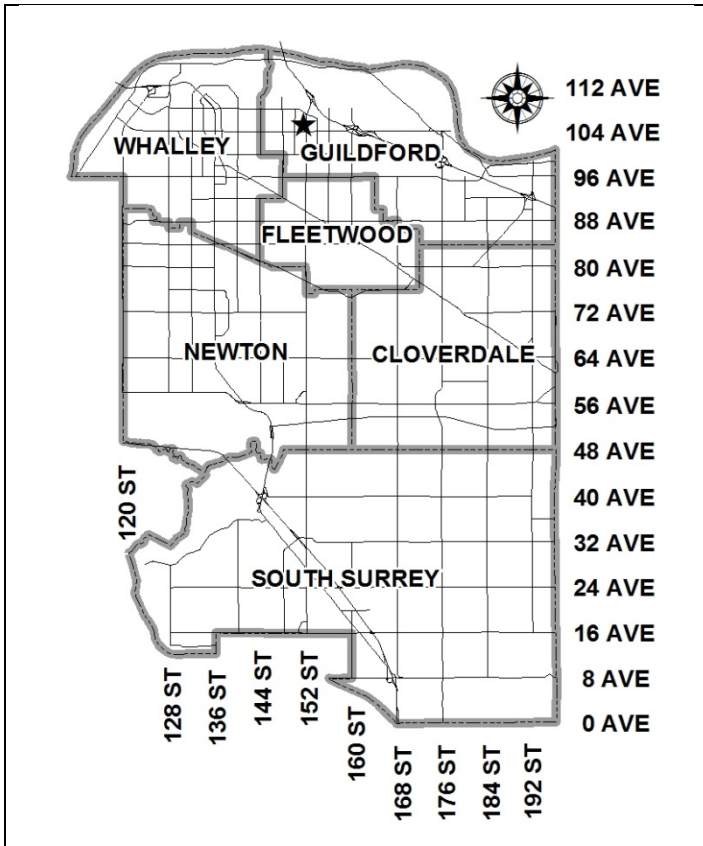


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7914-0113-00

Planning Report Date: July 7, 2014

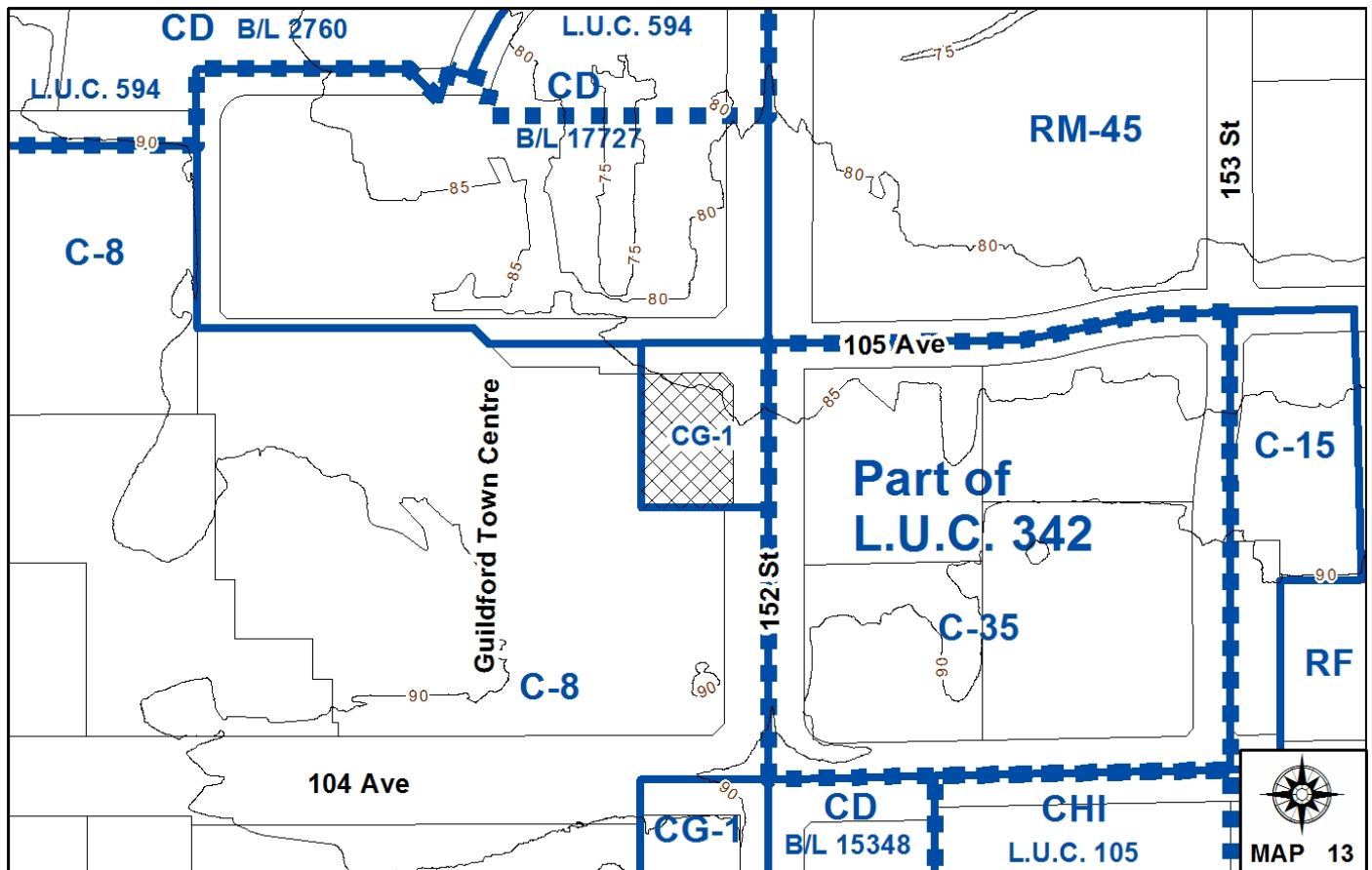


PROPOSAL:

- Development Permit
- Development Variance Permit

in order to permit the development of a water treatment facility on a gas station site.

LOCATION: 10483 - 152 Street
OWNER: Chevron Canada Ltd.
ZONING: CG-1
OCP DESIGNATION: Town Centre
LAP DESIGNATION: Shopping Centre



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Seeking a variance for reduced front and west side yard setbacks for an accessory building.

RATIONALE OF RECOMMENDATION

- The proposed water treatment facility is a permanent replacement and improvement, for the temporary water treatment facility on the subject Chevron gas station site.
- The subject application will allow for a temporary mobile water treatment system, currently located on the Guildford Aquatic Centre site, to be removed.
- The requested setback relaxations are consistent with the setbacks of the decommissioned, temporary, water treatment facility that will be replaced.
- The building will be partially screened by landscaping along the street (105 Avenue).

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council authorize staff to draft Development Permit No. 7914-0113-00 generally in accordance with the attached drawings (Appendix III)
2. Council approve Development Variance Permit No. 7914-0113-00 (Appendix IV) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum front yard setback of the "Self-Service Gasoline Station Zone (CG-1)" for an accessory building from 12 metres (40 ft.) to 5.6 metres (18.5 ft.); and
 - (b) to reduce the minimum west side yard setback of the "Self-Service Gasoline Station Zone (CG-1)" for an accessory building from 4 metres (13 ft.) to 0.9 metre (3 ft.).
3. Council instruct staff to resolve the following issues prior to final approval:
 - (a) indication of support by Council for Development Variance Permit No. 7914-0113-00;
 - (b) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department; and
 - (c) resolution of all urban design issues to the satisfaction of the Planning and Development Department.

REFERRALS

Engineering: The Engineering Department has no objection to the project.

SITE CHARACTERISTICS

