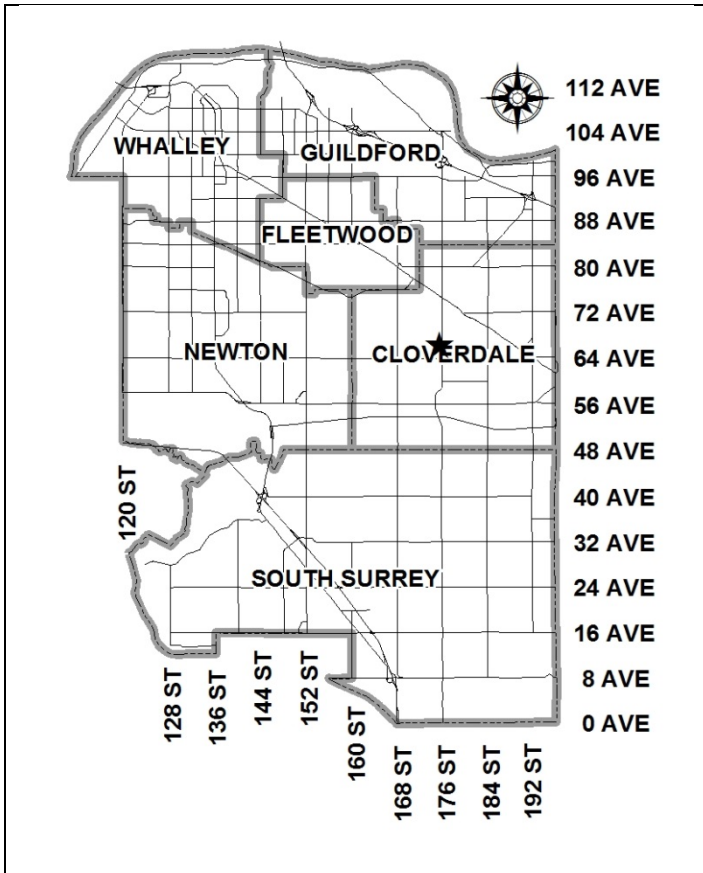


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

Files: 7914-0078-00  
 7914-0079-00

Planning Report Date: July 21, 2014

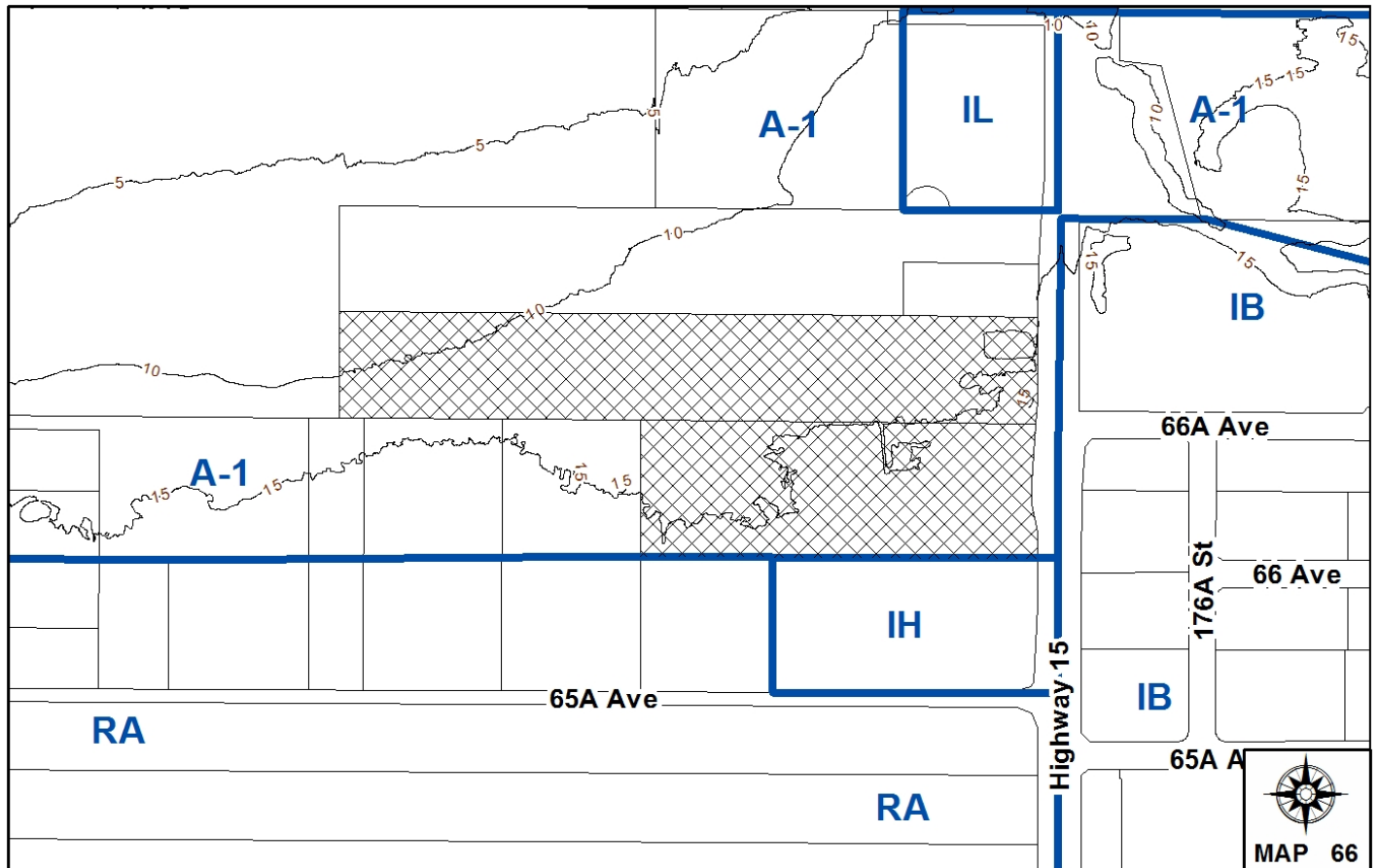


**PROPOSAL:**

- **Rezoning** of portions from A-1 to CD (based upon IB-3)
- **Development Variance Permit**

in order to allow subdivision into two industrial lots and two A-1 lots that will remain in the ALR.

**LOCATION:** 6629 and 6661 - 176 Street  
**OWNERS:** Maria Bertolo, Maria Ferreira, Joao Ferreira and Manuel D Bertolo  
**ZONING:** A-1  
**OCP DESIGNATION:** Industrial and Agricultural



### RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for Rezoning:
  - of a portion from A-1 to CD (based on IB-3) for Development Application No. 7914-0078-00; and
  - of a portion from A-1 to CD (based on IB-3) for Development Application No. 7914-0079-00.
- Approval for Development Variance Permit to proceed to Public Notification for
  - Development Application No. 7914-0078-00; and
  - Development Application No. 7914-0079-00.

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Seeking a reduction in the minimum 4-hectare (10-acre) lot area requirement of the A-1 Zone to 1.92 hectares (4.7 acres) for proposed Lot A of Development Application No. 7914-0078-00.
- Seeking a reduction in the minimum 4-hectare (10-acre) lot area requirement of the A-1 Zone to 3.23 hectares (8.0 acres) for proposed Lot 1 of Development Application No. 7914-0079-00.

### RATIONALE OF RECOMMENDATION

- Complies with OCP Designations.
- The lands within the ALR are not affected; they will remain zoned A-1 and designated Agricultural in the OCP.
- The proposed subdivisions comply with the Agricultural Land Reserve Use, Subdivision and Procedure Regulation.
- At its July 3, 2014 meeting, AFSAC recommended support of the applications.
- Allowing the two proposed subdivisions creates agricultural parcels separate from industrial parcels, and provides a new road and servicing to the applicable agricultural and industrial standards.
- Removes driveway access from 176 Street / Highway No. 15 for the two subject lots.
- Provides the beginning of an important road network, which will result in alternative access for the neighbouring lots on the west side of 176 Street / Highway No. 15.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone a portion of the subject site in Development Application No. 7914-0078-00 (Block A, as shown on the Survey Plan attached as Appendix I) of the subject site from "General Agriculture Zone (A-1)" to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
2. a By-law be introduced to rezone a portion of the subject site in Development Application No. 7914-0079-00 (Block A, as shown on the Survey Plan attached as Appendix I) of the subject site from "General Agriculture Zone (A-1)" to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
3. Council approve Development Variance Permit No. 7914-0078-00 (Appendix XI) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum lot area of the A-1 Zone from 4 hectares (10 acres) to 1.92 hectares (4.7 acres) for proposed Lot A.
4. Council approve Development Variance Permit No. 7914-0079-00 (Appendix XII) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum lot area of the A-1 Zone from 4 hectares (10 acres) to 3.23 hectares (8.0 acres) for proposed Lot 1.
5. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
  - (c) approval from the Ministry of Transportation & Infrastructure;
  - (d) submission of an acceptable tree survey and a statement regarding tree preservation;
  - (e) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
  - (f) approval from the Ministry of Forests, Lands and Natural Resource Operations under the Water Act R.S.B.C. 1996, c.483;
  - (g) approval from the Department of Fisheries and Oceans; and
  - (h) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture.

REFERRALS

Engineering:	The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix V.
Ministry of Transportation & Infrastructure (MOTI):	Preliminary Approval is granted for the rezoning and subdivision for one year.
Agricultural and Food Security Advisory Committee (AFSAC):	At its July 3, 2014 meeting, AFSAC supported the Road Network Concept Plan illustrating the future 175A Street on the Industrial-designated side of the lots only, so that no portion of the future road is placed on the Agricultural Land Reserve (ALR), in order to prevent reduction of ALR lands (Appendix VII).

SITE CHARACTERISTICS

Existing Land Use: Single family dwellings and accessory buildings on the eastern portions of the 7- and 10-acre lots, which will be removed.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Single family dwelling and accessory buildings on 1-acre lot and vacant 9-acre lot.	Industrial and Agricultural	A-1
East (Across 176 Street / Highway No. 15):	Multi-tenant office and warehouse buildings.	Industrial	IB
South:	Abattoir.	Industrial and Agricultural	IH
West:	Agriculture, forage and pasture	Agricultural	A-1

## DEVELOPMENT CONSIDERATIONS

### Context:

- The two subject applications are on contiguous lots and have been submitted by the same applicant:
  - Application No. 7914-0078-00 applies to the southern 7-acre (2.9 ha) lot, 6629 – 176 Street; and
  - Application No. 7914-0079-00 applies to the northern 10-acre (4 ha) lot, 6661 – 176 Street.
- Each application is managed by a different developer, has separate financing and will ultimately be under separate ownership. The developers are working together to share the costs of the consultants. Although they intend to complete their respective projects at the same time, there may be some time delay between the completion of each project. For these reasons, separate applications were submitted but are being presented to Council jointly.
- The subject properties are located on the west side of 176 Street, between 64 Avenue and 68A Avenue. The majority of the lot area of each property is located within the Agricultural Land Reserve (ALR).
- The subject lots are part of a long strip of split-designated Agricultural/Industrial lots on the west side of 176 Street, generally between the alignments of 65 Avenue and 68A Avenue, as shown in Appendix VIII. The Industrial designation applies to the eastern portions of the lots, adjacent 176 Street (Highway No. 15).
- The overall concept plan for the subject area indicates a future north-south road along the Agricultural/Industrial boundary, as shown in Appendix VI, to provide alternate access for the developable portions fronting Highway No. 15.

### Current Proposal:

- The subject properties are partially located within the Agricultural Land Reserve (ALR) and are split-designated Agricultural and Industrial in the Official Community Plan (OCP). The proposals to subdivide along the ALR boundary are in compliance with the Official Community Plan.
- Development Application No. 7914-0078-00, for the southern lot located at 6629 – 176 Street, proposes the following:
  - rezoning the eastern 1.12-hectare portion of the site from General Agriculture Zone (A-1) to Comprehensive Development Zone (CD) based on the IB-3 Zone;
  - subdivision into 2 lots (1 Agricultural parcel and 1 Industrial parcel) including the dedication and construction of a new 17-metre (56 ft.) wide north-south road (175A Street) along the edge of but not within the ALR boundary, and the northern half of a new 20-metre (66 ft.) wide east-west road between the new 175A Street and 176 Street / Highway No. 15 (as shown on Appendix III); and

- Development Variance Permit to reduce the lot size of the A-1-zoned parcel from 4 hectares (10 acres) to 1.92 hectares (4.7 acres).
- Development Application No. 7914-0079-00, for the northern lot located at 6661 – 176 Street, proposes the following:
  - rezoning the eastern 0.886-hectare portion of the site from General Agriculture Zone (A-1) to Comprehensive Development Zone (CD) based on the IB-3 Zone;
  - subdivision into 2 lots (1 Agricultural parcel and 1 Industrial parcel) including the dedication and construction of a new 17-metre (56 ft.) wide north-south road (175A Street) along the edge of but not within the ALR boundary, and the southern half of a new 20-metre (66 ft.) wide east-west road between the new 175A Street and 176 Street / Highway No. 15 (as shown on Appendix IV); and
  - Development Variance Permit to reduce the lot size of the A-1-zoned parcel from 4 hectares (10 acres) to 3.23 hectares (8 acres).
- No Development Permits are proposed at this time but will be required prior to submission of any building permit.
- The proposed rezoning of the eastern portion of the subject lots is consistent with the Industrial designation in the ALR.
- Allowing the proposed subdivisions create agricultural parcels which are distinct from the industrial uses, providing the necessary servicing to agricultural standards for the western portions and to industrial standards for the eastern portions.
- The subject lots cannot be subdivided along the ALR/Industrial boundary without adequate road frontage. The proposed 175A Street provides the Agricultural-designated portion of the lots the necessary road frontage.
- There is a Class B watercourse in the vicinity of the new 175A Street. The applicant is proposing to relocate the Class B watercourse features within an engineered bioswale and incorporating it into the overall onsite storm water drainage features.
- The applicant's proposal will ultimately be subject to the Ministry of Forests, Lands and Natural Resource Operations to review under a Water Act Approval Application and the Qualified Environmental Professional's self-assessment under Department of Fisheries and Ocean's new procedures in determining any 'serious harm to fish'.
- The applicant is responsible for addressing the comments arising from their referrals to the Ministry of Forests, Lands and Natural Resource Operations and the Department of Fisheries and Ocean as a condition of rezoning.

#### Proposed Transportation Corridor

- According to the concept plan for this area in Cloverdale a new north-south road is intended along the Agricultural-Industrial boundary. Access to this road is proposed via east-west roads at 68A Avenue and 66A Avenue, as shown in Appendix VI. The proposed new north-south road (175A Street) will ultimately connect from 68A Avenue south to 64 Avenue.

