SHOWN  
DATE: 01/29/13

CLIENT:  
AGILENT SECURITY

PROJECT:  
TEMPORARY CLASSROOM FOR AGILENT SECURITY  
10926 & 10928 SCOTT ROAD, SURREY, BC

TITLE:  
ELEVATIONS & SECTION

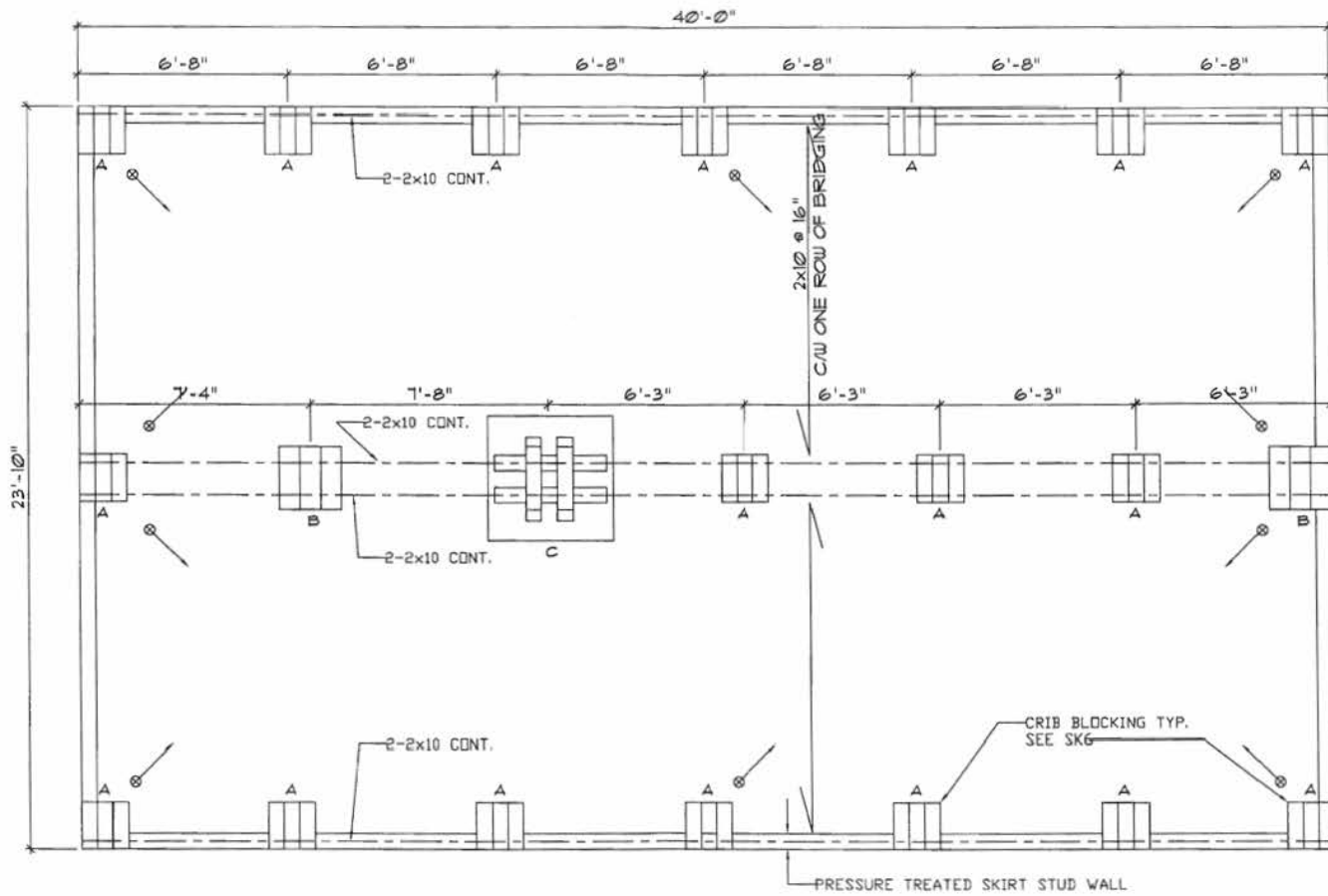
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PH: (604)543-2914/F: (604)502-0936/EMAIL: tnteng@shaw.ca

