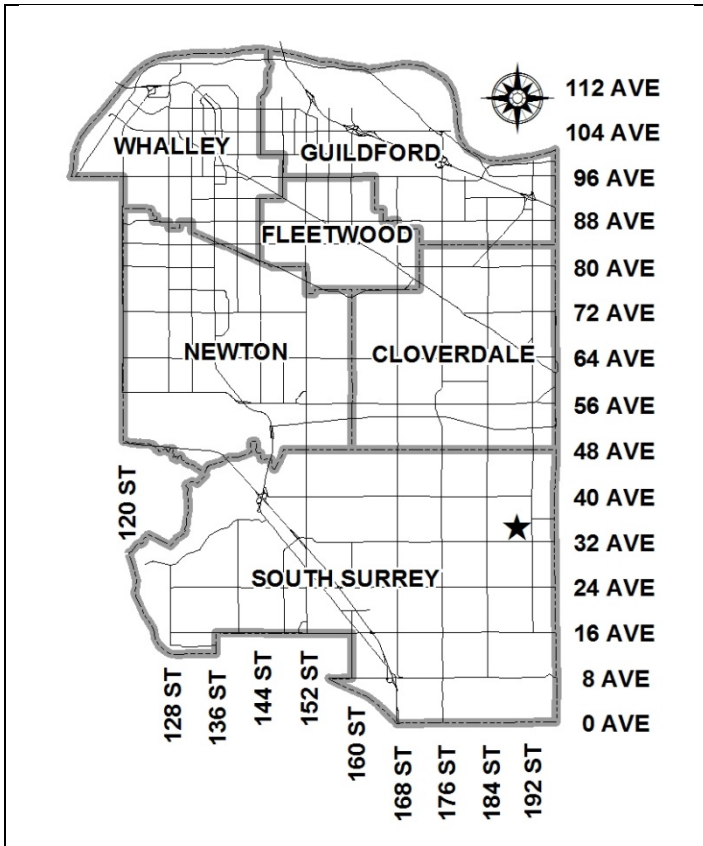


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7914-0047-00

Planning Report Date: June 23, 2014



PROPOSAL:

- **Development Permit**

in order to permit the development of an 3,653 sq.m. (39,322 sq.ft.) industrial building.

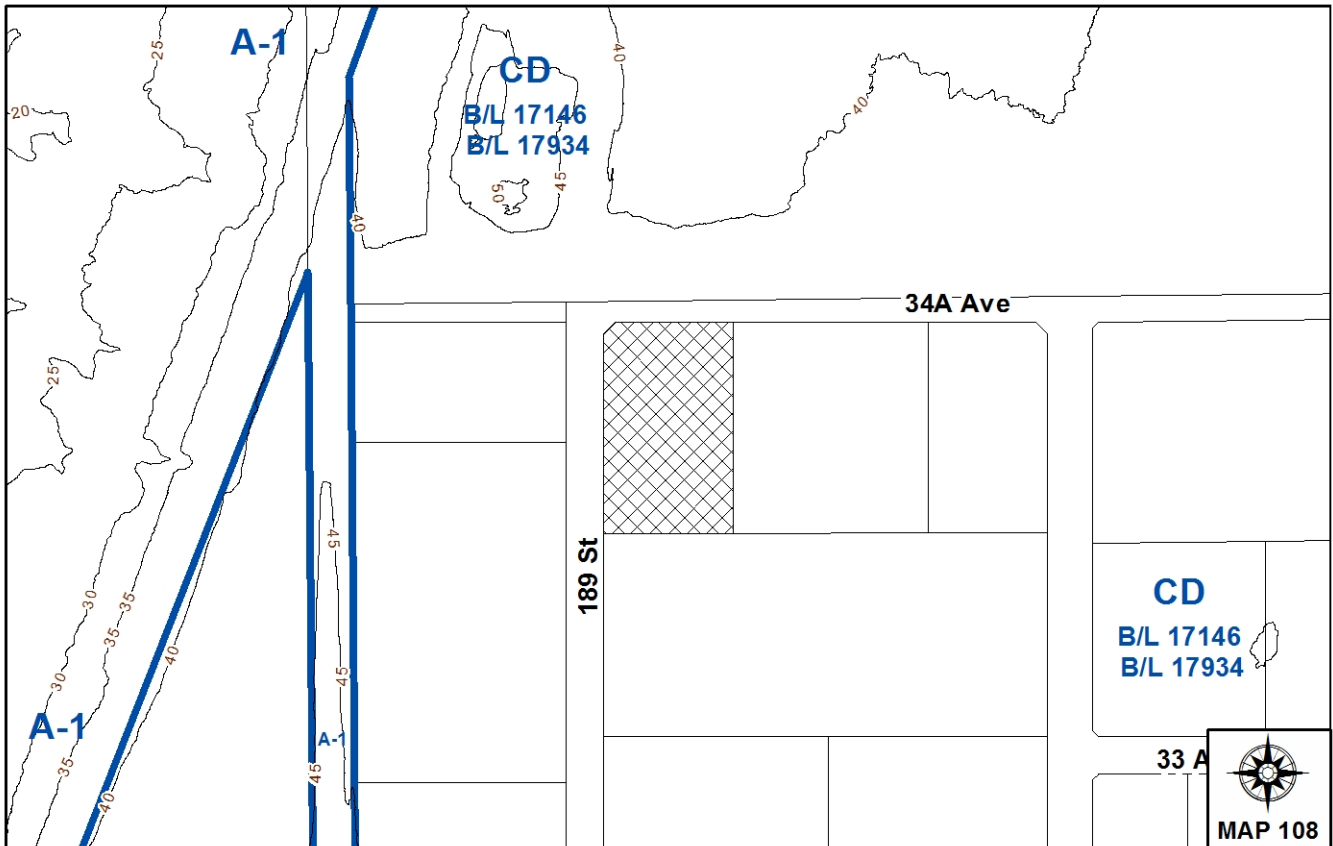
LOCATION: 3420 - 189 Street

OWNER: City of Surrey

ZONING: CD By-law Nos. 17146 & 17934

OCP DESIGNATION: Industrial

LAP DESIGNATION: Business Park



RECOMMENDATION SUMMARY

- Approval and issuance of Development Permit.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- Complies with the "Industrial" designation in the Official Community Plan (OCP) and the "Business Park" designation in the Campbell Heights Land Use Plan (LAP).
- The proposed density and building form are appropriate for this part of Campbell Heights and is consistent with the design guidelines outlined in the general Development Permit and Design Guidelines for Campbell Heights North.