- While each of the subject lots currently has road frontage to Highway No. 15 / 176 Street, the ALR portions of each lot do not. Therefore, the new 175A Street will provide the necessary frontage for the proposed lots that are to remain within the ALR.
- The Subdivision and Development By-law specifies that the minimum road width requirements for a through-local road for both agricultural- and industrial-zoned land is 20 metres (66 ft.). However, to reduce the impact of the road dedication on both the agricultural and industrial parcels, staff have developed a modified agricultural-industrial road width and cross section of 17 metres (56 ft.).
- The cross-section of a typical Industrial Local Road requires a 20-metre (66 ft.) wide road allowance. This accommodates an 11.0-metre (36 ft.) wide roadway to facilitate trucking turn movements, with 1.5-metre (5 ft.) wide sidewalks to service the pedestrian activity anticipated in an Industrial area. However, considering that the west side of this new 175A Street will be servicing Agricultural lands, Engineering will require a reduced road allowance of 17 metres (56 ft.). This reduction will eliminate sidewalk and boulevard on the west side of 175A Street.
- Initially the applicant proposed half the new 175A Street to be located within the ALR. The applicant subsequently adjusted the alignment with the full 17 metres (56 ft.) of the proposed north-south road being located on the Industrial side of the ALR boundary.
- Access to the new north-south road is proposed from a new east-west 66A Avenue. The future 66A Avenue is proposed to be 20 metres (66 ft.) wide, with 10 metres (33 ft.) of dedication from each of the subject lots.
- Currently, the intersection of 66A Avenue and Highway No. 15 is a 3 legged-intersection. As a result of the two applications, a west leg will be constructed to create a full intersection. This section of 66A Avenue will require 20 metres (66 ft.) of road allowance for an eastbound left turn bay at the intersection.
- The Ministry of Transportation and Infrastructure (MOTI) has reviewed the proposed new intersection at 176 Street / Highway No. 15 and 66A Avenue, and has granted approval in principle for one year. As a condition of support for the new intersection, the developer shall retain a Professional Traffic Engineer to produce a Traffic Impact Analysis. The ultimate design of this intersection will be subject to the results of the Traffic Impact Analysis and approval of MOTI.

#### Compliance with Agricultural Policies and Regulations:

- Part 5, Section 10(1) of the Agricultural Land Reserve Use, Subdivision and Procedure Regulation allows the approval of the proposed subdivision by the City of Surrey Approving Officer without the approval of the Agricultural Land Commission (ALC) if it achieves the following:
  - consolidates 2 or more parcels into a single parcel by elimination of common lot lines;
  - resolves a building encroachment on a property line and creates no additional parcels;
  - involves not more than 4 parcels, each of which is a minimum of 1 hectare (2.5 acres), and results in all of the following:
    - no increase in the number of parcels;

- boundary adjustments that, in the opinion of the Approving Officer, will allow for the enhancement of the owner's overall farm or for the better utilization of farm buildings for farm purposes; and
  - no parcel in the ALR of less than 1 hectare (2.5 acres); and
  - establishes a legal boundary along the ALR boundary.
- Development Application Nos. 7914-0078-00 and 7914-0079-00 were presented to the Agriculture and Food Security Advisory Committee (AFSAC) on July 3, 2014.
- The Agriculture and Food Security Advisory Committee recommends to the G.M. of Planning and Development and the G.M of Engineering that the Road Network Concept Plan illustrating the future road be designed to show the 175A Street on the Industrial-designated side of the lot only, so that no portion of the future road be placed on the Agricultural Land Reserve (ALR), in order to prevent reduction of ALR lands (draft AFSAC Minutes are available in Appendix VII).
- City Policy No. O-23 "Residential Buffering Adjacent to the ALR/Agricultural Boundary" and City Policy No. O-51 "Policy for Considering Applications for Exclusion of Land from the ALR" do not apply to the subject development applications.

#### PROPOSED CD BY-LAWS (Appendices IX and X)

- The applicant initially requested a rezoning of the eastern portions of both subject lots to Business Park Zone (IB) in order to allow for a wide range of business park uses and supportive accessory uses. The IB Zone permits light impact industrial businesses to have associated retail sales. The IB Zone also permits accessory eating establishments without size limitations, churches (up to 700 sq.m./7,500 sq.ft.) and recreational facilities.
- However, due to the proximity of the subject sites to Cloverdale Town Centre, staff are concerned about retail uses on Industrial-designated properties within the City and suggested rezoning to the IB-3 Zone instead. Furthermore, due to the parking constraints on the subject lots, with no parking on the fronting street (Highway No. 15), limited ability to share parking spaces, and concern for spill-over of parking into the ALR lands, large eating establishments, churches and recreational facilities on the subject lots are not supported by staff.
- The IB-3 Zone was recently adopted by Council in order to create a business park zone that limits accessory uses. This Zone is intended to be applied to future business park developments throughout the City in order help concentrate commercial and retail uses in Town Centres and help to sustain integrity in business and office parks.
- The applicant felt that the IB-3 Zone is too restrictive for their future tenants on the site, especially given the IB-zoned lands to the east across Highway No. 15, and requested that some retail uses be permitted in a Comprehensive Development Zone (CD).
- In the IB-3 Zone, associated retail to light impact industry is not permitted, whereas in the proposed CD Zones the associated retail is limited to 20% of the floor area of the individual business that produces or wholesales the product. The 20% provision is consistent with the IB-1 and IB-2 Zones.



- The proposed CD Zones also restrict office uses to exclude medical offices, and does not include churches or recreational facilities. In addition, eating establishments are limited, in the proposed CD Zones, to a maximum of 200 square metres (2,150 sq. ft.) and a maximum of 100 seats, which is consistent with the IB-3 Zone.
- The proposed CD Zones are based upon the Business Park 3 Zone (IB-3). A table comparing the IB-3 Zone to the proposed CD Zones is provided below:

	IB-3 Zone	Proposed CD Zones
<b>Land Use</b>	<ul style="list-style-type: none"> <li>• Light impact industry.</li> <li>• Office uses excluding social escort services and methadone clinics.</li> <li>• Warehouse uses.</li> <li>• Distribution centres.</li> <li>• Accessory use, restricted to the ground floor, including the following:               <ul style="list-style-type: none"> <li>(a) Eating establishments, excluding drive-through restaurants, provided that:                   <ul style="list-style-type: none"> <li>i. The eating establishment does not exceed a gross floor area of 200 sq.m. [2,150 sq.ft.];</li> <li>ii. The eating establishment accommodates a maximum of 100 seats; and</li> <li>iii. A maximum of one eating establishment with a gross floor area greater than 150 sq.m. [1,600 sq.ft.] on the lot and where a lot has been subdivided by a strata plan then there shall only be one eating establishment with a gross floor area greater than 150 sq. m. [1,600 sq. ft.] within the strata plan;</li> </ul> </li> <li>(b) Personal service uses limited to barbershops, beauty parlours, cleaning and repair of clothing and shoe repair shops.</li> <li>(c) General service uses excluding drive-through banks;</li> <li>(d) Community services;</li> <li>(e) Assembly halls limited to churches, provided that:                   <ul style="list-style-type: none"> <li>i. The church does not exceed a gross floor area of 700 sq.m. [7,500 sq.ft.];</li> <li>ii. The church accommodates a maximum of 300 seats; and</li> <li>iii. There is not more than one church on a lot and where a lot</li> </ul> </li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>• Light impact industry including the wholesale and retail sale of products produced within the business premises or as part of the wholesale or warehouse operations provided that the total floor area used or intended to be used for retail sales and display to the public shall not exceed 20% of the gross floor area for each individual business or establishment or 460 sq.m. [5,000 sq.ft.], whichever is less.</li> <li>• Office uses excluding:               <ul style="list-style-type: none"> <li>(a) Social escort services;</li> <li>(b) Methadone clinics; and</li> <li>(c) Medical offices of professionals including without limitation, doctors, dentists, chiropractors, physiotherapists, massage therapists and related health care practitioners.</li> </ul> </li> <li>• Warehouse uses.</li> <li>• Distribution centres.</li> <li>• Accessory use, restricted to the ground floor, including the following:               <ul style="list-style-type: none"> <li>(a) Eating establishments, excluding drive-through restaurants, provided that:                   <ul style="list-style-type: none"> <li>i. The eating establishment does not exceed a gross floor area of 200 square metres [2,150 sq. ft.];</li> <li>ii. The eating establishment accommodates a maximum of 100 seats; and</li> <li>iii. A maximum of one eating establishment with a gross floor area greater than 150 sq.m. [1,600 sq.ft.] on the lot and where a lot has been subdivided by a strata plan then there shall only be one eating establishment with a gross floor area greater than 150 sq.m.</li> </ul> </li> </ul> </li> </ul>

	IB-3 Zone	Proposed CD Zones	
	has been subdivided by a strata plan, there shall be only one church within the strata plan. (f) Child care centres; and (g) Dwelling unit(s).	[1,600 sq.ft.] within the strata plan; (b) Personal service uses limited to barbershops, beauty parlours, cleaning and repair of clothing and shoe repair shops; (c) General service uses excluding drive-through banks; (d) Community services; (e) Child care centre; and (f) Dwelling unit.	
<b>Floor Area Ratio (FAR)</b>	1.0 FAR	1.0 FAR	
<b>Lot Coverage</b>	60%	60%	
<b>Subdivision</b>		<b><u>7914-0078-00</u></b>	<b><u>7914-0079-00</u></b>
Lot Size	2,000 sq.m. (0.5 ac)	7,020 sq.m. (1.7 ac)	5530 sq.m. (1.4 ac)
Lot Width	30 metres (100 ft.)	99 metres (325 ft.)	78 metres (256 ft.)
Lot Depth	30 metres (100 ft.)	80 metres (262 ft.)	80 metres (262 ft.)

PRE-NOTIFICATION

Pre-notification letters were sent on July 8, 2014, and the Development Proposal Signs were installed on July 9, 2014. Staff received one phone call as a result of public notification (*staff comments in italics*):

- One caller expressed concern that land was being excluded from the ALR and requested a copy of the site plan.

*(Staff provided the caller with a preliminary site plan and assured the caller that the proposed road and future industrial development potential would be located outside of the ALR and that the land within the ALR would remain intact for agricultural use.)*

DESIGN PROPOSAL AND REVIEW

- The proposed industrial parcels are located within a Development Permit Area however no Development Permit is proposed at this time.
- To help facilitate industrial development and in accordance with the process approved by Council in Corporate Report No. R1854 on May 3, 1999, design drawings are not submitted as part of the subject rezoning application.
- Development Application Nos. 7914-0078-00 and 7914-0079-00, are proposals for rezoning, subdivision, and Development Variance Permit only. The applicant is not proposing to construct buildings at this time, therefore a Development Permit is not required as part of the subject development applications.

- A summary of the future OCP Development Permit Area Guidelines for any Non-Residential Development adjacent to the Agricultural Land Reserve are as follows:
  - Minimum building setback from the Agricultural Land Reserve boundary is 30 metres;
  - Minimum vegetated buffer width is 15 metres; and
  - Vegetated buffer remains under private ownership.
- However, the developer has demonstrated in the site plan for the respective development proposals, a 7.5-metre (25 ft.) wide landscape buffer and a 30-metre (98 ft.) building setback from the ALR (Appendices III and IV).
- When the owner is ready to construct buildings, a Development Permit application will be required and the Development Permit guidelines will apply. A subsequent referral to AFSAC and MOTI would be required at that time.

### TREES

- The applicant provided a legal survey of the subject site. There are a number of mature trees located on the subject site. Three of the mature trees (1 oak tree, 2 cottonwood trees) are affected by the development of the new extension of 66A Avenue. The remainder of the trees are located outside of the area affected by the proposed road construction.
- The applicant will be responsible for submitting an acceptable tree survey and a statement regarding tree preservation prior to Final Adoption of the proposed rezoning.
- A subsequent tree survey and arborist report will be required at the time of Development Permit for the industrial parcels or Building Permit for the agricultural parcels.

### SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on April 2, 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.

<b>Sustainability Criteria</b>	<b>Sustainable Development Features Summary</b>
1. Site Context & Location (A1-A2)	<ul style="list-style-type: none"> <li>• Proposal is consistent with the Official Community Plan</li> </ul>
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> <li>• Proposed mix of agricultural and industrial parcels</li> </ul>
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> <li>• Review by the Ministry of Forests, Lands and Natural Resource Operations and the Department of Fisheries and Oceans is required to ensure appropriate mitigation measures for the proposed new 175A Street.</li> </ul>

Sustainability Criteria	Sustainable Development Features Summary
4. Sustainable Transport & Mobility (D1-D2)	• N/A, no construction proposed at this time
5. Accessibility & Safety (E1-E3)	• N/A, no construction proposed at this time
6. Green Certification (F1)	• N/A, no construction proposed at this time
7. Education & Awareness (G1-G4)	• N/A

### BY-LAW VARIANCES AND JUSTIFICATION

(a) Requested Variances:

- To reduce the minimum lot area of the A-1 Zone from 4 hectares (10 acres) to 1.92 hectares (4.7 acres) for proposed Lot A of Development Application No. 7914-0078-00; and
- To reduce the minimum lot area of the A-1 Zone from 4 hectares (10 acres) to 3.23 hectares (8.0 acres) for proposed Lot 1 of Development Application No. 7914-0079-00.

Applicant's Reasons:

- The proposed subdivision is along the ALR boundary, and the proposed road dedication is outside of the ALR, maximizing the lot size for the agricultural parcels.
- Each application is managed by a different developer, have separate financing and the new lots will ultimately be under separate ownership, therefore it is not possible to consolidate the agricultural parcels.

Staff Comments:

- The minimum lot size for subdivision of an A-1-zoned lot within the Agricultural Land Reserve is 4 hectares (10 acres).
- The proposed subdivision establishes a legal boundary along the boundary of an Agricultural Land Reserve.
- Through the application review process, staff requested that the applicant consolidate the two agricultural parcels so that they comply with the minimum lot area of 4 hectares (10 acres) in the A-1 Zone. However, the requested variance is acceptable because the proposed subdivision establishes a legal boundary along the boundary of an agricultural land reserve and there is no net loss to agricultural land.

- The proposal complies with Part 5, Section 10(1) of the Agricultural Land Reserve Use, Subdivision and Procedure Regulation.
- Staff support the requested variance.

#### INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary, Project Data Sheets and Survey Plans
Appendix II.	Proposed Subdivision Layout for both Applications
Appendix III.	Proposed Subdivision Layout for Development Application No. 7914-0078
Appendix IV.	Proposed Subdivision Layout for Development Application No. 7914-0079
Appendix V.	Engineering Summaries
Appendix VI.	Road concept and cross-section
Appendix VII.	Draft Agricultural and Food Security Advisory Committee Minutes
Appendix VIII.	OCP and ALR Map
Appendix IX.	CD By-law for Development Application No. 7914-0078-00
Appendix X.	CD By-law for Development Application No. 7914-0079-00
Appendix XI.	Development Variance Permit No. 7914-0078-00
Appendix XII.	Development Variance Permit No. 7914-0079-00

*original signed by Judith Robertson*

Jean Lamontagne  
General Manager  
Planning and Development

SAL/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:             Ian Guan  
   Gradual Architecture Inc.  
   Address:            1892 - West Broadway, Unit 200  
   Vancouver, BC V6J 1Y9  
   Tel:                 604-733-7679  
   Fax:                 604-222-0198

2.     Properties involved in the Application

**Application No. 7914-0078-00**

- (a)     Civic Address:             6629 - 176 Street
  
- (b)     Civic Address:             6629 - 176 Street  
            Owners:                 Manuel D Bertolo  
   Joao Ferreira  
   Maria Ferreira  
   Maria Bertolo  
            PID:                     006-696-236  
            Lot 15, Except Part Dedicated Road on Plan BCP16363 Section 18 Township 8 New Westminster District Plan 32143

**Application No. 7914-0079-00**

- (a)     Civic Address:             6661 - 176 Street
  
- (b)     Civic Address:             6661 - 176 Street  
            Owners:                 Manuel Da Costa Bertolo  
   Joao Ferreira  
            PID:                     009-497-196  
            Parcel "J" (Reference Plan 7226) South East Quarter Section 18 Township 8 New Westminster District, Except Part Dedicated Road on PlanBCP16364

3.     Summary of Actions for City Clerk's Office

- (a)     Introduce 2 By-laws to rezone portions of the subject properties.
  
- (b)     Application is under the jurisdiction of MOTI.

