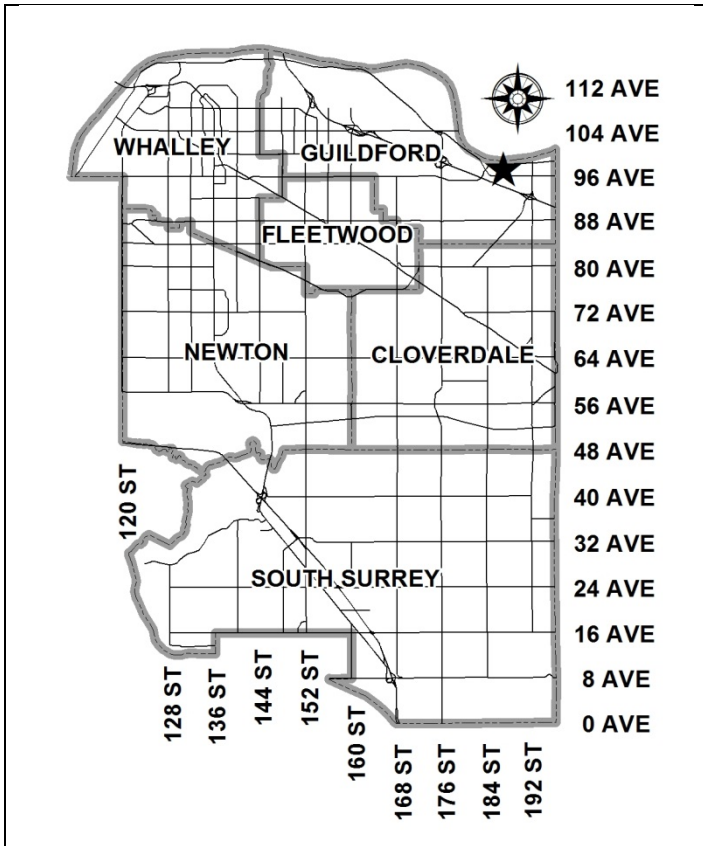


City of Surrey  
PLANNING & DEVELOPMENT REPORT

File: 7913-0099-00

Planning Report Date: September 9, 2013



**PROPOSAL:**

- **Development Permit**
- **Development Variance Permit**

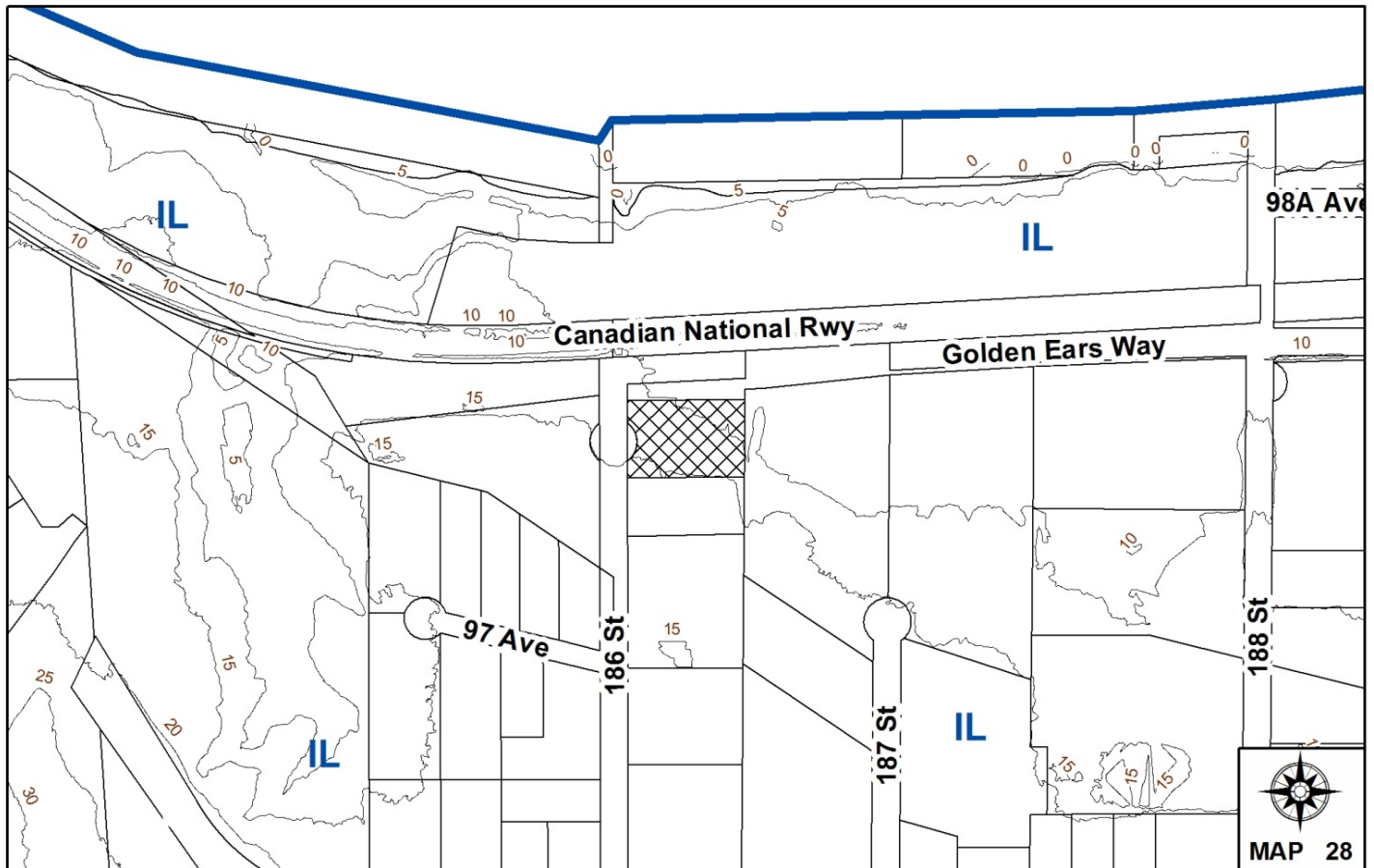
in order to permit the construction of a truck parking facility and dispatch office.

**LOCATION:** 9788 - 186 Street

**OWNER:** 0958547 BC Ltd

**ZONING:** IL

**OCP DESIGNATION:** Industrial



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Seeking front side yard setback relaxation from 7.5 metres (25 ft.) to 3 metres (10 ft.).
- Seeking a relaxation to the landscaping requirements.

RATIONALE OF RECOMMENDATION

- Complies with Industrial designation in OCP.
- Relaxation of front yard setback and landscaping requirements will permit appropriately sized truck parking spaces and truck turning radii.