LAST MODIFIED: DRAWING: SK5

1 FEB 2013



MAIN FLOOR FRAMING OVER FOUNDATION PLAN

1/4" = 1'-0" DL: 10 P&F  
LL: 50 P&F

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 PROJ. NO.: 13-AGS1  
 SCALE: AS SHOWN  
 DATE: 01/29/13

CLIENT: AGILENT SECURITY  
 PROJECT: TEMPORARY CLASSROOM FOR AGILENT SECURITY  
 10925 & 10928 SCOTT ROAD, SURREY, BC

TITLE: FOUNDATION PLAN & DETAILS

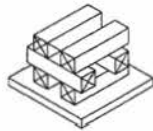
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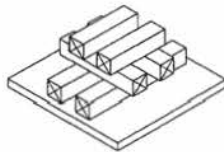




**CRIB BLOCKING A**  
6x6x18 LONG LUMBERS  
ON 24x24x3 PRESSURE  
TREATED WOOD PADS OR  
CONCRETE BLOCK



**CRIB BLOCKING B**  
6x6x24 LONG LUMBERS  
ON 32x32x3 PRESSURE  
TREATED WOOD PADS



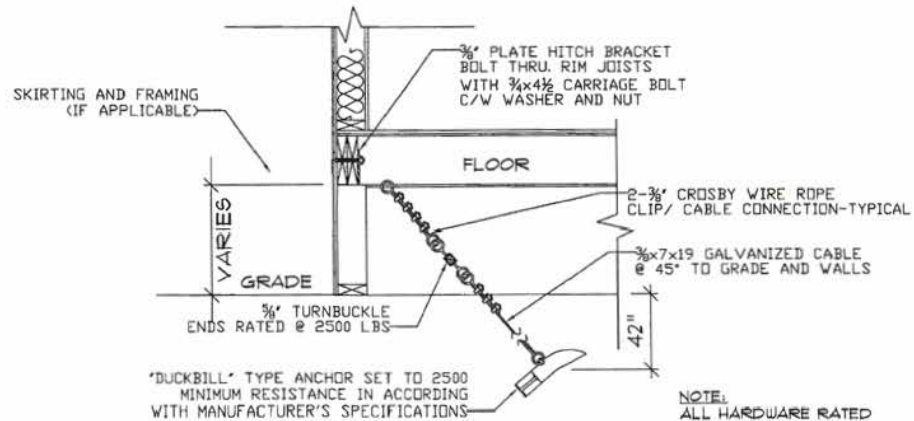
**CRIB BLOCKING C**  
6x6x24 LONG LUMBERS  
6x6x32 LONG LUMBERS  
6x6x43 LONG LUMBERS  
ON 48x48x3 PRESSURE  
TREATED WOOD PADS

### CRIB BLOCKING DETAILS

1/4" = 1'-0"

### GENERAL NOTES:

1. ALL BLOCKING TO BE NAILED TOGETHER WITH A MIN. OF EIGHT 3-1/2" NAILS AT EACH LAYER AND TO PAD AND W/S OF BUILDING.
2. WHERE HEIGHT OF BLOCKING VARIES, THE TOP COURSE SHALL BE PERPENDICULAR TO THE MODULE RAILS (UNO) AND PERPENDICULAR TO COURSE BELOW.
3. BOTTOM COURSE OF WOOD BLOCKING TO BE SET PERPENDICULAR.
4. WOOD SHALL BE TREATED IN ACCORDANCE WITH CAN/CSA 080.
5. CUT ENDS OF P.T. WOOD SHALL BE FILLED TREATED WITH COPPER NAPHTHENATE SOLUTION (MIN. 1% PER WEIGHT).
6. ALL PAD SHALL BE PLACED ON MIN. 12" OF COMPACTED GRAVEL AS PER .
7. CRAWLSPACE VENTILATION AS PER BCBC 2012.
8. DESIGN CRITERIA AS PER PART 4 AND PART 9 OF BCBC 2012
9. ANY BLOCKING OVER 34" IN HEIGHT MUST BE REFERRED TO ENGINEER FOR CROSS BRACING REQUIRED.