Existing Land Use: Self-service Chevron gas station

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North (Across 105 Avenue):	Guildford Aquatic Centre (under construction)	Town Centre	CD (By-law No. 17727)

Direction	Existing Use	OCP Designation	Existing Zone
East (Across 152 Street):	Multi-tenanted office building	Town Centre	L.U.C. 342 (underlying zone is C-35)
South:	BMO Bank	Town Centre	C-8
West:	Surface parking for Guildford Town Centre Mall	Town Centre	C-8

DEVELOPMENT CONSIDERATIONS

Background

- The subject site is located on the southwest corner of 152 Street and 105 Avenue in Guildford, across from the new Guildford Aquatic Centre that is under construction.
- The site is zoned "Self-Service Gasoline Station Zone (CG-1)", and is currently occupied by a Chevron gas station and a small decommissioned water treatment facility in the northwest corner of the site.
- Petroleum hydrocarbon contamination originating from the Chevron station was identified during an upgrade to underground fuel storage tanks in 1989.
- Environmental investigations conducted during the period of 1989 to 2006 indicated that the petroleum hydrocarbon contamination extended to 105 Avenue and 152 Street, and then to an undeveloped portion of 15105 - 105 Avenue (Guildford Recreation Centre).
- A remediation system was installed at the Chevron station in 2007 to recover and treat petroleum hydrocarbon product identified beneath 105 Avenue and 152 Street, north and east of the Chevron station. The remedial system was shutdown in 2009 as petroleum hydrocarbon product was reported to have been recovered from the extraction wells to the extent practical. Following the shutdown, groundwater quality monitoring showed that the dissolved petroleum hydrocarbon contaminant plume was stable.
- The City of Surrey notified Chevron in 2012 regarding plans to develop the property at 15105 - 105 Avenue for an aquatic centre facility. In November 2012, SLR Consulting Ltd. implemented a remediation strategy on behalf of Chevron Canada Ltd. to protect the City property during construction and future use of the Guildford Aquatic Centre facility via construction of two overlapping groundwater interception trenches and treatment of the collected groundwater via a mobile treatment system located on the Guildford Aquatic Centre property.