SITE CHARACTERISTICS

Existing Land Use: Vacant land

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Golden Ears Way	Industrial	IL
East:	Manufacturer of building membranes (Hal Industries Inc.)	Industrial	IL
South:	Food manufacturer (Wingtat Game Bird Packers Inc.)	Industrial	IL
West (Across 186 Street):	Vacant industrial land	Industrial	IL

DEVELOPMENT CONSIDERATIONSBackground

- The subject lot is located on the east side of 186 Street and was created through subdivision application No. 7990-0079-00 as part of a 5-lot industrial subdivision.
- The 4,637 square-metre (49,912 sq.-ft.) property is designated Industrial in the Official Community Plan (OCP) and is zoned "Light Impact Industrial Zone (IL)".
- The applicant, Rai Express Lines Ltd., provides transportation logistics services across Canada and to and from the United States.
- Rai Express Lines Ltd. operates with 25 employees, including 4 office staff, and a fleet of 22 trucks.
- Since 2010, Rai Express Lines Ltd. has have been operating in contravention of the Zoning By-law on the property at 3386 – 176 Street, which is located in the Agricultural Land Reserve (ALR) and zoned "General Agricultural Zone (A-1)". The Temporary Use Permit application (no. 7909-0052-00) for truck parking on this 176 Street site, was denied by the Agricultural Land Commission in 2010.

Current Proposal

- The applicant purchased the subject site at 9788 – 186 Street and plans to relocate their operations to this location, where they plan to construct a small building and a large truck parking compound.
- The proposed development complies with the Industrial designation of the OCP. The IL Zone, which regulates the site, permits parking facilities for trucks.

- The proposed building will serve as a dispatch and office space and will be located on the northwestern portion of the property. The proposed single storey building has a total floor area of 104 square metres (1,120 sq. ft.), satisfying the minimum building size required in Part 4 General Provisions of Surrey Zoning By-law No. 12000. The proposal represents a floor area ratio (FAR) of 0.02 and a lot coverage of 2.24% which is well within the maximum FAR of 1.0 and lot coverage of 60% permitted in the IL Zone.
- The applicant proposes a total of 7 employee and customer parking spaces, and 24 truck parking spaces. Based on the floor area, a total of 3 employee and customer parking spaces are required under the Surrey Zoning By-law No. 12000.

### PRE-NOTIFICATION

In accordance with Council policy, a development proposal sign was erected on the property. To date, staff have not received any comments with respect to the proposal.

### DESIGN PROPOSAL AND REVIEW

- The proposal is for a single-tenant industrial office building and truck park facility. The site slopes down from southwest to northeast, and is impacted by a storm drainage easement on the easternmost 3.0 metres (10 ft.) of the site.
- One driveway access is proposed to the site from 186 Street to provide access to the employee/customer parking and the truck parking spaces.
- The exterior finish of the building will be metal siding, painted a beige colour with contrasting blue trim around the doors, windows, and a painted band along the gable ends for visual interest. The doors are located on the south and east sides of the building.
- The proposed building is 5.8 metres (19 ft.) in height, which is lower than the maximum 18 metres (60 ft.) permitted in the IL Zone.
- The roof will be clad in corrugated galvanized sheets, painted the same blue as the trim.
- The applicant is proposing a 3-metre (10-ft.) wide landscaping strip along the entire western edge of the subject site, including the 186 Street frontage. The landscaping consists of deciduous and coniferous trees, and flowering and non-flowering drought tolerant shrubs and grasses.
- This landscape strip will wrap around the southwest corner of the subject site and around the northwest corner of the subject site to help screen the proposed building and truck parking area from 186 Street and Golden Ears Way respectively.
- This landscaped area along the western property line and along a portion of the northern property line next to the proposed building will be enclosed by a 1.8-metre (6-ft.) high permeable black metal rail fence, located along the property line. A sliding gate will be provided at the driveway access to secure the site during the hours that the business is closed.

- However, in order to create usable truck parking space depth, and in order to accommodate truck turning radii within the site, extension of this landscaping around the balance of the perimeter of the subject site is not possible.
- The applicant proposes to install a 1.8-metre (6-ft.) high black, vinyl coated chain link fence along the southern property line where the subject site adjoins another industrial property.
- Along the Golden Ears Way (north) frontage of the subject site, and along the eastern property line, the applicant proposes to install a 2.4-metre (8-ft.) high solid cedar wooden fence to screen the site from Golden Ears Way (see By-law Variance section).
- Lighting is proposed along the perimeter of the parking lot and no lighting is proposed on the building. All lighting is downward cast to reduce the potential for glare.
- The applicant is proposing two fascia signs on the building, one on the south façade and one on the west façade, which identifies the business name and address. The signs have a combined sign area of 1.67 square metres (18 sq. ft.) and a copy area of 0.55 square metre (6 sq. ft.) and comply with the Sign By-law. No free-standing sign is proposed.

#### ADVISORY DESIGN PANEL

This application was not referred to ADP but was reviewed by Planning & Development staff and found to be generally acceptable.

#### BY-LAW VARIANCES AND JUSTIFICATION

(a) Requested Variance:

- To waive the landscaping requirement of the IL Zone for a continuous landscaping strip of not less than 1.5 metres (5 ft.) in width along the developed sides of the lot which abut a highway for portions of the north property line.

Applicant's Reasons:

- Waiving the landscaping requirement is required in order to achieve adequate parking spaces and circulation space for the fleet of commercial trucks associated with the proposed business on the site.

Staff Comments:

- Under the IL Zone, a continuous landscaping strip of not less than 1.5 metres (5 ft.) in width is required within the lot, along the developed sides of the lot which abut a highway.
- The subject site is 56.2 metres (184 ft.) in width, which makes the site difficult in terms of providing adequate turning radii for trucks.

- If a 1.5-metre (5-ft.) wide landscaping strip along the north property line, which abuts Golden Ears Way, were provided, the number of truck parking stalls that could be achieved would be reduced and maneuverability of trucks within the site would be compromised.
- In lieu of the 1.5-metre wide landscape strip, the applicant has proposed a 2.4-metre (8-ft.) high solid cedar fence along the portion of the north property line where the truck parking lot will be located. The fencing, which will be painted beige with blue posts and trim, will echo the design of the proposed building and will screen the trucks from Golden Ears Way and the Golden Ears Greenway.
- As noted previously, the applicant has also proposed a 3-metre (10-ft.) wide landscaping strip and 1.8-metre (6-ft.) high permeable black metal fence along the westernmost portions of the north property line fronting Golden Ears Way, resulting in at least some landscaping adjacent to Golden Ears Way.
- It should also be noted that there is a variable distance of 4.8 metres (16 ft.) to 8.1 metres (27 ft.) between the multi-use pathway that runs along the south side of Golden Ears Way and the north property line of the subject site. Although this area is currently sodded, it is expected that, over time, this area will be reinstated with natural vegetation that will eventually screen the proposed cedar fence and the proposed business on the site.
- Staff support the requested variance.

(b) Requested Variance:

- To relax the front yard setback of the IL Zone from 7.5 metres (25 ft.) to 3.0 metres (10 ft.).

Applicant's Reasons:

- The relaxation is required in order to achieve adequate parking spaces for the fleet of commercial trucks associated with the proposed business on the site.

Staff Comments:

- Under the IL Zone, buildings and structures shall not be sited less than 7.5 metres (25 ft.) from all lot lines. One side yard setback may be reduced to 0.0 metre if the said side yard abuts commercial or industrial land.
- The applicant is proposing to reduce the north side yard setback to 3.0 metres (10 ft.), which is permitted under the IL Zone.
- The applicant is requesting that the front yard setback be reduced from 7.5 metres (25 ft.) to 3.0 metres (10 ft.) in order to achieve the number of parking spaces required for their fleet of 22 commercial trucks.

