

City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

Application No.: 7920-0025-00

Planning Report Date: June 15, 2020

**PROPOSAL:**

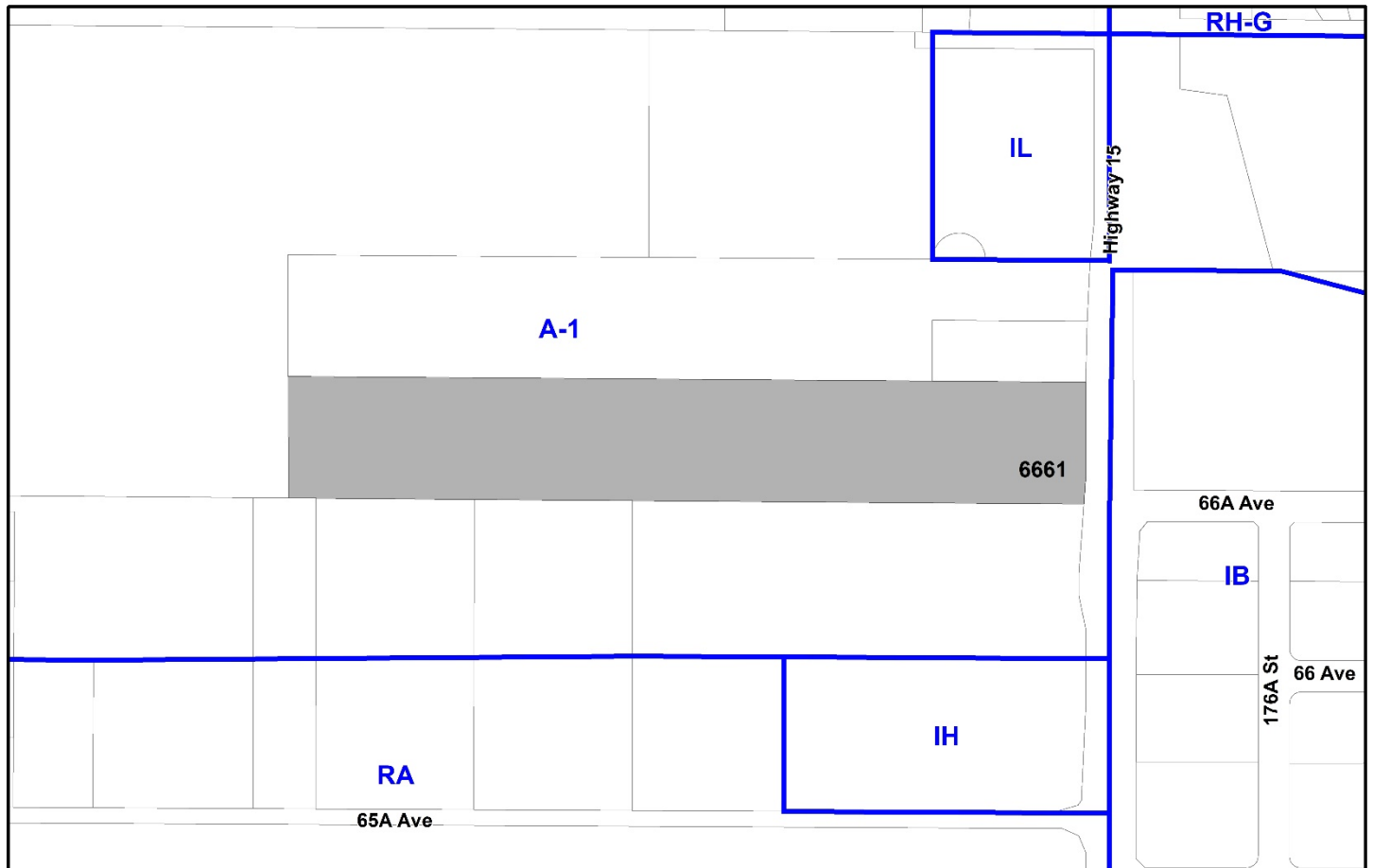
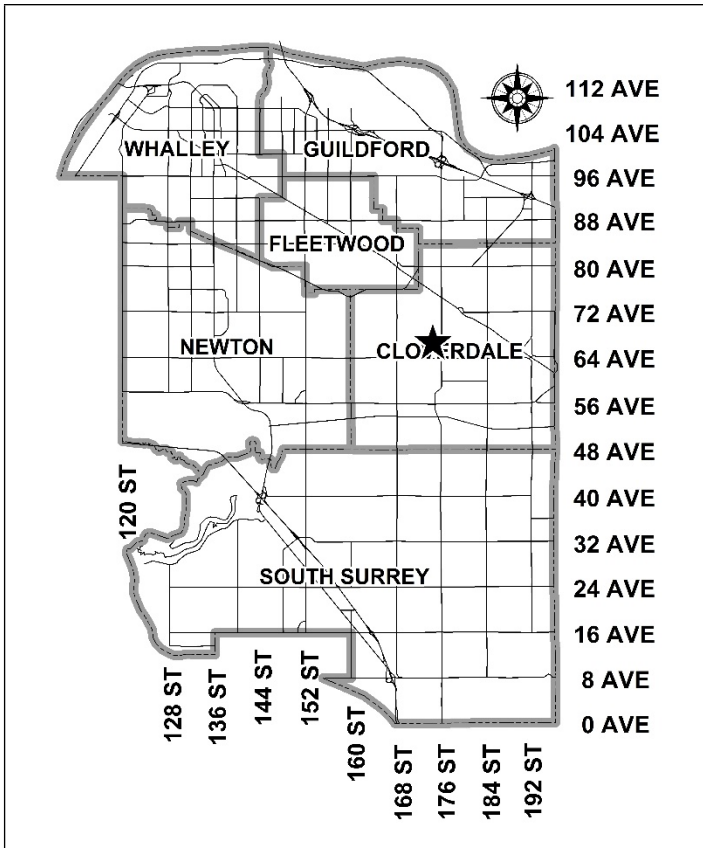
- Temporary Use Permit
- Development Permit

to permit a truck parking facility and the outdoor storage of materials for a period not to exceed three (3) years. A Development Permit for Sensitive Ecosystems is also required.

**LOCATION:** 6661 - 176 Street

**ZONING:** A-1

**OCP DESIGNATION:** Agricultural and Mixed Employment



**RECOMMENDATION SUMMARY**

- Approval to draft Development Permit for Sensitive Ecosystems.
- Approval for Temporary Use Permit to proceed to Public Notification.

**DEVIATION FROM PLANS, POLICIES OR REGULATIONS**

- The "General Agriculture Zone (A-1)" does not permit truck parking facilities or outdoor storage of materials.

**RATIONALE OF RECOMMENDATION**

- The applicant is proposing a Temporary Use Permit on the subject site for a period not to exceed three (3) years.
- The portion of the subject site proposed to be occupied by the temporary truck parking and outdoor storage use is designated "Mixed Employment" in the Official Community Plan (OCP).
- The proposed truck parking facility and outdoor storage of materials, on the subject site, will allow for an authorized interim land-use while the applicant pursues a separate rezoning, subdivision and Development Permit application for a multi-tenant industrial building.
- The applicant operates a logistics company and the subject site is conveniently located along a provincial highway (No. 15 Highway) with direct access to local and regional markets. As such, the proposed TUP will enable the applicant to meet its third-party obligations and assist in the COVID-19 pandemic recovery effort by allowing for the movement and storage of materials from the region's port facilities. The TUP will also assist the local construction industry by helping to maintain a consistent and reliable supply chain for building materials that are expected to be in high demand as the economy improves.
- The proposal will be required to comply with the Development Permit requirements in the OCP for Sensitive Ecosystems (Streamside Areas).

## RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Temporary Use Permit No. 7920-0025-00 (Appendix V) to proceed to Public Notification.
2. Council authorize staff to draft Development Permit No. 7920-0025-00 for Sensitive Ecosystems (Streamside Areas), generally in accordance with the attached drawings (Appendix I) as well as the finalized Ecosystem Development Plan, Construction Environmental Management Plan and Wetland Assessment Memorandum.
3. Council instruct staff to resolve the following issues prior to final approval:
  - (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) input and final approval from the Ministry of Transportation & Infrastructure;
  - (c) input and final approval from the Ministry of Forests, Lands, Natural Resource Operations and Rural Development, including Water Sustainability Act approvals if applicable;
  - (d) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
  - (e) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (f) submission of a finalized Ecosystem Development Plan, Wetland Assessment Memorandum and Construction Environmental Management Plan to the satisfaction of City staff;
  - (g) registration of a right-of-way for public rights-of-passage for drainage access; and
  - (h) registration of a combined Statutory Right-of-Way / Section 219 Restrictive Covenant over the designated Streamside Protection Area for both "No Build" and conveyance access.

## SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP Designation	Existing Zone
Subject Site	Vacant parcel	Agricultural and Mixed Employment	A-1
North and South:	Vacant parcels and single family residential dwellings with accessory buildings	Agricultural and Mixed Employment	A-1

Direction	Existing Use	OCP Designation	Existing Zone
East (Across No. 15 Highway):	Multi-tenant business park buildings	Mixed Employment	IB
West:	Vacant parcel	Agricultural	A-1

### Context & Background

- The subject site at 6661 – 176 Street is located on the west side of No. 15 Highway (176 Street) and located just north of future 66A Avenue. The property is roughly 4 hectares in total area and zoned "General Agriculture Zone (A-1)".
- The eastern portion of the subject site is approximately 0.8 hectare (7,810 square metres) in total area, designated "Mixed Employment" in the Official Community Plan (OCP) as well as located outside the Agricultural Land Reserve (ALR) boundary. The remainder of the subject property is located within the ALR boundary and designated "Agricultural" in the OCP.
- The subject property is located within a Development Permit Area for Sensitive Ecosystems (Streamside Areas) associated with a Class B (yellow-coded) watercourse located along the southern boundary of 6733 – 176 Street, along with the "flood ecosystem" located within close proximity to the portion of the subject site that is intended to be occupied by the proposed truck parking facility and outdoor storage area.

### Development Application No. 7914-0079-00

- The property is currently under application in order to rezone the eastern portion of the site from "General Agricultural Zone (A-1)" to "Comprehensive Development Zone (CD)" (based upon the "Business Park 3 Zone [IB-3]"), a DVP for reduced lot area and subdivision into one industrial lot and one agricultural lot that will remain zoned A-1 and located within the ALR (Development Application No. 7914-0079-00). The application received Third Reading from Council on September 8, 2014.
- This currently active development application will allow for the creation of an agricultural parcel that is distinct from the industrial land-uses on the easterly portion of the site as well as provide the necessary servicing to agricultural standards for the western portion and industrial standards required for the eastern portion of the property, once subdivided.
- The subject site cannot be subdivided along the Mixed Employment/Agricultural boundary, per the OCP, without providing adequate road frontage. As such, the applicant will dedicate a total of 10 metres along the south lot line for a future 20 metre wide east-west road to align with 66A Avenue on the east side of No. 15 Highway (176 Street). In addition, the applicant is required to provide a 17 metre wide north-south road on the western boundary of the "Mixed Employment" portion of the subject site. These new roads will provide the portion of the site designated "Agricultural" with the required road frontage.

### Future Road Network

- The future road network is important to secure given that it provides access and allows the "Mixed Employment" designated lands on the west side of No. 15 Highway (176 Street) to re-develop.
- The Ministry of Transportation and Infrastructure (MOTI) has indicated that no direct access is permitted upon redevelopment of properties located along the west side of No. 15 Highway (176 Street). Instead, future access to those properties are planned to be provided through a new north-south road network (future 175A Street) that will connect to the existing signalized intersection located at 64 Avenue and 68A Avenue. The Ministry has further indicated that no new traffic signals will be supported along this section of 176 Street to provide for full-movement intersections.
- By providing a portion of the north-south road network (future 175A Street), the current in-stream application (Development Application No. 7914-0079-00) will help to facilitate the re-development of adjacent properties as well as encourage the long-term re-development of much needed "Mixed Employment" lands along a major provincial highway, in keeping with the Employment Lands Strategy.

