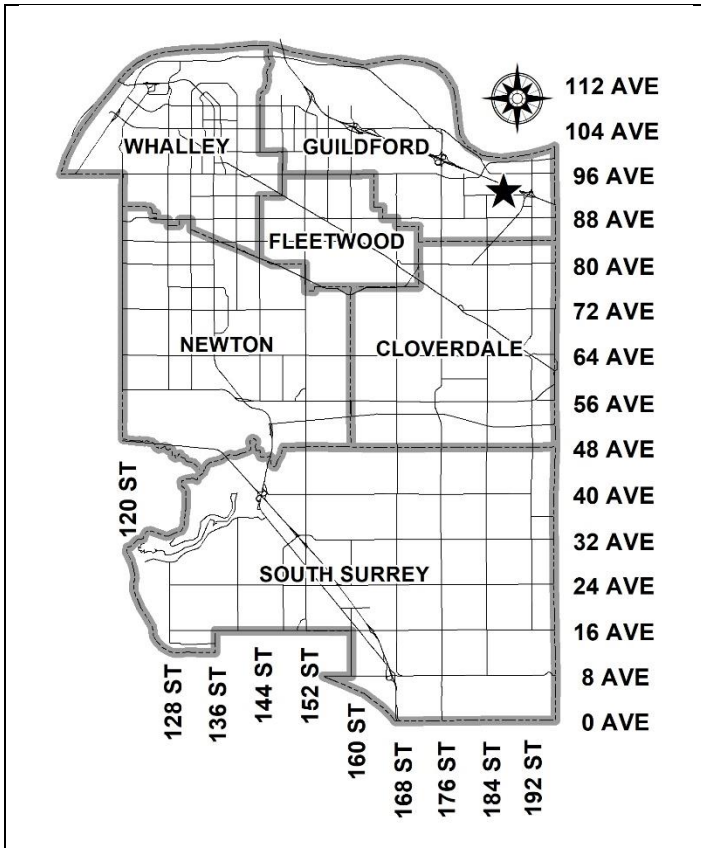


City of Surrey
ADDITIONAL PLANNING COMMENTS

Application No.: 7923-0072-00

Planning Report Date: September 11, 2023



PROPOSAL:

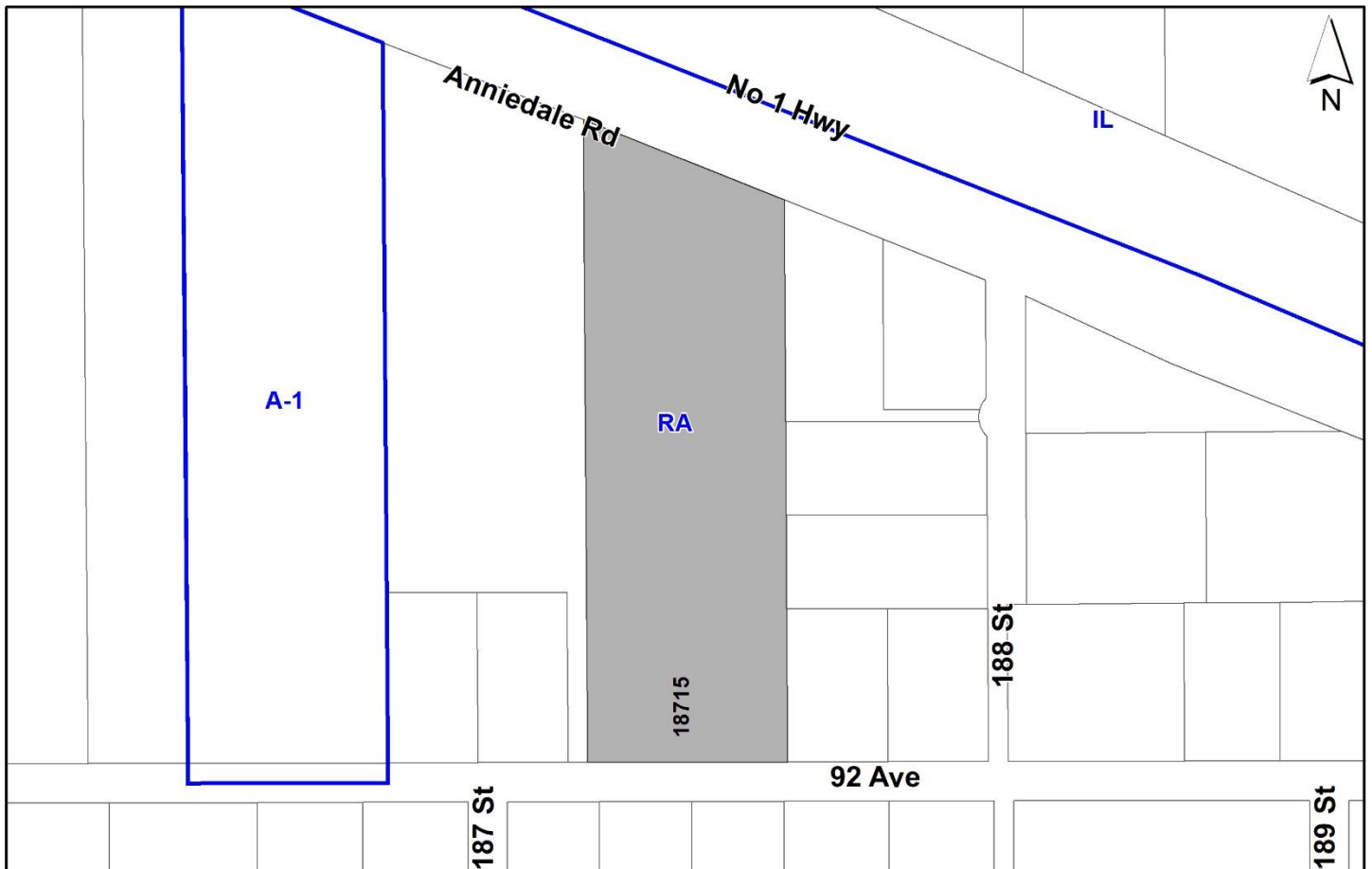
- **Development Permit** for Sensitive Ecosystems.
 to allow for a Sensitive Ecosystem Development Permit associated with a temporary use permit to allow the storage of steel (including pipes, rebar and beams) as well as the parking of approximately 12 oversized trucks and trailers.

LOCATION: 18715 - 92 Avenue

ZONING: RA

OCP DESIGNATION: Mixed Employment

NCP DESIGNATION: Industrial Business Park



RECOMMENDATION SUMMARY

- Approval to draft Development Permit for Sensitive Ecosystems.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The proposal complies with the Development Permit requirements in the OCP for Sensitive Ecosystems (Streamside Areas).
- The proposed Sensitive Ecosystem Development Permit (SEDP) is a condition for, and is running in conjunction with, an in-stream industrial Temporary Use Permit on the subject lot.
- The project Qualified Environmental Professional (QEP) submitted a landscape plan to improve and safeguard the riparian ecosystem adjacent to the developable portion of the site with a vegetated buffer. The proposed additional trees to augment the buffer include 5 native tree species consisting of maples, firs, cedars, pines and ginkgo. The applicant is also proposing to retain 4 existing mature trees in the buffer area.
- The riparian area 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.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council authorize staff to draft Development Permit No. 7923-0072-00 for Sensitive Ecosystems (Streamside Areas).
2. Council instruct staff to resolve the following issues prior to final approval:
 - (a) submission of a finalized Sensitive Ecosystem Development Plan to the satisfaction of City staff;
 - (b) 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; and
 - (c) completion of all conditions of approval identified in the original Planning Report for Temporary Use Permit Application No. 7923-0072-00 dated May 1, 2023.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP/NCP Designation	Existing Zone
Subject Site	Recently cleared acreage	Industrial Business Park	RA
North (Across Highway No. 1):	Industrial buildings	Industrial in OCP	IL
East:	Single family dwellings on acreages	Industrial Business Park	RA
South (Across 92 Avenue):	Single family dwellings on acreages	Industrial Business Park and Landscape Buffer	RA
West:	Single family dwellings on acreages	Industrial Business Park, Pond and Pond Buffer	RA