- Given the size and constraints of the subject site, a maximum of 24 truck parking stalls can be achieved, which allows for some growth in the applicant's fleet. However, if the building were set back 7.5 metres (25 ft.) from the front property line, the number of truck parking stalls that could be achieved would be reduced and site maneuverability would be compromised.
- Allowing the building to be set back 3.0 metres (10 ft.) from the front property line will facilitate maximum truck parking stalls and efficient maneuvering of commercial vehicles within the site.
- The applicant has proposed a 3.0-metre (10-ft.) wide landscaped area along the reduced setback area, as well as a permeable metal rail fence to help screen the building.
- Staff support the requested variance.

#### 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, Building Elevations, Landscape Plans
Appendix III.	Engineering Summary
Appendix IV.	Development Variance Permit No. 7913-0099-00

#### INFORMATION AVAILABLE ON FILE

- Complete Set of Architectural and Landscape Plans prepared by PMG Landscape Architects, dated August 6, 2013.

*original signed by Judith Robertson*

Jean Lamontagne  
General Manager  
Planning and Development

LM/da

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DRV 9/4/13 2:38 PM



Information for City Clerk

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

1. (a) Agent:     Name:             Avnash Banwait  
  Mainland Engineering Corporation  
  Address:             #206, 8363 - 128 Street  
  Surrey, BC V3W 4G1  
  Tel:                    604-543-8044 - Work  
  604-543-8044 - Cellular
  
2.     Properties involved in the Application
  - (a)     Civic Address:             9788 - 186 Street
  
  - (b)     Civic Address:             9788 - 186 Street  
          Owner:                    0958547 BC Ltd  
  Director Information:  
  Jarnail Singh Rai  
  Karnail Singh Rai  
  
  No Officer Information Filed  
          PID:                         016-676-645  
          Lot 5 District Lot 388A Group 2 New Westminster District Plan 87305 Except Plans  
          BCP23778 and BCP25789
  
3.     Summary of Actions for City Clerk's Office
  - (a)     Proceed with Public Notification for Development Variance Permit No. 7913-0099-00 and bring the Development Variance Permit forward for issuance and execution by the Mayor and City Clerk, concurrently with associated Development Permit.

## DEVELOPMENT DATA SHEET

Existing Zoning: IL

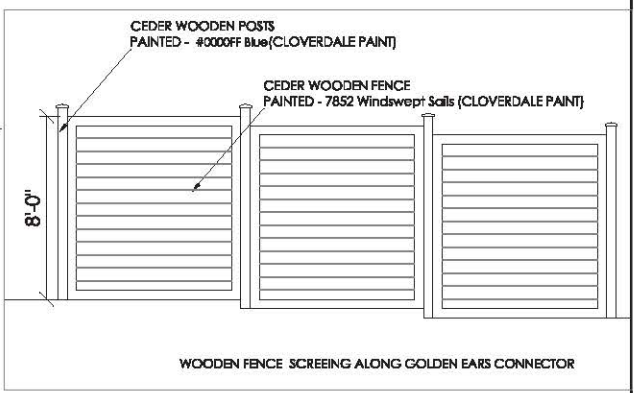
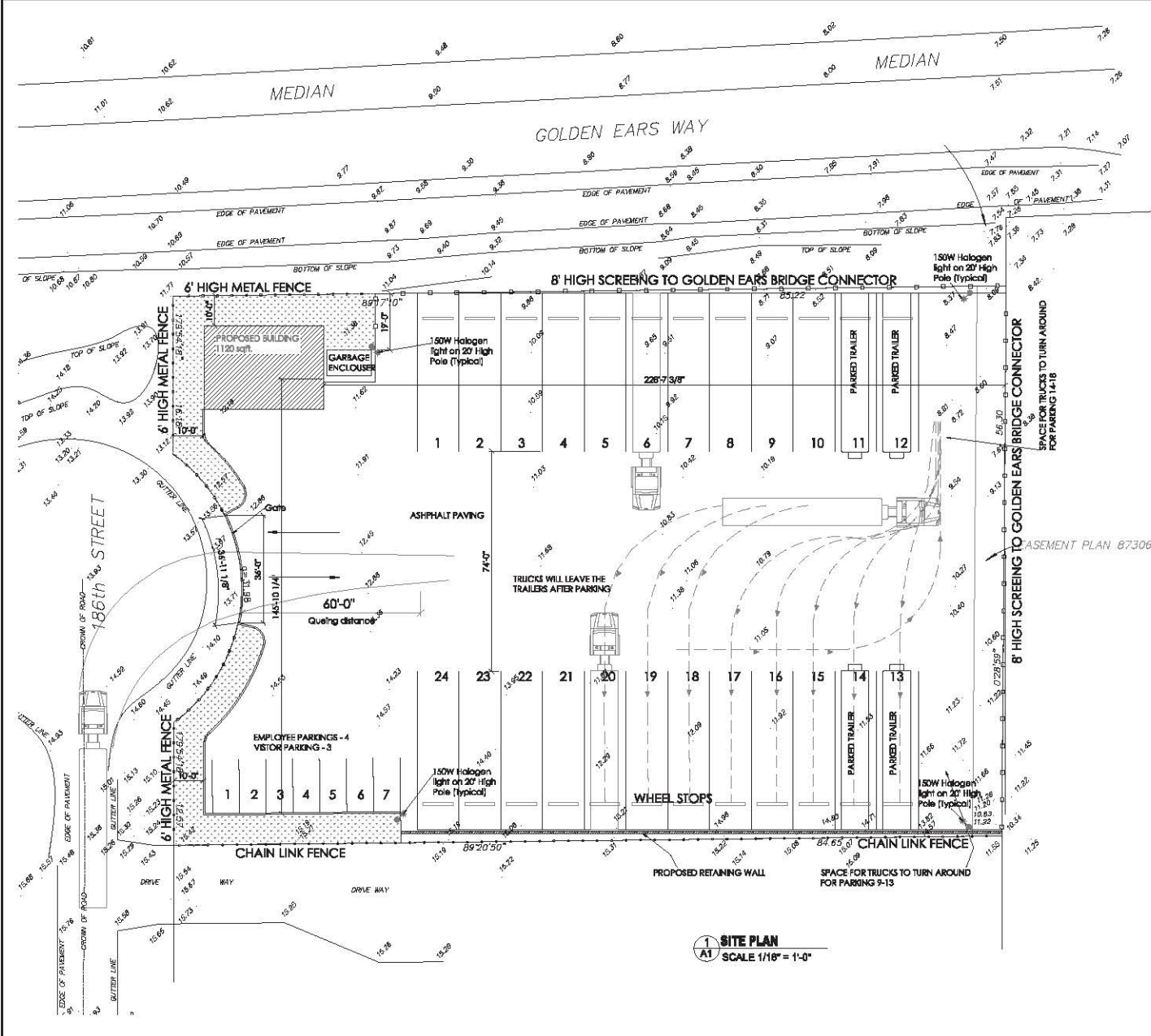
Required Development Data	Minimum Required / Maximum Allowed	Proposed
<b>LOT AREA*</b> (in square metres)		
Gross Total		4,637
Road Widening area		
Undevelopable area		
Net Total		4,637
<b>LOT COVERAGE</b> (in % of net lot area)		
Buildings & Structures	60%	2.24%
Paved & Hard Surfaced Areas		90.5%
Total Site Coverage		92.74%
<b>SETBACKS</b> ( in metres)		
Front	7.5	3.0
Rear	7.5	7.0
Side #1 (N)	7.5 or 0.0	3.0
Side #2 (S)	7.5	44.5
<b>BUILDING HEIGHT</b> (in metres/storeys)		
Principal	18	5.8
Accessory	6	n/a
<b>NUMBER OF RESIDENTIAL UNITS</b>		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
<b>FLOOR AREA: Residential</b>		
<b>FLOOR AREA: Commercial</b>		
Retail		
Office		
Total		
<b>FLOOR AREA: Industrial</b>	4,637	104
<b>FLOOR AREA: Institutional</b>		
<b>TOTAL BUILDING FLOOR AREA</b>	4,637	104