Current Proposal

- In order to manage the ongoing requirement for treatment of groundwater collected by the interception trenches, a permanent groundwater treatment facility is proposed to be commissioned on the subject site to replace the decommissioned facility on the subject site.
- The proposed permanent groundwater treatment facility will also allow for the removal of a temporary mobile water treatment system, currently located on the Guildford Aquatic Centre site to the north.

DESIGN PROPOSAL AND REVIEW

- The proposed groundwater treatment facility, to be located in the northwest corner of the site, is approximately 3.8 metres (12.5 ft.) tall, 4 metres (13 ft.) wide and 9.1 metres (30 ft.) deep. The maximum height of an accessory building in the CG-1 Zone is 4.0 metres (13 ft.).
- The area of the proposed facility is 20.6 square metres (220 sq. ft.) and will house all of the facility's equipment.
- The building is linear in form, with minor articulations for a canopy and a perimeter fence along the east and south façades.
- All four façades consist of grey split face concrete block to match the existing Chevron station.
- The facility will be accessed by doors on the east façade.
- Modest landscaping consisting of trees and shrubs is proposed on the north façade along the 105 Avenue frontage to provide screening.

BY-LAW VARIANCES AND JUSTIFICATION

(a) Requested Variances:

- To reduce the minimum front yard setback of the Self-Service Gasoline Station Zone (CG-1) for an accessory building from 12 metres (40 ft.) to 5.6 metres (18.5 ft.); and
- To reduce the minimum west side yard setback of the Self-Service Gasoline Station Zone (CG-1) for an accessory building from 4 metres (13 ft.) to 0.9 metre (3 ft.).

Applicant's Reasons:

- The proposed permanent water treatment facility will generally occupy the same location as the current, inactive water treatment facility on the subject site that will be replaced.
- The proposed location of the water treatment compound will have the least impact on existing landscaping and to the operations of the existing Chevron station.

Staff Comments:

- The proposed water treatment facility is an improvement compared to the decommissioned water treatment facility on the subject site that will be replaced.
- Landscaping will partially screen the building from 105 Avenue.
- Staff support the requested variances.

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	Photos of Existing Water Treatment Facility
Appendix III.	Proposed Site Plan and Building Elevations
Appendix IV.	Development Variance Permit No. 7914-0113-00

original signed by Nicholas Lai

Jean Lamontagne
General Manager
Planning and Development

JD/da

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DRV 7/3/14 11:41 AM

Information for City Clerk

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

1. (a) Agent: Name: Barry Weih
Wensley Architecture Ltd.
Address: 1444 - Alberni Street
Vancouver, BC V6G 2Z4

Tel: 604-685-3529 - Work

2. Properties involved in the Application

(a) Civic Address: 10483 - 152 Street

(b) Civic Address: 10483 - 152 St
Owner: Chevron Canada Ltd
PID: 025-002-210
Lot 1 Section 20 Block 5 North Range 1 West New Westminster District Plan LMP 49621

3. Summary of Actions for City Clerk's Office

(a) Proceed with Public Notification for Development Variance Permit No. 7914-0113-00 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 approval of the associated Development Permit.

DEVELOPMENT DATA SHEET

Existing Zoning: CG-1

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)	2,364 sq. m.	
Gross Total		
Road Widening area	NA	
Undevelopable area	NA	
Net Total	2,364 sq. m.	2,364 sq. m.
LOT COVERAGE (in % of net lot area)		
Buildings & Structures		
Paved & Hard Surfaced Areas		
Total Site Coverage	30%	<30%
SETBACKS (in metres)		
Front	12.0 m.	5.6 m.
Rear	4.0 m.	42.0 m.
Side #1 (E)	4.5 m.	37.0 m.
Side #2 (W)	4.0 m.	0.9 m.
BUILDING HEIGHT (in metres/storeys)		
Principal		
Accessory	4.0 m.	3.8 m.
FLOOR AREA: Commercial		
Retail		
Office		
Total	NA	
FLOOR AREA: CG-1 Zone	709 sq. m.	20.6 sq. m. (water treatment facility only)
FLOOR AREA: Institutional	NA	
TOTAL BUILDING FLOOR AREA		20.64 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)	NA	
# of units/ha /# units/acre (net)	NA	
FAR (gross)	.30	<.30
FAR (net)	.30	<.30
AMENITY SPACE (area in square metres)		
Indoor		
Outdoor	NA	
PARKING (number of stalls)	NA	
Commercial		
Industrial		
Residential Bachelor + 1 Bedroom	NA	
2-Bed		
3-Bed		
Residential Visitors	NA	
Institutional		
Total Number of Parking Spaces	NA	
Number of disabled stalls	NA	
Number of small cars	NA	
Tandem Parking Spaces: Number / % of Total Number of Units	NA	
Size of Tandem Parking Spaces width/length	NA	

Heritage Site	NO	Tree Survey/Assessment Provided	NO
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Existing water treatment facility.