### ANCHOR INSTALLATION DETAIL

1/2" = 1'-0"

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| NO. | ISSUED FOR BUILDING PERMIT | REVISIONS | DATE      |
|-----|----------------------------|-----------|-----------|
| 1   | ISSUED FOR BUILDING PERMIT |           | JAN/29/13 |



|            |          |
|------------|----------|
| DESIGN:    | TNT      |
| DRAWN:     | RL       |
| CHECKED:   | TNT      |
| PROJ. NO.: | 13-AGSI  |
| SCALE:     | AS SHOWN |
| DATE:      | 01/29/13 |

|          |  |
|----------|--|
| CLIENT:  | AGILENT SECURITY   |
| PROJECT: | TEMPORARY CLASSROOM FOR AGILENT SECURITY<br>10926 & 10928 SCOTT ROAD, SURREY, BC |

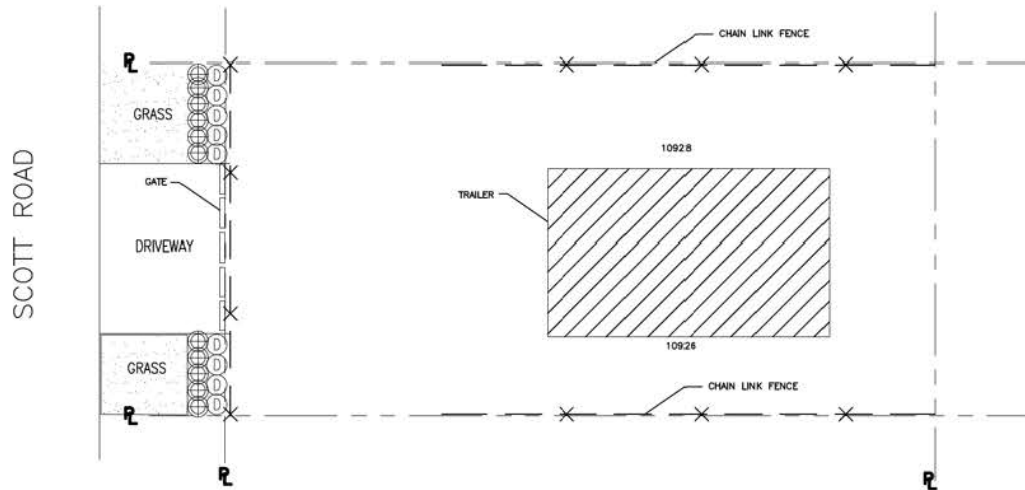
|        |                       |
|--------|-----------------------|
| TITLE: | CRIB BLOCKING DETAILS |
|--------|-----------------------|

|  |   |
|--|---|
| <b>TONG NGO</b><br>ENGINEERING LTD.  | 11-15168<br>66A AVE<br>SURREY, B.C<br>V3S-1X2 |
| PH: (604)543-2914/F: (604)502-0936/EMAIL: <a href="mailto:hteng@shaw.ca">hteng@shaw.ca</a> |   |
| LAST MODIFIED:   | DRAWING: SKG                                  |