*\* If the development site consists of more than one lot, lot dimensions pertain to the entire site.*

## Development Data Sheet cont'd

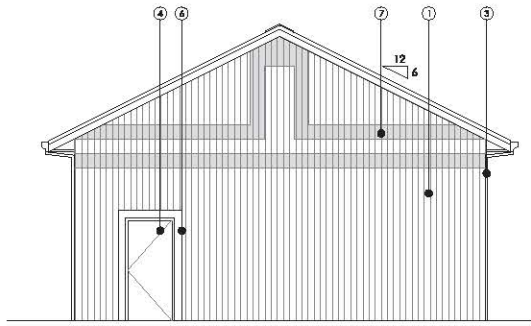
Required Development Data	Minimum Required / Maximum Allowed	Proposed
DENSITY		
# of units/ha /# units/acre (gross)		
# of units/ha /# units/acre (net)		
FAR (gross)		
FAR (net)	1.00	0.02
AMENITY SPACE (area in square metres)		
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial	3	7
Industrial	22	24
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors		
Institutional		
Total Number of Parking Spaces	25	31
Number of disabled stalls		
Number of small cars		
Tandem Parking Spaces: Number / % of Total Number of Units		
Size of Tandem Parking Spaces width/length		

Heritage Site	NO	Tree Survey/Assessment Provided	YES
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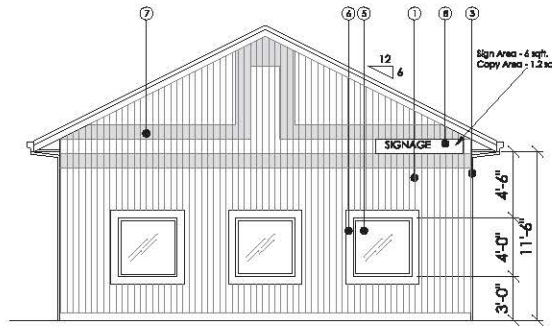


**1 SITE PLAN**  
**A1 SCALE 1/16" = 1'-0"**

18 AUG 2013 REVISIONS	
<b>MAINLAND</b> <b>(2007) CORPORATION</b> No. 209, 0393 - 128th Street Surrey, B.C. V2W 4G1 Tel: (604) 943-8044 Fax: (604) 943-8104	
Project Title: <b>Truck Trailer Parking</b> 6766, 186 Street, Surrey, B.C.	
Name:	
Contents: <b>SITE PLAN</b>	
Contract: <b>1185</b>	
Project no. <b>1325</b>	Sheet no. <b>A-1</b>



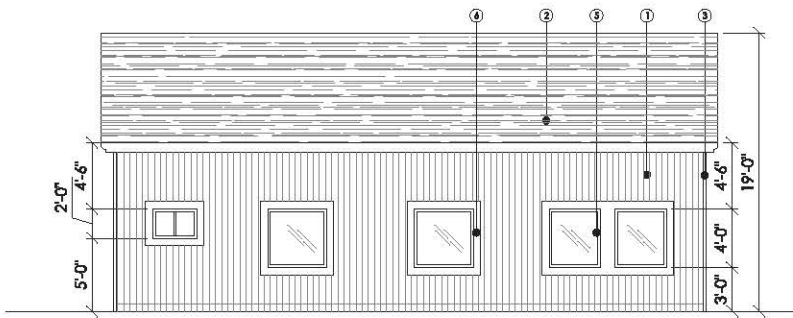
EAST ELEVATION  
SCALE: 1/2"=1'



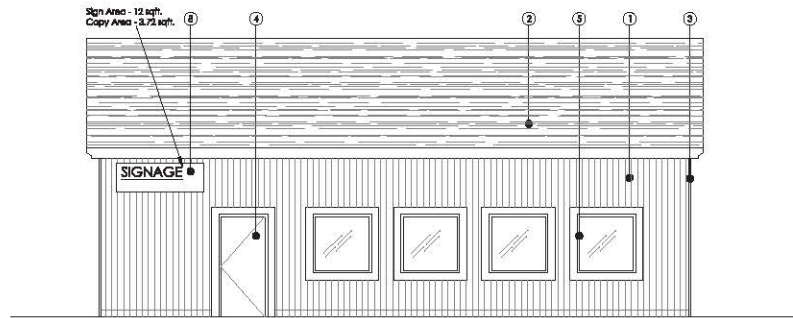
WEST ELEVATION  
SCALE: 1/2"=1'

EXTERIOR FINISH SCHEDULE  
OWNER TO CONFIRM THE COLOURS BEFORE THE START OF CONSTRUCTION

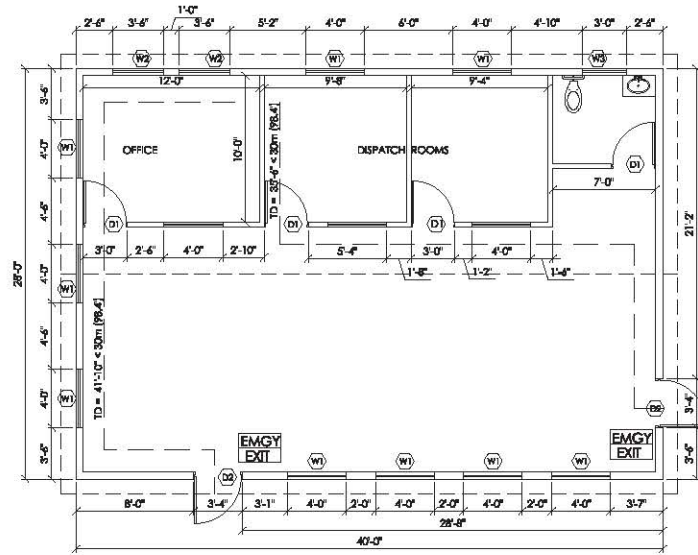
1. METAL SIDING PAINTED - 7852 Windwept Sails (CLOVERDALE PAINT)
2. CORRUGATED, GALVANIZED IRON SHEETS PAINTED - #0000FF Blue (CLOVERDALE PAINT)
3. DOWNSPOUTS ON SPLASHPADS
4. PREFINISHED SOLID CORE WOOD DOORS & FRAMES PRIMED AND PAINTED #0000FF Blue (CLOVERDALE PAINT)
5. PREFINISHED WINDOWS & FRAMES PRIMED AND PAINTED
6. WINDOW /DOOR TRIM PAINTED - #0000FF Blue (CLOVERDALE PAINT)
7. COLOUR BAND - PAINTED #0000FF Blue (CLOVERDALE PAINT)
8. FASCIA SIGNAGE AS PER SURREY SIGN BYLAW