## **DEVELOPMENT PROPOSAL**

### **Planning Considerations**

- Under the subject application, the applicant is proposing a Temporary Use Permit (TUP) to allow for truck parking and the outdoor storage of materials on the subject site for a period not to exceed three (3) years.
- A Development Permit for Sensitive Ecosystems (Streamside Areas) is required to ensure the long-term protection and preservation of the streamside setback area for the Class B (yellow-coded) watercourse and "flood ecosystem" located within close proximity to the portion of the subject site that is intended to be occupied by the proposed truck parking facility and outdoor storage area (see discussion below).
- The applicant has indicated the proposed TUP is for truck parking, yard service, as well as outdoor storage of rebar and other reinforcing steel products (e.g. H-Beams, lumber, steel plates, steel coils and pipes) as part of a partnership with Midvalley Rebar Ltd.
- The applicant is requesting the TUP in order to assist in meeting the logistical needs that result from a third-party partnership between Seven Horses Transport Ltd. and Midvalley Rebar Ltd. with regard to the movement and storage of construction materials. At present, Midvalley Rebar Ltd. is located in Cloverdale at 19060 – 54 Avenue and currently operates at maximum capacity. As such, the applicant (Seven Horses Transport Ltd.) is proposing a TUP on the subject site in order to assist Midvalley Rebar Ltd. meet its current operational requirements.

- The proposed Temporary Use Permit will allow for the following:
  - A gravel surfaced truck parking facility and outdoor storage area;
  - A paved driveway entrance along 176 Street (No. 15 Highway);
  - Two large outdoor storage areas (maximum height of stored materials is 3 metres);
  - A temporary construction trailer with office and washroom facility;
  - A 3.6-metre wide landscape buffer that consists of by-law sized trees, small shrubs and additional groundcover as well as a 2.4 metre high black chain link fence with slats along the eastern boundary of the subject site, directly adjacent to 176 Street/No. 15 Highway. Staff will continue to work with the applicant to ensure a suitable combination of trees and shrubs are installed which provide dense screening of the proposed truck parking and outdoor storage use, particularly along No. 15 Highway, prior to TUP issuance; and
  - A 5-metre wide landscape berm located along the northern, western and southern boundary of the "Mixed Employment" designated portion of the subject site which includes the planting of by-law sized trees in order to prevent encroachments from the truck parking facility and outdoor materials storage area onto adjacent properties or the ALR portion of the site.
- If the TUP application is approved by Council, the applicant has expressed an interest in closing the current in-stream application (Development Application No. 7914-0079-00) and proceeding with a new rezoning and Development Permit application to construct a three-storey multi-tenant industrial building and banquet hall facility with underground parking. At present, staff have not received any further details, provided any comment or undertaken a preliminary review of the proposed development. As such, this proposal is subject to further review by City staff.

## Referrals

Engineering:	The Engineering Department has no objection to the project subject to completion of Engineering servicing requirements as outlined in Appendix II.
Parks, Recreation & Culture:	No comments.
Ministry of Transportation & Infrastructure (MOTI):	Ministry of Transportation and Infrastructure (MOTI) comments are pending. The applicant will be required to address any MOTI requirements prior to final approval.
Ministry of Forests, Lands, Natural Resource Operations and Rural Development (MFLNRORD):	Ministry of Forests, Lands, Natural Resource Operations and Rural Development (MFLNRORD) comments are pending. The applicant will be required to address any MFLNRORD requirements (including Water Sustainability Act approvals, if applicable) prior to final approval.

Agricultural and Food Policy Advisory Committee (AFPAC):	The application was presented to AFPAC on June 2, 2020. The committee asked that the applicant improve the ALR buffer to prevent any future encroachments into the ALR boundary and asked the applicant to provide oil collectors to prevent spillage. No additional concerns were expressed by AFPAC regarding the proposed Temporary Use Permit on the subject site.
Cloverdale Community Association:	The Cloverdale Community Association (CCA) provided a letter (Appendix VI) which outlines their comments with regards to the proposed Temporary Use Permit on the subject site. The applicant has attempted to address all concerns expressed in the letter by the CCA through the current layout and landscape plans.
Cloverdale Business Improvement Association:	No concerns.

### Transportation Considerations

- The applicant proposes to locate the driveway entrance along the north lot line. In response to previous correspondence from the Ministry of Transportation and Infrastructure (MOTI), staff anticipate that all future access to/from the subject property will be restricted to right-in/right-out. As noted above, MOTI has indicated that an alternative road network (currently planned to be achieved through the future 175A Street) is required to be provided in order to service the "Mixed Employment" designated sites on the west side of 176 Street (No. 15 Highway). Until such time, full-movement access is restricted to the existing intersections at 68A Avenue and 64 Avenue.
- The applicant is aware of the access restrictions to/from 176 Street (No. 15 Highway) and confirmed the property is able to function, as intended, for the purposes of a truck parking facility and outdoor storage of materials without full-movement access.

## POLICY & BY-LAW CONSIDERATIONS

### Regional Growth Strategy

- The subject property is split designated "Agricultural" and "Mixed Employment" in the Regional Growth Strategy (RGS).
- The proposed temporary land-use, on the eastern portion of the subject site, complies with the "Mixed Employment" designation in the RGS.

### Official Community Plan

#### Land Use Designation

- The subject property is split designated "Agricultural" and "Mixed Employment" in the Official Community Plan (OCP).

- The proposed temporary land-use, on the eastern portion of the subject site, complies with the "Mixed Employment" designation in the OCP.

#### Themes/Policies

- The Official Community Plan (OCP) contains policies designed to promote the efficient transportation and movement of goods across the region. This includes key connections to the region's port facilities as well as recognizing that regional transportation networks are important in maintaining economic gateways and linkages to the region and beyond.
- The OCP contains policies that support the movement of goods along major transportation routes and recognizes that truck access is important in supporting major employment areas as well as facilitating the movement of goods along key transportation corridors and to/from regional gateways (e.g. Surrey Fraser Docks, the US/Canada border crossing, etc.).

#### **PUBLIC ENGAGEMENT**

- Pre-notification letters were sent on May 26, 2020, and the Development Proposal Sign was installed on May 25, 2020. Staff received no responses from neighbouring property owners with regard to this development proposal.
- The subject development application was reviewed by the Cloverdale Business Improvement Association (BIA) and Cloverdale Community Association (CCA). The Cloverdale BIA and CCA provided the following comments (*staff comments in italics*):
  - The Cloverdale BIA expressed no concerns with regard to the proposed TUP.
  - The Cloverdale Community Association (CCA) expressed the following concerns:
    - The CCA requested that the applicant relocate the driveway access to/from 176 Street (No. 15 Highway) to the northern boundary of the subject property;
    - The CCA requested that the applicant remove the existing driveway entrance to/from 176 Street (No. 15 Highway) located along the southern boundary of the subject property;
    - The CCA recommends that the business operates before or after rush hour to eliminate the potential for increased traffic congestion along 176 Street (No. 15 Highway); and
    - The CCA requested that the applicant provide significant landscaping along the 176 Street (No. 15 Highway) frontage in order to provide screening for the on-site activities as well as ensure the subject property is attractive and well-maintained given its location as an entry point to Cloverdale.

*(The applicant has attempted to address all concerns expressed by the Cloverdale Community Association through revisions to the current layout in terms of driveway access points as well as providing additional landscaping along the 176 Street [No. 15 Highway] frontage.)*



## DEVELOPMENT PERMITS

### Sensitive Ecosystems (Streamside Areas) Development Permit Requirement

- The easterly portion of the subject property, where the temporary truck parking facility and outdoor storage area are proposed, fall within 50 metres of a Sensitive Ecosystem Development Permit Area (DPA) for Streamside Areas in the OCP.
- The applicant has submitted the following reports, prepared by Chris Lee, *R.P. Bio.*, of Aquaterra Environmental Ltd.:
  - Ecosystem Development Plan (dated May 2020);
  - Wetland Assessment Memorandum (dated May 21, 2020); and
  - Construction Environmental Management Plan (dated May 2020).
- The applicant will be required to submit finalized reports and obtain any necessary approvals from the Ministry of Forests, Lands, Natural Resource Operations and Rural Development, as applicable, prior to TUP issuance. The final reports, provided by the environmental consultant, and recommendations therein will be incorporated into the Sensitive Ecosystem Development Permit.
- The riparian area(s) will be protected through the registration of a combined Restrictive Covenant/Right-of-Way against the property to ensure safeguarding and maintenance of the Protection Area in perpetuity, in compliance with the Official Community Plan (OCP).

### Farming Protection Development Permit Requirement

- The subject property falls within the Farming Protection Development Permit Area (DPA) in the OCP, given that the portion of the site that will be occupied by the truck park facility and outdoor storage of materials will be located within 50 metres of the Agricultural Land Reserve (ALR) boundary. The Farm Protection Development Permit is intended to reduce agricultural-urban conflicts through increased setbacks and vegetated buffering.
- In an effort to provide a suitable buffer between the proposed temporary land-use and the ALR boundary, the applicant is proposing a 5 metre wide berm with landscaping along the western edge of the "Mixed Employment" designated portion of the subject site. The berm will include a lock block retaining wall and by-law sized western red cedars will be planted along the middle of the berm which will prevent any future encroachments from the truck park facility and/or outdoor storage of materials into the ALR portion of the subject site.
- While the applicant is not required to obtain a Development Permit (DP) for Farm Protection as part of the subject Temporary Use Permit (TUP) application given the truck parking facility and outdoor storage of materials is intended as a short-term use, any further re-development on the subject site will necessitate the applicant comply with the DP requirements identified in the Official Community Plan (OCP). The applicant is required to obtain a Development Permit for Farm Protection before Final Approval is granted by Council for any future re-development on the subject property.

## TREES

- Tim Vandenberg, ISA Certified Arborist of Mike Fadum and Associated Ltd., prepared an Arborist Assessment for the subject property. The table below provides a summary of the tree retention and removal by tree species:

**Table 1: Summary of Tree Preservation by Tree Species:**

Tree Species	Existing	Remove	Retain
<b>Alder and Cottonwood Trees</b>			
Alder/Cottonwood	4	4	0
<b>Deciduous Trees (excluding Alder and Cottonwood Trees)</b>			
Pear	1	1	0
Trembling Aspen	2	2	0
<b>Total (excluding Alder and Cottonwood Trees)</b>	<b>3</b>	<b>3</b>	<b>0</b>
<b>Total Replacement Trees Proposed (excluding Boulevard Street Trees)</b>		<b>59</b>	
<b>Total Retained and Replacement Trees</b>		<b>59</b>	
<b>Contribution to the Green City Program</b>		<b>N/A</b>	

- The Arborist Assessment states that there is a total of 3 mature trees on the site, excluding Alder and Cottonwood trees. Four (4) existing trees, approximately 57% of the total trees on the site, are Alder and Cottonwood trees. It was determined that no trees could be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the proposed lot grading and driveway entrance location.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for Alder and Cottonwood trees, and a 2 to 1 replacement ratio for all other trees. This will require a total of 10 replacement trees on the site. The applicant is proposing 59 replacement trees, exceeding City requirements.
- The new trees on the site will consist of a variety of trees including Fraser Fir, Parkway Norway Maple, Himalayan Birch and Western Red Cedar.
- In summary, a total of 59 trees are proposed to be replaced on the subject site with no contribution required to the Green City Program.