MOTI File No. 2014-03148

- (c) Proceed with Public Notification for Development Variance Permit No. 7914-0078-00 and bring the Development Variance Permit forward for an indication of support by Council. If supported, the Development Variance Permit will be brought forward for issuance and execution by the Mayor and City Clerk in conjunction with the final adoption of the associated Rezoning By-law.
  
- (d) Proceed with Public Notification for Development Variance Permit No. 7914-0079-00 and bring the Development Variance Permit forward for an indication of support by Council. If supported, the Development Variance Permit will be brought forward for issuance and execution by the Mayor and City Clerk in conjunction with the final adoption of the associated Rezoning By-law.

## SUBDIVISION DATA SHEET (File: 7914-0078-00)

**Proposed Zoning: CD (Based on IB-3)  
and Existing Zoning: A-1**

Requires Project Data	Proposed
<b>GROSS SITE AREA</b>	
Acres	7 ac.
Hectares	2.8 ha.
<b>NUMBER OF LOTS</b>	
Existing	1
Proposed	2 (1 A-1 lot and 1 CD lot)
<b>SIZE OF LOTS</b>	
Range of lot widths (metres)	99 m.
Range of lot areas (hectares)	0.7 ha - 1.92 ha.
<b>DENSITY</b>	
Lots/Hectare & Lots/Acre (Gross)	N/A
Lots/Hectare & Lots/Acre (Net)	N/A
<b>SITE COVERAGE (in % of gross site area)</b>	
Maximum Coverage of Principal & Accessory Building	N/A
Estimated Road, Lane & Driveway Coverage	
Total Site Coverage	
<b>PARKLAND</b>	
Area (square metres)	N/A
% of Gross Site	
<b>Required</b>	
<b>PARKLAND</b>	
5% money in lieu	NO
<b>TREE SURVEY/ASSESSMENT</b>	
	YES
<b>MODEL BUILDING SCHEME</b>	
	NO
<b>HERITAGE SITE Retention</b>	
	NO
<b>FRASER HEALTH Approval</b>	
	NO
<b>DEV. VARIANCE PERMIT required</b>	
Road Length/Standards	NO
Works and Services	NO
Building Retention	NO
Lot Area for A-1 Lot	YES



## SUBDIVISION DATA SHEET (File: 7914-0079-00)

Proposed Zoning: CD (based on IB-3)  
and Existing Zoning: A-1

Requires Project Data	Proposed
<b>GROSS SITE AREA</b>	
Acres	10 ac.
Hectares	4 ha.
<b>NUMBER OF LOTS</b>	
Existing	1
Proposed	2 (1 A-1 lot and 1 CD lot)
<b>SIZE OF LOTS</b>	
Range of lot widths (metres)	78 m.
Range of lot areas (square metres)	0.55 ha. – 3.23 ha.
<b>DENSITY</b>	
Lots/Hectare & Lots/Acre (Gross)	N/A
Lots/Hectare & Lots/Acre (Net)	N/A
<b>SITE COVERAGE (in % of gross site area)</b>	
Maximum Coverage of Principal & Accessory Building	N/A
Estimated Road, Lane & Driveway Coverage	
Total Site Coverage	
<b>PARKLAND</b>	
Area (square metres)	N/A
% of Gross Site	
<b>Required</b>	
<b>PARKLAND</b>	
5% money in lieu	NO
<b>TREE SURVEY/ASSESSMENT</b>	
	YES
<b>MODEL BUILDING SCHEME</b>	
	NO
<b>HERITAGE SITE Retention</b>	
	NO
<b>FRASER HEALTH Approval</b>	
	NO
<b>DEV. VARIANCE PERMIT required</b>	
Road Length/Standards	NO
Works and Services	NO
Building Retention	NO
Lot Area for A-1 Lot	YES

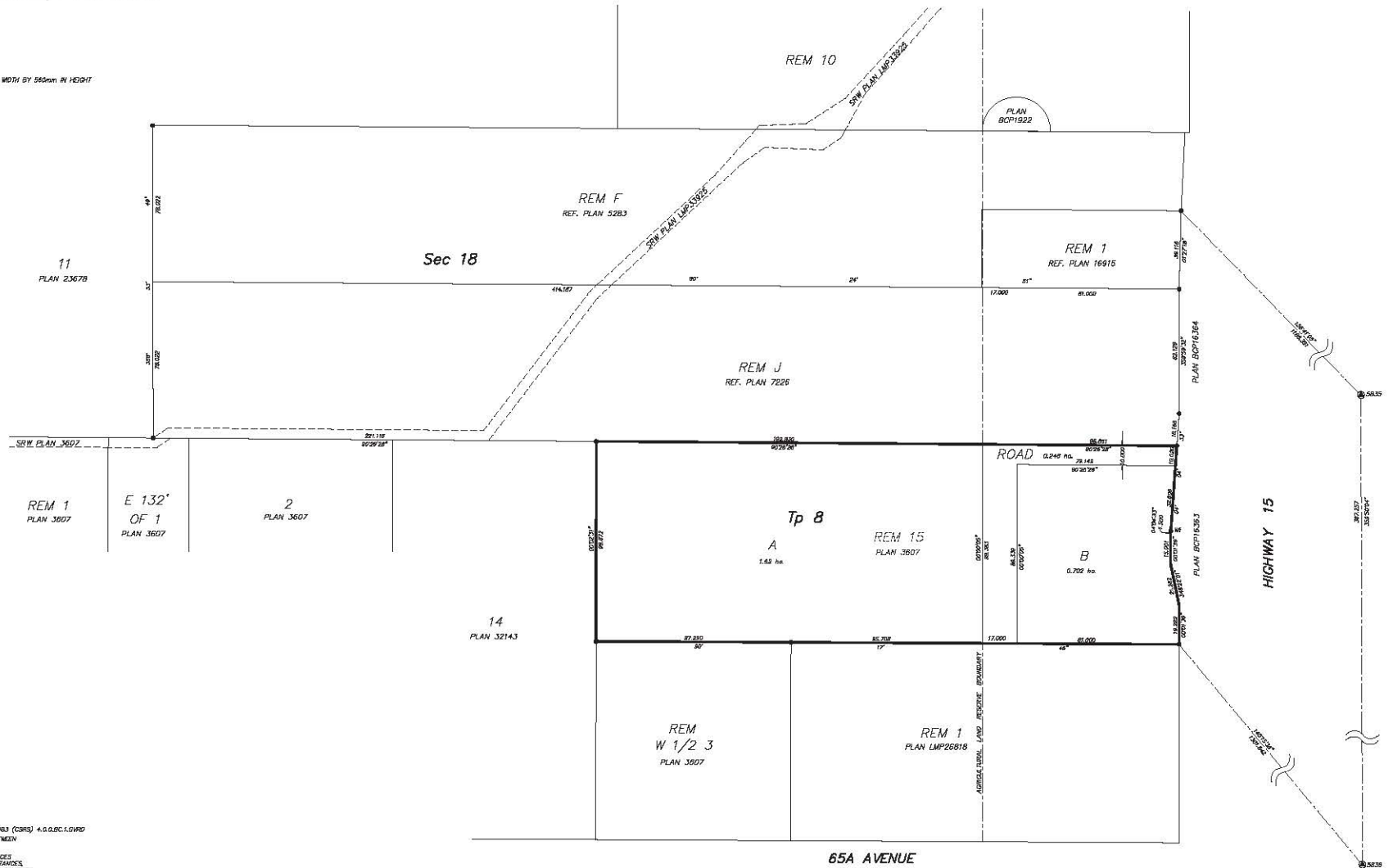
PRELIMINARY SUBDIVISION PLAN OF  
 LOT 15, EXCEPT PART DEDICATED ROAD ON PLAN BCP16363, SECTION 18, TOWNSHIP 8,  
 NEW WESTMINSTER DISTRICT, PLAN 32143

PLAN EPP \_\_\_\_\_

B.C.G.S. 92G.016



DISTANCES ARE IN METRES  
 THE INTENDED PLOT SIZE OF THIS PLAN IS 884mm IN WIDTH BY 565mm IN HEIGHT  
 (D SIZE) WHEN PLOTTED AT A SCALE OF 1:1000



- LEGEND**
- ⊙ INDICATES CONTROL MONUMENT FOUND
  - INDICATES STANDARD BROW POST FOUND
  - INDICATES STANDARD IRON POST PLACED
  - INDICATES LEAD PLUG PLACED
  - INDICATES STANDARD IRON POST PLACED
  - W INDICATES WITNESS

INTEGRATED SURVEY AREA No. 1, CITY OF SURREY, MAR 3 (CSRS) 4.G.G.06C1.6WRD  
 0300 BEARINGS ARE DERIVED FROM OBSERVATIONS BETWEEN  
 GEODETIC CONTROL MONUMENTS 5035 AND 5036  
 THIS PLAN SHOWS HORIZONTAL GROUND-LEVEL DISTANCES  
 UNLESS OTHERWISE SPECIFIED. TO COMPUTE ANG AND DISTANCES  
 MULTIPLY GROUND-LEVEL DISTANCES BY THE AVERAGE CORNERED  
 FACTOR OF 0.999995 WHICH HAS BEEN DERIVED FROM  
 GEODETIC CONTROL MONUMENTS 8781 AND 8782  
 THIS PLAN SHOWS ONE OR MORE WITNESS POSTS WHICH ARE NOT SET ON THE TRUE CORNER(S)

MURRAY & ASSOCIATES  
 201-1244B, 82nd AVENUE  
 SURREY, B.C.  
 V2W 3C3  
 (604) 592-2198

THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT  
 (CITY OF SURREY)

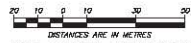
THIS PLAN LIES WITHIN THE JURISDICTION OF THE  
 APPROVING OFFICER FOR THE CITY OF SURREY  
**PRELIMINARY**  
 THE FIELD SURVEY REPRESENTED BY THIS PLAN WAS COMPLETED  
 ON THE 24th DAY OF JUNE, 2014  
 GREGORY MARSTON, BCLS (784)

FILE 9990-01D

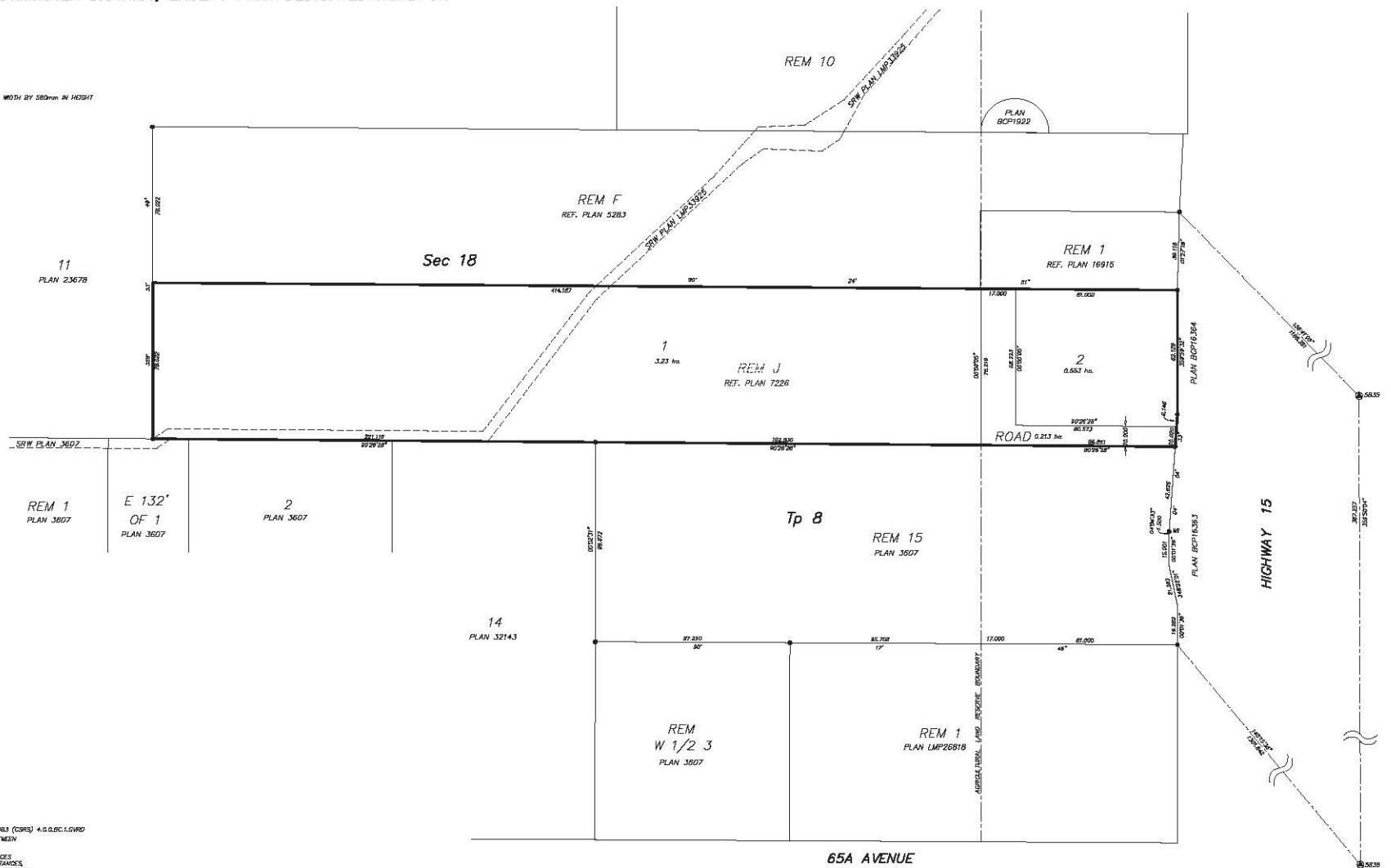
PRELIMINARY SUBDIVISION PLAN OF  
 PARCEL "J" (REFERENCE PLAN 7226), SOUTH EAST QUARTER SECTION 18,  
 TOWNSHIP 8, NEW WESTMINSTER DISTRICT, EXCEPT PART DEDICATED ROAD ON  
 PLAN BCP16364,

PLAN EPP\_\_\_\_\_

B.C.G.S. 92G.016



THE INTENDED PLOT SIZE OF THIS PLAN IS 854mm IN WIDTH BY 583mm IN HEIGHT  
 (D. SIZE) WHEN PLOTTED AT A SCALE OF 1:1000



- LEGEND**
- INDICATES CONTROL MONUMENT FOUND
  - INDICATES STANDARD IRON POST PLACED
  - INDICATES STANDARD IRON POST PLACED
  - INDICATES LEAD PLUG PLACED
  - INDICATES STANDARD IRON POST PLACED
  - W INDICATES WITNESS

INTEGRATED SURVEY AREA No. 1, CITY OF SURREY, MAR 03 (CSRS) 4.G.G.B.C.1.G.W.R.D  
 2000 BEARINGS ARE DERIVED FROM OBSERVATIONS BETWEEN  
 GEODETIC CONTROL MONUMENTS 5635 AND 5636  
 THIS PLAN SHOWS HORIZONTAL GROUND-LEVEL DISTANCES  
 UNLESS OTHERWISE SPECIFIED. TO COMPUTE ANG DISTANCES,  
 MULTIPLY GROUND-LEVEL DISTANCES BY THE AVERAGE CORNER  
 FACTOR OF 0.999995 WHICH HAS BEEN DERIVED FROM  
 GEODETIC CONTROL MONUMENTS 8781 AND 8782  
 THIS PLAN SHOWS ONE OR MORE WITNESS POSTS WHICH ARE NOT SET ON THE TRUE CORNER(S)

MURRAY & ASSOCIATES  
 201-1244R 82nd AVENUE  
 SURREY, B.C.  
 V2W 3C3  
 (604) 592-2188

THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT  
 (CITY OF SURREY)