NORTH ELEVATION  
SCALE: 1/2"=1'

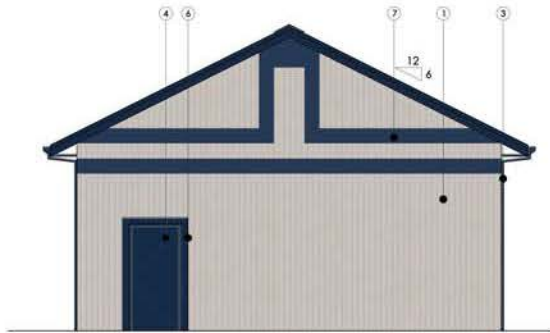


FRONT (SOUTH) ELEVATION  
SCALE: 1/2"=1'

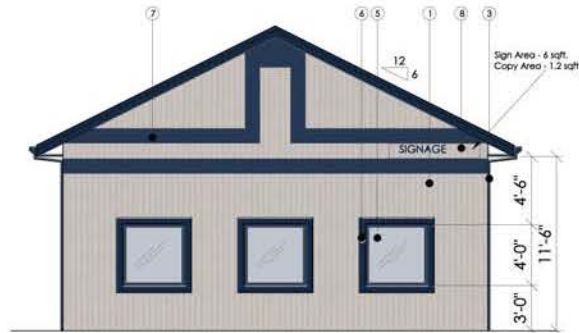


FLOOR PLAN  
SCALE: 1/2"=1'

REVISIONS	
NO.	DESCRIPTION
18 Aug 2018 ISSUED FOR I/P	
<b>MAINLAND ENGINEERING (2007) CORPORATION</b> No. 238, 0383 - 128th Street Surrey, B.C. V2W 4G1 Tel: (604) 543-8084 Fax: (604) 543-8104	
Project Site:	
Truck Trailer Parking 8788, 186 Street, Surrey, B.C.	
Stamp:	
Contents: <b>FLOOR PLAN ELEVATION</b>	
Contract:	H185
Project no.:	1325
Sheet no.:	A-2



EAST ELEVATION  
SCALE: 1/2"=1'



WEST ELEVATION  
SCALE: 1/2"=1'

**EXTERIOR FINISH SCHEDULE  
OWNER TO CONFIRM THE COLOURS BEFORE  
THE START OF CONSTRUCTION**

1. METAL SIDING  
PAINTED - 7852 Windwept Sails  
(CLOVERDALE PAINT)
2. CORRUGATED, GALVANIZED IRON SHEETS  
PAINTED - #0000FF Blue (CLOVERDALE PAINT)
3. DOWNSPOUTS ON SPLASHPADS
4. PREFINISHED SOLID CORE WOOD DOORS &  
FRAMES PRIMED AND PAINTED #0000FF Blue  
(CLOVERDALE PAINT)
5. PREFINISHED WINDOWS & FRAMES PRIMED AND  
PAINTED
6. WINDOW /DOOR TRIM PAINTED - #0000FF Blue  
(CLOVERDALE PAINT)
7. COLOUR BAND - PAINTED #0000FF Blue  
(CLOVERDALE PAINT)
8. FASCIA SIGNAGE AS PER SURREY SIGN BYLAW



NORTH ELEVATION  
SCALE: 1/2"=1'



FRONT (SOUTH) ELEVATION  
SCALE: 1/2"=1'

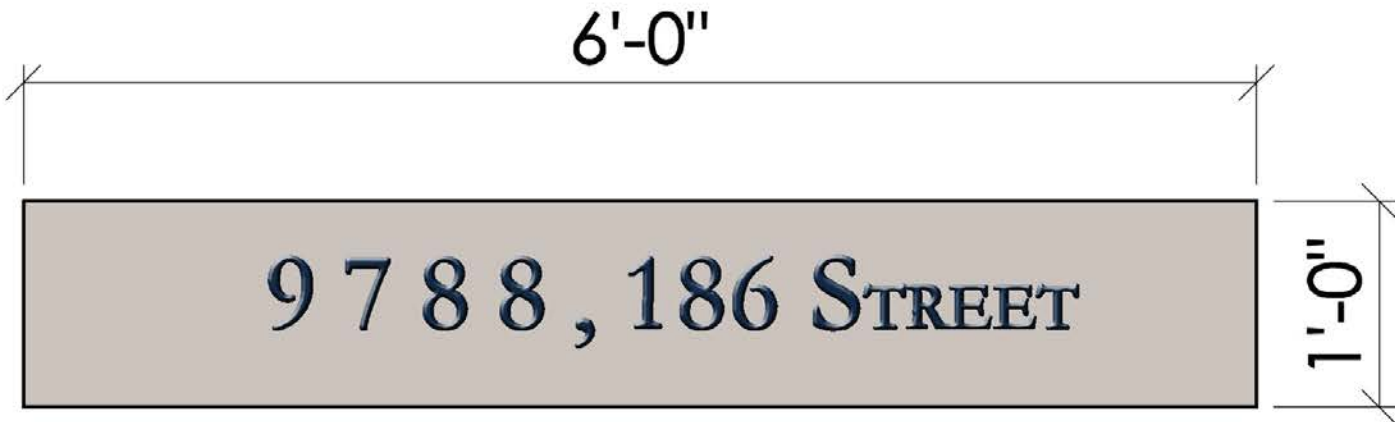
**CEDER WOODEN POSTS  
PAINTED - #0000FF Blue (CLOVERDALE PAINT)**

**CEDER WOODEN FENCE  
PAINTED - 7852 Windswept Sails (CLOVERDALE PAINT)**

8'-0"