RECOMMENDATION

The Planning & Development Department recommends that

1. Council approve Development Permit No. 7914-0047-00 and authorize the Mayor and Clerk to execute the Permit (Appendix II).

NOTE: If the Development Permit as presented, is not acceptable to Council in relation to the character of the development, including landscaping and siting, form, exterior design and finish of the building and other structures, Council may refer the Development Permit back to staff with direction regarding any of these matters.

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 land

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North (Across 34A Avenue):	Vacant industrial land. Under application for subdivision under File No. 7912-0159-00.	Industrial/ Business Park	CD Bylaw Nos. 17146 and 17934
East:	Vacant industrial land. Approved Development Permit File No. 7913-0118-00 for a warehouse building with associated office space and outdoor storage.	Industrial/ Business Park	CD Bylaw Nos. 17146 and 17934

Direction	Existing Use	OCP/NCP Designation	Existing Zone
South:	Vacant industrial land. Under application File No. 7914-0098-00 to permit the construction of an office/warehouse/manufacture facility for mechanical pipe production.	Industrial/ Business Park	CD Bylaw Nos. 17146 and 17934
West (Across 189 Street):	Vacant industrial land.	Industrial/ Business Park	CD Bylaw Nos. 17146 and 17934

DEVELOPMENT CONSIDERATIONS

Context

- The site is designated "Industrial" in the Official Community Plan (OCP) and "Business Park" in the Campbell Heights Local Area Plan (LAP).
- In May 2012, the site was rezoned from "General Agricultural Zone (A-1)" to "Comprehensive Development Zone (CD)" under By-law No. 17146 (Application File No. 7910-0032-00), and later subdivided into Lot 3 as part of the Campbell Heights North (Phase II) development (Application File No. 7912-0160-00). In May 2013, CD By-law No. 17146 was amended (under By-law No. 17934) to adjust the outdoor storage area boundaries.
- CD By-law No. 17146, as amended by By-law 17934, permits light impact industry, warehouse uses, distribution centres, transportation industry, office uses, and other accessory uses, forming part of a comprehensive design.
- Under the original rezoning and subdivision applications, the site was cleared and serviced for development. There are no trees or vegetation on the site.

Proposal

- The proposed Development Permit (DP) will allow AR Thompson to develop a new facility to design, manufacture and distribute a wide variety of fluid containment products including valves, gaskets, flexible hoses and expansion joints within an enclosed building.
- The proposed development includes a total floor area of 3,653 sq.m. (39,322 sq.ft.) with a proposed building height of 10 m. (33 ft.).
- The form, character and density of the proposed development complies with the Campbell Heights Local Area Plan (LAP) and the proposed development meets the requirements of the CD By-law No. 17146, as amended by By-law No. 17934, including floor area, lot coverage, building height and building setbacks.

- The proposal includes a total of 40 parking stalls, exceeding the parking requirements of the Zoning By-law.
- Two (2) vehicular accesses are proposed to the site. One (1) access is proposed on 189 Street to provide access for both trucks and passenger vehicular traffic. The second access is proposed on 34A Avenue and will provide access for passenger vehicles only. Both accesses meet the requirements of the Engineering Department.
- The proposed truck bays are located in close proximity to the truck access on 189 Street and the loading areas will be screened to a height of at least 2.5 m. (8 ft.) with walls, fencing and landscaping in accordance with the requirements of the Zoning By-law.

PRE-NOTIFICATION

- A development proposal sign was posted on the site and the project was referred to the Little Campbell Watershed Society (LCWS) for review and comment. The LCWS requested that the applicant provide the efficiency rating of the proposed oil/grit interceptor as part of the rainwater management system. The applicant responded by providing the information requested by the LCWS. As a result, the LCWS indicated that the proposed system is appropriate for the site and that the LCWS does not object to the proposal.

DESIGN PROPOSAL AND REVIEW

- The proposed building is consistent with the design guidelines outlined in the Campbell Heights North Design Guidelines and the OCP, and is reflective of the existing standards within the area. The development concept behind Campbell Heights is a high quality, sustainable industrial business park.
- Overall, the building is proposed to have a modern linear appearance. Architectural emphasis is placed on the main entrance to the building that is proposed to be sited at the corner of 34A Avenue and 189 Street with extensive use of glazing and articulation to provide visual interest. In addition to the main entrance, the office and administrative areas are proposed to wrap around the building and provide articulation and "eyes on the street" in accordance with Crime Prevention Through Environmental Design (CPTED) principles on both 34A Avenue and 189 Street.
- The proposed building construction is a combination of concrete tilt up, grey tinted double glazing and clear anodized aluminum mullions as the main cladding material. The colour scheme proposed is blue with grey and light brown accents.
- The proposed stormwater management plan consisting of bioswales demonstrates the requirement in Campbell Heights North to accommodate on-site storm water in a sustainable manner.
- Pedestrian linkages and substantial landscaping is proposed along both 34A Avenue and 189 Street, exceeding the minimum requirements of the Zoning By-law requiring 3 m. (10 ft.) of landscaped area on 34A Avenue and 189 Street. The proposed landscaping will consist of a variety of trees including Japanese Maple, Birch, European Hornbeam, Dogwood, Copper

European Beech, Ash, Sweet Gum, Daybreak Flowering Cherry, Nootka Cypress and Giant Redwood Douglas Fir. This will be complemented by a variety of shrubs and ground cover.

- The applicant has indicated that they are not proposing any signage at this time.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on February 21, 2014. The table below summarizes the applicable development features of the proposal based on the seven (7) criteria listed in the Surrey Sustainable Development Checklist.