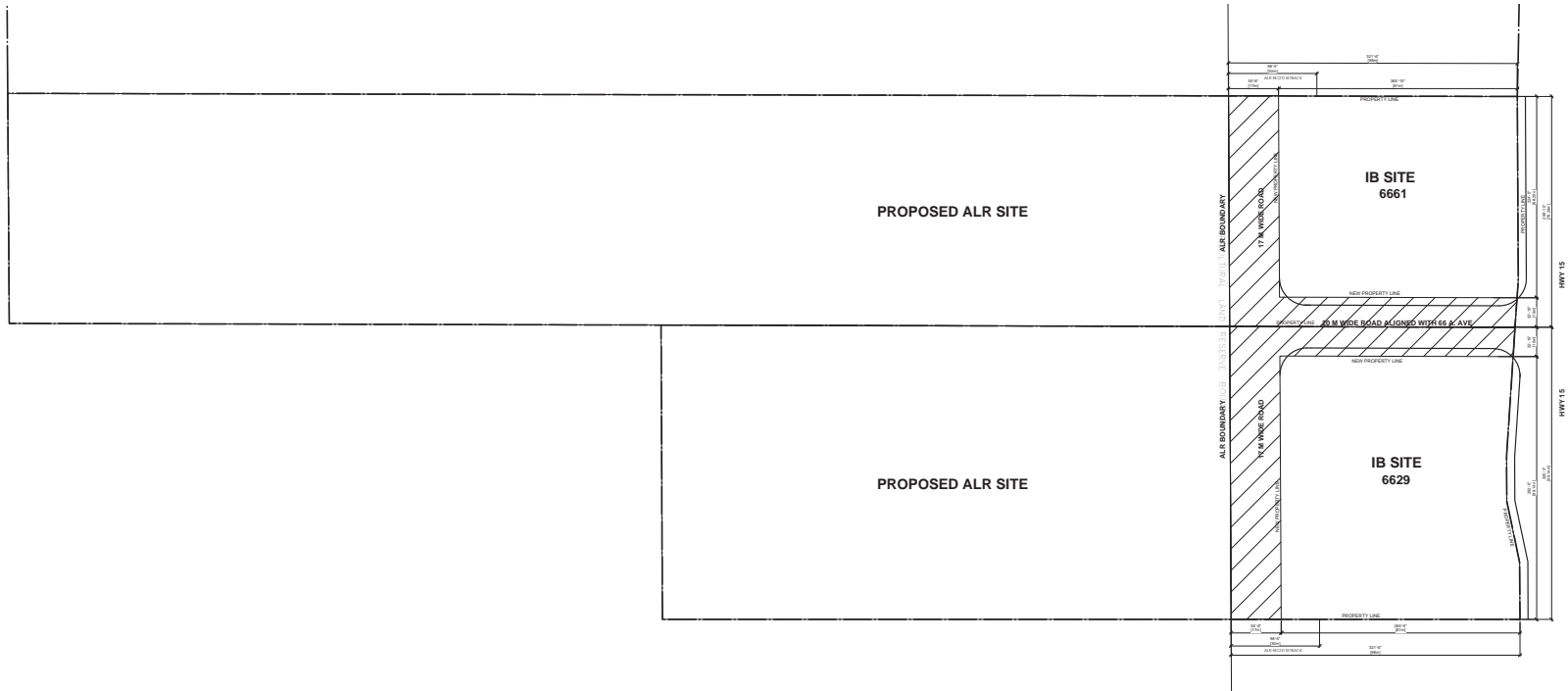
THIS PLAN LIES WITHIN THE JURISDICTION OF THE  
 APPROVING OFFICER FOR THE CITY OF SURREY  
**PRELIMINARY**  
 THE FIELD SURVEY REPRESENTED BY THIS PLAN WAS COMPLETED  
 ON THE 24th DAY OF JUNE, 2014  
 GREGORY MARSTON, B.C.L.S. (784)

FILE 9990-01C

**SUBDIVISION AND REZONING APPLICATION**

6629 & 6661 176TH STREET, SURREY, BC.

JULY 09, 2014



6629 / 6661 OVERAL SITE PLAN  
1/64"=1'-0"

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NO.	DATE	DESCRIPTION

**REVISIONS:**

NO.	DATE	DESCRIPTION
2.	JULY 2014	SUBDIVISION 02
1.	MAR 2014	SUBDIVISION 01

**ISSUE:**



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Vancouver, BC, V6J 1Y9

**FIRM**

**HWY. 15 DEVELOPMENTS**

**PROJECT NAME**

6629/6661 176TH STREET,  
SURREY, BC

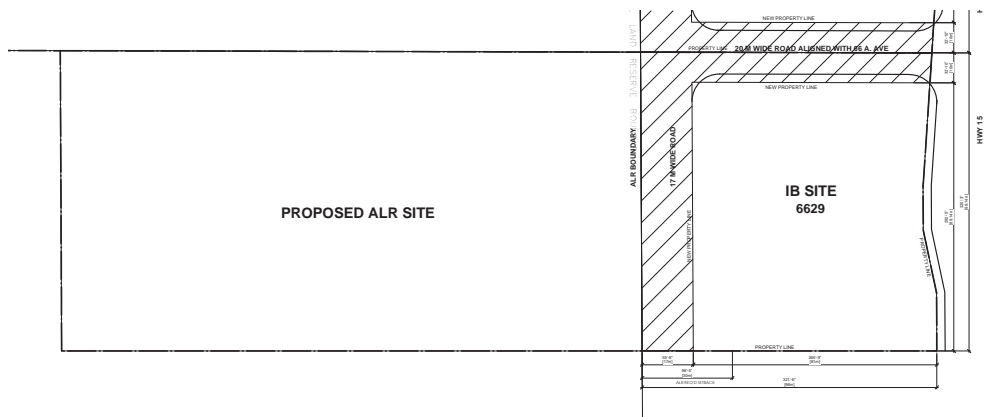
**PROJECT ADDRESS**

**SEAL**

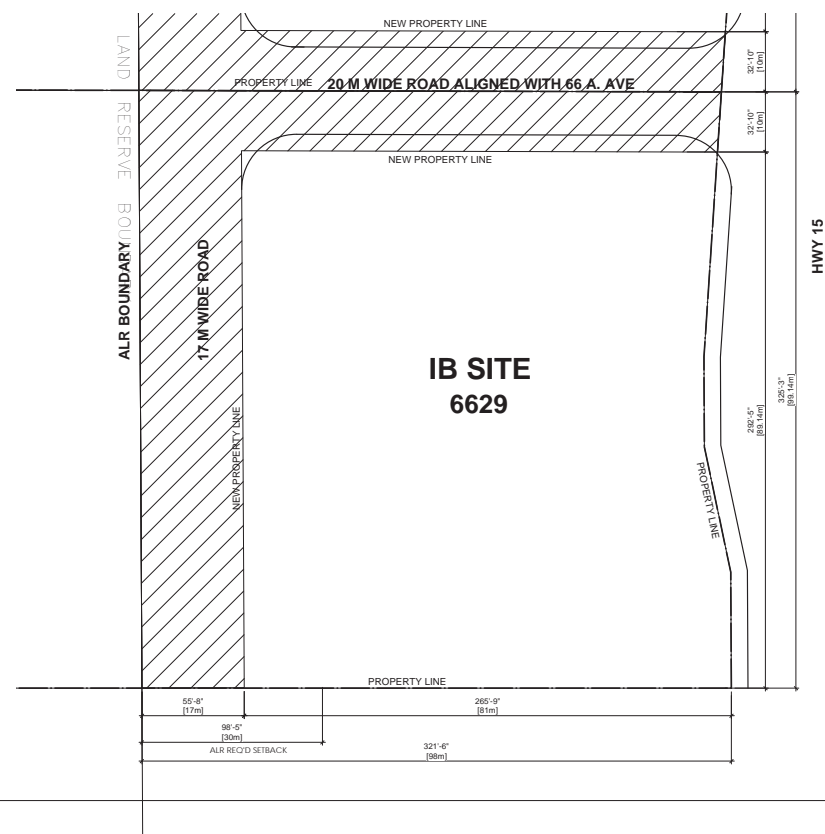
DRAWN:	DATE:
P.W.	MAR, 2014
SCALE:	PROJECT NO.:
AS NOTED	GA-G29-1
SHEET NO.:	

**OVERALL SITE PLAN**

REVISION NO.:	SHEET NO.:
	A0



6629 OVERAL SITE PLAN  
1/64"=1'-0"



6629 IB SITE PLAN  
1/32"=1'-0"

**AREA CALCULATION**

<b>IB SITE AREA - 6629</b>		
IB SITE AREA GROSS	102,249.0 SF	2,489.2 SM
	2,341 ACRES	0.950 HA
IB SITE ROAD DEDUCTION	26,729.0 SF	2,483.2 SM
	0.614 ACRES	0.248 HA
IB SITE AREA NET	75,520.0 SF	7,016.1 SM
	1,734 ACRES	0.702 HA
<b>ALR SITE AREA</b>		
ALR SITE AREA GROSS	206,926.3 SF	19,224.1 SM
	4,750 ACRES	1,922 HA
ALR SITE ROAD DEDUCTION	0.0 SF	0.0 SM
	0.000 ACRES	0.000 HA
ALR SITE AREA NET	206,926.3 SF	19,224.1 SM
	4,750 ACRES	1,922 HA
PERMITTED IB FSR	0.75	56,640.7 SF
<b>PROPOSED IB FSR</b>		
MAIN FL (INDUSTRIAL USE)	26,400.0 SF	2,452.6 SM
2ND FL (INDUSTRIAL USE)	26,400.0 SF	2,452.6 SM
BLDG 6629 TOTAL	52,800.0 SF	4,905.3 SM
<b>TOTAL PROPOSED IB FLR AREA</b>	52,800.0 SF	4,905.3 SM
PROPOSED IB FSR	0.70	
PERMITTED IB SITE COVERAGE	60.00 %	
PROPOSED		
TOTAL IB FOOT PRINT	26,400.0 SF	2,452.6 SM
PROPOSED IB S.C.	35.0 %	

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NO.	DATE	DESCRIPTION

**REVISIONS:**

NO.	DATE	DESCRIPTION
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1	MAR 2014	SUBDIVISION 01

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**FIRM**

**HWY. 15 DEVELOPMENTS**

**PROJECT NAME**

6629/6661 176TH STREET,  
SURREY, BC

**PROJECT ADDRESS**

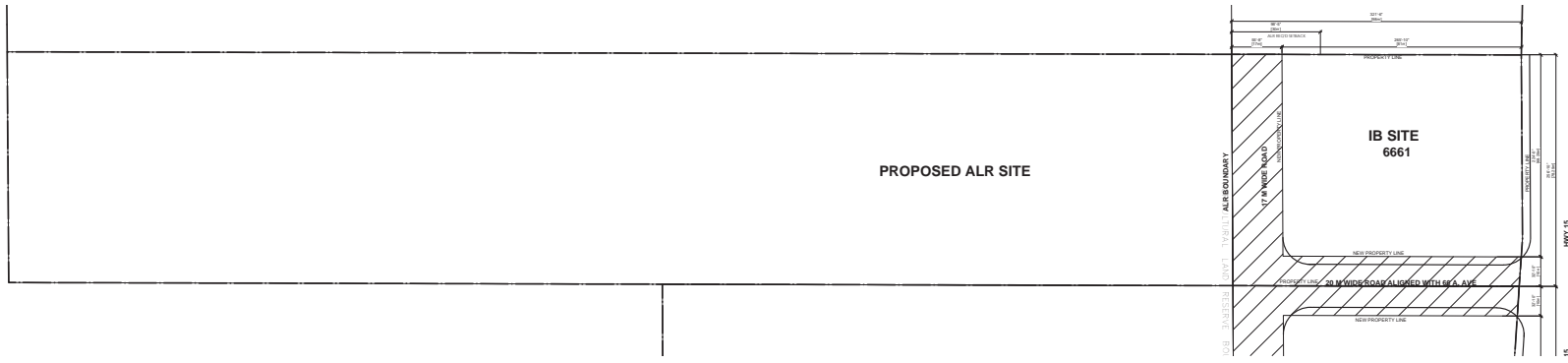
**SEAL**

DRAWN	DATE
P.W.	MAR, 2014
SCALE	PROJECT NO.
AS NOTED	GA-G29-1
SHEET NO.	

6629  
SITE PLAN

REVISION NO.	SHEET NO.

A1.0

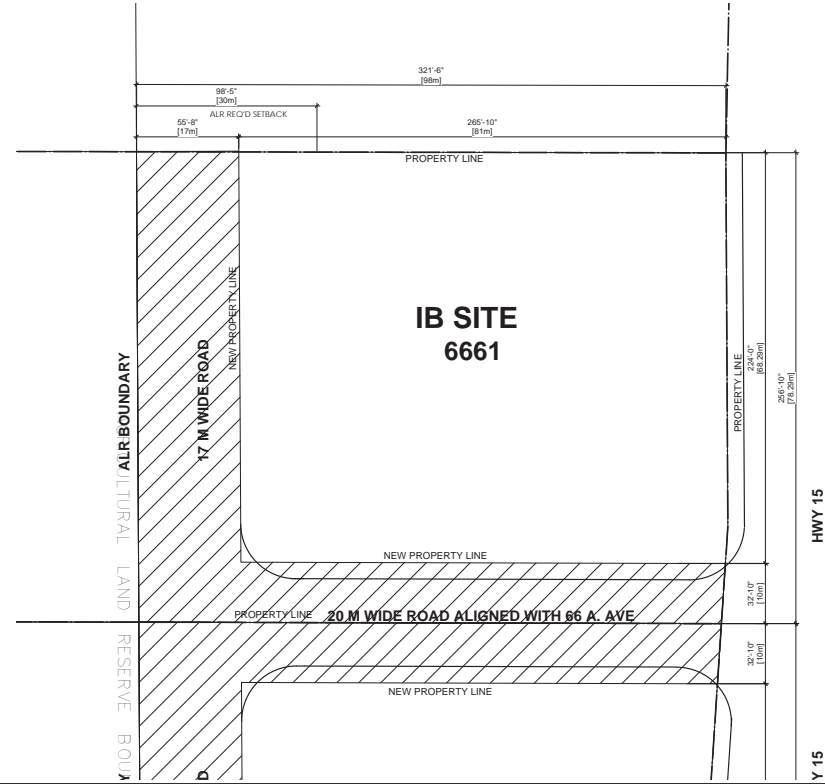


6661 OVERALL SITE PLAN  
1/24"=1'-0"



AREA CALCULATION

IB SITE AREA - 6661		
IB SITE AREA GROSS	82,434.2 SF	7,658.4 SM
	1.892 ACRES	0.766 HA
IB SITE ROAD DEDUCTION	22,966.0 SF	2,133.1 SM
	0.527 ACRES	0.213 HA
IB SITE AREA NET	59,474.2 SF	5,525.3 SM
	1.368 ACRES	0.553 HA
ALR SITE AREA		
ALR SITE AREA GROSS	348,201.4 SF	32,342.2 SM
	7.994 ACRES	3.235 HA
ALR SITE ROAD DEDUCTION	0.0 SF	0.0 SM
	0.000 ACRES	0.000 HA
ALR SITE AREA NET	348,201.4 SF	32,342.2 SM
	7.994 ACRES	3.235 HA
PERMITTED IB FSR	0.75	44,605.7 SF
PROPOSED IB FSR		
MAIN FL (INDUSTRIAL USE)	20,836.0 SF	1,935.7 SM
2ND FL (INDUSTRIAL USE)	20,836.0 SF	1,935.7 SM
BLDG 6661 TOTAL	41,672.0 SF	3,871.5 SM
TOTAL PROPOSED IB FLR AREA	41,672.0 SF	3,871.5 SM
PROPOSED IB DENSITY	0.70	
PERMITTED IB SITE COVERAGE	60.00 %	
PROPOSED		
TOTAL IB FOOTPRINT	20,836.0 SF	1,935.7 SM
PROPOSED IB S.C.	35.0 %	



661 IB SITE PLAN  
1/32"=1'-0"

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NO.	DATE	DESCRIPTION

**REVISIONS:**

2.	JULY 2014	SUBDIVISION 02
1.	MAR 2014	SUBDIVISION 01
NO.	DATE	DESCRIPTION

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**FIRM**

HWY. 15 DEVELOPMENTS

**PROJECT NAME**

6629/6661 176TH STREET,  
SURREY, BC

**PROJECT ADDRESS**

**SEAL**

DATE	DATE
P.W.	MAR, 2014
SCALE	PROJECT NO.
AS NOTED	GA-G29-1
SHEET NO.	