4	ISSUED FOR DEVELOPMENT PERMIT	04/22/14
2	ISSUED FOR REVIEW	04/07/14
1	ISSUED FOR PRELIMINARY REVIEW	03/31/14
NO.	REVISION	NO./Y.

SCALE: _____

PROPOSED TREATMENT SYSTEM COMPOUND

Chevron
CANADA LIMITED

10483 152ND STREET
SURREY, B.C.

W Wensley
Architecture Ltd

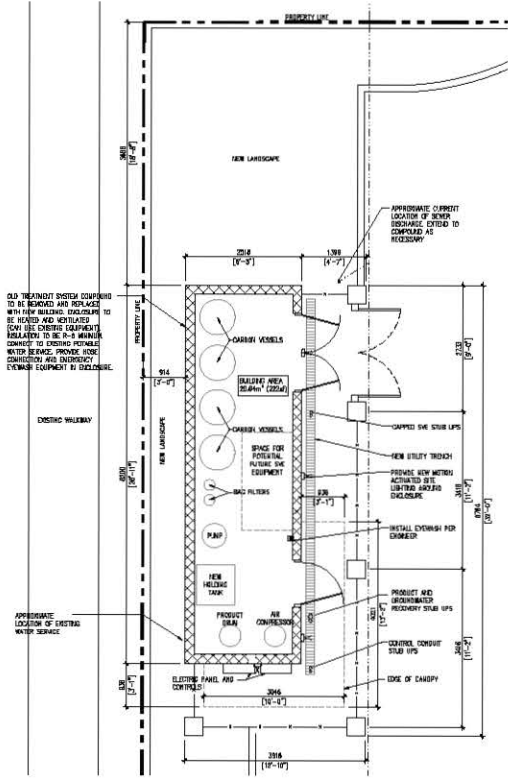
302 - 1448 8 Street St,
Surrey, BC V0C 1S4
Tel: 604.805.1913 Fax: 604.805.4514
www.wensleyarch.com

CONSULTANTS:
STRUCTURAL:
MECHANICAL:
ELECTRICAL:
LANDSCAPE:

DRAWING TITLE: **CONTEXT PHOTOS**

PROJECT NO:	1406	DRAWN BY:	CC
SCALE:	AS NOTED	DRAWING NO.:	A3
DATE:	MARCH 2014		

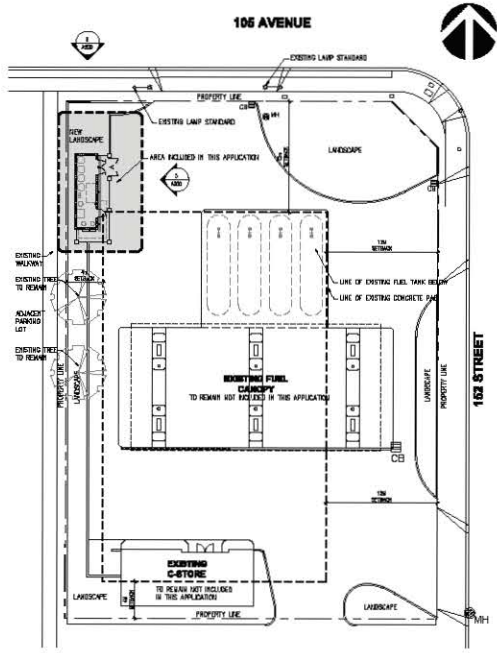
COPYRIGHT RESERVED. ALL PARTS OF THIS DRAWING ARE THE EXCLUSIVE PROPERTY OF WENSLEY ARCHITECTURE LTD. AND SHALL NOT BE USED WITHOUT THE ARCHITECT'S PERMISSION. ALL DIMENSIONS SHALL BE NOTED BY THE CONTRACTOR PRIOR TO PROCEEDING WITH THE WORK.