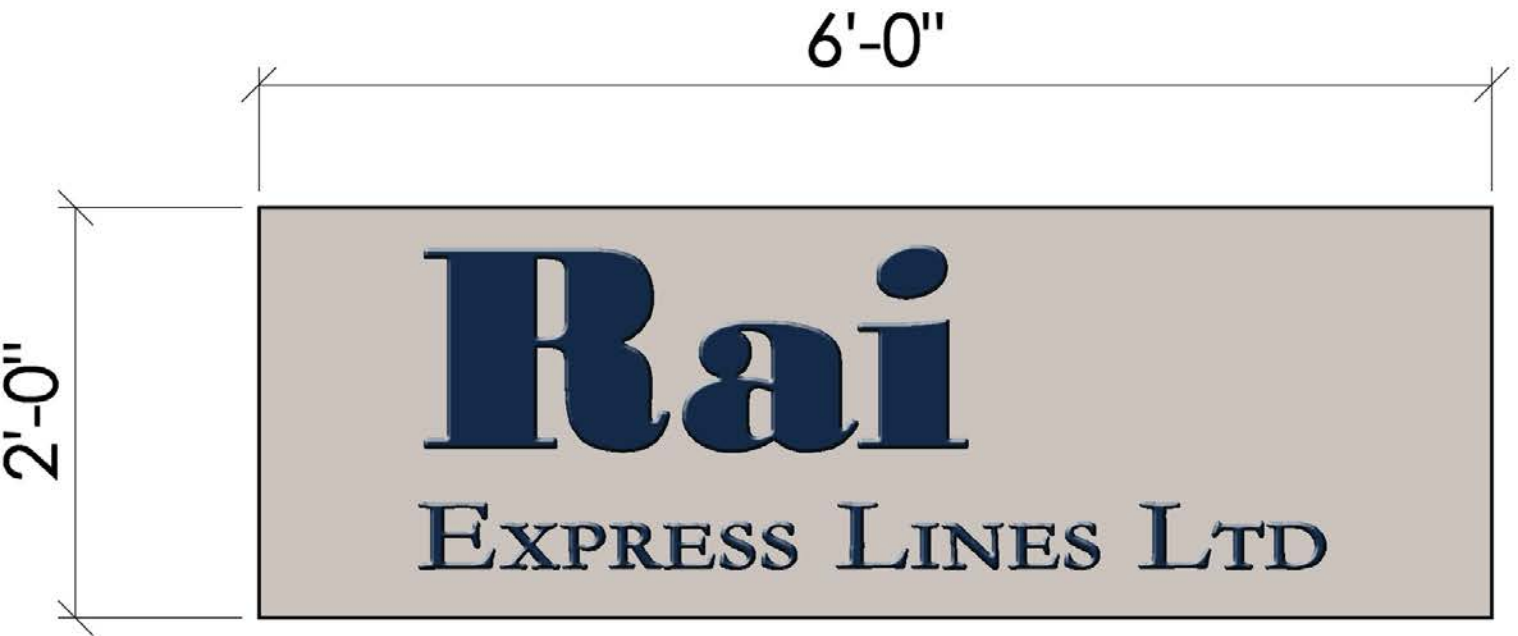
**WOODEN FENCE SCREEING ALONG GOLDEN EARS CONNECTOR**





## West Sign

Sign Area - 6 sqft.  
Copy Area - 1.75 sqft.



## South Sign

Sign Area - 12 sqft.  
Copy Area - 4.2 sqft.

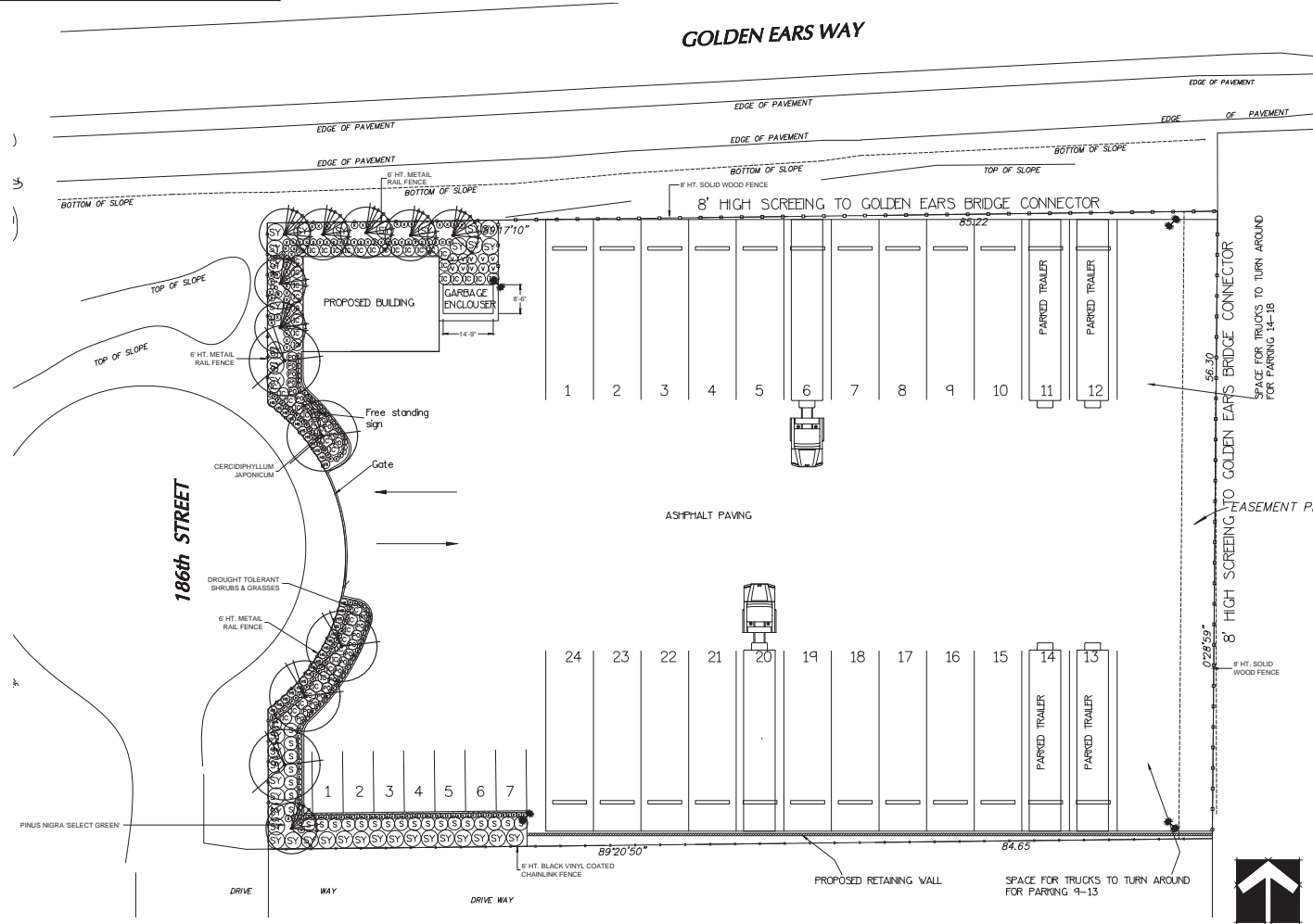
**Lettering guidelines :** Sign box (Single faced)  
As per the logo of Rai Express  
Aluminum Frame, Illuminated



SCALE:

PLANT SCHEDULE		PMG JOB NUMBER:	13-064	
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE	5	CERCIDIPHYLLUM JAPONICUM	KATSURA TREE	6CM CAL; 2.0M STD; BAB
	8	PRINUS NIGRA 'SELECT GREEN'	SELECT GREEN AUSTRALIAN BLACK PINE	2.5M HT; BAB
SHRUB	50	ILEX CRENATA 'CONVEKIA'	JAPANESE HOLLY	#3 POT; 50CM
	24	SPIRAEA X VON HOUTTEI	BRIDALWEATH SPIRAEA	#3 POT; 60CM
	38	SYRINGA VULGARIS 'BURGUNDY QUEEN'	LILAC; BURGUNDY-RED	#3 POT; 80CM
	10	VIBURNUM DAVIDE	DAVID'S VIBURNUM	#2 POT; 30CM
GRASS	28	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	#1 POT
	25	PENNESETUM ALOPECUROIDES	FOUNTAIN GRASS	#1 POT
PERENNIAL	49	PEROVSKIA ATRIPUICIFOLIA 'LITTLE SPIRE'	DWARF RUSSIAN SAGE	15CM POT
GC	120	ERICA X DARLEYENSIS 'KRAMER'S RED'	WINTER HEATH; RED	#1 POT
	69	PACHYSANDRA TERMINALIS 'VARIEGATA'	V-ARIEGATED JAPANESE SPURGE	#1 POT; 15CM

NOTES: \* PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CANTA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. \* REFER TO SPECIFICATIONS FOR SPECIFIED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. \* SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. \* SUBSTITUTIONS OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD. \* DEFINITION OF CONDITIONS OF AVAILABILITY: ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD'S LATEST EDITION. ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY



NO.	DATE	REVISION DESCRIPTION	DR.
2	13.AUG.02	NEW SITE PLAN / ADD DETAIL	CO
1	13.JUL.20	REV PER NEW SITE PLAN	SA

CLIENT:

PROJECT:

**TRUCK PARKING**  
9788 186TH ST.  
SURREY, B.C.

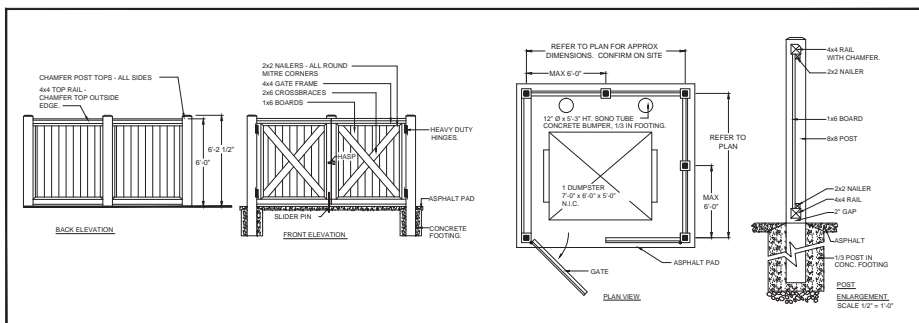
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**LANDSCAPE PLAN**

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DRAWN: MM  
DESIGN: MM  
CHK'D: MCY

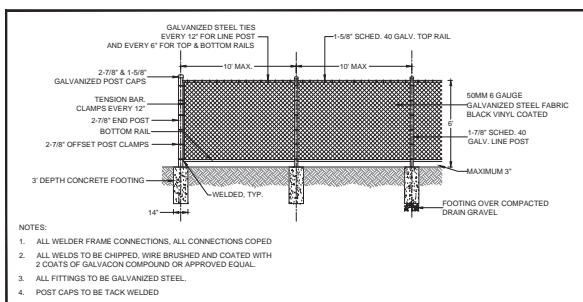
**L1**  
OF 2



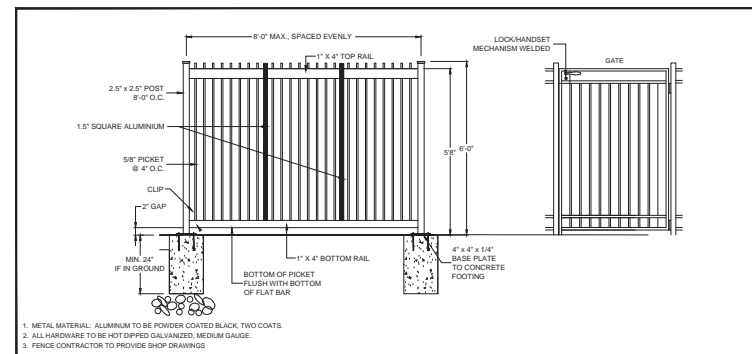
SCALE:



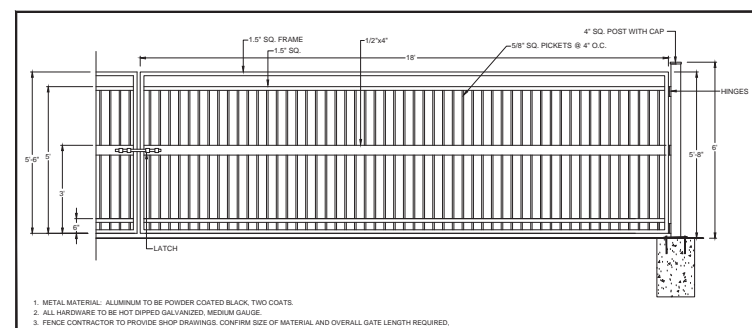
**1 SINGLE DUMPSTER GARBAGE ENCLOSURE**  
1/8"=1'-0"



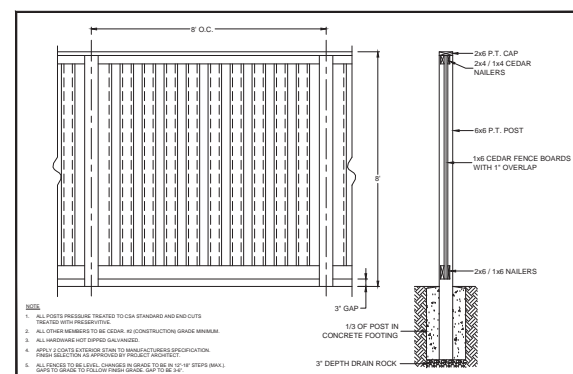
**4 8' HT. PERIMETER CHAINLINK FENCE**  
1/8"=1'-0"



**2 6' METAL RAIL FENCE**  
1/2"=1'-0"



**2 6' METAL VEHICLE SWING GATE**  
1/2"=1'-0"



**5 8' HT. SOLID WOOD FENCE**  
1/2"=1'-0"

1	13 AUG 20	ADD GATE DETAIL	SD
NO.	DATE	REVISION DESCRIPTION	DR.

CLIENT:

PROJECT:

**TRUCK PARKING**

9788 186TH ST.  
SURREY, B.C.

DRAWING TITLE:  
**LANDSCAPE DETAILS**

DATE: 13 APR 24 DRAWING NUMBER:  
SCALE: AS SHOWN  
DRAWN: MM/DO  
DESIGN: MM  
CHK'D: MCY

**L2**  
OF 2

---

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

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

DATE: **August 22, 2013** PROJECT FILE: **7813-0099-00**

---

RE: **Engineering Requirements (Commercial/Industrial)  
Location: 9788 186 Street**

**DEVELOPMENT PERMIT/ DEVELOPMENT VARIANCE PERMIT**

***Property and Right-of-Way Requirements***

- Dedicate Pcl 1 of Pcl 'A' Bylaw Plan 66776.