**INFORMATION ATTACHED TO THIS REPORT**

The following information is attached to this Report:

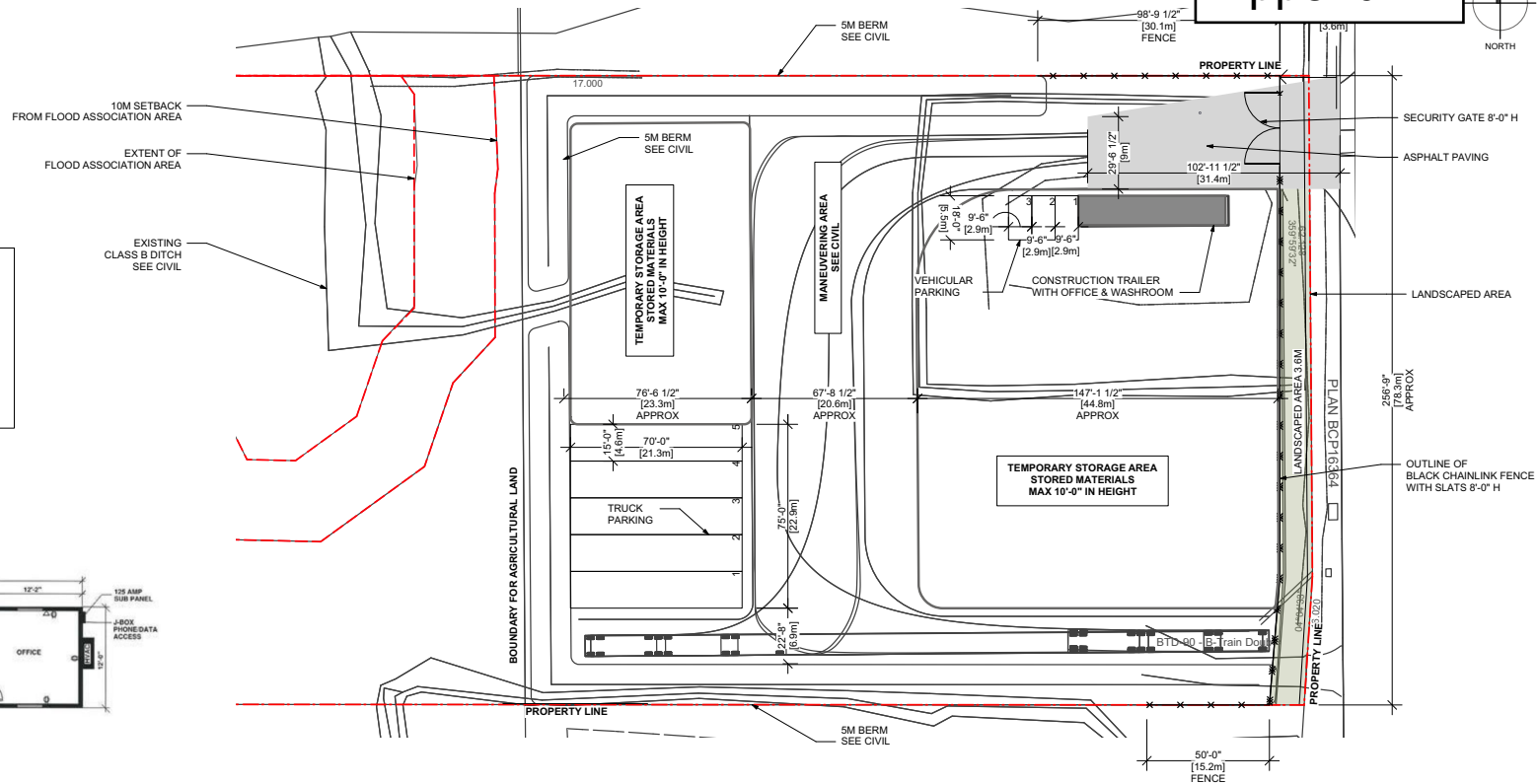
- Appendix I. Site Plan and Landscape Plan
- Appendix II. Engineering Summary
- Appendix III. Summary of Tree Survey and Tree Preservation
- Appendix IV. Agricultural and Food Policy Advisory Committee Minutes
- Appendix V. Temporary Use Permit No. 7920-0025-00
- Appendix VI. Comments from the Cloverdale Community Association

*approved by Ron Gill*

Jean Lamontagne  
General Manager  
Planning and Development

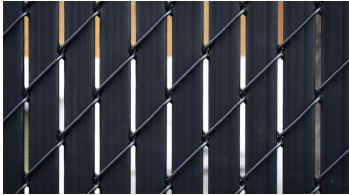
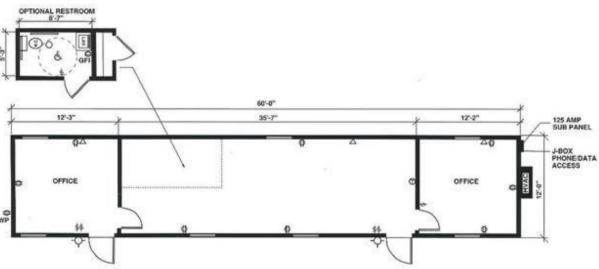
MRJ/cm

# Appendix I



**NOTES**

- SURVEY PLAN PROVIDED BY MURRAY & ASSOCIATES FILE 9990TOPO C3D
- FOR TURNING RADIIOS AND BERMS REFER TO APPLIN MARTIN DRAWINGS
- FOR WETLAND EXTENT AND LOCATION REFER TO CHRIS LEE @ AQUATERRA ENVIRONMENTAL LTD (TEL 604 765 2993)
- FOR LANDSCAPE REFER TO



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NO.	DATE	ISSUANCE
1	2020 04 03	ISSUED FOR REVIEW
2	2020 04 21	ISSUED FOR REVIEW
3	2020 04 28	ISSUED FOR REVIEW
4	2020 04 29	ISSUED FOR REVIEW
5	2020 05 11	ISSUED FOR REVIEW
6	2020 05 12	ISSUED FOR TUP R1
7	2020 05 21	ISSUED FOR TUP R2



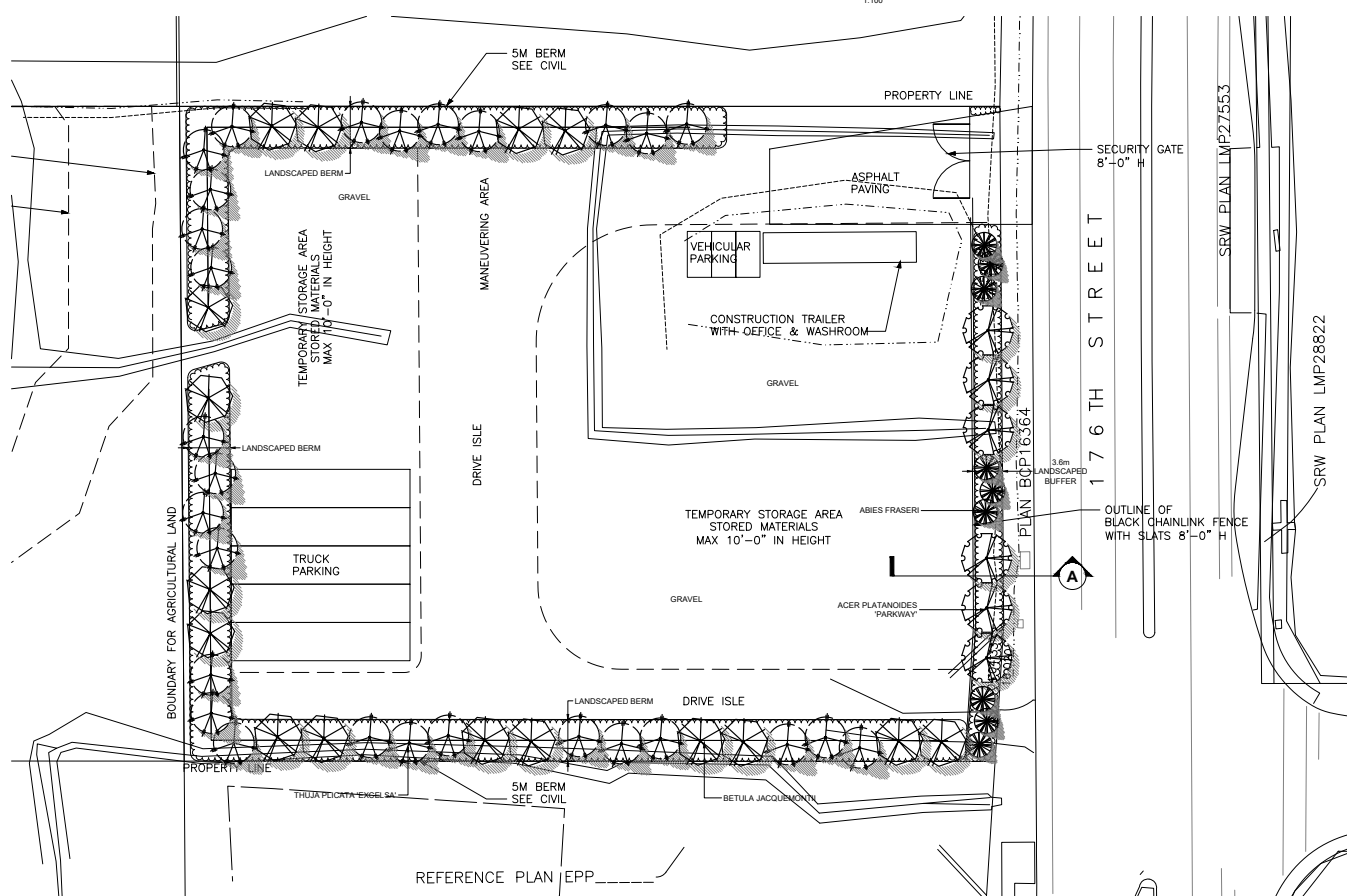
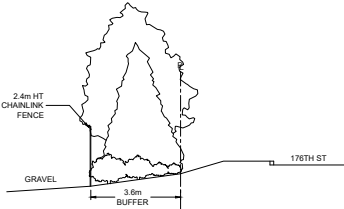
TEMPORARY STORAGE USE  
6661 HWY 15  
Surrey BC

SITE PLAN + GRAPHICS A 1.0



PLANT SCHEDULE				PMG PROJECT NUMBER: 20-061
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE	9	ABIES FRASERI	FRASER FIR	3M HT. B&B
	6	ACER PLATANOIDES 'PARKWAY'	PARKWAY NORWAY MAPLE	6CM CAL. 2M STD. B&B
	16	BETULA JACQUEMONTII	HIMALAYAN BIRCH	6CM CAL. 2M STD. B&B
	28	THUJA PLICATA 'EXCELSA'	WESTERN RED CEDAR	3M HT. B&B

NOTES: \* PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA STANDARD. 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 AND CANADIAN LANDSCAPE STANDARD. DEFINITION OF CONDITIONS OF AVAILABILITY. \* ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. \* ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. \* BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.



CLIENT:

**SEVEN HORSES TRANSPORT**

NO.	DATE	REVISION DESCRIPTION	DR.

PROJECT:

**TEMPORARY TRUCK PARKING**

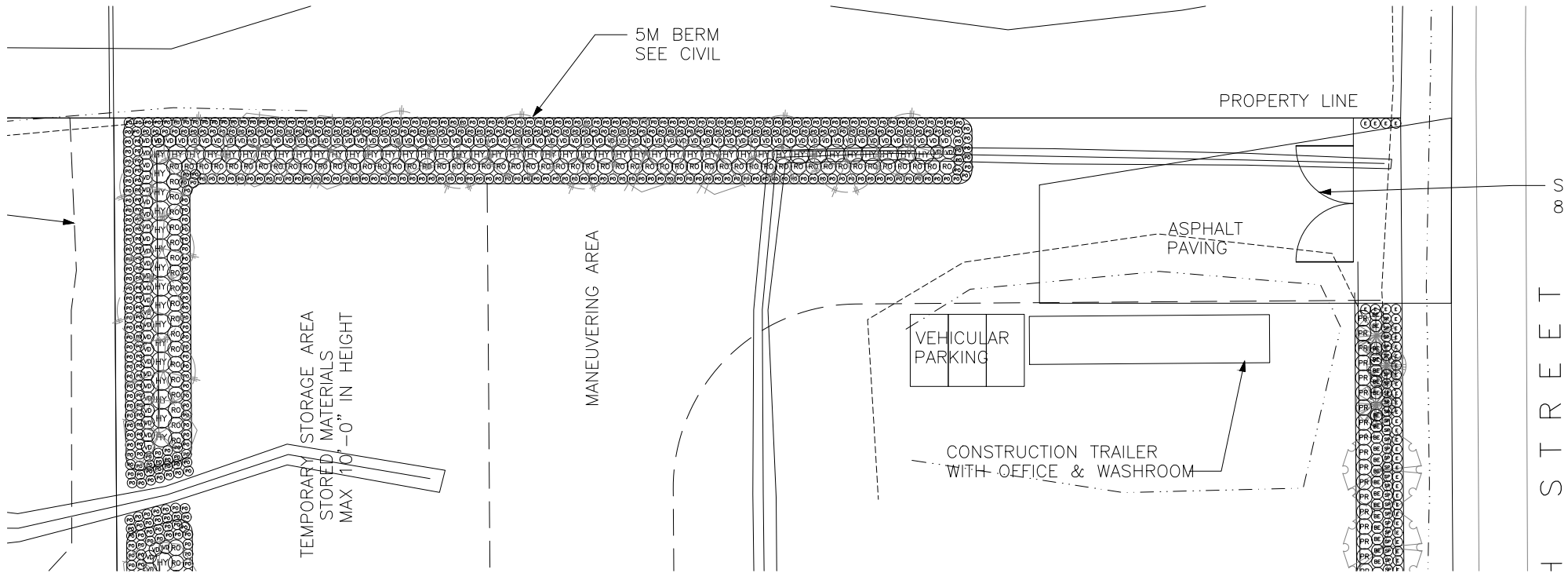
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SURREY, BC.