Sustainability Criteria	Sustainable Development Features Summary
1. Site Context & Location (A1-A2)	<ul style="list-style-type: none"> • The site is located in the Campbell Heights LAP and the proposed development is reflective of the land use designation.
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> • The proposed density and FAR is in keeping with the Zoning By-law.
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> • Low impact development standards (LIDs) are incorporated in the design of the project including: <ul style="list-style-type: none"> ○ Absorbent soils (minimum 300 mm in depth) where possible; ○ Bio-swales to provide on-site stormwater detention; ○ Sediment control devices; and ○ Perforated pipe systems.
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> • A locker room and bicycle storage will be provided on site.
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> • Crime Prevention Through Environmental Design (CPTED) principles have been incorporated in the following manner: <ul style="list-style-type: none"> ○ Natural access control by clearly defining entries to the building; and ○ Exterior lighting of the building providing visibility on the site.

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. Development Permit No. 7913-0279-00
- Appendix III. Engineering Summary

original signed by Nicholas Lai

Jean Lamontagne
General Manager
Planning and Development

CL/da

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DEVELOPMENT DATA SHEET

Existing Zoning: CD (based on IB-2)

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		
Road Widening area		
Undevelopable area		
Net Total		7,655 sq.m.
LOT COVERAGE (in % of net lot area)		
Buildings & Structures		41%
Paved & Hard Surfaced Areas		
Total Site Coverage		
SETBACKS (in metres)		
Front (34A Avenue)	16 m.	17.2 m.
Rear	7.5 m.	19.8 m.
Side Yard (North)	0.0 m.	0.0 m.
Side Yard Flanking Street (189 Street)	9.0 m.	17.8 m.
BUILDING HEIGHT (in metres/storeys)		
Principal	14 m.	10.1 m.
Accessory		
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
FLOOR AREA: Residential		
FLOOR AREA: Commercial		
Retail		
Office		
Total		
FLOOR AREA: Industrial		3,653 sq.m.
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA		3,653 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)		
# of units/ha /# units/acre (net)		
FAR (gross)		
FAR (net)	1.0	0.48
AMENITY SPACE (area in square metres)		
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial		
Industrial	37	40
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors		
Institutional		
Total Number of Parking Spaces	37	40
Number of disabled stalls	1	1
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	NO
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CITY OF SURREY

(the "City")

DEVELOPMENT PERMIT

NO.: 7914-0047-00

Issued To: CITY OF SURREY

("the Owner")

Address of Owner: C/O SCDC
13450 - 102 Avenue, Suite 1870
Surrey, BC V3T 5X3

1. This development 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 permit.
2. This development 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: 029-167-027
Lot 3 Section 28 Township 7 New Westminster District Plan EPP31532

3420 - 189 Street

(the "Land")

3. The Land has been designated as a Development Permit Area in Surrey Official Community Plan, 1996, No. 12900, as amended.
4. The character of the development including landscaping and the siting, form, exterior design, finish of buildings, structures and signage shall be in accordance with the drawings numbered 7914-0047-00 (A) through to and including 7914-0047 (F) (the "Drawings") which are attached hereto and form part of this development permit.
5. Minor changes to the Drawings that do not affect the general form and character of the landscaping and the siting, form, exterior design, finish of buildings, structures and signage on the Land, may be permitted subject to the approval of the City.
6. (a) The landscaping shall conform to the drawing numbered 7914-0047-00 (G) (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:

Cash or an Irrevocable Letter of Credit, in a form acceptable to the City, in the amount of \$ 65,796.89.

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


10. This development 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

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



Authorized Agent: (Signature)



Name: (Please Print)

OR

Owner: (Signature)

Name: (Please Print)