6661 SITE PLAN

REVISION NO.	SHEET NO.

A2.0

---

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

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

DATE: **July 16, 2014** PROJECT FILE: **7814-0078-00**

---

RE: **Engineering Requirements (Commercial/Industrial)  
Location: 6629 176 Street**

### REZONE/SUBDIVISION

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

- dedicate 10.0 metres for half of the 20.0-metre 66A Avenue local road standard;
- provide a 0.5-metre Stat. Right-of-Way (SROW) abutting the 66A Avenue 10.0-metre dedication;
- dedicate 17.0-metres for the 175A Street modified local road standard;
- provide a 0.5-metre Stat. Right-of-Way (SROW) abutting the east side of the 17.0-metre 175A Street dedication; and
- dedicate a 6.0 x 6.0-metre corner cut at the 66A Avenue and 175A Street/Hwy. 15 intersections.

Note: Additional dedication or SROW may be required to achieve an adequate width for 66A Avenue, if project 7814-0079-00 does not proceed.

#### *Works and Services*

- provide a Traffic Impact Study (TIS) in accordance with Ministry of Transportation and Infrastructure (MOTI);
- construct 66A Avenue to a 20.0-metre industrial standard;
- construct 175A Street to a 17.0-metre modified industrial road standard;
- support from the MOTI of any proposed works along Hwy. 15 will be required along with endorsement of findings of the TIS;
- construct drainage facilities to service the proposed development and roads;
- construct water main along 66A Avenue and 175A Street;
- construct sanitary sewer to service the site; and
- provide storm/sanitary/water service connections. Abandon any unused existing connections.

A Servicing Agreement is required prior to Rezone/Subdivision.



Rémi Dubé, P.Eng.  
Development Services Manager

SSA

NOTE: Detailed Land Development Engineering Review available on file

---

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

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

DATE: **July 16, 2014** PROJECT FILE: **7814-0079-00**

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RE: **Engineering Requirements (Commercial/Industrial)  
Location: 6661 176 Street**

**REZONE/SUBDIVISION**

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

- dedicate 10.0 metres for half of the 20.0-metre 66A Avenue local road standard;
- provide a 0.5-metre Stat. Right-of-Way (SROW) abutting the 66A Avenue 10.0-metre dedication;
- dedicate 17.0-metres for the 175A Street modified local road standard;
- provide a 0.5-metre Stat. Right-of-Way (SROW) abutting the east side of the 17.0-metre 175A Street dedication; and
- dedicate a 6.0 x 6.0-metre corner cut at the 66A Avenue and 175A Street/Hwy. 15 intersections.

Note: Additional dedication or SROW may be required to achieve an adequate width for 66A Avenue, if project 7814-0078-00 does not proceed.

***Works and Services***

- provide a Traffic Impact Study (TIS) in accordance with Ministry of Transportation and Infrastructure (MOTI);
- construct 66A Avenue to a 20.0-metre industrial standard;
- construct 175A Street to a 17.0-metre modified industrial road standard;
- support from the MOTI of any proposed works along Hwy. 15 will be required along with endorsement of findings of the TIS;
- construct drainage facilities to service the proposed development and roads;
- construct water main along 66A Avenue and 175A Street;
- construct sanitary sewer to service the site; and
- provide storm/sanitary/water service connections. Abandon any unused existing connections.



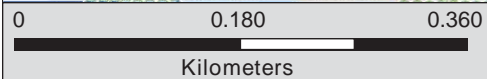
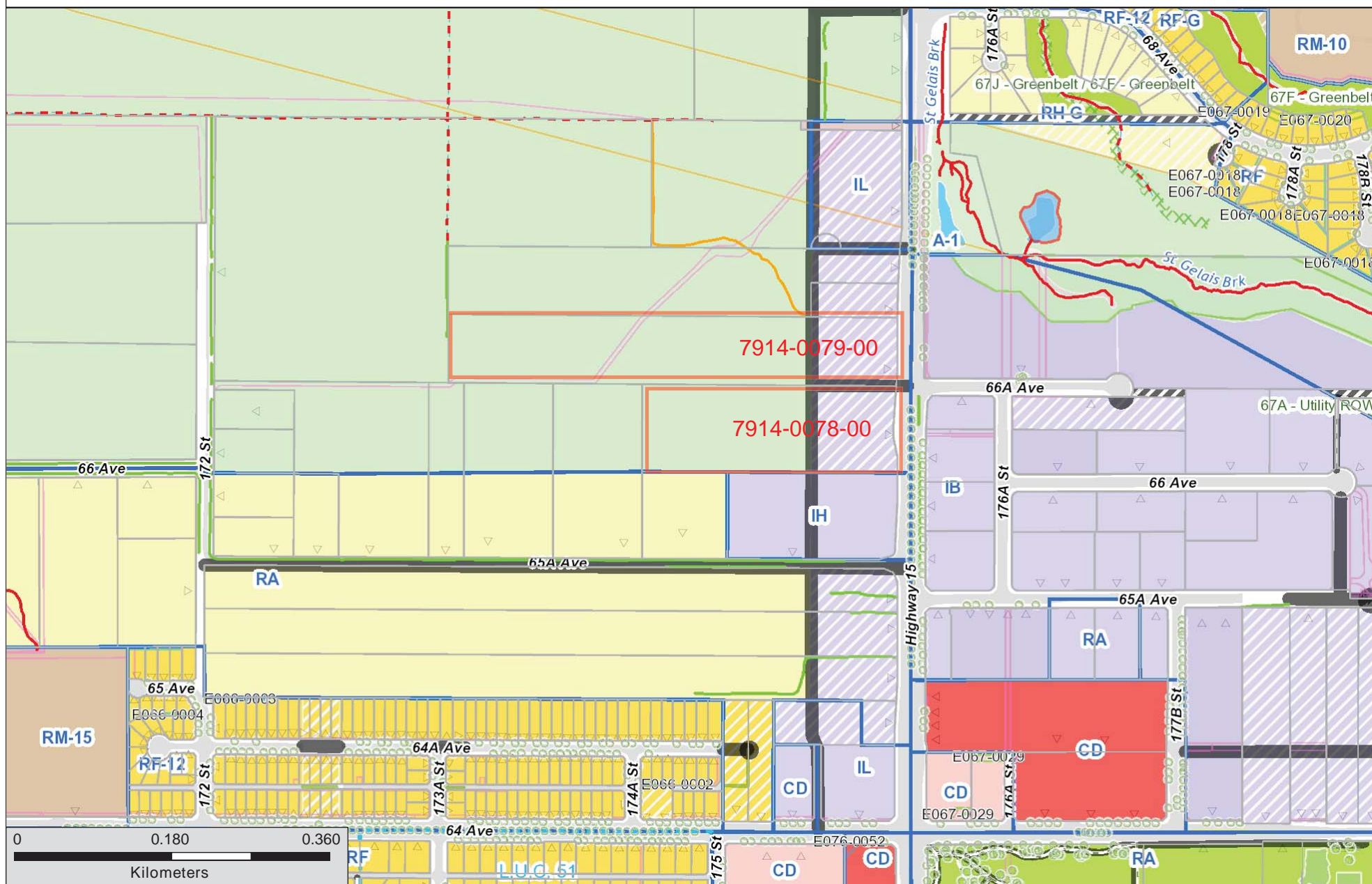
Rémi Dubé, P.Eng.  
Development Services Manager

SSA





Concept Plan and Road Plan Map

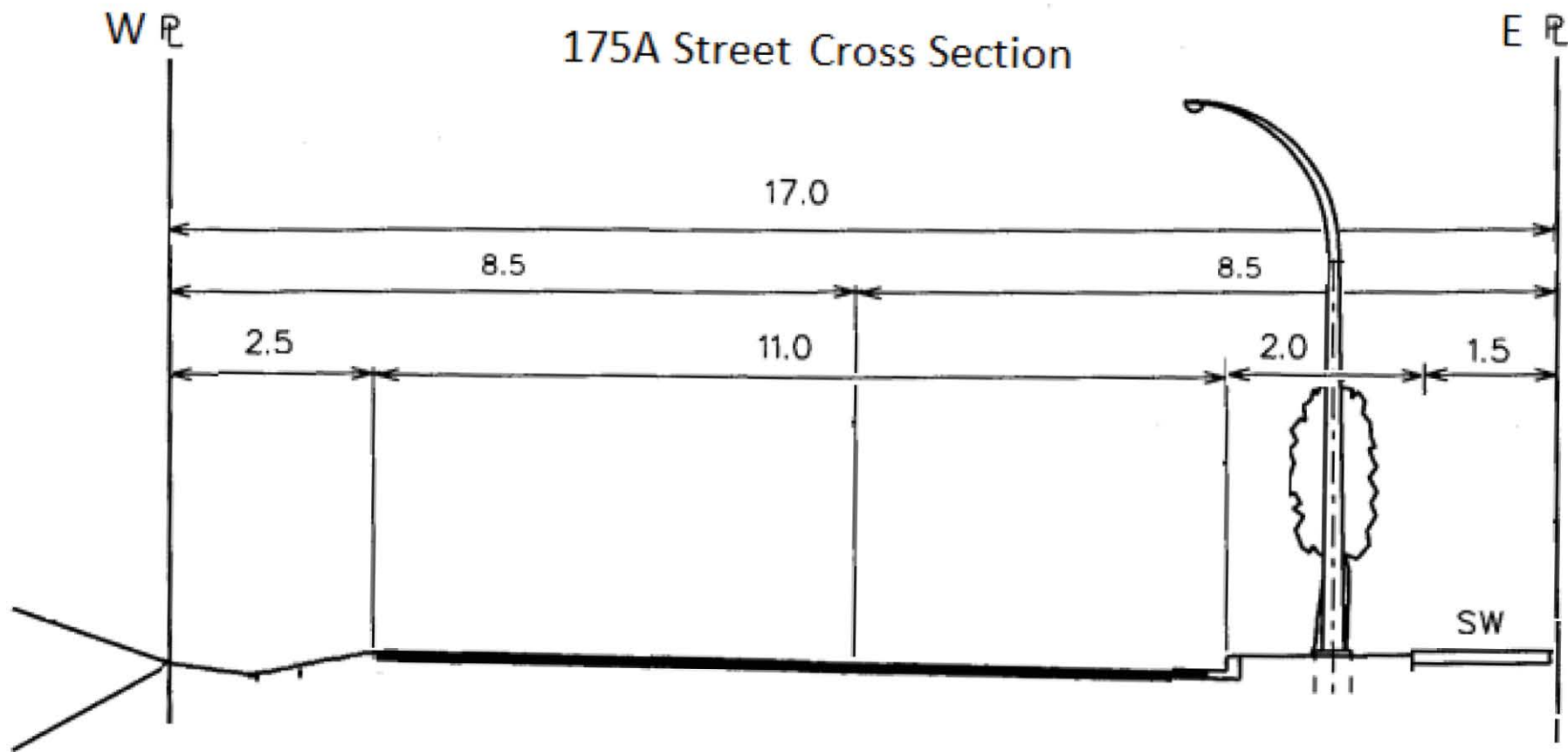


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Enter Map Description

Scale: 1: 6,000  
Map created on: June-17-14

# 175A Street Cross Section



**D. NEW BUSINESS****1. Proposed Rezoning, Subdivision, Transportation Use, and Road Network Concept Plan****6629 - 176 Street and 6661 - 176 Street**

File No.: 7914-0078-00; 7914-0079-00; 6880-56

S. Long, Planner, was in attendance to review the memo from J. Robertson, Manager, Area Planning and Development - North Division, dated June 19, 2014, regarding the above subject line.

The following was noted:

- The Applicants are proposing a north-south transportation corridor (new proposed road), and subdividing the property into two (2) lots (Agricultural and Industrial). An application to the Agricultural Land Commission (ALC) for dedication and construction of a new 17-metre wide road dedicated half-way along the Agriculture Land Reserve (ALR)/Industrial boundary. The majority of the lot area of each property is located within the ALR.
- The Applicants have applied to rezone the eastern portion of each lot to business park zone, and keep the agriculture parcels zoned A-1, with intent to subdivide along the ALR boundary.
- The Subdivision of the A-1 Lots within the ALR would require a variance, as they are smaller than the minimum lot size of 4 hectares currently prescribed in the A-1 Zone.
- Access to the road would be from 66A Avenue and would continue down to the ALR boundary; a new north-south road would be constructed and would ultimately connect from 68A Avenue south to 64 Avenue.
- The minimum road width requirements for a through-local road for both Agricultural and Industrial-zoned land is 20-metres, however, to reduce the impact of the road dedication on both parcels, staff developed a modified Agricultural-Industrial road width and cross section of 17-metres.
- Staff are currently in discussion with the Applicants regarding the width or cross-section of the 17-metre road, but have not come to any agreement. The Applicants are requesting to reduce the cross-section of the road width and believe the road could be accommodated entirely on the industrial/business park portion of site if it was slightly narrower.
- It is reasonable that this reduced road dedication be shared equally between the Agricultural and Industrial-designated lands.

The Committee commented as follows:

- The Committee discussed the site plan and if there was sufficient space to accommodate a 7.5-metre landscape buffer on the Industrial Portion of the Lot.
- Discussion ensued with regard to the amount of developable area that would remain on the business park site and whether the Industrial-zoned lot would be better served if the entire road was built on the Agriculture-designated parcel. It was noted that any road proposed in the ALR would require an

application referral to the ALC. The road would stay however as part of the ALR (Application for Transportation Use).

- It was noted that the Applicant did not request for the new roadway to be on the ALR-side, but for the road to be evenly split between the Agriculture and Industrial-designated zones.