DRAWING TITLE:

**LANDSCAPE PLAN**

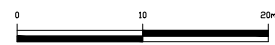
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DRAWING NUMBER:  
**L1**  
PMG PROJECT NUMBER: 20-061

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PLANT SCHEDULE				PMG PROJECT NUMBER: 20-061
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
SHRUB				
④	08	BERBERIS CHENALUTI	BARBERRY	#2 POT; 25CM
④	155	HYDRANGEA MACROPHYLLA	BIGLEAF HYDRANGEA	#3 POT; 80CM
④	56	PRUNUS LAUROCERASUS 'REYNVAANI'	RUSSIAN LAUREL	#3 POT; 60CM
④	185	ROSA NUTKANIA	NOOTKA ROSE	#2 POT; 40CM
④	65	SPIRAEA X BIMALDA 'GOLDFLAME'	GOLDFLAME SPIREA	#2 POT; 40CM
④	245	VIBURNUM DAVIDII	DAVID'S VIBURNUM	#2 POT; 30CM
G	96	ERICA CARNEA 'SPRINGWOOD WHITE'	WINTER HEATH; WHITE	#1 POT
④	967	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	#1 POT; 25CM

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20061-1.DP



CLIENT:	SEVEN HORSES TRANSPORT
PROJECT:	TEMPORARY TRUCK PARKING
DATE:	20 MAY 14
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DESIGN:	DO
CHK'D:	MCY
DRAWING NUMBER:	L2
PMG PROJECT NUMBER:	20-061

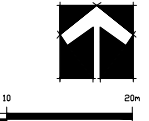
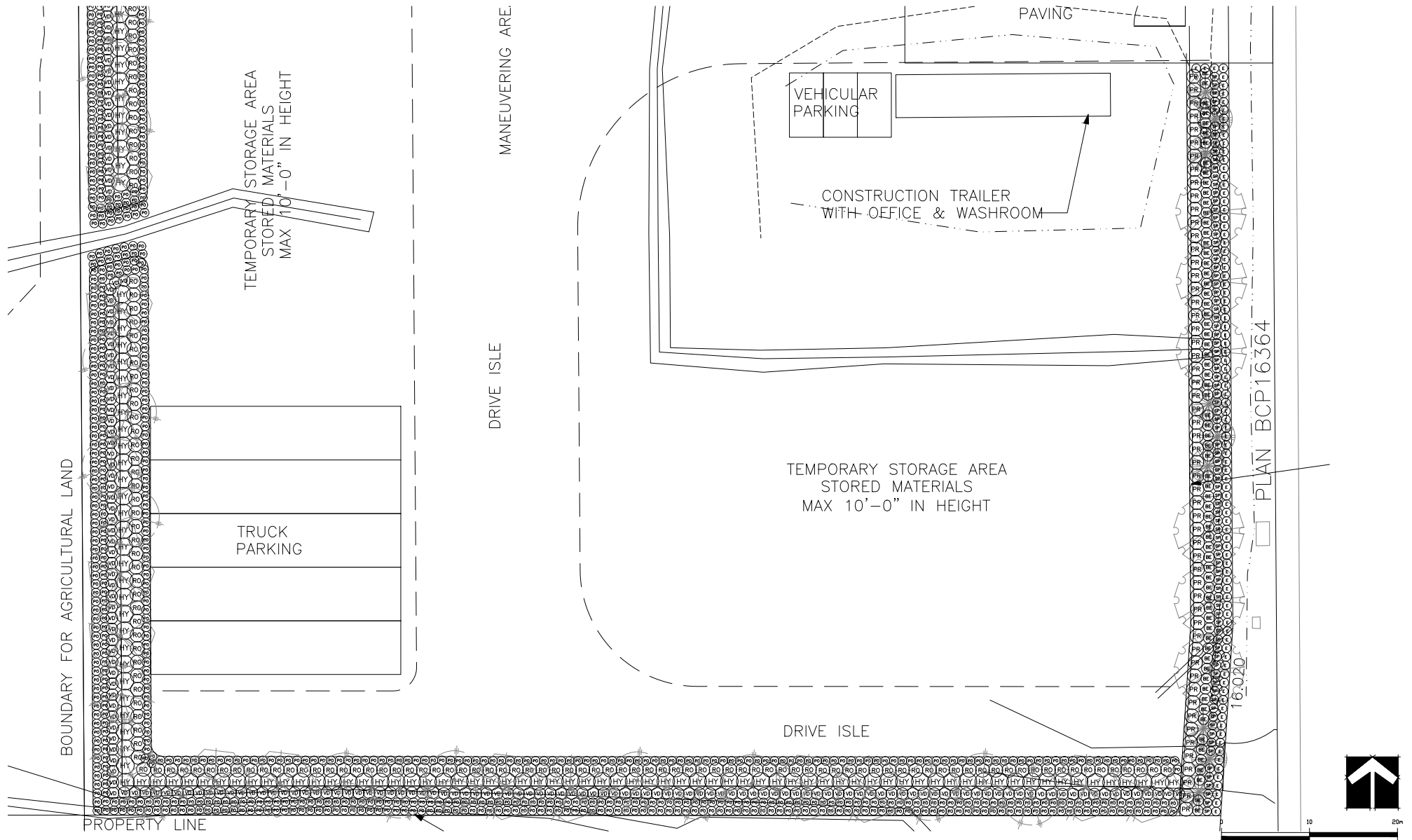
PROJECT: TEMPORARY TRUCK PARKING  
6661 176TH STREET  
SURREY, BC.

DRAWING TITLE: LANDSCAPE SHRUB PLAN

DATE: 20 MAY 14  
SCALE: 1:150  
DRAWN: DO  
DESIGN: DO  
CHK'D: MCY  
DRAWING NUMBER: L2  
PMG PROJECT NUMBER: 20-061

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NO.	DATE	REVISION DESCRIPTION	DR.
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CLIENT: \_\_\_\_\_

**SEVEN HORSES TRANSPORT**

NO.	DATE	REVISION DESCRIPTION	DR.

PROJECT: \_\_\_\_\_

**TEMPORARY TRUCK PARKING**

**6661 176TH STREET**  
**SURREY, BC.**

SEAL: \_\_\_\_\_

DRAWING TITLE: \_\_\_\_\_

**LANDSCAPE SHRUB PLAN**

DATE: 20.MAY.14

SCALE: 1:150

DRAWN: DO

DESIGN: DO

CHK'D: MCY

DRAWING NUMBER: \_\_\_\_\_

**L3**

PMG PROJECT NUMBER: \_\_\_\_\_

20-061

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---

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

FROM: **Development Engineer, Engineering Department**

DATE: **June 2, 2020** PROJECT FILE: **7820-0025-00**

---

RE: **Engineering Requirements  
Location: 6661 176 Street**

**TEMPORARY USE PERMIT (TUP) AND DEVELOPMENT PERMIT (DP)**

The following issues are to be addressed as a condition of issuance of the TUP and DP:

- Construct an access from Hwy 15 to City standards. MoTI approval and permit required for proposed access along with City Road and Right-of-Way permit.
- Provide a water service connection to the lot if required.
- The lot is not serviced with the City sanitary system. Should sanitary service be required then the applicant will be required to install an onsite sanitary system in accordance with the requirements of the Fraser Health Authority.
- Provide on-lot stormwater mitigation and water quality treatment. Register a restrictive covenant on title for the installation and maintenance of the on-lot stormwater mitigation and water quality treatment features. The site is located within the Cloverdale McLellan Integrated Stormwater Management Plan.
- If the proposed TUP requires a drainage service connection the applicant will be required to obtain approval from MoTI for the installation of a service connection to the fronting storm main which is managed and under within their corridor.
- Register applicable legal documents over the protected areas per the Ecosystem Development Plan.

Upon future development, the site must be serviced in accordance with the Engineering Requirements and Review prepared under Surrey Project 7814-0079-00.

A Servicing Agreement is not required for the proposed Temporary Use Permit. A processing fee of \$1,627.50 (GST included) is required to administer the storm water review and/or legal document requirements. The driveway crossing, water and storm connections can be constructed subject to issuance of a City Road and Right-of-Way Permit obtainable at the Engineering front counter upon payment of securities and permit fees.



Jeff Pang, P.Eng.  
Development Engineer




## Tree Preservation Summary

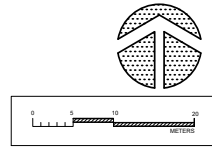
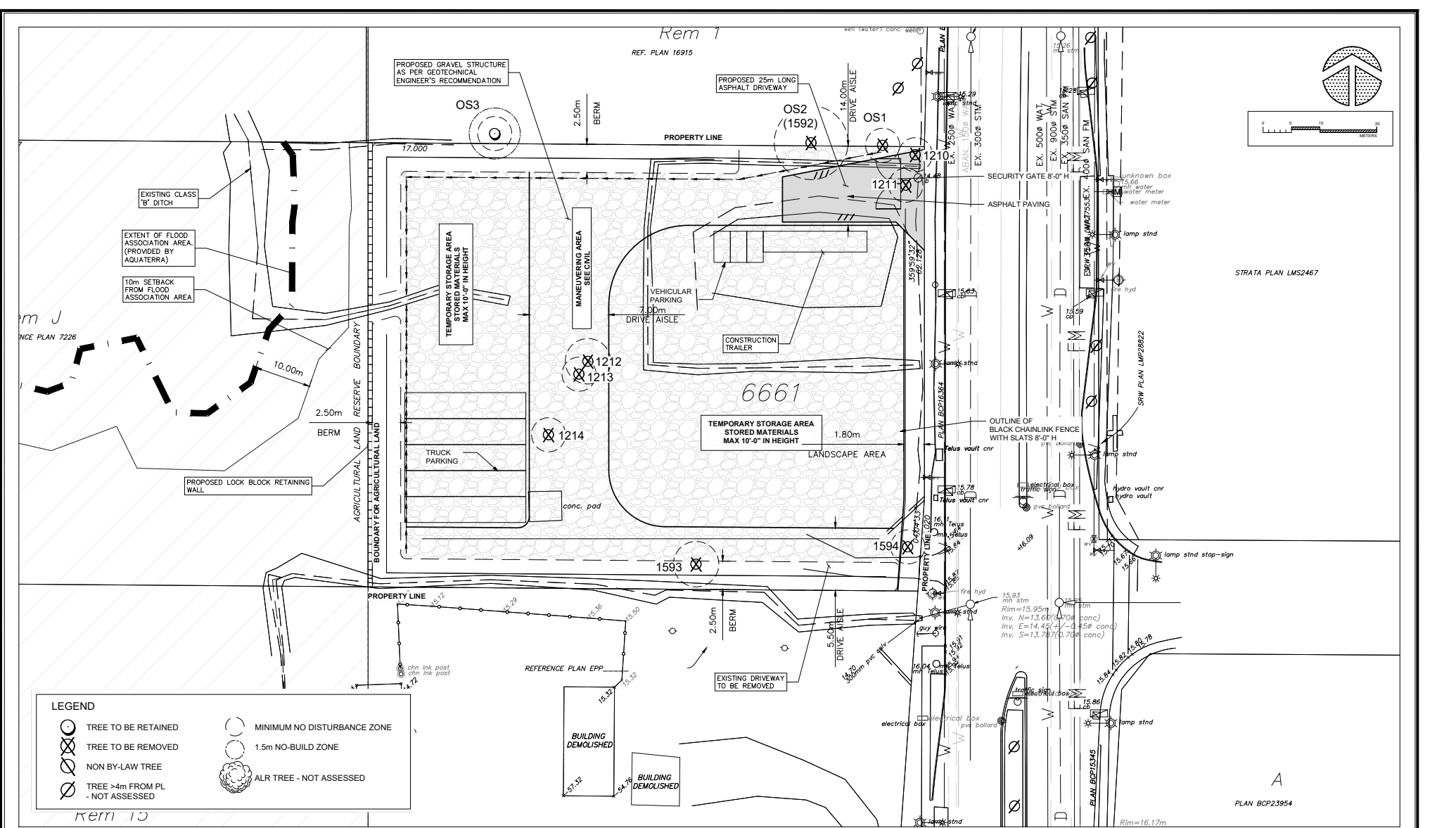
Surrey Project No: 20-0025-00  
Address: 6661 – 176 Street  
Registered Arborist: Tim Vandenberg