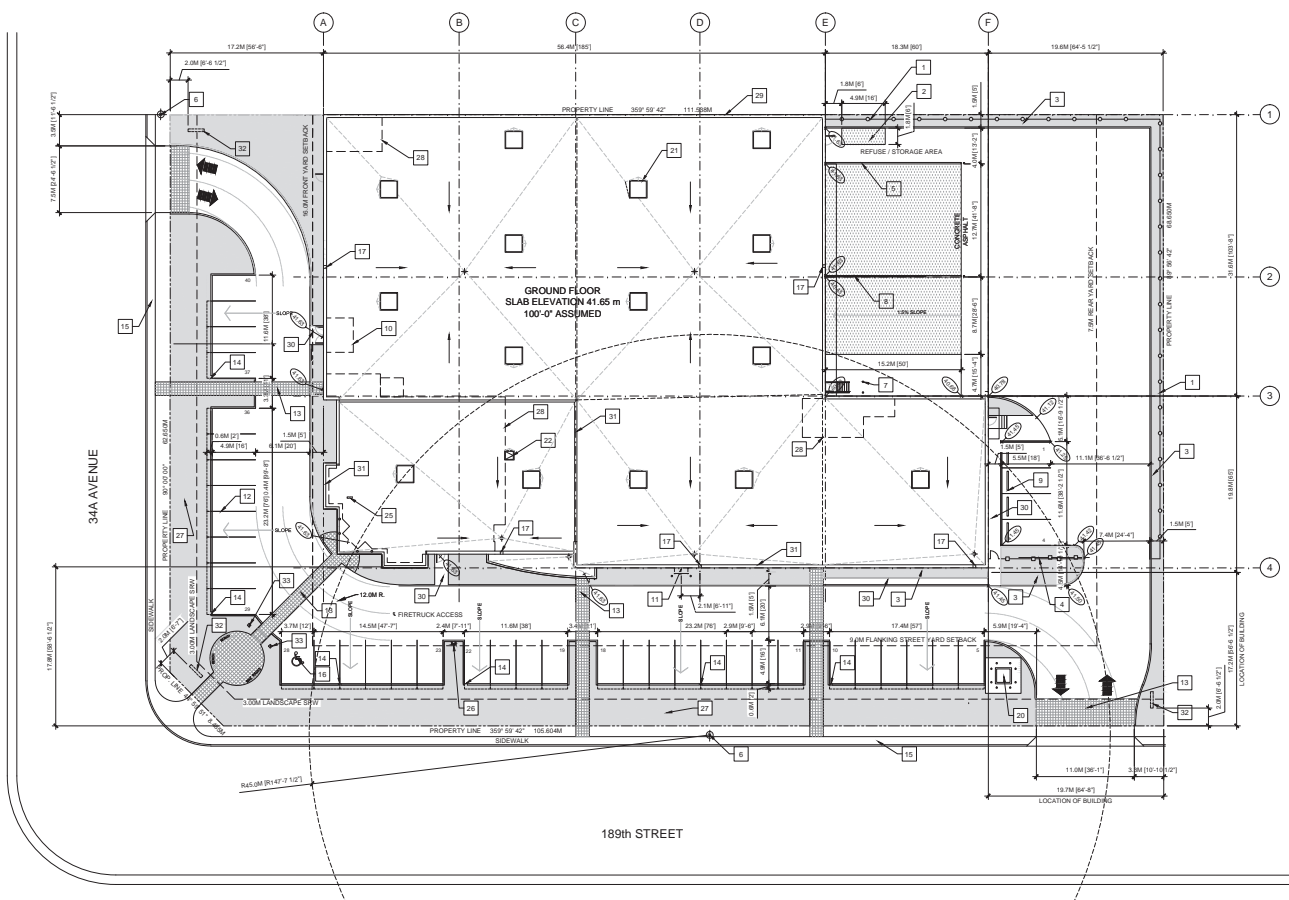
NEW FACILITY
FOR
A. R. THOMSON GROUP

3420- 189 STREET
CAMPBELL HEIGHTS NORTH
SURREY, BC

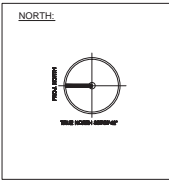
13 JUNE 2014

RE-ISSUED FOR DP

1406 AR THOMSON



1 SITE PLAN / ROOF PLAN
SCALE: 1:2000



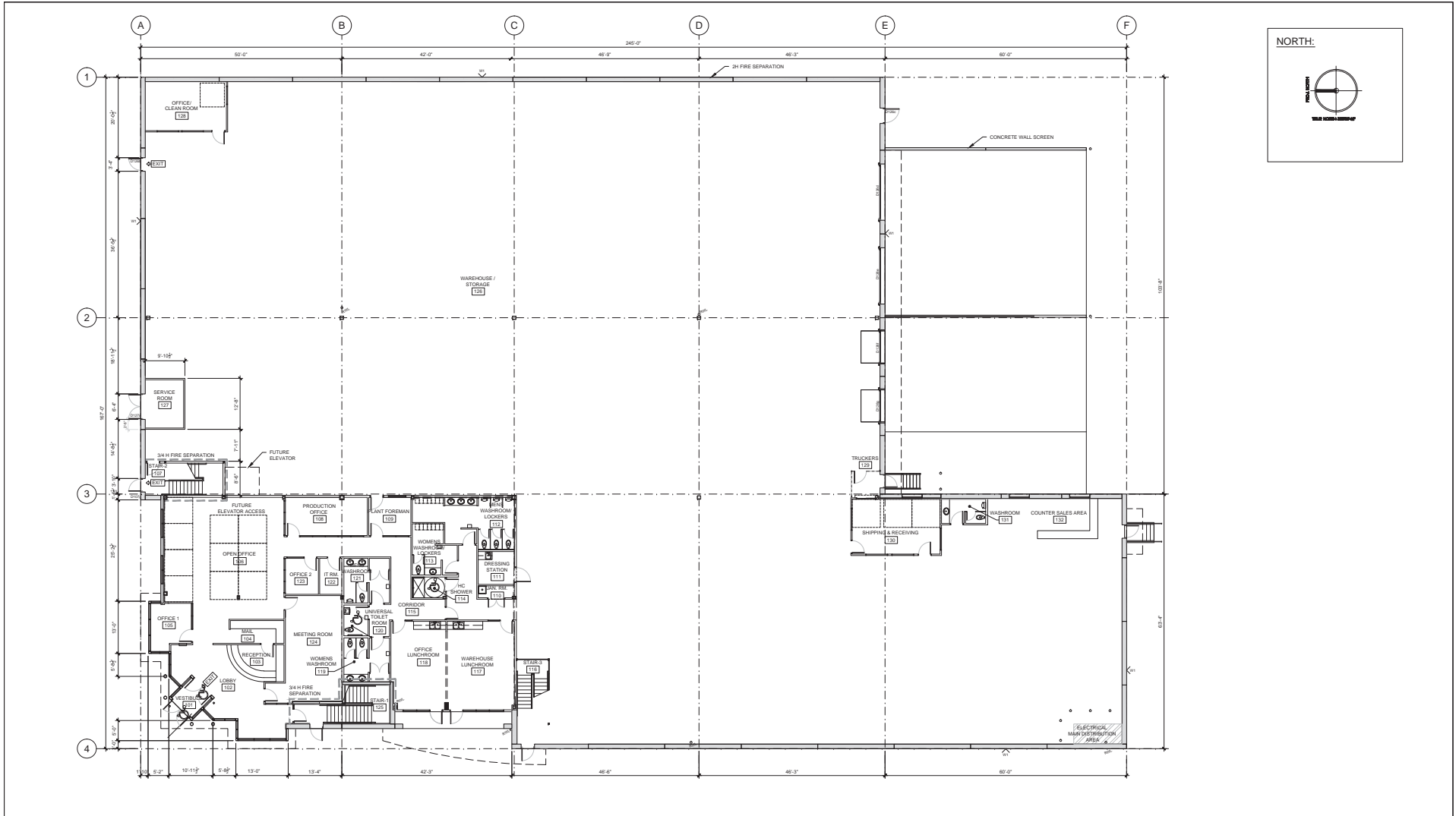
PROJECT DATA:
CNIC ADDRESS:
 3420 - 180TH STREET
 CAMPBELL HEIGHTS BUSINESS PARK
 SUITE 101
 SURREY, BC
LEGAL DESCRIPTION:
 LOT 5, PLAN SPP131333
ZONING:
 COB27
 USE: LIGHT INDUSTRIAL (FLUID CONTAINMENT PRODUCT MANUFACTURE)
SITE AREA:
 7,541 SM (82,249.73 SF)
SITE COVERAGE:
 ALLOWED = 60%
 PROPOSED = 41%
PROPOSED BLDG AREA (FOOTPRINT):
 33,307 SQ FT / 3,126 SF
 GROUND FLOOR AREA = 4,686.33 SF / 432.36 SF
 UPPER FLOOR AREA = 5,414.42 SF / 503.0 SF
PAR
 37 ST
PROPOSED GROSS BUILDING AREA
 39,327.85 SF / 3,653.0 SF
BUILDING HEIGHT:
 PROPOSED HEIGHT = 10 M (32.80 FT)
SETBACKS:
 FRONT (NORTH) PROVIDED = 17.2M (56.43 FT)
 REAR YARD (SOUTH) PROVIDED = 13.3 M (84.96 FT)
 SIDEYARD (EAST) PROVIDED = 6.50 M (21.33 FT)
 FLANKING STREET (WEST): 17.8 M (58.40 FT)
PARKING:
 REQUIRED: 37 STALLS
 PROPOSED: 40 STALLS
LOADING:
 LOADING BAY PROVIDED AT EACH OH DOOR