2 PROPOSED BUILDING LAYOUT

NOTES

- DRAWING COMPILED FROM Q2030 WAS DATA AND FROM HISTORIC ENVIRONMENTAL BASE DRAWING
- EMERGENCY STOP INSIDE EQUIPMENT ENCLOSURE AND OUTSIDE OF FENCED COMPOUND
- ELECTRIC PANEL AND CONTROLS ARE OUTSIDE ENCLOSURE UNDER A ROOF OVERHANG
- THE EXISTING TRANSFER PUMP, BAG FILTER, HOLDINGS, CONTROLS, HEATER AND EXHAUST FAN ARE BELIEVED TO BE IN WORKING ORDER AND SHOULD BE REPAIRED. CONTRACTOR TO INSPECT AND VERIFY OTHER EQUIPMENT REPAIRED AND CALIBRATED
- PROVIDE FOUNDATION FOR ENCLOSURE AS NEEDED TO HAVE LEVEL AND/OR PROTECT CONTAINMENT. DOWNSHAFT TO HOLD THE CAPACITY TO HOLD 100% OF THE HOLDING TANK CAPACITY. SUBMIT DRAWINGS OF FOUNDATION FOR ENGINEER REVIEW
- PIPING INSIDE ENCLOSURE TO BE 1 1/2" SCH 80 PIP FOR CONNECTIONS AND INSTRUMENTATION. SEE PAID. TANK AND PRODUCT DRAIN TO BE VENTED OUTSIDE ENCLOSURE
- REMEDIATION COMPOUND MUST BE DESIGNED TO PREVENT UNAUTHORIZED ACCESS. AN EMERGENCY NOTIFICATION SIGN LISTING THE CONSULTANT NAME IS TO BE A 24-HOUR CONTACT PHONE NUMBER MUST BE POSTED AT FENCED COMPOUND ENTRY, AND ENCLOSURE ENTRANCES. TWO SIGNING" SIGNS SHOULD BE DISPLAYED AT EACH ENTRANCE, ONLY.
- ENCLOSURE TO CONTAIN ONE 20-POUND ABC FIRE EXTINGUISHER.
- CONTRACTOR TO PROVIDE EXTERIOR 120V OR OUTLETS EVERY 10 FEET ALONG EAST AND SOUTH SIDE OF ENCLOSURE
- LOCKING/OUTLETS/SPECS TO BE ADDED LATER
- ALL EQUIPMENT INSIDE ENCLOSURE TO BE RATED FOR CLASS 1 DIV 2 ATMOSPHERE.



1 SITE CONTEXT PLAN

GENERAL CONSTRUCTION NOTES

- ALL WORK SHALL CONFORM WITH THE BRITISH COLUMBIA BARRIED CODE BOOK
- IT IS THE RESPONSIBILITY OF THE SEVERAL CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS AND DETAILS BEFORE PROCEEDING WITH CONSTRUCTION
- UNDESIRABLE POINTS ON THESE PLANS SHOULD BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO WORK COMMENCEMENT
- REFER TO CODE DRAWINGS FOR ALL BUILDINGS
- WORK SHALL BE COMPLETED IN ACCORDANCE WITH ALL APPLICABLE CODE REQUIREMENTS AND UNLAPPEDED ACCESSIBILITY REQUIREMENTS IN EFFECT AT THE TIME OF SUBMITTAL FOR BUILDING PERMITS
- CONTRACTORS ARE RESPONSIBLE FOR OBTAINING LOCAL RELEVANT PERMITS
- ITEMS SHOWN AS CALL OUT PLAYS MAY REQUIRE REPAIRS. SUBMIT TO BARRING DEPT. FOR APPROVALS AND PERMITS
- ELECTRICAL PANELS, THE CONSUMER UNITS, ETC. LOCATED IN RATED PARTITIONS SHALL BE SHIELDED WITH PANELS AS REQUIRED TO BARRING NOTES
- VERIFY WALL THICKNESS REQUIRED FOR ALL ELECTRICAL PANELS, THE CONSUMER UNITS, ETC.
- CONTRACTOR SHALL VERIFY ALL EQUIPMENT LOCATIONS AND DIMENSIONS AND REQUIRED CLEARANCES OF ALL EQUIPMENT
- ALL ELECTRICAL WIRING, AND WIRING RATED "THICK" OR "TYP." SHALL APPLY IN ALL RATED ENCLOSURES, UNLESS OTHERWISE NOTED
- THESE DRAWINGS DO NOT CONTAIN INFORMATION WITH REGARD TO CONSTRUCTION SAFETY PROCEDURES. THE CONTRACTOR IS RESPONSIBLE FOR ALL CONSTRUCTION SAFETY AND SHALL PERFORM ALL WORK IN ACCORDANCE WITH PROBABLY APPLICABLE NATIONAL CONSTRUCTION SAFETY REGULATIONS
- NO CHANGES TO THESE DOCUMENTS OTHER IN WRITING OR IN PART, MAY BE MADE WITHOUT THE ENGINEER'S AND WRITTEN CONSENT OF THE ARCHITECT
- NO CHANGES TO THESE DOCUMENTS SHALL BE CONSIDERED
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND CONTINGENT MAINTENANCE OF ALL WORK FROM DAMAGE AND SHALL PROTECT THE SAME PROPERLY FROM DAMAGE OR LOSS OF USE, USE, OR USE, THE TRUST OF ANY OTHER PERSONAL, DAMAGE IN CONNECTION WITH THE CONTRACT
- ALL MATERIALS AND WORKMANSHIP OF THE CONTRACTOR BEFORE USE PROPERTY AND ARE TO BE PROTECTED FROM THE USE IN CLOSED COMPARTMENTS ON A DAILY BASIS OR IN A WORKER ACCESSIBLE TO THE OWNER
- WORKING DISTRICTS RELATED TO BEING KEPT BY OWNER AND PROJECT AGENT SHALL BE KEPT AS WORK
- CONTRACTOR SHALL COMPLETE CONSTRUCTION BEFORE OTHERS EQUIPMENT TO REMAIN WITH OWNER
- KEEP CLEAR ALL PILES AND STRUCKS USED TO ACCESS WORK AREAS WITH OTHERS LIMITS AND BEING KEPT CLEAR ONLY AT A WORKER
- CONTRACTOR SHALL PROVIDE THE REMOVAL OF ALL DEBRIS AND UNWANTED TO SPACES LEAVE UNOCCUPIED AND OCCUPANCY WITH OWNER
- THE ARCHITECT SHALL HAVE THE RESPONSIBILITY OF THE DISCOVERY, PRESENCE, HAZARDOUS, REMOVAL, DISPOSAL, OR OTHERWISE OF PEOPLE TO HAZARDOUS MATERIALS IN ANY FORM, INCLUDING BUT NOT LIMITED TO, ASBESTOS PRODUCTS
- ALL PROVISIONS IN THESE REGULATIONS, WHICH ARE NOT APPROVED BY THE ARCHITECT, SHALL BE KEPT AS WORK
- DATA, MEASUREMENTS AND DIMENSIONS OF EXISTING STRUCTURES IN PLACE ARE SHOWN/INDICATED BY DIMENSIONS, REFER TO DRAWING AND DIMENSIONS PROVIDED FOR ACTUAL DIMENSIONS
- ALL BUILDING HEIGHTS AND ELEVATIONS SHALL BE MEASURED FROM THE FINISH FLOOR FINISH (FINISH) LEVEL
- PROVIDE AND INSTALL WORKING AS SHOWN AT ALL RELEVANT LOCATIONS, REFER TO DRAWING, MEASUREMENTS, AND DIMENSIONS
- DO TO READ THESE PLANS IN CONJUNCTION WITH ALL OTHER CONSULTANT DRAWINGS