Context & Background

- The 3.18-hectare subject site is located at 18715 - 92 Avenue in Anniedale-Tynehead. The property is zoned "One-Acre Residential Zone (RA)" and is designated "Industrial Business Park" in the Anniedale-Tynehead Neighbourhood Concept Plan (NCP) and designated "Mixed Employment" in the Official Community Plan (OCP).

- Application No. 7923-0072-00 for a Temporary Use Permit (TUP) to allow the storage of steel (including pipes, rebar and beams), the parking of approximately 12 oversized trucks and trailers that exceed 5,000 kilograms (11,000 lbs.) G.V.W. mid-sized forklifts and the use of the existing house as an office and washroom facility for a period of three years, was presented to Council for introduction on May 1, 2023 and, after Public Notification, was supported by Council on May 15, 2023.
- One of the conditions of the TUP approval is a Sensitive Ecosystem Development Permit (SEDP) application to be submitted and the SEDP issued for the watercourse/ditch between the northern property line and Highway No. 1 (see Appendix I). Usually, a standalone SEDP would be issued by staff but as the SEDP is associated with an in-stream application, the SEDP requires Council Approval prior to issuance.

DEVELOPMENT PROPOSAL

Referrals

Engineering:	The Engineering Department has no objection to the SEDP.
Parks, Recreation & Culture:	No concerns.

DEVELOPMENT PERMITS

Sensitive Ecosystems (Streamside Areas) Development Permit Requirement

- The subject property falls within the Sensitive Ecosystems Development Permit Area (DPA) for Streamside Areas in the OCP, given the location of an existing Class B (yellow-coded) watercourse which flows along the north property line. The Sensitive Ecosystems (Streamside Areas) Development Permit is required to protect aquatic and terrestrial ecosystems associated with streams from the impacts of development.
- In accordance with Part 7A Streamside Protection setbacks of the Zoning By-law, a Class B (yellow-coded) watercourse requires a minimum streamside setback of 15 metres, as measured from the top of bank. The proposed setbacks (Appendix I) comply with the requirements outlined in the Zoning By-law. The previous Planning Report to Council on May 1, 2023 for the Temporary Use Permit erroneously identified this watercourse as a Class B Ditch that required a 7-metre setback.
- The riparian area 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 OCP.
- A landscape plan to improve and safeguard the riparian ecosystem adjacent to the developable portion of the site with a vegetated buffer was submitted. The approximately 54 additional trees proposed to augment the buffer include 5 native tree species consisting of maple, firs, cedars, pines and ginkgo trees. The applicant is also proposing to retain 4 existing mature trees in the buffer area.

- An Ecosystem Development Plan, prepared by Chris Lee, *R.P. Bio.*, of Aquaterra Environmental Ltd. and dated August 2023 was reviewed by staff and found to be generally acceptable, with some modifications to content and format of the report still required. The finalized report and recommendations will be incorporated into the Development Permit.