On-Site Trees	Number of Trees
<b>Protected Trees Identified</b> (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	7
<b>Protected Trees to be Removed</b>	7
<b>Protected Trees to be Retained</b> (excluding trees within proposed open space or riparian areas)	0
<b>Total Replacement Trees Required:</b>  - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 4 X one (1) = <u>4</u>  - All other Trees Requiring 2 to 1 Replacement Ratio 3 X two (2) = <u>6</u>	10
<b>Replacement Trees Proposed</b>	TBD
<b>Replacement Trees in Deficit</b>	TBD
<b>Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]</b>	NA

Off-Site Trees	Number of Trees
<b>Protected Off-Site Trees to be Removed</b>	2
<b>Total Replacement Trees Required:</b>  - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 0  - All other Trees Requiring 2 to 1 Replacement Ratio 2 X two (2) = 4	4
<b>Replacement Trees Proposed</b>	NA
<b>Replacement Trees in Deficit</b>	NA

Summary report and plan prepared and submitted by: Mike Fadum and Associates Ltd.	
Signature of Arborist: 	Date: May 26, 2020





**LEGEND**

	TREE TO BE RETAINED		MINIMUM NO DISTURBANCE ZONE
	TREE TO BE REMOVED		1.5m NO-BUILD ZONE
	NON BY-LAW TREE		ALR TREE - NOT ASSESSED
	TREE >4m FROM PL - NOT ASSESSED		

NO.	DATE	BY	REVISION
1	MAY2020	MK	SITE PLAN
2	MAY25/20	MK	KEY GRADING PLAN

**MIKE FADUM AND ASSOCIATES LTD.**  
**VEGETATION CONSULTANTS**

#105, 8277 129 St.  
 Surrey, British Columbia  
 V3W 0A6  
 Ph: (778) 593-0300  
 Fax: (778) 593-0302  
 Email: mfadum@fadum.ca

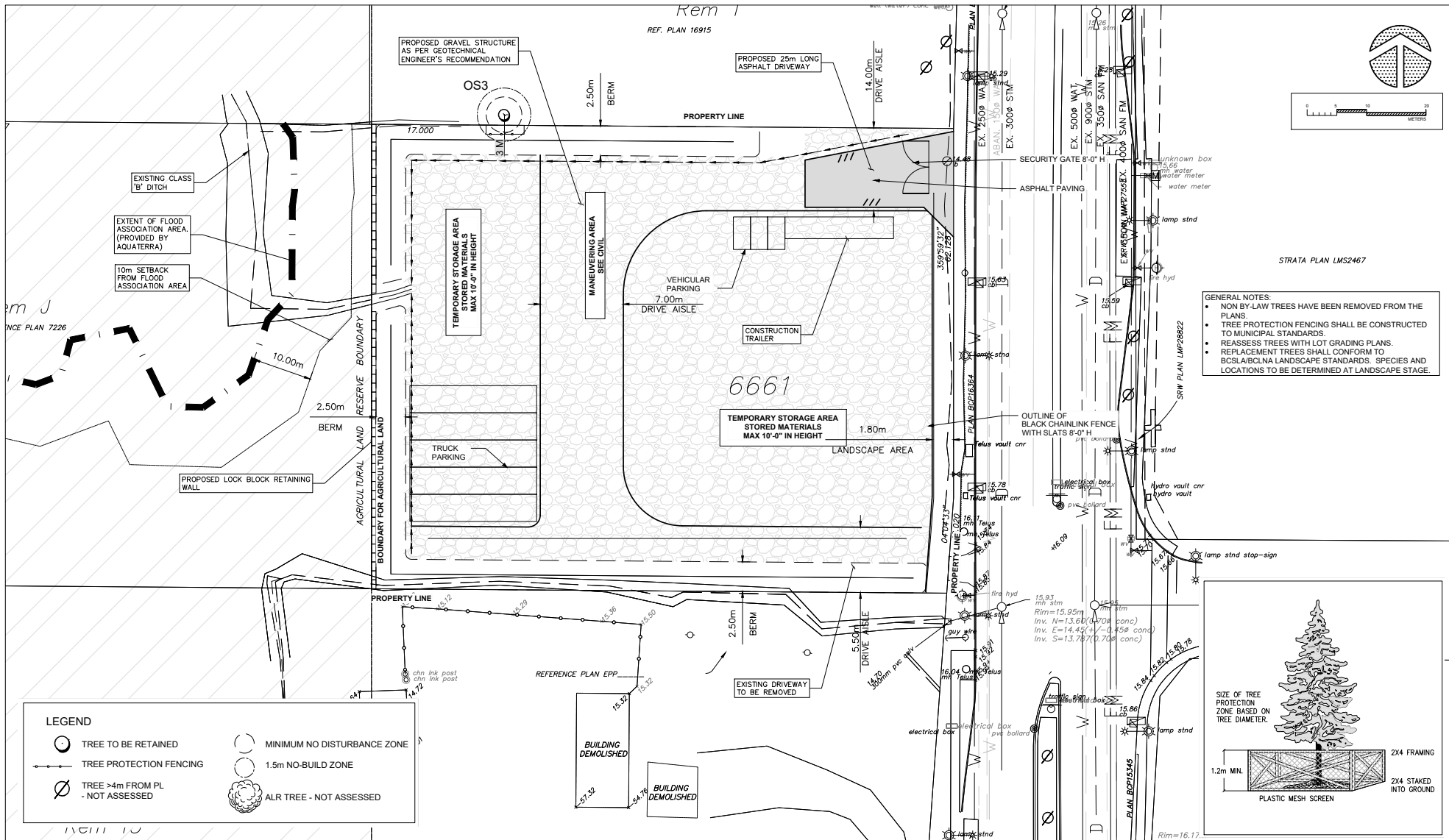
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PROJECT TITLE  
**6661 - 176 ST (HWY 15)**  
 SURREY, B.C.

SHEET TITLE  
**T1 - TREE REMOVAL AND PRESERVATION PLAN**

DRAWN MK  
 SCALE AS SHOWN  
 DATE MARCH 31, 2020

**T-1**  
 SHEET 2 OF 3

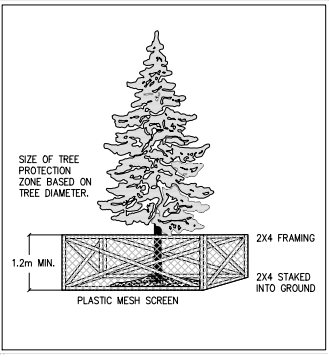


STRATA PLAN LMS2467

- GENERAL NOTES:**
- NON BY-LAW TREES HAVE BEEN REMOVED FROM THE PLANS.
  - TREE PROTECTION FENCING SHALL BE CONSTRUCTED TO MUNICIPAL STANDARDS.
  - REASSESS TREES WITH LOT GRADING PLANS.
  - REPLACEMENT TREES SHALL CONFORM TO BCSLA/BC/LNA LANDSCAPE STANDARDS. SPECIES AND LOCATIONS TO BE DETERMINED AT LANDSCAPE STAGE.

**LEGEND**

	TREE TO BE RETAINED		MINIMUM NO DISTURBANCE ZONE
	TREE PROTECTION FENCING		1.5m NO-BUILD ZONE
	TREE >4m FROM PL - NOT ASSESSED		ALR TREE - NOT ASSESSED



NO.	DATE	BY	REVISION
1	MAY2020	MK	SITE PLAN
2	MAY25/20	MK	KEYGRADING PLAN

**MIKE FADUM AND ASSOCIATES LTD.**  
**VEGETATION CONSULTANTS**

#105, 8277 129 St.  
 Surrey, British Columbia  
 V3W 0A6  
 Ph: (778) 593-0300  
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 Email: mfadum@fadum.ca

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PROJECT TITLE  
**6661 - 176 ST (HWY 15)**  
 SURREY, B.C.

SHEET TITLE  
**T2 - TREE PROTECTION PLAN**

DRAWN  
 MK  
 SCALE  
 AS SHOWN  
 DATE  
 MARCH 31, 2020

**T-2**  
 SHEET 2 OF 2

## AGRICULTURE AND FOOD POLICY ADVISORY COMMITTEE

TUESDAY, JUNE 2, 2020

**For the purposes of information only, minutes are subject to change.**

---

**C. NEW BUSINESS****2. Development Application 7920-0025-00**

Misty Jorgensen, Planner

File: 7920-0025-00

The subject property is split designated Mixed Employment and Agricultural in the OCP and the westerly 3.2 hectares (8.1 acres) of the subject site is located within the Agricultural Land Reserve (ALR). The property is zoned General Agricultural Zone (A-1) is split designated Mixed Employment and Agricultural in the OCP. The proposal is for a Temporary Use Permit to allow for truck parking and outdoor storage of material for a period not to exceed three (3) years.

- In response to questions from the Committee, staff clarified there will be five truck parking stalls and the applicant is proposing a gravel surface. It was noted by a member that a temporary restroom should be accommodated for the truck drivers.

The Committee specified there should be no encroachment beyond the ALR boundary.

It was

Moved by S. VanKeulen

Seconded by Councillor Hundial

That the Agriculture and Food Policy

Advisory Committee recommend to the General Manager of Planning and Development to support Development Proposal 7920-0025-00.

Carried

CITY OF SURREY

(the "City")

**TEMPORARY USE PERMIT**

NO.: 7920-0025-00

Issued To:

(the "Owner")

Address of Owner:

1. This temporary use permit is issued subject to compliance by the Owner with all statutes, by-laws, orders, regulations or agreements, except as specifically varied by this temporary use permit.
2. This temporary use permit applies to that real property including land with or without improvements located within the City of Surrey, with the legal description and civic address as follows:

Parcel Identifier: 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 Street

(the "Land")

3. The authority to issue Temporary Use Permits is granted to municipalities under Sections 492 and 493 of the *Local Government Act* R.S.B.C. 2015, c.1. Pursuant to Implementation, II(c) Implementation Instruments, Temporary Use Permits of Surrey Official Community Plan, 2013, No. 18020, as amended, the entire City of Surrey is designated a Temporary Use Permit area.
4. The temporary use permitted on the land shall be for the parking of 5 vehicles exceeding 5,000 kilograms gross vehicle weight (G.V.W.) as well as outdoor storage of materials to a maximum height of 3 metres, as shown on Schedule A.
5. The temporary use permitted on the Land shall be in accordance with:
  - (a) The appearance and location of buildings/structures, the driveway entrance, outdoor storage area as well as the number and location of the truck parking spaces as shown on Schedule A (the "Site Plan"), which is attached hereto and forms part of this permit.

- (b) The landscaping shall conform to the drawing, as shown in Schedule B (the "Landscape Plan"), which is attached hereto and forms part of this permit.
6. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
- (a) Under Section A, Sub-Section 4.(a)(ii.) of Part 5 Off-Street Parking and Loading/ Unloading, the requirement to pave the off-street parking area with asphalt, concrete or a similar pavement material is modified to allow for the use of other surface materials suitable for truck traffic, as approved by the General Manager, Engineering.
7. The temporary use shall be carried out according to the following conditions:
- (a) Provide a paved driveway entrance to/from 176 Street (No. 15 Highway);
  - (b) The parking spaces are to be visually delineated, to the satisfaction of the General Manager, Planning and Development, so as to assist in ensuring the orderly parking of vehicles and outdoor storage of materials on the site at all times;
  - (c) The outdoor storage of materials shall not exceed a maximum height of 3 metres;
  - (d) Adequate washroom facilities are to be provided on-site to the satisfaction of the General Manager of Planning and Development but, in any case, there shall be a minimum of one such facility on the Land;
  - (e) Install and maintain a 3.6 metre wide landscape buffer and 2.4 metre high chain link fence with slats along 176 Street (No. 15 Highway);
  - (f) Install and maintain a 5 metre wide landscaped berm along the northern, western and southern boundary of the subject site;
  - (g) Ensure no increase in storm runoff through on-site storm water management controls;
  - (h) Provide on-site stormwater quality management features; and
  - (i) The following activities are prohibited on the Land:
    - i. Vehicle washing;
    - ii. Vehicle maintenance;
    - iii. Truck fuel storage or refuelling;
    - iv. Storage of waste petroleum fluids; and
    - v. Parking or storage of vehicles containing dangerous goods as defined by the *Transport of Dangerous Goods Act, 1992*.

8. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this temporary use permit. This temporary use permit is not a building permit.
9. An undertaking submitted by the Owner is attached hereto as Appendix I and forms part of this temporary use permit.
10. This temporary use permit is not transferable.
11. This temporary use permit shall lapse on or before three years from the date of issuance.

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

ISSUED THIS      DAY OF      , 20 .