01 FEB 2013

PLANT LIST

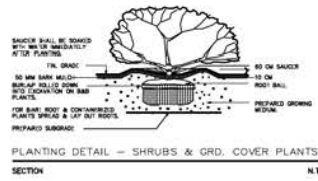
| KEY | BOTANICAL NAME                    | COMMON NAME        | QTY. | SIZE   | SPACING     | REMARKS       |
|-----|-----------------------------------|--------------------|------|--------|-------------|---------------|
| Ⓚ   | CORNUS SERICEA                    | REDTWIG DOGWOOD    | 9    | #3 POT | 90 CM. O.C. | WELL BRANCHED |
| Ⓛ   | PRUNUS LAUROCERASUS 'OTTO LUYKEN' | OTTO LUYKEN LAUREL | 11   | #3 POT | 90 CM. O.C. |               |



NOTES / GENERAL

- PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO BC LANDSCAPE STANDARDS (LATEST EDITION). CONTAINER SIZES ARE SPECIFIED AS PER TOWN STANDARDS (BEST PRACTICE) AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. SEARCH AND REVIEW MAKE PLANT MATERIAL AVAILABLE FOR SPONSOR REVIEW BY "LANDSCAPE ARCHITECT" AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. "SUBSTITUTIONS" MUST OBTAIN WRITTEN APPROVAL FROM THE "LANDSCAPE ARCHITECT" PRIOR TO MAKING ANY SUBSTITUTIONS TO SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF THE WORKING DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO "BC LANDSCAPE STANDARDS".
- MIN. GROWING MEDIUM DEPTHS OVER PREPARED SUBGRADE SHALL BE:
 

|                   |                         |
|-------------------|-------------------------|
| LAWN AREAS        | 400 mm                  |
| GRASS COVER AREAS | 400 mm                  |
| SHRUB AREAS       | 400 mm                  |
| TREE PITS         | 300 mm AROUND ROOT BALL |
- GROWING MEDIUM SHALL HAVE PHYSICAL AND CHEMICAL PROPERTIES AS DESCRIBED IN THE STANDARDS FOR LEVEL 2 AND LEVEL 3 AREAS (EXCEPT FOR AREAS OVER STRUCTURES WHERE THE MEDIUM SHALL CONFORM TO THE REQUIREMENTS FOR LEVEL 3 APPLICATIONS). PROCESSING AND MIXING OF GROWING MEDIUM COMPONENTS SHALL BE DONE OFF-SITE USING A MECHANIZED SORTING PROCESS. PROPOSED GROWING MEDIUM SHALL BE TESTED BY A RECORDED LABORATORY. THE CONTRACTOR SHALL GUARANTEE THAT THE SOIL SUBMITTED FOR TESTING IS A REPRESENTATIVE SAMPLE TAKEN FROM THE SOIL THAT WILL BE USED AT THE SITE.
- ON-SITE OR IMPORTED SOILS SHALL SATISFY THE REQUIREMENTS OF THE STANDARDS FOR GROWING MEDIUM. SOILS SHALL BE VEGEALLY FREE FROM SUBSOIL, WOOD INCL, MOIST PLANT PARTS, WEED OR REPRODUCTIVE PARTS, OF WEEDS, PLANT PATHOGENS, GROWING TOOLS, MATERIALS, STONES OVER 30 MM AND FOREIGN OBJECTS.
- ALL PLANTING BEDS SHALL RECEIVE MIN. 50 MM BARK MULCH.
- PLANT SPECIES AND VARIETIES MAY NOT BE SUBSTITUTED WITHOUT THE APPROVAL OF THE LANDSCAPE ARCHITECT.
- THE CONTRACTOR SHALL GUARANTEE ALL MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF FINAL ACCEPTANCE. UNLESS OTHERWISE SPECIFIED, ALL PLANT MATERIAL NOT SURVIVING OR IN POOR CONDITION DURING THE GUARANTEE PERIOD SHALL BE REPLACED BY THE CONTRACTOR AT NO EXTRA COST TO THE OWNER.
- THE CONTRACTOR SHALL CLEAR AREA FROM THE SITE. ALL RUBBISH AS IT ACCUMULATES, AND SHALL, AT THE COMPLETION OF THE WORK, LEAVE THE WORK AND THE SITE THEREOF IN A CLEAN AND PRESENTABLE CONDITION, FREE FROM ALL OBSTRUCTIONS.