- KEYNOTES:**
- 1 BLACK VINYL-COATED SECURITY CHAINLINK FENCE W/ SCREEN 6'-0" HIGH
 - 2 REFUSE STORAGE AREA WITH CONCRETE PAD
 - 3 LANDSCAPED AREA - SEE LANDSCAPE DRAWINGS
 - 4 BLACK VERT. PICKET SLIDING SECURITY GATE
 - 5 CONCRETE WALL SCREEN
 - 6 EXISTING FIRE RETAINING WALL
 - 7 BOLLARDS
 - 8 CONCRETE RETAINING WALL W/ STEEL GUARDRAIL
 - 9 CONCRETE WHEEL STOP
 - 10 SERVICE ROOM - SEE GROUND FLOOR PLAN
 - 11 GAS METER W/ ENCLOSURE - SEE MECHANICAL DRAWINGS
 - 12 PAINTED PARKING LINES
 - 13 STAMPED CONCRETE - SEE LANDSCAPE DRAWINGS
 - 14 1" OF CURB GRADING - SEE CIVIL DRAWINGS
 - 15 EXISTING CITY SIDEWALK
 - 16 PAINTED H/C PARKING SYMBOL
 - 17 OVERFLOW SCUPPER DRAIN
 - 18 PARKING STALL LANDSCAPE FRONTAGE 2'-6" DEEP TYPICAL
 - 19 ILLUMINATED SIGN AND 3 FLAG POLES
 - 20 BC HYDRO HOOD
 - 21 6'-0"x6'-0" ROOF SKYLIGHT - TYPICAL
 - 22 ROOF HATCH
 - 23 OUTLINE OF CANOPY ABOVE
 - 24 OUTLINE OF SECOND FLOOR ABOVE
 - 25 ANNUNCIATOR PANEL - SEE GROUND FLOOR PLAN
 - 26 FIRE DEPARTMENT BARRIER CONNECTION
 - 27 RAIN GARDEN - REFER TO LANDSCAPE AND CIVIL DWGS.
 - 28 OUTLINE OF WALLS BELOW
 - 29 2H FIRE SEPARATION
 - 30 CONCRETE SIDEWALK
 - 31 PARAPET
 - 32 LOCATION OF FUTURE SITE SIGNAGE. SEPARATE APPLICATION / PERMIT REQUIRED.
 - 33 6.0M FLAGPOLE

LEGEND:

	CONCRETE PAVING
	ASPHALT PAVING
	TEXTURED CONCRETE
	LANDSCAPED AREAS

ARCHITECTURE AND ENGINEERING 101 - 925 WEST 8TH AVENUE VANCOUVER, B.C. V5Z 1E4 E-mail: info@ctadesign.net TEL: 604 736-2554 FAX: 604 732-7451 cta design group JOHN E. KRISTANSON, M.A.S.C. A PARTNERSHIP OF LIMITED COMPANIES	TITLE: SITE PLAN / ROOF PLAN PROJECT DATA		FILE: -	DWG: -
	PROJECT: AR THOMSON DATE: JUN 13 2014	SCALE: NTS	PLOT: -	A-1