---

Mayor – Doug McCallum

---

City Clerk – Jennifer Ficocelli

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

---

Authorized Agent: Signature

---

---

Name (Please Print)

---

OR

---

Owner: Signature

---

---

Name: (Please Print)

---

TO THE CITY OF SURREY:

I, \_\_\_\_\_ (Name of Owner)

being the owner of Parcel "J" (Reference Plan 7226) South East Quarter Section 18 Township 8  
New Westminster District, Except Part Dedicated Road on Plan BCP16364  
(Legal Description)

known as 6661 - 176 Street  
(Civic Address)

hereby undertake as a condition of issuance of my temporary use permit to:

- (a) demolish or remove all buildings and/or structures that are permitted to be constructed pursuant to the temporary use permit issued to me; and
- (b) restore the land described on the temporary use permit to a condition specified in that permit;

all of which shall be done not later than the termination date set out on the temporary use permit.

I further understand that should I not fulfill the undertaking described herein, the City or its agents may enter upon the land described on the temporary use permit and perform such work as is necessary to eliminate the temporary use and bring the use and occupancy of the land in compliance with Surrey Zoning By-law, 1993, No. 12000, as amended, and that any securities submitted by me to the City pursuant to the temporary use permit shall be forfeited and applied to the cost of restoration of my land as herein set out.

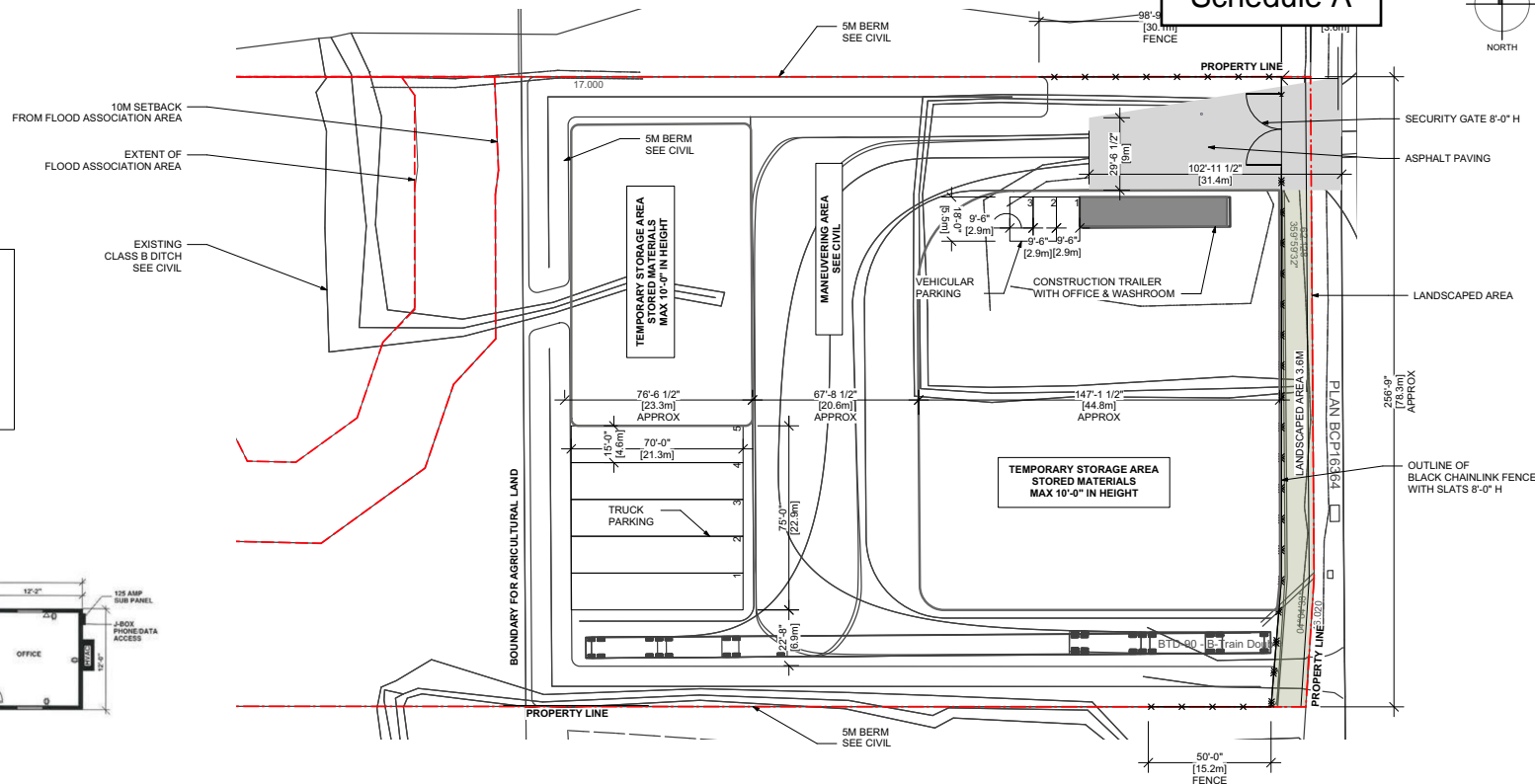
This undertaking is attached hereto and forms part of the temporary use permit.

\_\_\_\_\_  
(Owner)

\_\_\_\_\_  
(Witness)

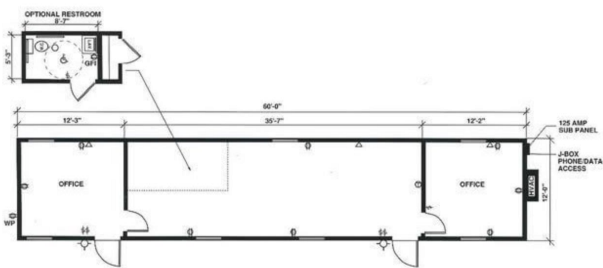


# Schedule A

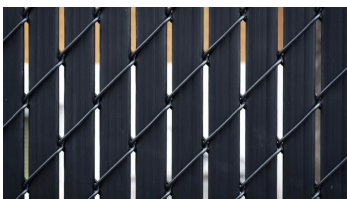


**NOTES**

- SURVEY PLAN PROVIDED BY MURRAY & ASSOCIATES FILE 9990TOPO C3D
- FOR TURNING RADIIOS AND BERMS REFER TO APPLIN MARTIN DRAWINGS
- FOR WETLAND EXTENT AND LOCATION REFER TO CHRIS LEE @ AQUATERRA ENVIRONMENTAL LTD (TEL 604 765 2993)
- FOR LANDSCAPE REFER TO



PROPOSED TEMPORARY TRAILER WITH OFFICE & WASHROOM(S)



BLACK CHAINLINK FENCE WITH SLOTS



SIMILAR VIEW OF FINAL FENCE INSTALLATION

THIS DRAWING IS A COPY RIGHT INSTRUMENT OF SERVICE AND REMAINS THE PROPERTY OF THE CONSULTANT. ALL INFORMATION SHOWN ON THIS DRAWING IS COPYRIGHT MATERIAL AND IS FOR USE ON THE NAMED PROJECT ONLY. INFORMATION CONTAINED HEREIN MAY NOT BE USED OR REPRODUCED IN ANY WAY WITHOUT WRITTEN PERMISSION FROM THE CONSULTANT. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. DRAWINGS SHALL NOT BE SCALED. THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS, DATUMS AND ELEVATIONS PERTINENT TO EXECUTING THE WORK. DISCREPANCIES AND VARIATIONS SHALL BE REPORTED TO THE CONSULTANT PRIOR TO COMMENCING CONSTRUCTION. IN ALL CASES, THE ISSUED FOR CONSTRUCTION LATEST EDITION OF THE DRAWING SHALL BE USED IN THE EXECUTION OF THE WORK. THE CONTRACTOR SHALL ENSURE THAT ALL PREVIOUS ISSUES OF THIS DRAWING ARE MARKED SUPERSEDED WITH REFERENCE TO THE LATEST ISSUE AND, USED FOR REFERENCE PURPOSES ONLY. ALL WORK SHALL CONFORM WITH THE LATEST EDITIONS OF LOCAL BUILDING CODES, JURISDICTIONAL CODES AND LOCAL ORDINANCES.





NO.	DATE	ISSUANCE
1	2020 04 03	ISSUED FOR REVIEW
2	2020 04 21	ISSUED FOR REVIEW
3	2020 04 28	ISSUED FOR REVIEW
4	2020 04 29	ISSUED FOR REVIEW
5	2020 05 11	ISSUED FOR REVIEW
6	2020 05 12	ISSUED FOR TUP R1
7	2020 05 21	ISSUED FOR TUP R2



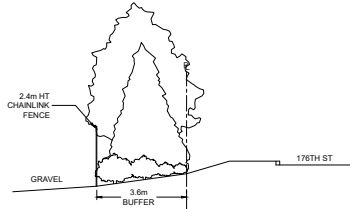
TEMPORARY STORAGE USE  
6661 HWY 15  
Surrey BC

**SITE PLAN + GRAPHICS A 1.0**

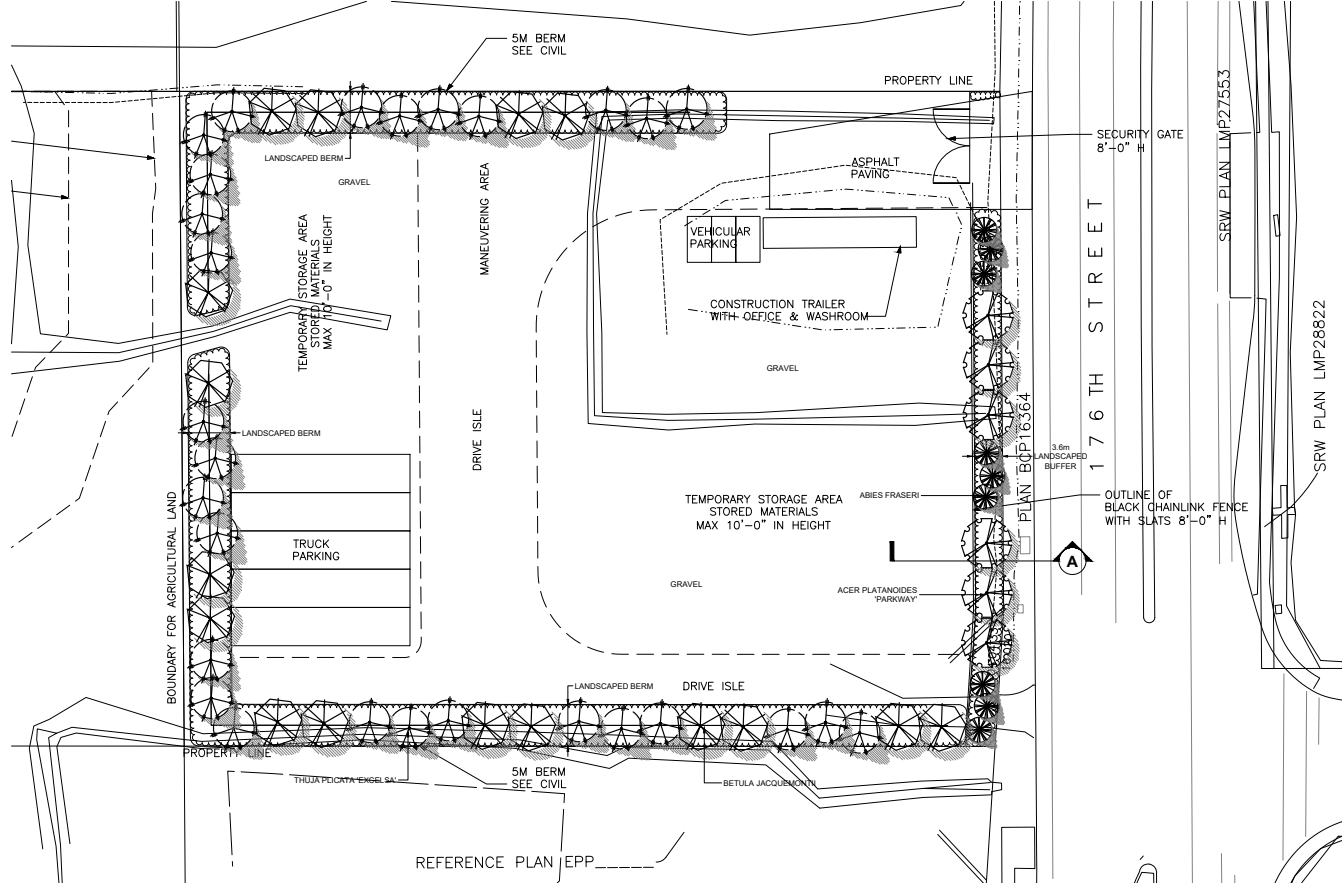


PLANT SCHEDULE				PMG PROJECT NUMBER: 20-061
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
	9	ABIES FRASERI	FRASER FIR	3M HT. B&B
	6	ACER PLATANOIDES 'PARWAY'	PARWAY NORWAY MAPLE	6CM CAL. 2M STD. B&B
	16	BETULA JACQUEMONTI	HIMALAYAN BIRCH	6CM CAL. 2M STD. B&B
	28	THUJA PLICATA 'EXCELSA'	WESTERN RED CEDAR	3M HT. B&B

NOTES: \* PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA STANDARD. 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 AND CANADIAN LANDSCAPE STANDARD. DEFINITION OF CONDITIONS OF AVAILABILITY. \* ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. \* ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. \* BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.