It was

Moved by D. Arnold

Seconded by P. Harrison

That the Agriculture and Food Security

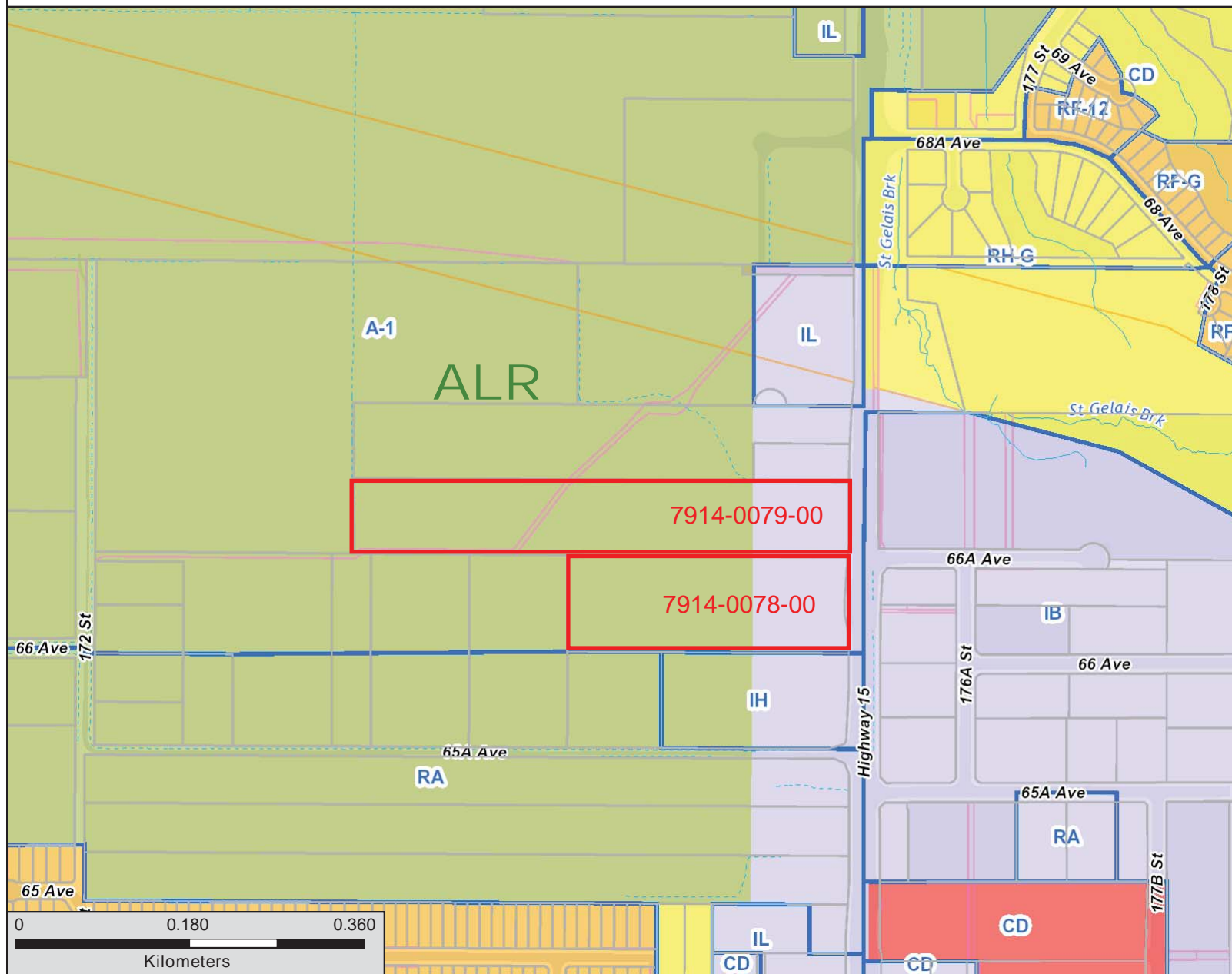
Advisory Committee recommend to the G.M. of Planning and Development and the G.M of Engineering that the Road Network Concept Plan illustrating the future road be designed to show 175A Street on the Industrial-designated side of the lot only, so that no portion of the future road be placed on the Agricultural Land Reserve (ALR), in order to prevent reduction of ALR lands.

Carried

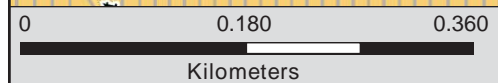
DRAFT



Official Community Plan Map



- Legend**
- Lots (Outline)
  - Water Courses**
    - River
    - Creek
    - - - Ditch
  - Zoning Boundaries
  - Rights of Way**
    - Municipal
    - Utility
  - Official Community Plan**
    - Agricultural
    - City Centre
    - Commercial
    - Conservation
    - First Nations Reserve
    - Industrial
    - Multiple Residential
    - Rural
    - Suburban
    - Town Centre
    - Urban



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Enter Map Description

Scale: 1: 6,000

Map created on: June-23-14

CITY OF SURREY

BYLAW NO. \_\_\_\_\_

A by-law to amend Surrey Zoning By-law, 1993, No. 12000, as amended  
.....

THE CITY COUNCIL of the City of Surrey ENACTS AS FOLLOWS:

- 1. Surrey Zoning By-law, 1993, No. 12000, as amended, is hereby further amended, pursuant to the provisions of Section 903 of the Local Government Act, R.S.B.C. 1996 c. 323, as amended by changing the classification of the following parcels of land, presently shown upon the maps designated as the Zoning Maps and marked as Schedule "A" of Surrey Zoning By-law, 1993, No. 12000, as amended as follows:

FROM: GENERAL AGRICULTURE ZONE (A-1)

TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

---

Portion of Parcel Identifier: 006-696-236  
 Lot 15, Except Part Dedicated Road on Plan BCP16363 Section 18 Township 8 New  
 Westminster District Plan 32143, as shown on the Survey Plan attached hereto and  
 forming part of this Bylaw as Schedule A, certified correct by Greg Marston, B.C.L.S. on  
 the 7th day of July 2014, containing 1.12 hectares, called Block A.

Portion of 6629 – 176 Street  
 (hereinafter referred to as the "*Lands*")

- 2. The following regulations shall apply to the *Lands*:

**A. Intent**

This zone is intended to accommodate and regulate the *comprehensive design* of industrial business parks consisting of *light impact industrial* uses, limited office uses and service uses. These uses shall be carried out such that no nuisance is apparent outside an enclosed *building*.

**B. Permitted Uses**

The *Lands* and *structures* shall be used for the following uses only, or for a combination of such uses:

- 1. *Light impact industry* including the wholesale and retail sale of products produced within the business premises or as part of the wholesale or warehouse operations provided that the total floor area used or intended to be

used for retail sales and display to the public shall not exceed 20% of the *gross floor area* for each individual business or establishment or 460 square metres [5,000 sq.ft.], whichever is less.

2. Office uses excluding:
  - (a) *Social escort services*;
  - (b) *Methadone clinics*; and
  - (c) Medical offices of professionals including without limitation, doctors, dentists, chiropractors, physiotherapists, massage therapists and related health care practitioners.
3. *Warehouse uses*.
4. *Distribution centres*.
5. *Accessory uses* limited to the following:
  - (a) *Personal service uses* limited to the following:
    - (i) Barbershops;
    - (ii) Beauty parlours;
    - (iii) Cleaning and repair of clothing; and
    - (iv) Shoe repair shops;
  - (b) *Eating establishments*, excluding *drive-through restaurants*, provided that:
    - (i) The *eating establishment* does not exceed a *gross floor area* of 200 square metres [2,150 sq. ft.];
    - (ii) The *eating establishment* accommodates a maximum of 100 seats; and
    - (iii) A maximum of one *eating establishment* with a *gross floor area* greater than 150 square metres [1,600 sq. ft.] is on the *lot* and where a *lot* has been subdivided by a strata plan then there shall only be one *eating establishment* with a *gross floor area* greater than 150 sq. m. [1,600 sq. ft.] within the strata plan;
  - (c) *Community services*;
  - (d) *General service uses* excluding *drive-through banks*;
  - (e) *Child care centre*; and
  - (f) *Dwelling unit* provided that the *dwelling unit* is:
    - (i) Contained within a principal building;

- (ii) Occupied by the owner or a caretaker, for the protection of the businesses permitted;
- (iii) Restricted to a maximum of one *dwelling unit* is on the *lot* and where a *lot* has been subdivided by a strata plan then there shall only be one *dwelling unit* within the strata plan; and
- (iv) Restricted to a maximum floor area of:
  - a. 140 square metres [1,500 sq. ft.]; and
  - b. Notwithstanding Sub-sections B.5 (f) iv.a., the maximum floor area shall not exceed 33% of the total floor area of the *principal building* within which the *dwelling unit* is contained.

**C. Lot Area**

Not applicable to this Zone.

**D. Density**

The *floor area ratio* shall not exceed 1.0.

**E. Lot Coverage**

The *lot coverage* shall not exceed 60%.

**F. Yards and Setbacks**

*Buildings* and *structures* shall be sited in accordance with the following minimum *setbacks*:

<b>Use</b>	<b>Setback</b>	<i>Front Yard</i> (east)	<i>Rear Yard</i> (west)	<i>Side Yard</i>	<i>Side Yard on Flanking Street</i>
<i>Principal Buildings</i> and <i>Accessory Buildings</i> and <i>Structures</i>		7.5 m. [25 ft.]	7.5 m. [25 ft.]	7.5 m.* [25 ft.]	7.5 m. [25 ft.]

Measurements to be determined as per Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended.

\* One (1) *side yard setback* may be reduced to 3.6 metres [12 ft.].



## **G. Height of Buildings**

Measurements to be determined as per Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended.

1. Principal buildings: The *building height* shall not exceed 12 metres [40 ft.].
2. Accessory buildings and structures: The *building height* shall not exceed 6 metres [20 ft.].

## **H. Off-Street Parking**

1. Refer to Table C.3 of Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.
2. *Tandem parking* may be permitted for company fleet *vehicles*.

## **I. Landscaping**

1. All developed portions of the *lot* not covered by *buildings, structures* or paved areas shall be landscaped including the retention of mature trees. This *landscaping* shall be maintained.
2. Along the developed sides of the *lot* which abut a *highway*, a continuous *landscaping* strip of not less than 3 metres [10 ft.] in width shall be provided from back of curb or projected future curb location.
4. Loading areas, garbage containers and *passive recycling containers* shall be screened to a height of at least 2.5 metres [8 ft.] by *buildings, a landscaping* screen, a solid decorative fence, or a combination thereof.

## **J. Special Regulations**

1. *Land and structures* shall be used for the uses permitted in this Zone only if such uses:
  - (a) Constitute no unusual fire, explosion or safety hazard;
  - (b) Do not emit noise in excess of 70 dB measured at any point on any boundary of the *lot* on which the use is located; and
  - (c) Do not produce heat or glare perceptible from any boundary of the *lot* on which the use is located.
2. Outdoor storage of any goods, materials or supplies is specifically prohibited.
3. *Child care centres* shall be located on the *lot* such that these centres have direct access to an *open space* and play area within the *lot*.

**K. Subdivision**

*Lots* created through subdivision in this Zone shall conform to the following minimum standards:

<i>Lot Size</i>	<i>Lot Width</i>	<i>Lot Depth</i>
0.7 hectare [1.7 acre]	89 metres [291 ft.]	81 metres [265 ft.]

Dimensions shall be measured in accordance with Section E.21 of Part 4 General Provisions of Surrey Zoning By-law, 1993, No. 12000, as amended.

**L. Other Regulations**

In addition to all statutes, bylaws, orders, regulations or agreements, the following are applicable, however, in the event that there is a conflict with the provisions in this Comprehensive Development Zone and other provisions in Surrey Zoning By-law, 1993, No. 12000, as amended, the provisions in this Comprehensive Development Zone shall take precedence:

1. Definitions are as set out in Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended.
2. Prior to any use, the *Lands* must be serviced as set out in Part 2 Uses Limited, of Surrey Zoning By-law, 1993, No. 12000, as amended and in accordance with the servicing requirements for the IB-3 Zone as set forth in the Surrey Subdivision and Development By-law, 1986, No. 8830, as amended.
3. General provisions are as set out in Part 4 General Provisions of Surrey Zoning By-law, 1993, No. 12000, as amended.
4. Additional off-street parking requirements are as set out in Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.
5. Sign regulations are as set out in Surrey Sign By-law, 1999, No. 13656, as amended.
6. Special *building setbacks* are as set out in Part 7 Special Building Setbacks, of Surrey Zoning By-law, 1993, No. 12000, as amended.
7. *Building* permits shall be subject to the Surrey Building Bylaw, 2012, No. 17850, as amended.
8. *Building* permits shall be subject to Surrey Development Cost Charge By-law, 2014, No. 18148, as may be amended or replaced from time to time, and the development cost charges shall be based on the IB-3 Zone.

9. Tree regulations are set out in Surrey Tree Protection By-law, 2006, No. 16100, as amended.
10. Development permits may be required in accordance with the *Official Community Plan*.
11. Development permits may be required in accordance with the Surrey *Official Community Plan*, 1996, By-law No. 12900, as amended.
12. Provincial licensing of *child care centres* is regulated by the Community Care and Assisted Living Act R.S.B.C. 2002. c. 75, as amended, and the Regulations pursuant thereto including without limitation B.C. Reg 319/89/213.

3. This By-law shall be cited for all purposes as "Surrey Zoning Bylaw, 1993, No. 12000, Amendment By-law, \_\_\_\_\_, No. \_\_\_\_\_."

PASSED FIRST READING on the \_\_\_\_\_ th day of \_\_\_\_\_, 20\_\_ .

PASSED 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\_\_ .

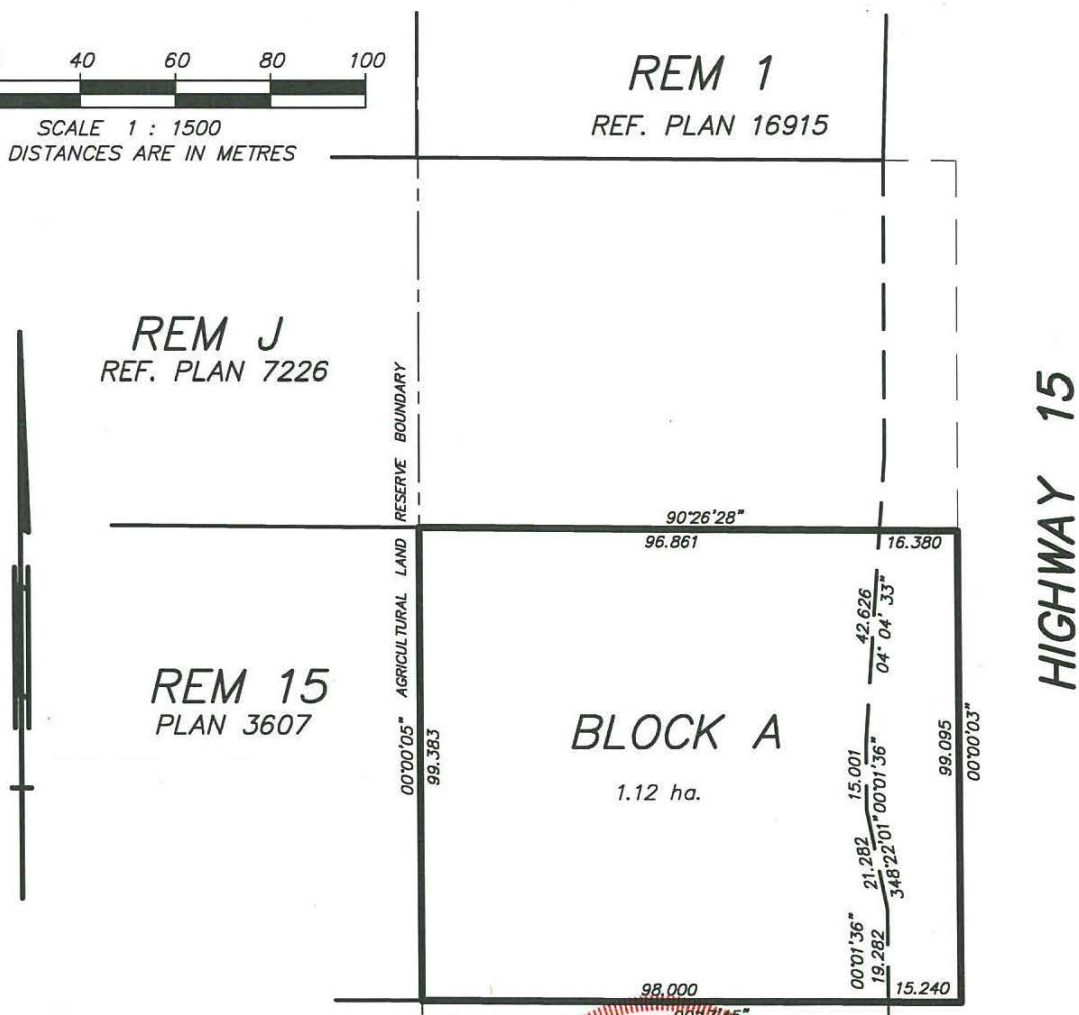
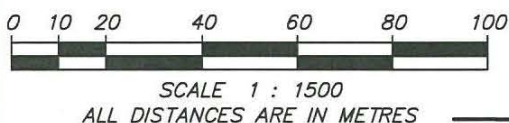
\_\_\_\_\_ MAYOR

\_\_\_\_\_ CLERK

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**SURVEY PLAN TO ACCOMPANY  
CITY OF SURREY ZONING BYLAW \_ \_ \_  
OVER A PORTION OF LOT 15, EXCEPT PART  
DEDICATED ROAD ON PLAN BCP16363,  
SECTION 18, TOWNSHIP 8,  
NEW WESTMINSTER DISTRICT, PLAN 32143,**



MURRAY & ASSOCIATES  
201-12448 82nd AVENUE  
SURREY, B.C.  
V3W 3E9  
(604) 597-9189

**REM 1** PLAN LMP26818  
CERTIFIED CORRECT ACCORDING TO SURVEY.  
DATED THIS 7<sup>th</sup> DAY OF JULY, 2014.  
**GREG MARSHALL**  
LAND SURVEYOR  
COMMISSION NO. 794  
B. C. L. S.