INFORMATION ATTACHED TO THIS REPORT

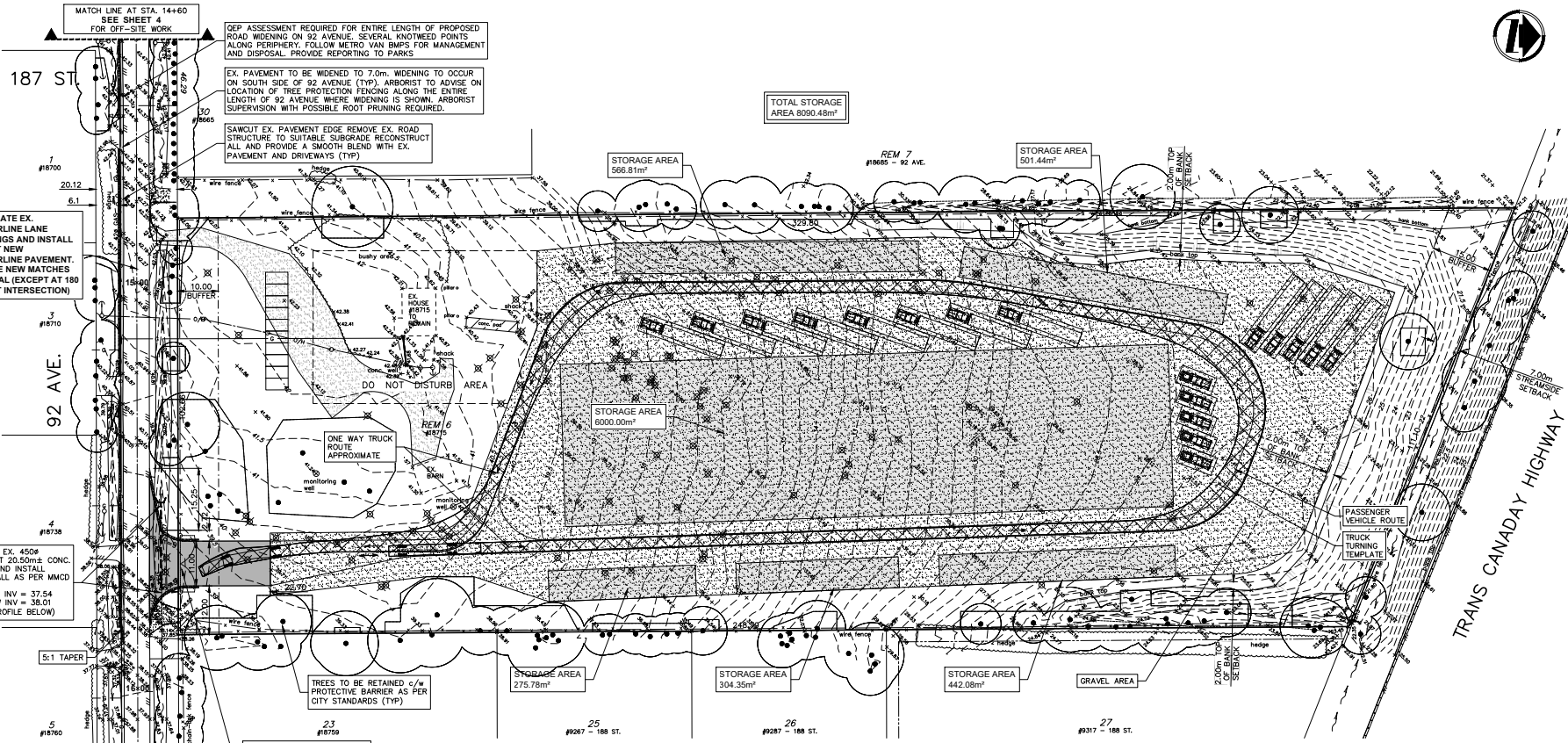
The following information is attached to this Report:

- Appendix I. Site Plan, Landscape Plans and Tree Preservation Summary
- Appendix II. Original Planning Report for Temporary Use Permit Application No. 7923-0072-00 dated May 1, 2023

approved by Ron Gill

Don Luymes
General Manager
Planning and Development

JKS/ar



ERADICATE EX. CENTERLINE LANE MARKINGS AND INSTALL NEW AT NEW CENTERLINE PAVEMENT. ENSURE NEW MATCHES ORIGINAL (EXCEPT AT 180 STREET INTERSECTION)

EXTEND EX. 450# CULVERT 20.50m± CONC. C/W AND INSTALL HEADWALL AS PER MMCD STD. EX. E INV = 37.54 PROP W INV = 38.01 (SEE PROFILE BELOW)