SECTION A @ 176TH ST  
1:100



Suite C100 - 4185 Still Creek Drive  
Burnaby, British Columbia, V5G 6G9  
p: 604 294-0011 ; f: 604 294-0022

NO.	DATE	REVISION DESCRIPTION	DR.

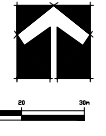
CLIENT: SEVEN HORSES TRANSPORT

PROJECT: TEMPORARY TRUCK PARKING

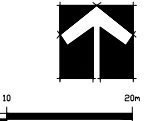
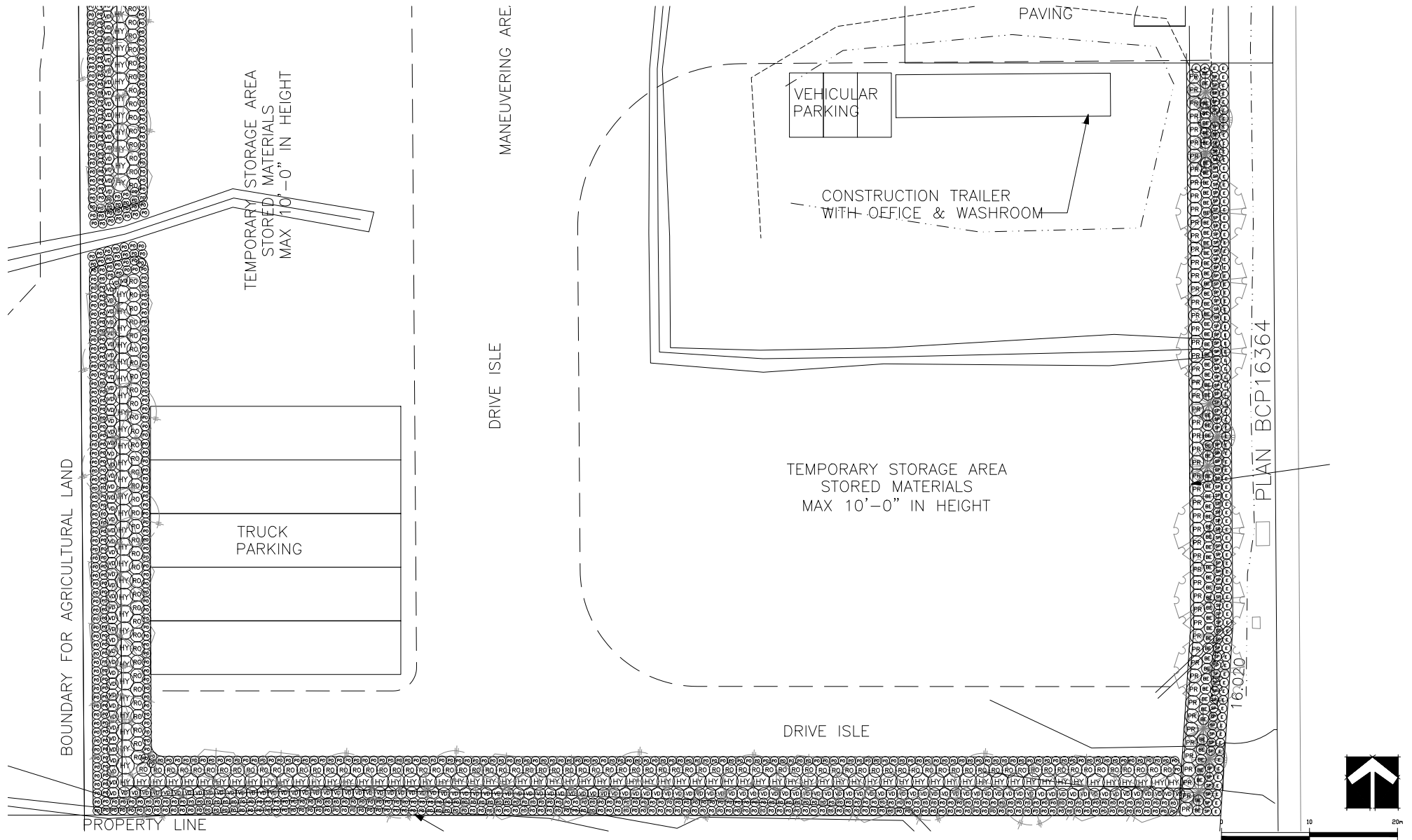
6661 176TH STREET  
SURREY, BC.

DRAWING TITLE: LANDSCAPE PLAN

DATE: 20 MAY 14  
SCALE: 1:300  
DRAWN: DO  
DESIGN: DO  
CHK'D: MCF  
DRAWING NUMBER: L1  
PMG PROJECT NUMBER: 20-061







CLIENT: \_\_\_\_\_

**SEVEN HORSES TRANSPORT**

NO.	DATE	REVISION DESCRIPTION	DR.

PROJECT: \_\_\_\_\_

**TEMPORARY TRUCK PARKING**

6661 176TH STREET  
 SURREY, BC.

SEAL: \_\_\_\_\_

DRAWING TITLE: \_\_\_\_\_

**LANDSCAPE SHRUB PLAN**

DATE: 20.MAY.14

SCALE: 1:150

DRAWN: DO

DESIGN: DO

CHK'D: MCF

DRAWING NUMBER: \_\_\_\_\_

**L3**

PMG PROJECT NUMBER: \_\_\_\_\_

20-061

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# Cloverdale Community Association

Website: [www.cloverdalecommunity.org](http://www.cloverdalecommunity.org)

June 8, 2020

Misty Jorgensen  
City of Surrey  
Planning and Development Department  
13450-104 Avenue  
Surrey BC V3T 1V8

**Re: 7920-0025-00 / 6661-176 Street**

Dear Ms. Jorgensen:

The Cloverdale Community Association (CCA) has received the preliminary notice for the proposed development noted above.

Our association was contacted by the applicant's consultant regarding the TUP application. The consultant advised us that the applicant wanted to use the property for truck parking and outdoor storage of materials. After extensive discussions, the applicant provided the attached landscape layout and site plan.

In order for us to support this application in its entirety, the following conditions would have to be met:

1. The driveway for the entry and exist of all vehicles would have to be installed at the northern corner of the property.
2. The existing driveway located at the southern corner of the property would have to be removed and a sidewalk would have to be installed.
3. It is highly recommended that the applicant operates their business before or after the normal rush hour to eliminate the chances of causing any traffic jams.
4. Since this highway and location of the property are considered the entry points to Cloverdale, we would like to continue to beautify the area so other businesses come to Cloverdale therefore, proper landscaping would have to be installed so no trucks and other vehicles are visible from Hwy 15 (176 Street). This would include tall large trees which should be taller than the trucks and should be installed at the front of the property and along the entire perimeter of the property. For the front of the property, smaller plants/flowers should also be installed to beautify the property and local neighborhood which would go a long way if the applicant is planning on making this location a permanent home for their business.

We reserve the right to rescind our letter of support if the applicant does not follow through with our agreement prior to the TUP being approved and issued. If at any given time after the TUP is approved and issued, the applicant modifies the landscaping and or driveway without consultation with our association, we will be asking the Planning Department to cancel the TUP and also request Bylaws to enforce any illegal business operations as we have done in the past with other TUP applications.



# Cloverdale Community Association

---

Website: [www.cloverdalecommunity.org](http://www.cloverdalecommunity.org)

Please keep us updated with any changes which may occur after this letter has been received by you. Any changes will require our support/approval again otherwise we reserve the right to rescind our letter.

We trust the above information is satisfactory and as always, we expect our comments to be added in the planning report and project file for council to review.

Thank you.

Sincerely,

Mike Bola  
President  
Cloverdale Community Association  
604-318-0381

Cc: Board of Directors



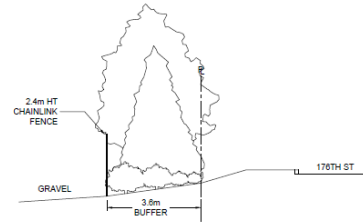
# Cloverdale Community Association

Website: [www.cloverdalecommunity.org](http://www.cloverdalecommunity.org)

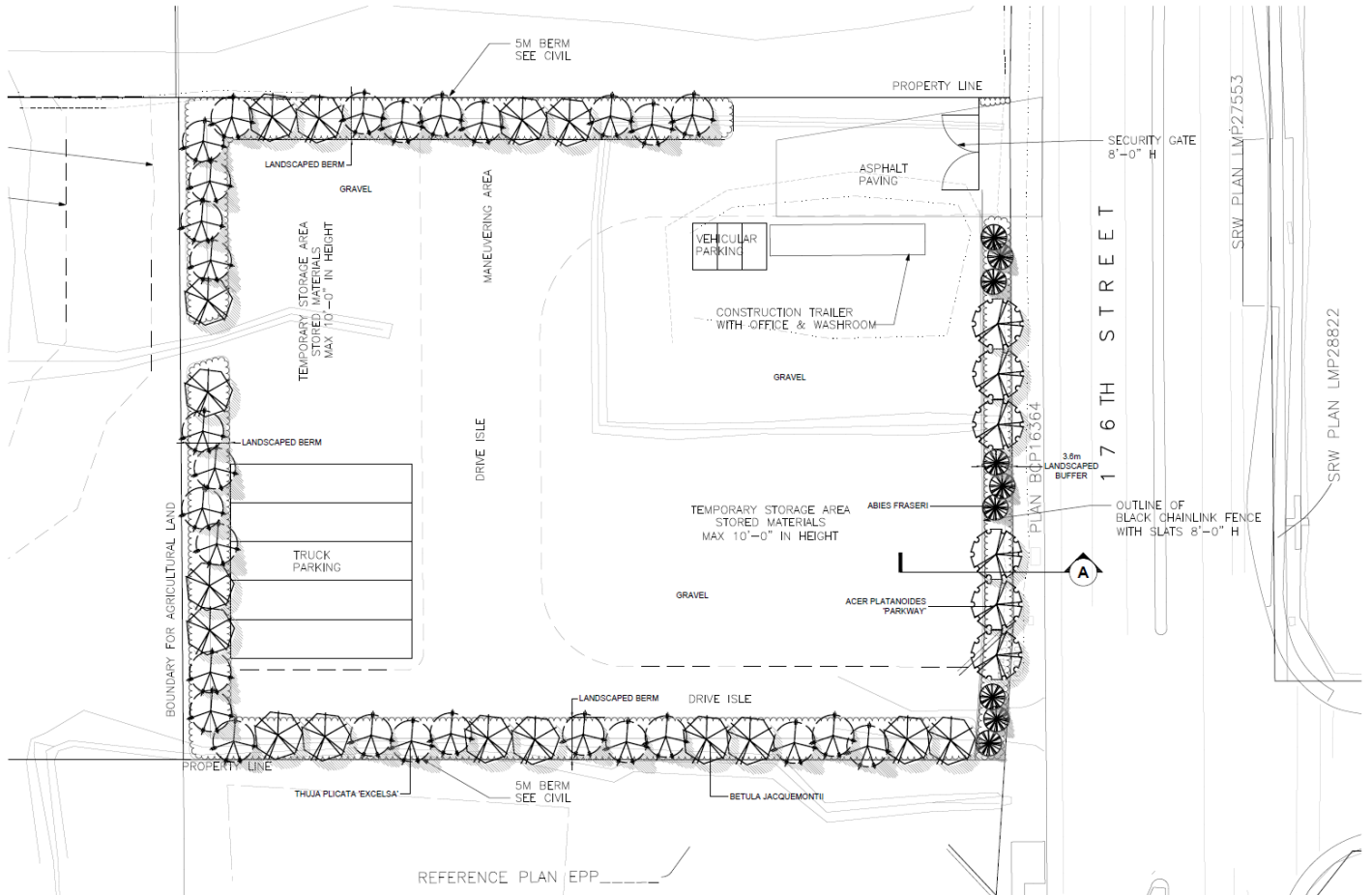
## LANDSCAPE LAYOUT

PLANT SCHEDULE				PMG PROJECT NUMBER: 20-061
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE	0	ABIES FRASERI	FRASER FIR	3M HT, B&B
	6	ACER PLATANOIDES 'PARKWAY'	PARKWAY NORWAY MAPLE	6CM CAL, 2M STD; B&B
	16	BETULA JACQUEMONTII	HIMALAYAN BIRCH	6CM CAL, 2M STD; B&B
	28	THUJA PLICATA 'EXCELSA'	WESTERN RED CEDAR	3M HT, B&B

NOTES: \* PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA STANDARD. 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 AND CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. \* ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. \* ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. \* BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.