LOCAL OCCUPATION:
 LOT 5, SECTION 26, BLOCK 2, NORTH FRANGE 1 WEST, NEW WESTMINSTER DISTRICT,
 PLAN LAMPFRONT PD 025-003-200

ONE ADDRESS:
 10483 152ND STREET, SURREY B.C.

USE/REMARKS:
 ZONE: OS-1 (SELF SERVICE GASOLINE STATION ZONE)
 LOT AREA: 1/4 A
 LOT COVERAGES: MAX. 30%

YARDS AND SETS SHOTS	YARDS	FRONT	REAR	SIDE	SIDE (LAWNING STREET)
PROPOSED	12.0M	4.0M	4.0M	12.0M	
PROPOSED	5.8M (N)	1.0M (S)	4.20M	37.0M	

(V) = VARIANCE REQUIRED

BUILDING HEIGHT: MAX. 4.0M (13'-0") HIGH

BUILDING HEIGHT PROPOSED: 3.0M (10'-0")

BUILDING AREA: 104.9m² (1125sf)

FENCED AREA: 18.3m² (197sf)

NO.	REVISION	DATE
4	ISSUED FOR DEVELOPMENT PERMIT	04/22/14
3	ISSUED FOR REVIEW	04/16/14
2	ISSUED FOR REVIEW	04/07/14
1	ISSUED FOR PRELIMINARY REVIEW	03/21/14
01	ISSUED FOR REVIEW	03/07/14

PROPOSED
**TREATMENT
 SYSTEM
 COMPOUND**

Chevron
 CANADA LIMITED

10483 152ND STREET
 SURREY, B.C.

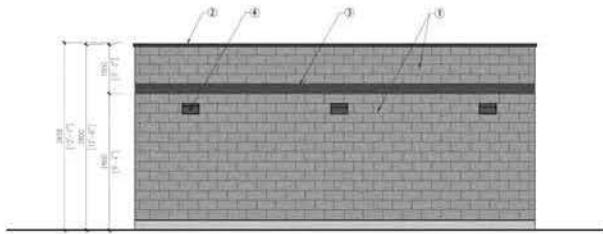
**Wensley
 Architecture Ltd**

101 - 1044 Alouette St.
 Vancouver, BC V6L 2G6
 TEL: 604.273.8888 FAX: 604.273.8889
 www.wensleyarch.com

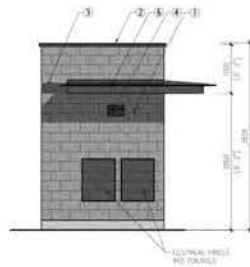
CONSULTANTS:
 STRUCTURAL:
 MECHANICAL:
 ELECTRICAL:
 LANDSCAPE:

DESIGNED TITLE:
**BUILDING
 LAYOUT**

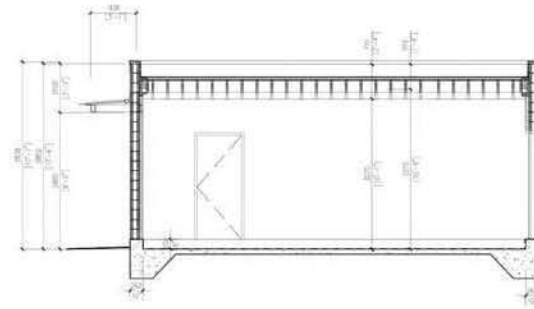
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 SCALE: AS NOTED DRAWING NO:
 DATE: MARCH 2014