FILE 9990-03

CITY OF SURREY

BYLAW NO. \_\_\_\_\_

A by-law to amend Surrey Zoning By-law, 1993, No. 12000, as amended  
.....

THE CITY COUNCIL of the City of Surrey ENACTS AS FOLLOWS:

- 1. Surrey Zoning By-law, 1993, No. 12000, as amended, is hereby further amended, pursuant to the provisions of Section 903 of the Local Government Act, R.S.B.C. 1996 c. 323, as amended by changing the classification of the following parcels of land, presently shown upon the maps designated as the Zoning Maps and marked as Schedule "A" of Surrey Zoning By-law, 1993, No. 12000, as amended as follows:

FROM: GENERAL AGRICULTURE ZONE (A-1)  
 TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

---

Portion of Parcel Identifier: 009-497-196,  
 Parcel "J" (Reference Plan 7226) South East Quarter Section 18 Township 8 New  
 Westminster District, Except Part Dedicated Road on PlanBCP16364, as shown on the  
 Survey Plan attached hereto and forming part of this Bylaw as Schedule A, certified correct  
 by Greg Marston, B.C.L.S. on the 7th day of July 2014, containing 0.886 hectare, called  
 Block A.

Portion of 6661 – 176 Street

(hereinafter referred to as the "*Lands*")

- 2. The following regulations shall apply to the *Lands*:

**A. Intent**

This zone is intended to accommodate and regulate the *comprehensive design* of industrial business parks consisting of *light impact industrial* uses, limited office uses and service uses. These uses shall be carried out such that no nuisance is apparent outside an enclosed *building*.

**B. Permitted Uses**

The *Lands* and *structures* shall be used for the following uses only, or for a combination of such uses:

- 1. *Light impact industry* including the wholesale and retail sale of products produced within the business premises or as part of the wholesale or warehouse operations provided that the total floor area used or intended to be

used for retail sales and display to the public shall not exceed 20% of the *gross floor area* for each individual business or establishment or 460 square metres [5,000 sq.ft.], whichever is less.

2. Office uses excluding:
  - (a) *Social escort services*;
  - (b) *Methadone clinics*; and
  - (c) Medical offices of professionals including without limitation, doctors, dentists, chiropractors, physiotherapists, massage therapists and related health care practitioners.
3. *Warehouse uses*.
4. *Distribution centres*.
5. *Accessory uses* limited to the following:
  - (a) *Personal service uses* limited to the following:
    - (i) Barbershops;
    - (ii) Beauty parlours;
    - (iii) Cleaning and repair of clothing; and
    - (iv) Shoe repair shops;
  - (b) *Eating establishments*, excluding *drive-through restaurants*, provided that:
    - (i) The *eating establishment* does not exceed a *gross floor area* of 200 square metres [2,150 sq. ft.];
    - (ii) The *eating establishment* accommodates a maximum of 100 seats; and
    - (iii) A maximum of one *eating establishment* with a *gross floor area* greater than 150 square metres [1,600 sq. ft.] is on the *lot* and where a *lot* has been subdivided by a strata plan then there shall only be one *eating establishment* with a *gross floor area* greater than 150 sq. m. [1,600 sq. ft.] within the strata plan;
  - (c) *Community services*;
  - (d) *General service uses* excluding *drive-through banks*;
  - (e) *Child care centre*; and
  - (f) *Dwelling unit* provided that the *dwelling unit* is:
    - (i) Contained within a principal building;

- (ii) Occupied by the owner or a caretaker, for the protection of the businesses permitted;
- (iii) Restricted to a maximum of one *dwelling unit* is on the *lot* and where a *lot* has been subdivided by a strata plan then there shall only be one *dwelling unit* within the strata plan; and
- (iv) Restricted to a maximum floor area of:
  - a. 140 square metres [1,500 sq. ft.]; and
  - b. Notwithstanding Sub-sections B.5 (f) iv.a., the maximum floor area shall not exceed 33% of the total floor area of the *principal building* within which the *dwelling unit* is contained.

**C. Lot Area**

Not applicable to this Zone.

**D. Density**

The *floor area ratio* shall not exceed 1.0.

**E. Lot Coverage**

The *lot coverage* shall not exceed 60%.

**F. Yards and Setbacks**

*Buildings* and *structures* shall be sited in accordance with the following minimum *setbacks*:

<b>Use</b>	<b>Setback</b>	<i>Front Yard (east)</i>	<i>Rear Yard (west)</i>	<i>Side Yard</i>	<i>Side Yard on Flanking Street</i>
<i>Principal Buildings</i> and <i>Accessory Buildings</i> and <i>Structures</i>		7.5 m. [25 ft.]	7.5 m. [25 ft.]	7.5 m.* [25 ft.]	7.5 m. [25 ft.]

Measurements to be determined as per Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended.

\* One (1) *side yard setback* may be reduced to 3.6 metres [12 ft.].

## **G. Height of Buildings**

Measurements to be determined as per Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended.

1. Principal buildings: The *building height* shall not exceed 12 metres [40 ft.].
2. Accessory buildings and structures: The *building height* shall not exceed 6 metres [20 ft.].

## **H. Off-Street Parking**

1. Refer to Table C.3 of Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.
2. *Tandem parking* may be permitted for company fleet *vehicles*.

## **I. Landscaping**

1. All developed portions of the *lot* not covered by *buildings, structures* or paved areas shall be landscaped including the retention of mature trees. This *landscaping* shall be maintained.
2. Along the developed sides of the *lot* which abut a *highway*, a continuous *landscaping* strip of not less than 3 metres [10 ft.] in width shall be provided from back of curb or projected future curb location.
4. Loading areas, garbage containers and *passive recycling containers* shall be screened to a height of at least 2.5 metres [8 ft.] by *buildings, a landscaping* screen, a solid decorative fence, or a combination thereof.

## **J. Special Regulations**

1. *Land and structures* shall be used for the uses permitted in this Zone only if such uses:
  - (a) Constitute no unusual fire, explosion or safety hazard;
  - (b) Do not emit noise in excess of 70 dB measured at any point on any boundary of the *lot* on which the use is located; and
  - (c) Do not produce heat or glare perceptible from any boundary of the *lot* on which the use is located.
2. Outdoor storage of any goods, materials or supplies is specifically prohibited.
3. *Child care centres* shall be located on the *lot* such that these centres have direct access to an *open space* and play area within the *lot*.



## K. Subdivision

*Lots* created through subdivision in this Zone shall conform to the following minimum standards:

<i>Lot Size</i>	<i>Lot Width</i>	<i>Lot Depth</i>
0.55 hectare [1.3 acre]	68 metres [223 ft.]	81 metres [265 ft.]

Dimensions shall be measured in accordance with Section E.21 of Part 4 General Provisions of Surrey Zoning By-law, 1993, No. 12000, as amended.

## L. Other Regulations

In addition to all statutes, bylaws, orders, regulations or agreements, the following are applicable, however, in the event that there is a conflict with the provisions in this Comprehensive Development Zone and other provisions in Surrey Zoning By-law, 1993, No. 12000, as amended, the provisions in this Comprehensive Development Zone shall take precedence:

1. Definitions are as set out in Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended.
2. Prior to any use, the *Lands* must be serviced as set out in Part 2 Uses Limited, of Surrey Zoning By-law, 1993, No. 12000, as amended and in accordance with the servicing requirements for the IB-3 Zone as set forth in the Surrey Subdivision and Development By-law, 1986, No. 8830, as amended.
3. General provisions are as set out in Part 4 General Provisions of Surrey Zoning By-law, 1993, No. 12000, as amended.
4. Additional off-street parking requirements are as set out in Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.
5. Sign regulations are as set out in Surrey Sign By-law, 1999, No. 13656, as amended.
6. Special *building setbacks* are as set out in Part 7 Special Building Setbacks, of Surrey Zoning By-law, 1993, No. 12000, as amended.
7. *Building* permits shall be subject to the Surrey Building Bylaw, 2012, No. 17850, as amended.
8. *Building* permits shall be subject to Surrey Development Cost Charge By-law, 2014, No. 18148, as may be amended or replaced from time to time, and the development cost charges shall be based on the IB-3 Zone.

9. Tree regulations are set out in Surrey Tree Protection By-law, 2006, No. 16100, as amended.
10. Development permits may be required in accordance with the *Official Community Plan*.
11. Development permits may be required in accordance with the Surrey *Official Community Plan*, 1996, By-law No. 12900, as amended.
12. Provincial licensing of *child care centres* is regulated by the Community Care and Assisted Living Act R.S.B.C. 2002. c. 75, as amended, and the Regulations pursuant thereto including without limitation B.C. Reg 319/89/213.

3. This By-law shall be cited for all purposes as "Surrey Zoning Bylaw, 1993, No. 12000, Amendment By-law, \_\_\_\_\_, No. \_\_\_\_\_."

PASSED FIRST READING on the \_\_\_\_\_ th day of \_\_\_\_\_, 20\_\_ .

PASSED 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

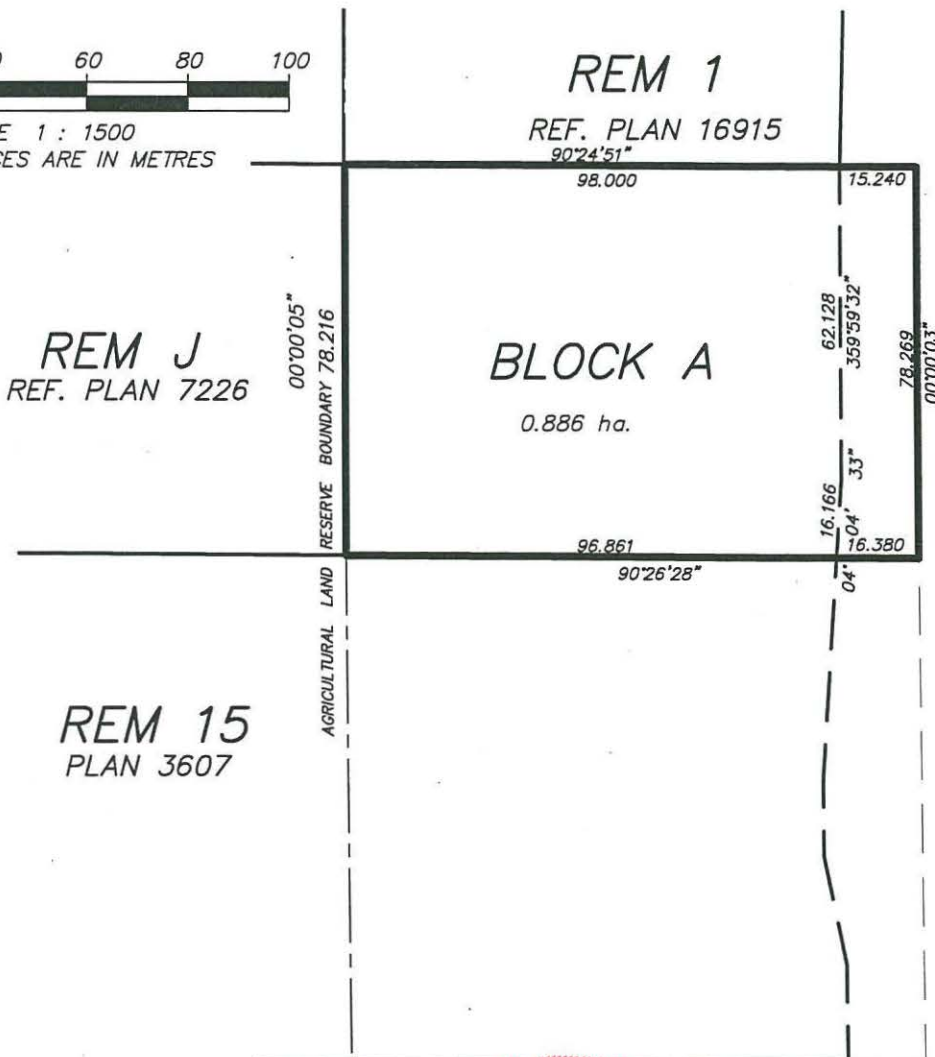
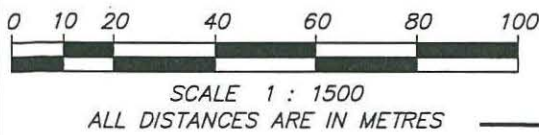
\_\_\_\_\_ CLERK

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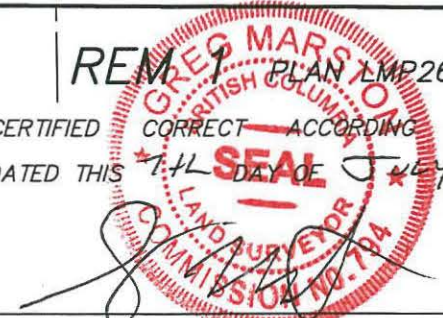
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**SURVEY PLAN TO ACCOMPANY  
CITY OF SURREY ZONING BYLAW  
OVER A PORTION OF PARCEL "J"  
(REFERENCE PLAN 7226),  
SOUTH EAST QUARTER SECTION 18,  
TOWNSHIP 8, NEW WESTMINSTER DISTRICT,  
EXCEPT PART DEDICATED ROAD ON  
PLAN BCP16364**



REM 1 PLAN LMP26818

CERTIFIED CORRECT ACCORDING TO SURVEY.  
DATED THIS 14<sup>TH</sup> DAY OF JULY, 2014.