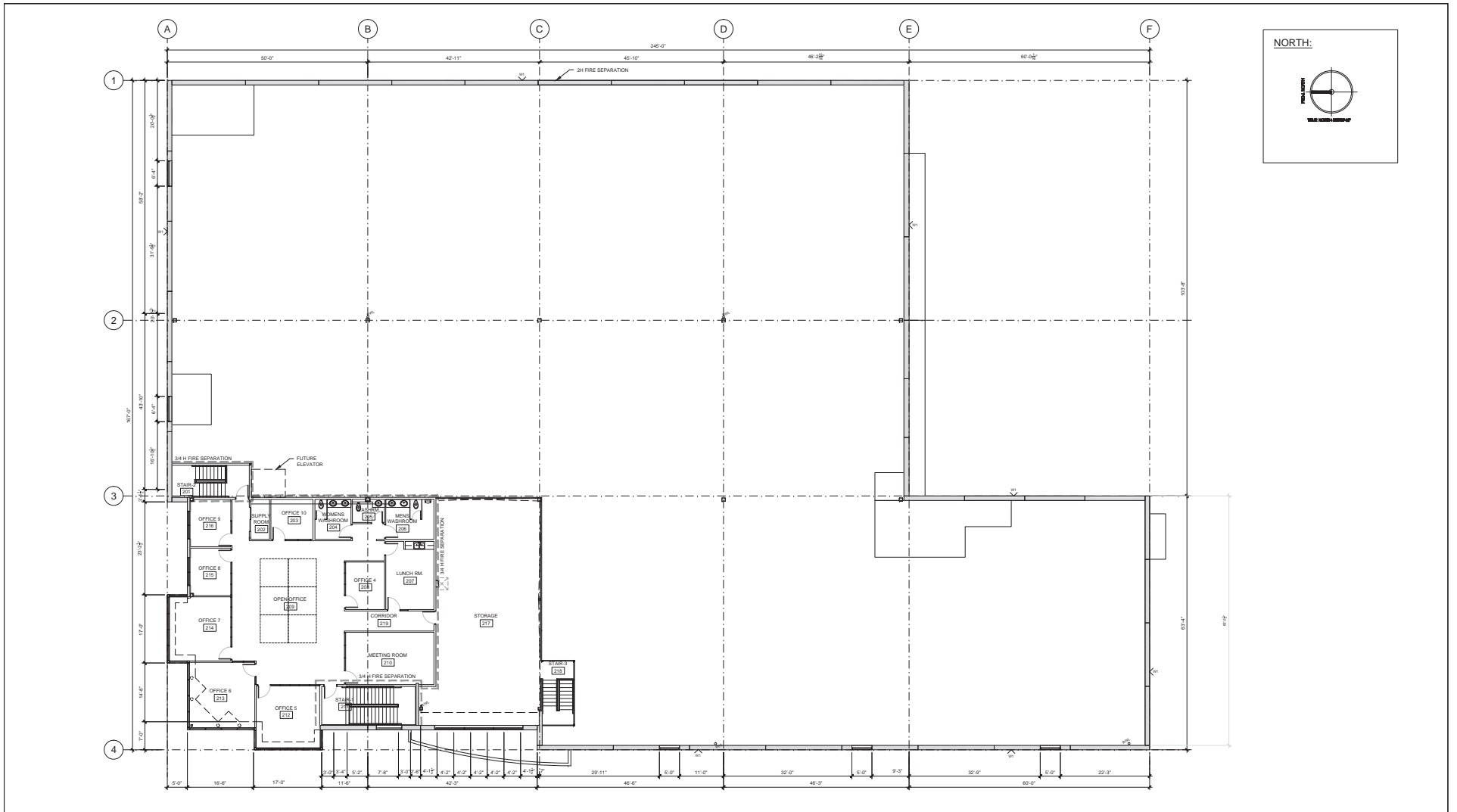


1 GROUND FLOOR PLAN
SCALE: 3/32" = 1'-0"


ARCHITECTURE AND ENGINEERING 101 - 925 WEST 8TH AVENUE VANCOUVER, B.C. V5Z 1E4 E-mail: info@ctadesign.net TEL: 604 736-2554 FAX: 604 732-7451		TITLE: GROUND FLOOR PLAN	
PROJECT: AR THOMSON		FILE:	DWG:
DATE: JUN 13 2014		SCALE: NTS	PLOT:
			A-2.1



JOHN E. KRISTANSON, M.A.S.C.
A PARTNERSHIP OF LIMITED COMPANIES

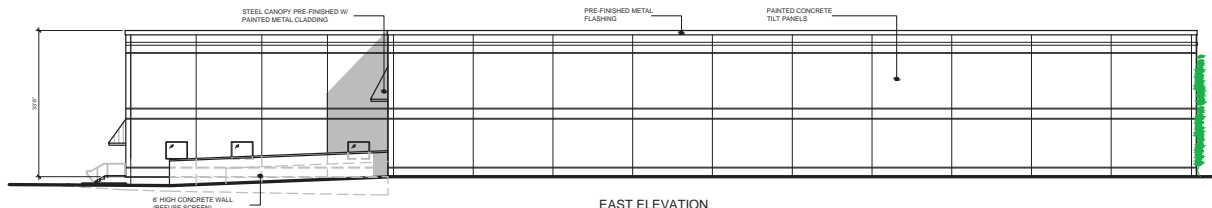


1 UPPER FLOOR PLAN
A-2.2 SCALE: 3/32" = 1'-0"

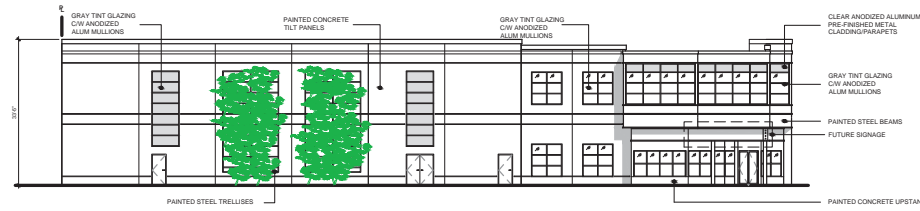
ARCHITECTURE AND ENGINEERING 101 - 925 WEST 8TH AVENUE VANCOUVER, B.C. V5Z 1E4 E-mail: info@ctadesign.net TEL: 604 736-2554 FAX: 604 732-7451		TITLE: UPPER FLOOR PLAN	
 JOHN E. KRISTANSON, M.A.S.T.C. A PARTNERSHIP OF UNITED COMPANIES		PROJECT: AR THOMSON	FILE: -
DATE: JUN 13 2014	SCALE: NTS	PLOT: -	DWG: A-2.2