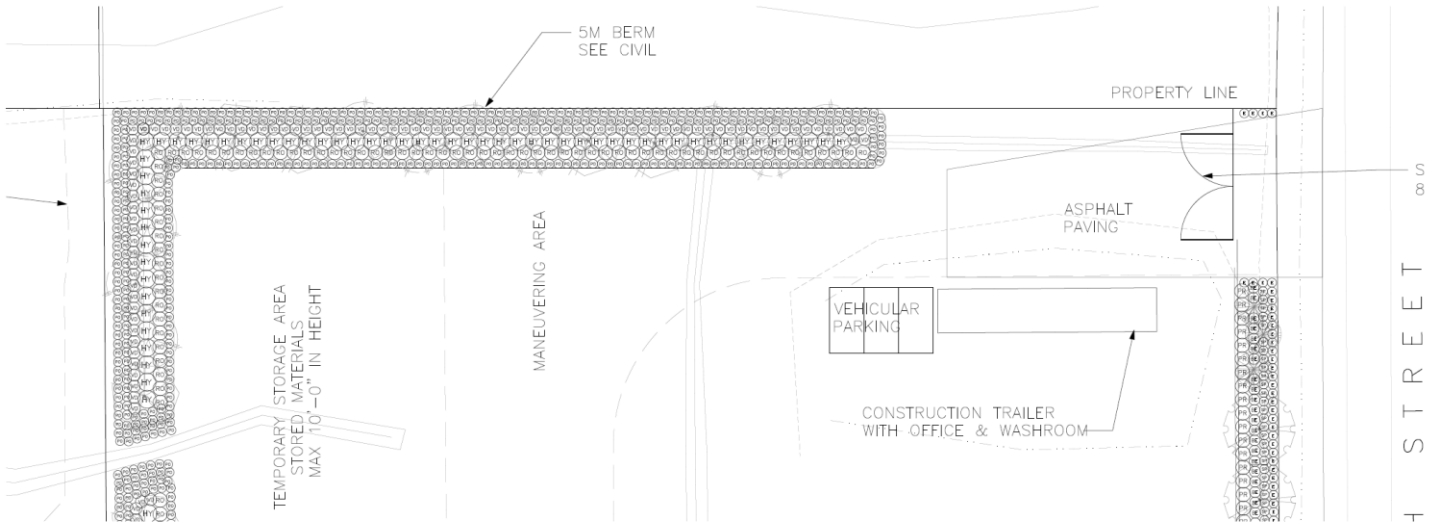
SECTION A @ 176TH ST  
1:100





# Cloverdale Community Association

Website: [www.cloverdalecommunity.org](http://www.cloverdalecommunity.org)



PLANT SCHEDULE				PWS PROJECT NUMBER: 20-081
KEY	SIFY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
68	68	Berberis chinali	BARBERRY	#2 POT, 25CM
105	105	Hydrangea macrophylla	BIGLEAF HYDRANGEA	#2 POT, 80CM
98	98	Prunus laurocerasus 'Neroli'	RUSSIAN LAUREL	#2 POT, 80CM
105	105	Rosa nutkana	NOOTKA ROSE	#2 POT, 40CM
98	98	Spiraea x bumalda 'Goldflame'	GOLDFLAME SPIREA	#2 POT, 80CM
245	245	Viburnum cado	DAVID'S VIBURNUM	#2 POT, 30CM
98	98	Erica carnea 'Springwood White'	WINTER HEATH WHITE	#1 POT
887	887	Polystichum munitum	WESTERN SWARD FERN	#1 POT, 25CM

NOTES: \* PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES ARE SPECIFIED AS PER LOCAL STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. \* REFER TO SPECIFICATIONS FOR SPECIAL CONTAINER REQUIREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. \* SEARCH AND REVIEW SHALL BE AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND PRASER VALLEY. \* SUBSTITUTIONS OF PLANT MATERIALS SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO DELIVERY AND 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 AND CANADIAN LANDSCAPE STANDARD - DEVIATION OF CONDITIONS OF AVAILABILITY. \* ALL LANDSCAPE MATERIALS AND BIRMINGHAM MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. \* ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE SUPPLIER. \* BOLD SIZES NOT PERMITTED IN LANDING MEDIAN UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.

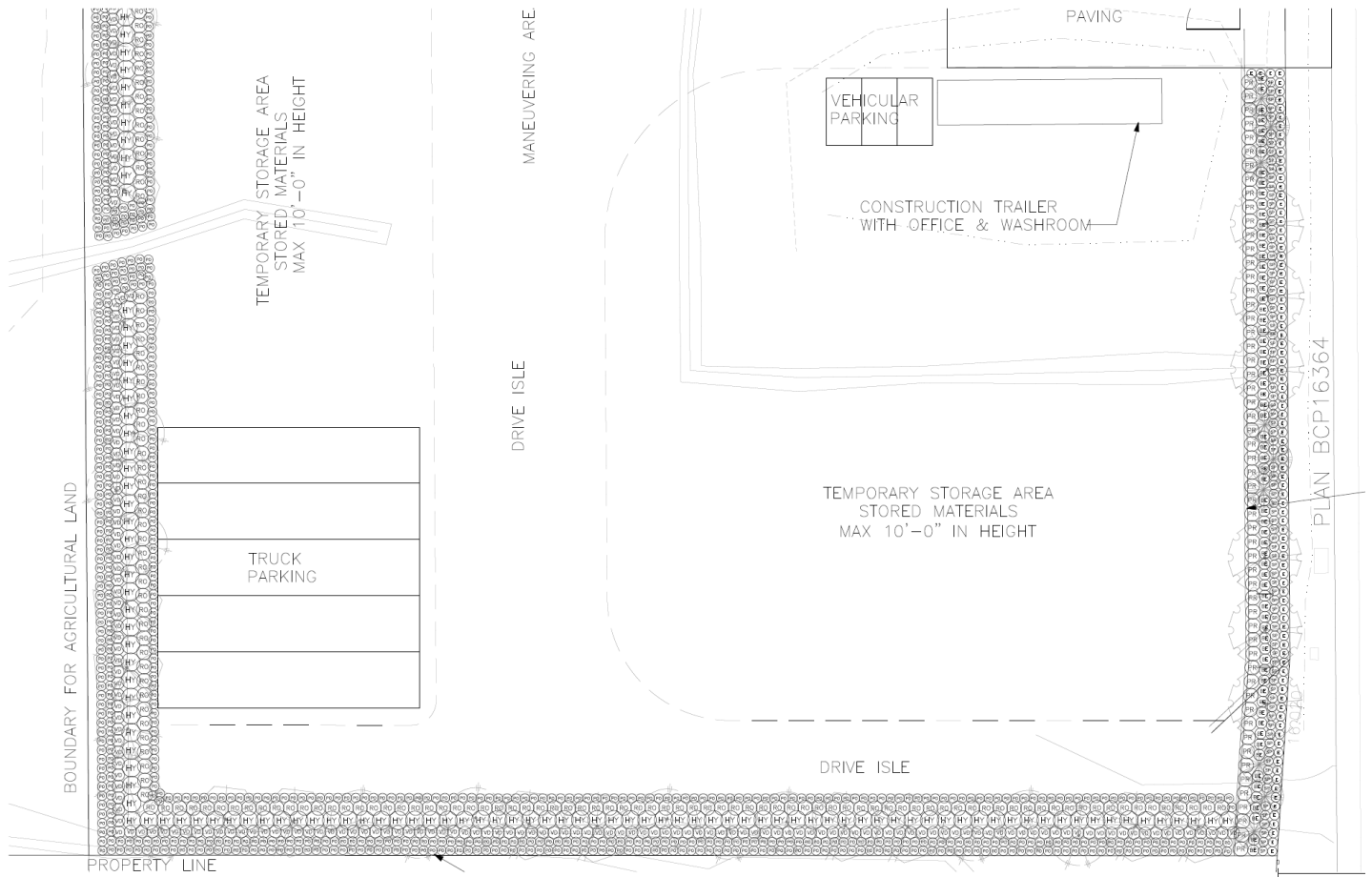






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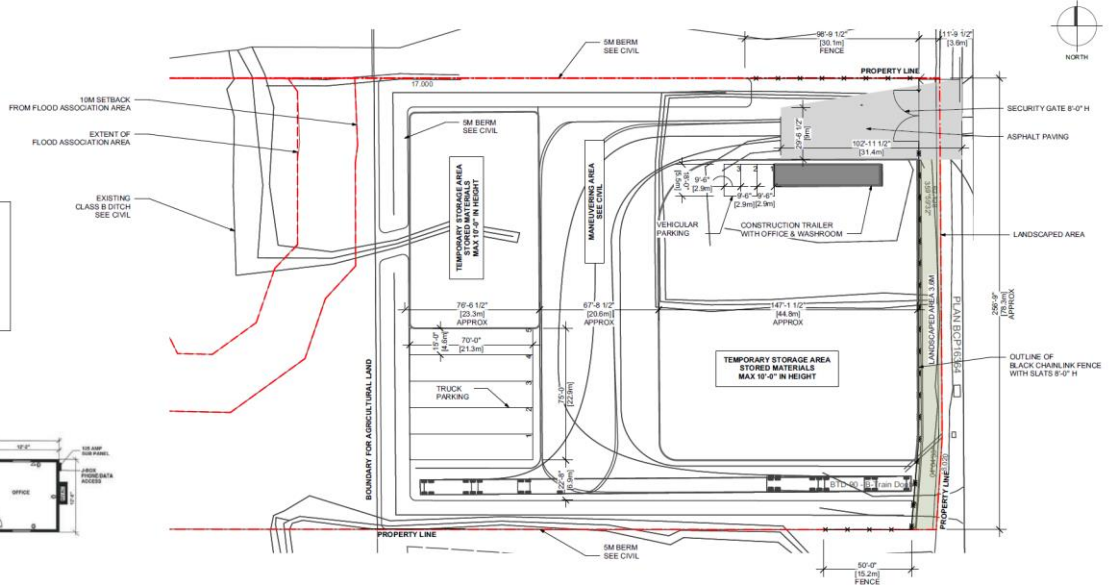
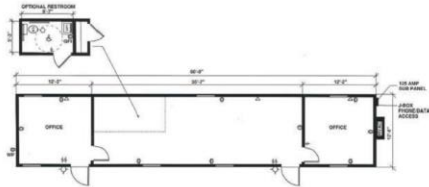
# Cloverdale Community Association

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## SITE PLAN

**NOTES**

- SURVEY PLAN PROVIDED BY MURRAY & ASSOCIATES FILE 19901290 CID
- FOR TURNING RADII AND BERMS REFER TO APPLIN MARTIN DRAWINGS
- FOR WEILAND EXTENT AND LOCATION REFER TO CHRIS LEE @ AQUATERIA ENVIRONMENTAL LTD. (TEL 604 755 2963)
- FOR LANDSCAPE REFER TO



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NO.	DATE	ISSUANCE
1	2020 04 03	ISSUED FOR REVIEW
2	2020 04 21	ISSUED FOR REVIEW
3	2020 04 28	ISSUED FOR REVIEW
4	2020 04 29	ISSUED FOR REVIEW
5	2020 05 11	ISSUED FOR REVIEW
6	2020 05 12	ISSUED FOR TUP R1
7	2020 05 21	ISSUED FOR TUP R2



TEMPORARY STORAGE USE  
6661 HWY 15  
Surrey BC

SITE PLAN + GRAPHICS

A 1.0



DRAWN: KC  
CHECKED: KC

SCALE: NTS  
FILE: 395

KCC Architecture & Design Ltd.  
Unit 601 1380 W. Broadway Vancouver BC V6H 3G9 Tel: 604.691.1387