MURRAY & ASSOCIATES  
201-12448 82nd AVENUE  
SURREY, B.C.  
V3W 3E9  
(604) 597-9189

B. C. L. S.

FILE 9990-02

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7914-0078-00

Issued To: Maria Bertolo

("the Owner")

Address of Owner: 2646 8TH AVE E  
VANCOUVER BC V5M 1W5

Issued To: Maria Ferreira

("the Owner")

Address of Owner: 1717 35TH AVE E  
VANCOUVER BC V5P 1B5

Issued To: Joao Ferreira

("the Owner")

Address of Owner: 1717 35TH AVE E  
VANCOUVER BC V5P 1B5

Issued To: Manuel D Bertolo

("the Owner")

Address of Owner: 2646 8TH AVE E  
VANCOUVER BC V5M 1W5

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: 006-696-236

Lot 15, Except Part Dedicated Road on Plan BCP16363 Section 18 Township 8  
New Westminster District Plan 32143  
6629 176 St

(the "Land")

3. (a) As the legal description of the Land is to change, the City Clerk is directed to insert the new legal description for the Land once title(s) has/have been issued, as follows:

Parcel Identifier:

---

- (b) If the civic address(es) change(s), the City Clerk is directed to insert the new civic address(es) for the Land, as follows:

---

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

- (a) to reduce the minimum lot area requirement of the A-1 Zone from 4 hectares (10 acres) to 1.92 hectares (4.7 acres) for proposed Lot A.

5. This development variance permit applies to only the portion of the Land shown on Schedule A which is attached hereto and forms part of this development variance permit. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached Schedule A, which is attached hereto and forms part of this development variance permit.

6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.

7. This development variance permit shall lapse unless the subdivision, as conceptually shown on Schedule A which is attached hereto and forms part of this development variance permit, is registered in the New Westminster Land Title Office within three (3) years after the date this development variance permit is issued.

8. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.

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

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

---

Mayor – Dianne L. Watts

---

City Clerk – Jane Sullivan

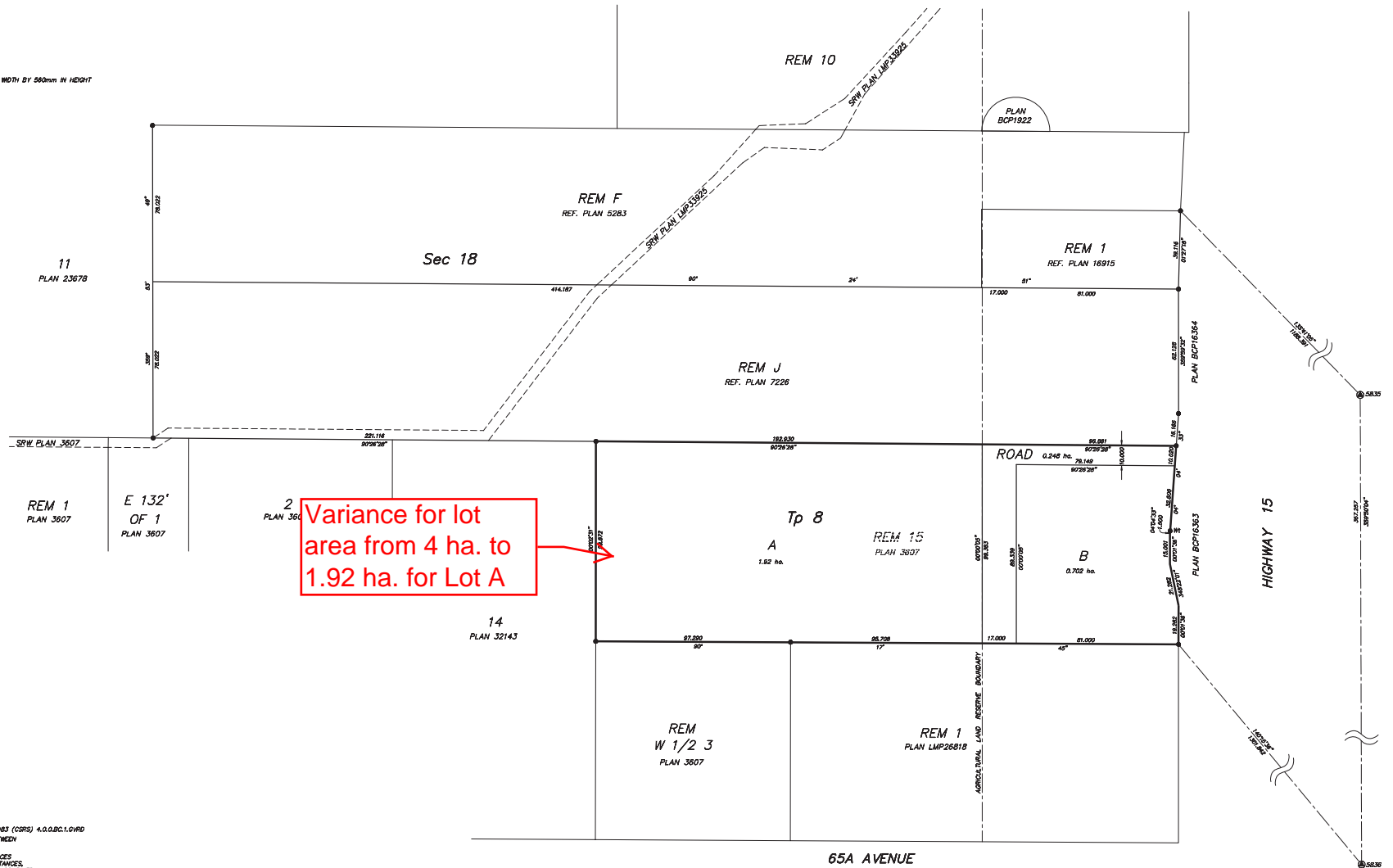
PRELIMINARY SUBDIVISION PLAN OF  
 LOT 15, EXCEPT PART DEDICATED ROAD ON PLAN BCP16363, SECTION 18, TOWNSHIP 8,  
 NEW WESTMINSTER DISTRICT, PLAN 32143

PLAN EPP\_\_\_\_\_

B.C.G.S. 92G.016

20 10 0 10 30 50  
 DISTANCES ARE IN METRES

THE INTENDED PLOT SIZE OF THIS PLAN IS 864mm IN WIDTH BY 560mm IN HEIGHT  
 (D SIZE) WHEN PLOTTED AT A SCALE OF 1:1000



Variance for lot  
 area from 4 ha. to  
 1.92 ha. for Lot A

**LEGEND -**  
 (Circled symbol) INDICATES CONTROL MONUMENT FOUND  
 (Square symbol) INDICATES STANDARD IRON POST FOUND  
 (Circle symbol) INDICATES STANDARD IRON POST PLACED  
 (Square with cross symbol) INDICATES LEAD PLUG PLACED  
 (Circle with cross symbol) INDICATES STANDARD IRON POST PLACED  
 W INDICATES WITNESS

INTEGRATED SURVEY AREA No. 1, CITY OF SURREY, NAD83 (CSRS) 4.0.G.B.C1.6WRD  
 GRID BEARINGS ARE DERIVED FROM OBSERVATIONS BETWEEN  
 GEODETIC CONTROL MONUMENTS 5835 AND 5836  
 THIS PLAN SHOWS HORIZONTAL GROUND-LEVEL DISTANCES  
 UNLESS OTHERWISE SPECIFIED. TO COMPUTE GRID DISTANCES,  
 MULTIPLY GROUND-LEVEL DISTANCES BY THE AVERAGE COMBINED  
 FACTOR OF CORRECTIONS WHICH HAS BEEN DERIVED FROM  
 GEODETIC CONTROL MONUMENTS 8781 AND 8782  
 THIS PLAN SHOWS ONE OR MORE WITNESS POSTS WHICH ARE NOT SET ON THE TRUE CORNER(S)

MURRAY & ASSOCIATES  
 201-1244B, 82nd AVENUE  
 SURREY, B.C.  
 V2W 3G3  
 (604) 882-2188

THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT  
 (CITY OF SURREY)

THIS PLAN LIES WITHIN THE JURISDICTION OF THE  
 APPROVING OFFICER FOR THE CITY OF SURREY  
**PRELIMINARY**  
 THE FIELD SURVEY REPRESENTED BY THIS PLAN WAS COMPLETED  
 ON THE xxth DAY OF JUNE, 2014  
 GREGORY MARSTON, BCLS (794)

FILE 9990-01D

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7914-0079-00

Issued To: Joao Ferreira  
("the Owner")

Address of Owner: 1717 35TH AVE E  
VANCOUVER BC V5P 1B5

Issued To: Manuel Da Costa Bertolo  
("the Owner")

Address of Owner: 2648 8TH AVE E  
VANCOUVER BC V5M 1W5

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: 009-497-196  
Parcel "J" (Reference Plan 7226) South East Quarter Section 18 Township 8 New  
Westminster District, Except Part Dedicated Road on Plan BCP16364  
6661 176 St

(the "Land")

3. (a) As the legal description of the Land is to change, the City Clerk is directed to insert the new legal description for the Land once title(s) has/have been issued, as follows:

Parcel Identifier:

---



- (b) If the civic address(es) change(s), the City Clerk is directed to insert the new civic address(es) for the Land, as follows:
- 

4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
  - (a) to reduce the minimum lot area requirement of the A-1 Zone from 4 hectares (10 acres) to 3.23 hectares (8.0 acres) for proposed Lot 1.
5. This development variance permit applies to only the portion of the Land shown on Schedule A which is attached hereto and forms part of this development variance permit. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached Schedule A, which is attached hereto and forms part of this development variance permit.
6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
7. This development variance permit shall lapse unless the subdivision, as conceptually shown on Schedule A which is attached hereto and forms part of this development variance permit, is registered in the New Westminster Land Title Office within three (3) years after the date this development variance permit is issued.
8. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
9. 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

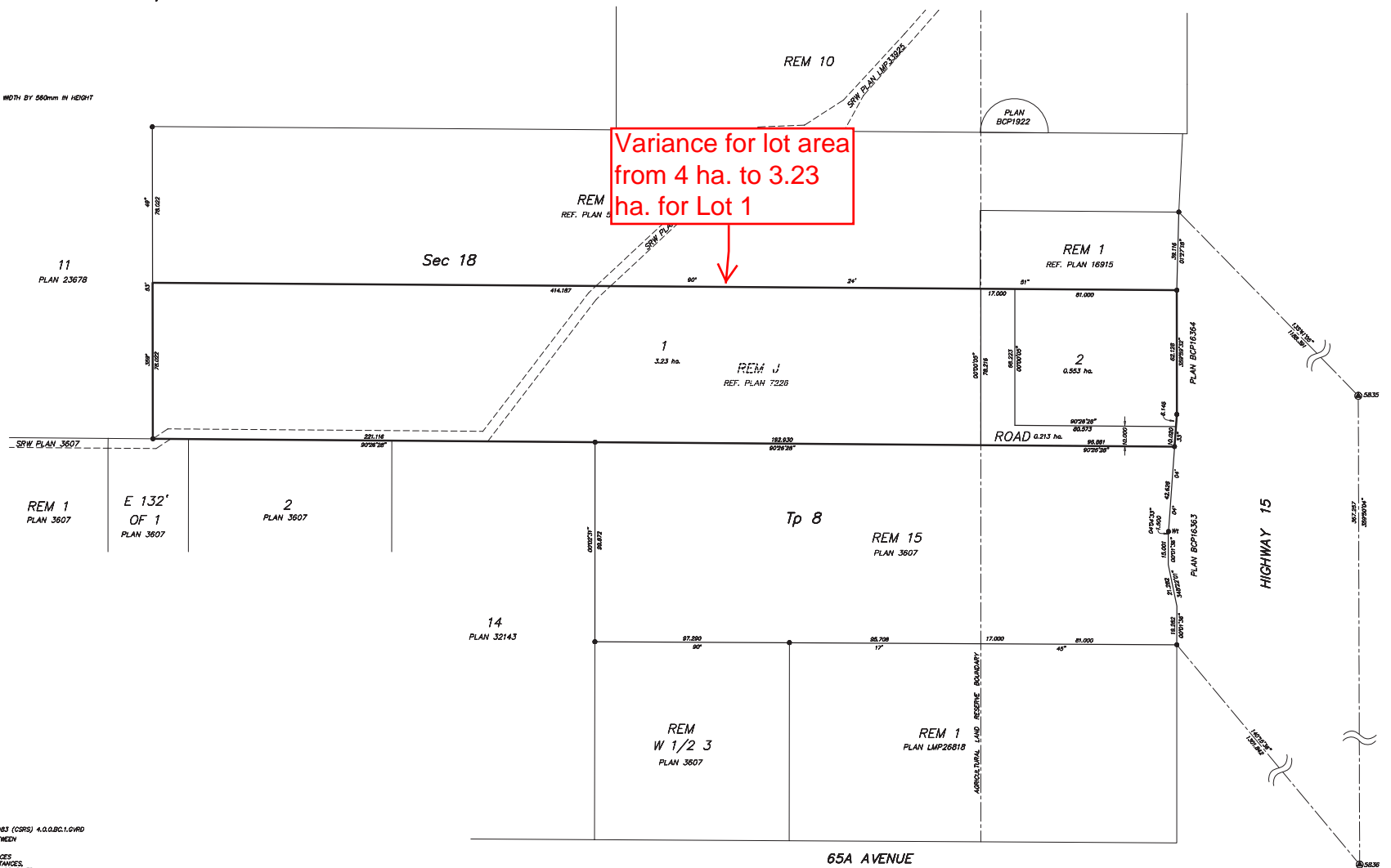
PRELIMINARY SUBDIVISION PLAN OF  
 PARCEL "J" (REFERENCE PLAN 7226), SOUTH EAST QUARTER SECTION 18,  
 TOWNSHIP 8, NEW WESTMINSTER DISTRICT, EXCEPT PART DEDICATED ROAD ON  
 PLAN BCP16364,

PLAN EPP\_\_\_\_\_

B.C.G.S. 92G.016



THE INTENDED PLOT SIZE OF THIS PLAN IS 854mm IN WIDTH BY 560mm IN HEIGHT  
 (D SIZE) WHEN PLOTTED AT A SCALE OF 1:1000



Variance for lot area  
 from 4 ha. to 3.23  
 ha. for Lot 1

- LEGEND -**
- ⊙ INDICATES CONTROL MONUMENT FOUND
  - ⊙ INDICATES STANDARD IRON POST FOUND
  - ⊙ INDICATES STANDARD IRON POST PLACED
  - ⊙ INDICATES LEAD PLUG PLACED
  - ⊙ INDICATES STANDARD IRON POST PLACED
  - W INDICATES WITNESS

INTEGRATED SURVEY AREA No. 1, CITY OF SURREY, NAD83 (CSRS) 4.0.G.BC1.6WR  
 GRID BEARINGS ARE DERIVED FROM OBSERVATIONS BETWEEN  
 GEODETIC CONTROL MONUMENTS 5835 AND 5836  
 THIS PLAN SHOWS HORIZONTAL GROUND-LEVEL DISTANCES  
 UNLESS OTHERWISE SPECIFIED. TO COMPUTE GRID DISTANCES,  
 MULTIPLY GROUND-LEVEL DISTANCES BY THE AVERAGE COMBINED  
 FACTOR OF CORRECTIONS WHICH HAS BEEN DERIVED FROM  
 GEODETIC CONTROL MONUMENTS 8781 AND 8782  
 THIS PLAN SHOWS ONE OR MORE WITNESS POSTS WHICH ARE NOT SET ON THE TRUE CORNER(S)

MURRAY & ASSOCIATES  
 201-1244B, 82nd AVENUE  
 SURREY, B.C.  
 V3W 3K3  
 (604) 882-2188

THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT  
 (CITY OF SURREY)

THIS PLAN LIES WITHIN THE JURISDICTION OF THE  
 APPROVING OFFICER FOR THE CITY OF SURREY  
**PRELIMINARY**  
 THE FIELD SURVEY REPRESENTED BY THIS PLAN WAS COMPLETED  
 ON THE 16th DAY OF JUNE, 2014  
 GREGORY WARSTON, B.C.L.S. (794)