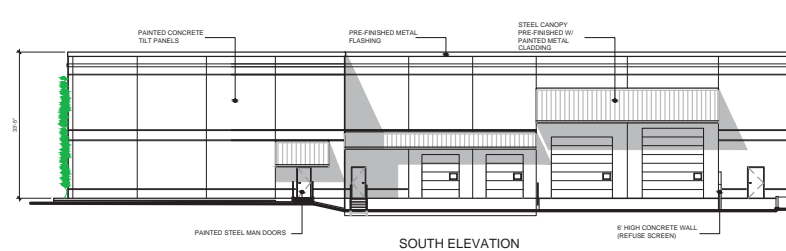
WEST ELEVATION




EAST ELEVATION

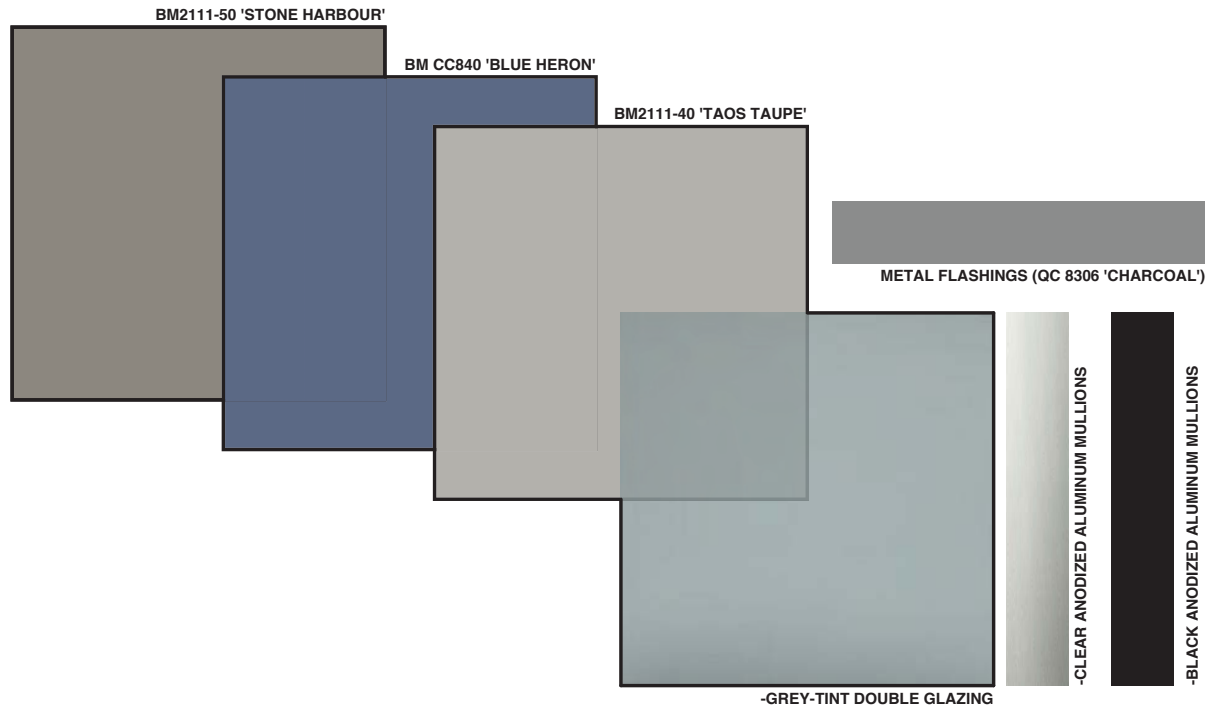
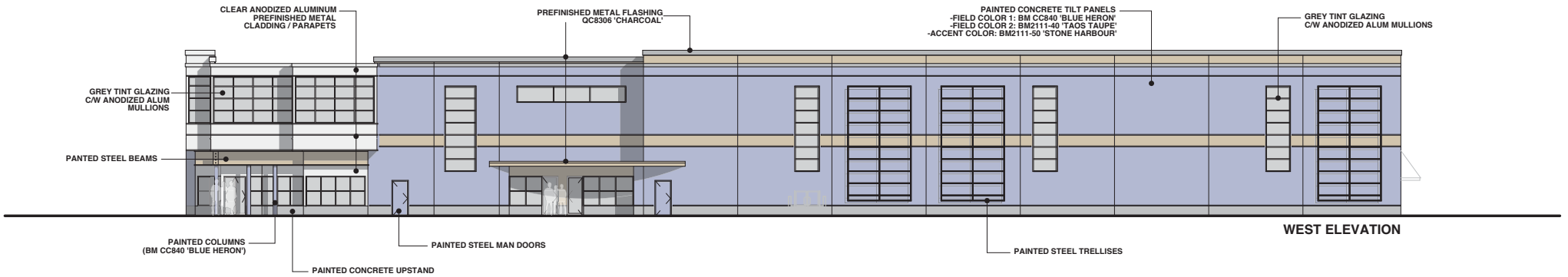


NORTH ELEVATION



SOUTH ELEVATION

ARCHITECTURE AND ENGINEERING 101 - 925 WEST 8TH AVENUE VANCOUVER, B.C. V5Z 1E4 E-mail: info@ctadesign.net TEL: 604 736-2554 FAX: 604 732-7451  JOHN E. KRISTANSON, M.A.S.C. A PARTNERSHIP OF UNITED COMPANIES	TITLE: REVISED BUILDING ELEVATIONS EXTERIOR FINISHES		FILE: -	DWG: -
	PROJECT: AR THOMSON DATE: JUN 13 2014	SCALE: NTS	PLOT: -	A-3