***Works and Services***

- Construct east half of 186 Street to the Industrial Limited Local Road Standard.
- Construct 11.0 metre driveway.
- Provide oil/water grit separator and required service connection.
- Provide pervious pavements or landscaping along the edge of the parking area.
- Provide water, storm, and sanitary service connections to service the proposed development.

***Development Variance Permit***

The Engineering Department does not have any concerns with the requested Development Variance Permit from a servicing perspective.

A Servicing Agreement is required prior to issuance of the Building Permit.



Rémi Dubé, P.Eng.  
Development Services Manager

CE

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7913-0099-00

Issued To: 0958547 BC LTD

("the Owner")

Address of Owner: 6936 - 126A Street  
Surrey, BC V3W 1K6

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: 016-676-645

Lot 5 District Lot 388A Group 2 New Westminster District Plan 87305 Except Plans  
BCP23778 and BCP25789

9788 - 186 Street

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
  - (a) Section I Landscaping of Part 48, "Light Impact Industrial Zone (IL)" the requirement for a 1.5 metres (5 ft.) wide landscaping strip along portions of the north property line is waived; and
  - (b) In Section F Yards and Setbacks of Part 48, "Light Impact Industrial Zone (IL)" the minimum front yard setback is reduced from 7.5 metres (25 ft.) to 3 metres (10 ft.).
4. Section 3.(a) of this development variance permit applies to only that portion of the Land shown on Schedule A which is attached hereto and forms part of this development variance permit.
5. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.

6. This development variance permit shall lapse if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two (2) years after the date this development variance permit is issued.
7. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
8. This development variance permit is not a building permit.

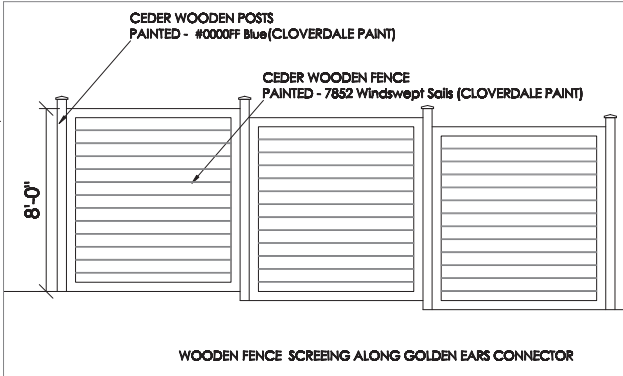
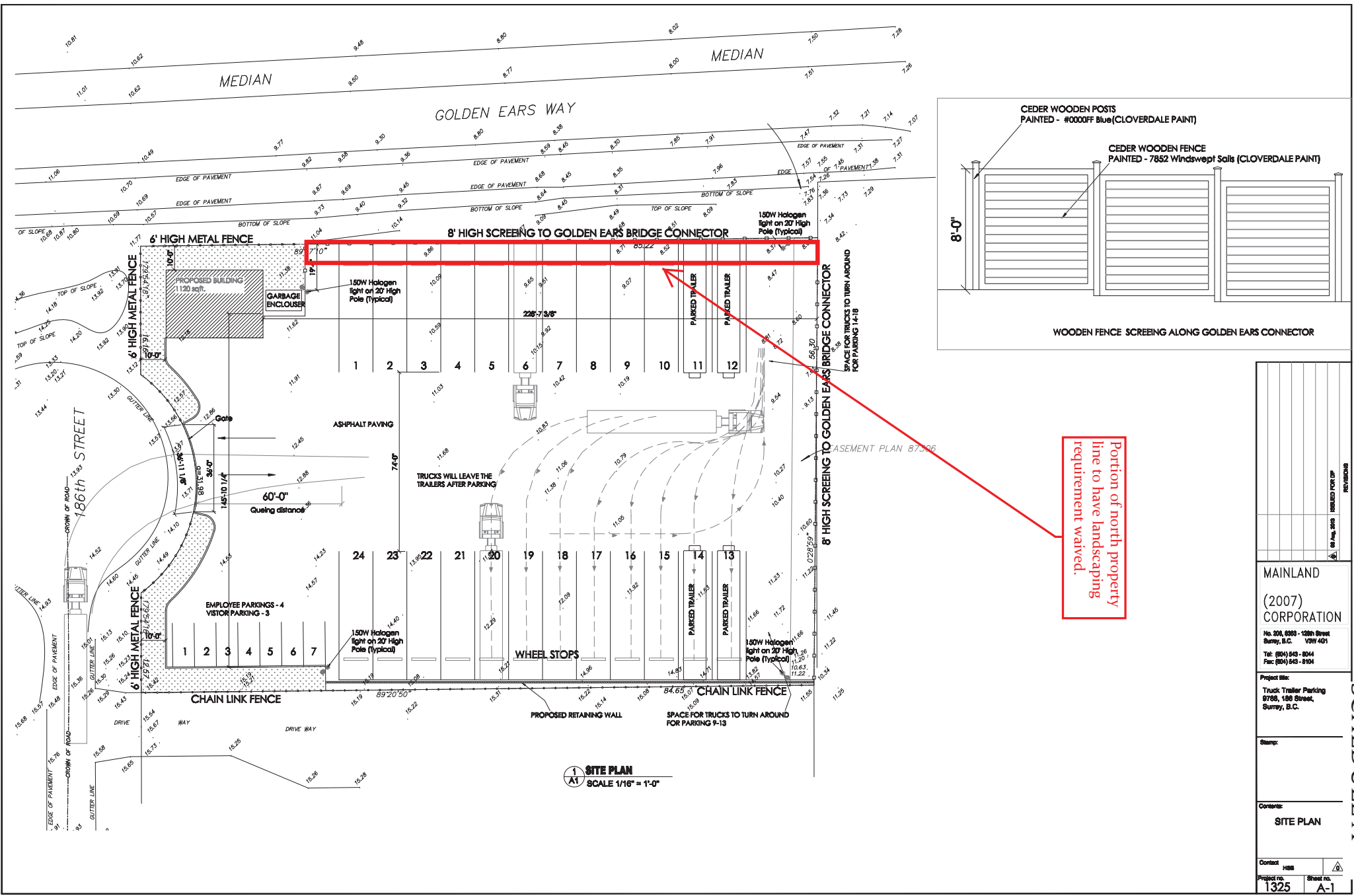
AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE      DAY OF      , 20 .  
ISSUED THIS      DAY OF      , 20 .

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Mayor – Dianne L. Watts

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City Clerk – Jane Sullivan



Portion of north property line to have landscaping requirement waived.

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

18 Aug 2010	DESIGNED FOR I/P	REVISIONS
MAINLAND (2007) CORPORATION		
No. 208, 6393 - 128th Street, Surrey, B.C. V3W 4G1		
Tel: (604) 643 - 8044		
Fax: (604) 643 - 8104		
Project file: Truck Trailer Parking 8756, 186 Street, Surrey, B.C.		
Client: _____		
Contract: _____		
SITE PLAN		
Contract: H&M	Project no. 1325	Sheet no. A-1

SCHEDULE A