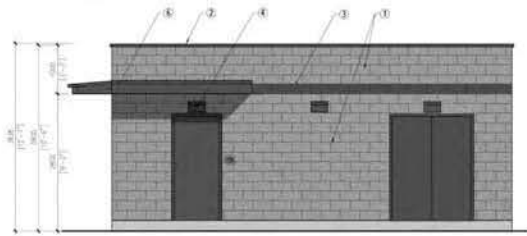
1 WEST ELEVATION
1/8"



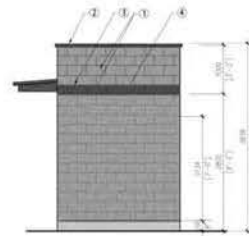
2 SOUTH ELEVATION
1/8"



7 BUILDING SECTION
1/8"



3 EAST ELEVATION
1/8"



4 NORTH ELEVATION
1/8"

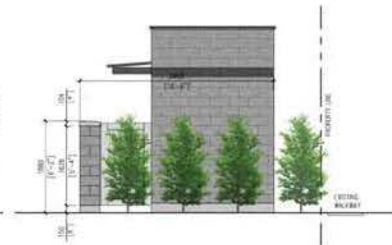
LEGEND OF FINISHES

- 1 BRICK FACE BLOCK (COLOR TO MATCH EXISTING C-STONE STUCCO)
- 2 FINE FINISH W/ SLABING (COLOR GREY TO MATCH EXISTING C-STONE)
- 3 BRICK FACE BLOCK (COLOR TO MATCH EXISTING C-STONE STUCCO)
- 4 METAL ARCHITECT LIGHT (REFER TO ELECTRICAL)
- 5 GRADE CONCRETE
- 6 SHARP 90° SLOPED TAMPED GRAVEL

NO.	REVISION	DATE
4	ISSUED FOR DEVELOPMENT PERMIT	04/22/14
3	ISSUED FOR REVIEW	04/15/14
2	ISSUED FOR REVIEW	04/07/14
1	ISSUED FOR PRELIMINARY REVIEW	03/27/14
NO.	REVISION	DATE



5 FENCE EAST ELEVATION (152 STREET)
1/8"



6 FENCE NORTH ELEVATION (105th AVE.)
1/8"

PROPOSED
TREATMENT
SYSTEM
COMPOUND

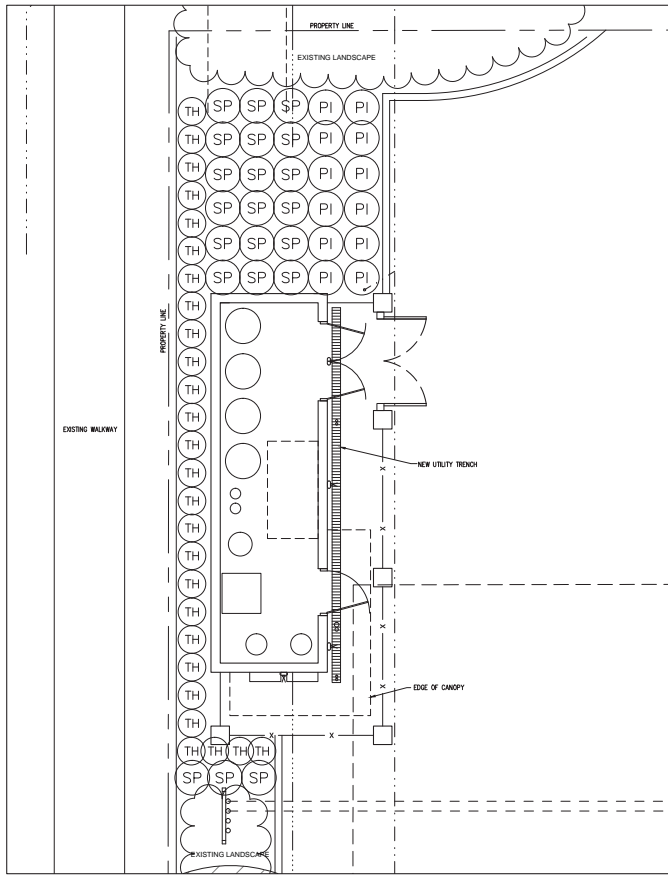
Chevron
CANADA LIMITED
10483 152ND STREET
SURREY, B.C.