Plans checked by RF
 Planning & Development, City of Surrey

Date 20/4/2016

Acceptable Not Acceptable

PLANT LIST

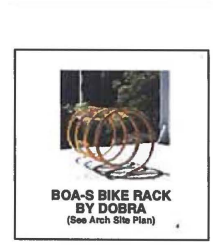
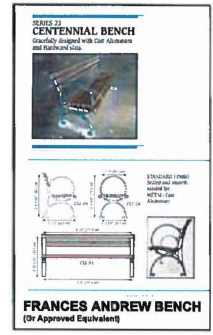
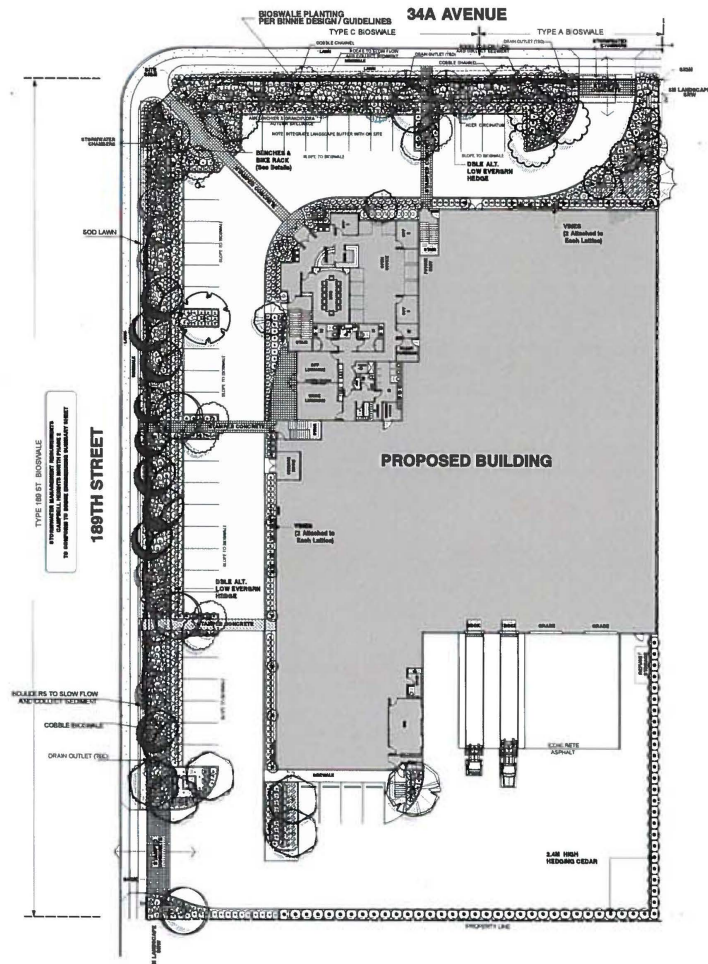
SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	SIZE
Trees				
	2	Acer palmatum 'Crataegus'	Japanese Maple	3m H / 8-stem
	5	Betula jacquemontii	Birch	5cm cal. / m stem
	1	Carpinus betulus	European Hornbeam	6cm cal. / 2m std
	8	Cornus x nivalis 'Starlight'	Disjunct Var.	5cm cal. / 2m std
	1	Fagus sylvatica 'Purpurea'	Copper European Beech	7cm cal. / 2m std
	4	Fraxinus americana 'Autumn Purple'	Ash	6cm cal. / 2m std
	1	Liquidambar styraciflua 'Worcester'	Sweet Gum	6cm cal. / 2m std
	3	Prunus serrulata 'Yk. Parfektus'	Daybreak Flowering Cherry	5cm cal. / 2m std
	4	Chamaecyparis nootkatensis	Novioka Cypress	3m H / 4pr form
	1	Sequoia/Sequoia giganteum aff. Parvibrugia maritima	Giant Redwood / Douglas Fir	4m H
Shrubs				
	143	Azalea japonica 'Tweedle'	Japanese Azalea	#2 pot
	11	Hydrangea macrophylla 'Blue Wren'	Hydrangea	#3 pot
	131	Lonicera pleata (sw)	Evergreen Honeysuckle	#2 pot
	5	Philadelphus	Philadelphus	#3 pot
	20	Floric japonica 'Temple Bell'	Japanese Andromeda	#3 pot
	18	Photinia Indica 'Snowflake'	Strubby Chineseal var.	#2 pot
	222	Photinia 'Chlo. Lykes'	Chlo Lykes Laurel	#2 pot, dbb at spacing
	53	Rhododendron 'Christmas Cheer'	Rhododendron (medium var.)	#3 pot
	8	Rhododendron 'Arno Rose Whitney'	Rhododendron (ball var.)	#3 pot
	25	Rosa meiland 'Candice Dalgair'	Hardy French Rose var.	#2 pot
	15	Spiraea x burbanki 'Anthony Waterer'	Spiraea Var.	#2 pot
	35	Thuja occidentalis 'Emerald'	Emerald Cedar	1.2m H
	60	Thuja occidentalis 'Emerald'	Emerald Cedar	2.5m (H) H / 1.5m o.c.
	61	Viburnum davidii	David's Viburnum	#2 pot
	20	Wigwaga 'Silver Ruby'	Wigwaga	#3 pot
Ground Covers/Perennials/Plants				
	41	Actinophylos one-ura	Vancouver Jade	10cm pot / 45cm o.c. / heavy
	354	Colostemata var.	Colostemata var.	10cm pot / 45cm o.c. / heavy
	6	Chamaecyparis (SA)	Chamaecyparis	#2 pot / support to lattice
	4	Hydrangea anomala patibularis	Climbing Hydrangea	#2 pot / support to lattice

Notes:
 1. Specification as per most recent BC/SAR/BCNA Landscape Standard and Landscape Design Inc. 'Open Market'.
 2. The Contractor must satisfy the City Landscape Inspector for Completion Acceptance Approval.

PLANT SCHEDULE - BIOSWALE TYPES: A, C & 189 St.

DEPTH	WIDTH	BIOSWALE TYPE	PLANTING SPECIFICATIONS
150	1000	TYPE A	1. 100% MULCH 2. 100% MULCH 3. 100% MULCH
150	1000	TYPE C	1. 100% MULCH 2. 100% MULCH 3. 100% MULCH
150	1000	189 St.	1. 100% MULCH 2. 100% MULCH 3. 100% MULCH

NOTE: BIOSWALE INFORMATION DERIVED FROM PRACTISING SOURCE AND ADOPTED TO SITE PER GUIDELINES.



DATE	REVISION
1 JAN - 14	ISSUE FOR COMMITTEE REVIEW
2 FEB 14	ISSUE FOR DEVELOPMENT PERMIT
3 APR 14	ISSUE FOR 2nd CONCEPT REVIEW
4 MAY 14	ISSUE FOR 3rd CONCEPT REVIEW
5 JUN 14	ISSUE FOR 4th CONCEPT REVIEW
6 JUN 14	ISSUE FOR 5th CONCEPT REVIEW



NEW FACILITY FOR
 AR THOMPSON GROUP
 - 18928 34A AVE -
 SURREY BC

TITLE	
LANDSCAPE PLAN	
DATE	20/4/16
SCALE	1:250
PROJECT NO.	7914-0047-00
VERSION	L-1

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

FROM: Development Services Manager, Engineering Department

DATE: June 16, 2014 PROJECT FILE: **7814-0047-00**

**RE: Engineering Requirements (Commercial/Industrial)
Location: 3420 189 Street**

DEVELOPMENT PERMIT

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

BUILDING PERMIT

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

- Completion and acceptance of Surrey Project 7812-0160-00.
- Evaluate services (e.g. driveways, water connections, sanitary sewer connections, storm water drainage) provided to the site by 7812-0160-00 and address through the BP process.



Rémi Dubé, P.Eng.
Development Services Manager

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