DATE: \_\_\_\_\_ NUMBER: \_\_\_\_\_ NO. REVISIONS: \_\_\_\_\_

C. KAVOLINAS & ASSOCIATES INC.  
 BCMA CSLA  
 2462 JONQUIL COURT  
 ABERTSFORD, B.C.  
 V3G 3E8  
 PHONE: (604) 857-2376

CLIENT  
 AGIENT SECURITY  
 c/o TING HOI ENGINEERING LTD.  
 SUITE #113  
 15168 - 85A AVENUE  
 SURREY, B.C.  
 V3R 1X2  
 604 543 2914

TITLE  
 PLAN VIEW  
 LANDSCAPE PLAN  
 TEMPORARY  
 AGIENT SECURITY BLDG  
 10928 SCOTT ROAD  
 SURREY, B.C.

SCALE: 1:100 DATE: APRIL/13  
 DRAWN: DWT  
 CHECK: DWT  
 APPROVED: AS BALT

PRINTED: \_\_\_\_\_ JOB NO.: \_\_\_\_\_  
 DRAWING NO.: L-1

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 Area No. \_\_\_\_

Temporary Industrial Use Permit Area No. \_\_\_\_

**Security Guard Training School**

Purpose: To allow the development and operation of a security guard training school.

Parcel Identifier: 001-731-688

Location: Parcel "A" (Explanatory Plan 10527) Lot 1 Section 17 Block 5 North Range 2 New Westminster District Plan 8343  
  
10926 and 10928 Scott Road

- Conditions:
- 1. **Zoning By-law Requirements**
    - (a) The Zoning By-law requirement for the construction of a permanent building, including washroom facilities, with a minimum area of 100 square meters (1,076 sq. ft.) is waived;
    - (b) The Zoning By-law requirement for paving the parking area with asphalt, concrete or other similar pavement is modified to allow the use of other surfacing materials suitable for traffic as approved by the General Manager of Engineering; and
    - (c) The Zoning By-law requirement for minimum 7.5-metre (25 ft.) setbacks are reduced to 4.6 metres (15 ft.) for the rear and north side yard setbacks and 3.5 metres (11 ft.) for the south side yard setback.
  - 2. **Landscaping Requirements**
    - (a) All required landscaping works and planting materials must be maintained for the life of the Temporary Industrial Use Permit; and

- (b) The City's Landscape Architect will inspect the site, or require inspection of the site by a registered landscape architect, to ensure the work is completed and to approve the landscaping prior to issuance of a Temporary Industrial Use Permit.

**3. Engineering Services Requirements**

- (a) All sanitary sewer and water services must be to the satisfaction of the General Manager, Engineering; and
- (b) All parking surfaces are to remain as gravel and are to drain to the satisfaction of the General Manager, Engineering.

**4. Planning Requirements**

- (a) Adequate washroom facilities are to be provided within the trailer to the satisfaction of the General Manager, Planning and Development; and
- (b) A security deposit is held by the City of Surrey to ensure the removal of any buildings and structures.

Expiration:

The Temporary Industrial Use Permit will remain in effect until the earlier of the following:

- (a) The date specified in the Temporary Industrial Use Permit; or
- (b) Three years after the Temporary Industrial Use Permit was issued.

- 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, 2013, No. "

PASSED FIRST AND SECOND READINGS on the, day of 2013.

PUBLIC HEARING HELD thereon on the, day of 2013.

PASSED THIRD READING on the day of 2013.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the day of , 2013.

\_\_\_\_\_ MAYOR

\_\_\_\_\_ CLERK