Wensley
Architecture Ltd
381 - 1440 ARMY DR
SURREY, BC V4L 4R4
W 604.885.3226 Fax 604.885.4574
info@wensleyarch.com

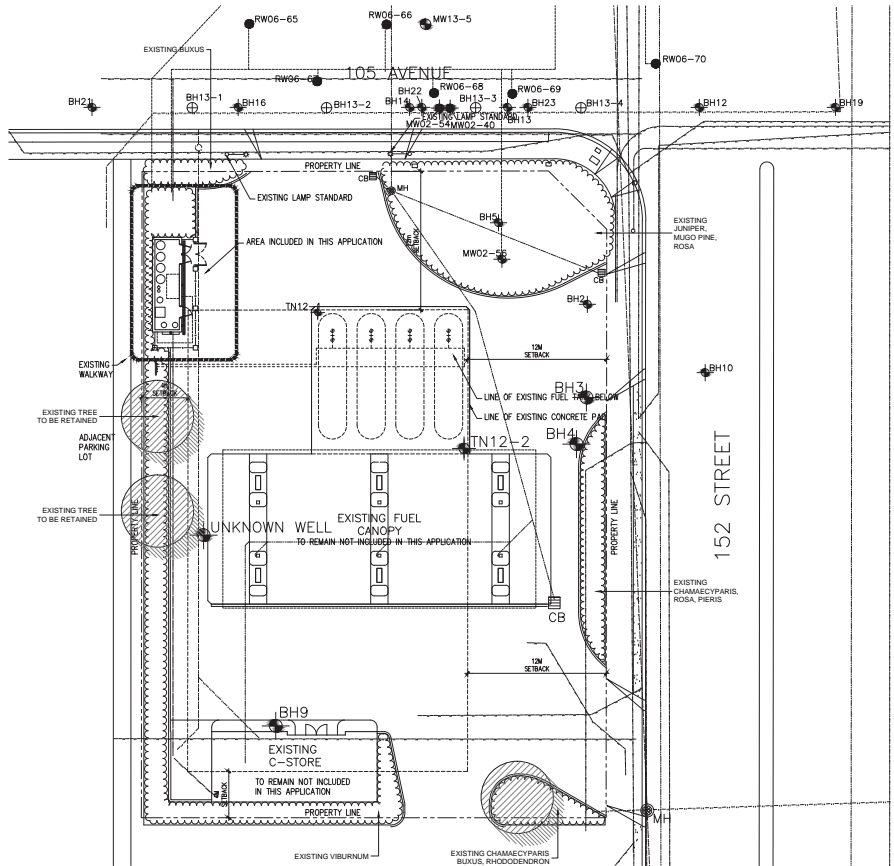
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STRUCTURAL:
MECHANICAL:
ELECTRICAL:
LANDSCAPE:

DRAWING TITLE:
BLDG. ELEV
& SECTION

PROJECT NO: 148 DRAWN BY: CS
SCALE: AS NOTED DRAWING NO:
DATE: MARCH 2014 A200



ENLARGEMENT
1:50



LANDSCAPE KEY PLAN
1:200

PLANT SCHEDULE			
KEY	QTY	BOTANICAL NAME	COMMON NAME / PLANTED SIZE / REMARKS
①	12	PNUS MUGO 'PUMILIO'	DWARF MUGO PINE #2 POT: 25CM
②	21	SPRINGERA JAPONICA 'LITTLE PRINCESS'	LITTLE PRINCESS SPIRAEA PINK #2 POT: 40CM
③	27	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD GREEN CEDAR 1.5M HT. BAB

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

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pmg
LANDSCAPE ARCHITECTS
Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia, V5C 6G9
p. 604-294-0011 • f. 604-294-0022

SCALE:

NO. DATE REVISION DESCRIPTION DR.

CLIENT:

PROJECT:

TREATMENT SYSTEM COMPOUND
CHEVRON CANADA

10483 - 152ND STREET
SURREY, BC

DRAWING TITLE:

LANDSCAPE PLAN

DATE: 14 JUN 20 DRAWING NUMBER:

SCALE: AS SHOWN

DRAWN: DO

DESIGN: MCY

CHKD: MCY

L1

OF 1



14088-1.ZIP

PMG PROJECT NUMBER:

14-088

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7914-0113-00

Issued To: CHEVRON CANADA LTD.

("the Owner")

Address of Owner: Attn: Tax Department
1200, 1050 - Pender Street W
Vancouver, BC V6E 3T4

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: 025-002-210

Lot 1 Section 20 Block 5 North Range 1 West New Westminster District Plan LMP49621

10483 - 152 Street

(the "Land")

3. In order to permit a water treatment facility in the northwest portion of the Land, Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:

(a) In Section F of Part 40 Self-Service Gasoline Station Zone (CG-1), the minimum front (north) yard setback is reduced from 12 metres (40 ft.) to 5.6 metres (18.5 ft.); and

(b) In Section F of Part 40 Self-Service Gasoline Station Zone (CG-1), the minimum side (west) yard setback is reduced from 4 metres (13 ft.) to 0.9 metre (3 ft.).

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

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

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

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

Mayor – Dianne L. Watts

City Clerk – Jane Sullivan