MATCH LINE AT STA. 14+60 SEE SHEET 4 FOR OFF-SITE WORK

CEP ASSESSMENT REQUIRED FOR ENTIRE LENGTH OF PROPOSED ROAD. WIDENING ON 92 AVENUE. SEVERAL KNOTWEED POINTS ALONG PERIPHERY. FOLLOW METRO VAN BMP'S FOR MANAGEMENT AND DISPOSAL. PROVIDE REPORTING TO PARKS

EX. PAVEMENT TO BE WIDENED TO 7.0m. WIDENING TO OCCUR ON SOUTH SIDE OF 92 AVENUE (TYP). ARBORIST TO ADVISE ON LOCATION OF TREE PROTECTION FENCING ALONG THE ENTIRE LENGTH OF 92 AVENUE WHERE WIDENING IS SHOWN. ARBORIST SUPERVISION WITH POSSIBLE ROOT PRUNING REQUIRED.

SAWCUT EX. PAVEMENT EDGE REMOVE EX. ROAD STRUCTURE TO SUITABLE SUBGRADE RECONSTRUCT ALL AND PROVIDE A SMOOTH BLEND WITH EX. PAVEMENT AND DRIVEWAYS (TYP)

TOTAL STORAGE AREA 8090.48m²

STORAGE AREA 566.81m²

STORAGE AREA 501.44m²

STORAGE AREA 6000.00m²

STORAGE AREA 275.78m²

STORAGE AREA 304.35m²

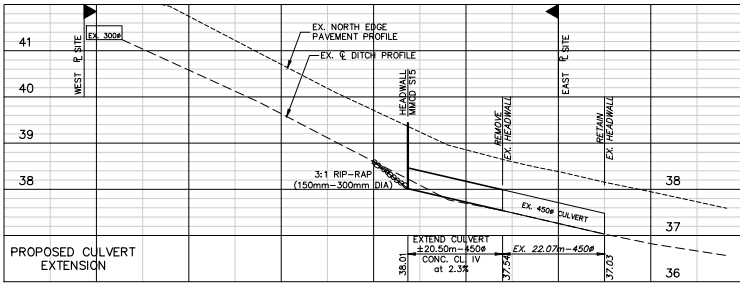
STORAGE AREA 442.08m²

GRAVEL AREA

TREES TO BE RETAINED C/W PROTECTIVE BARRIER AS PER CITY STANDARDS (TYP)

INDUSTRIAL ZONE TWO WAY 11.0m WIDE ASPHALT DRIVEWAY AS PER SSD-R.25 C/W 0.5m GRAVEL SHOULDERS

NO UPGRADES TO 92 AVENUE REQUIRED. REFER TO BENKLEMAN BEAM DATA REPORT PREPARED BY: TETRON ENGINEERING LTD. April 3, 2023. TESTING ON EXISTING PAVEMENT BY: METRO TESTING Metro File No.: V643414 Date: March 27, 2023



LEGAL LOT E, EXCEPT PART ON SRW PLAN 27770, SECTION 33, TOWNSHIP 9, NEW WESTMINSTER DISTRICT, PLAN 7426			
BENCHMARK 92 AVENUE 189 STREET MON 5676 N 5446409.105 E 521913.209		SCALE 0.9996030 ELEV 37.371m	
REV.	DATE	DESCRIPTION	BY
A	2023.06.06	PDJ COMMENTS	KSH

CONSULTANT

Coastland
engineering & surveying ltd.

#101, 19292 - 60 Avenue
Surrey, BC V3S 3M2
Phone: (604)532-9700
Fax: (604)532-9700

Permit to Practice No. 1001893

CITY OF SURREY

1154427 B.C. LTD.
c/o SEVEN HORSES TRANSPORT LTD.
3037 - 194 STREET, SURREY, B.C. V3S 9V2
CONTACT: HARRY (HARJINDER) PUREWAL 778-552-5797
harry@sevenhorses.ca

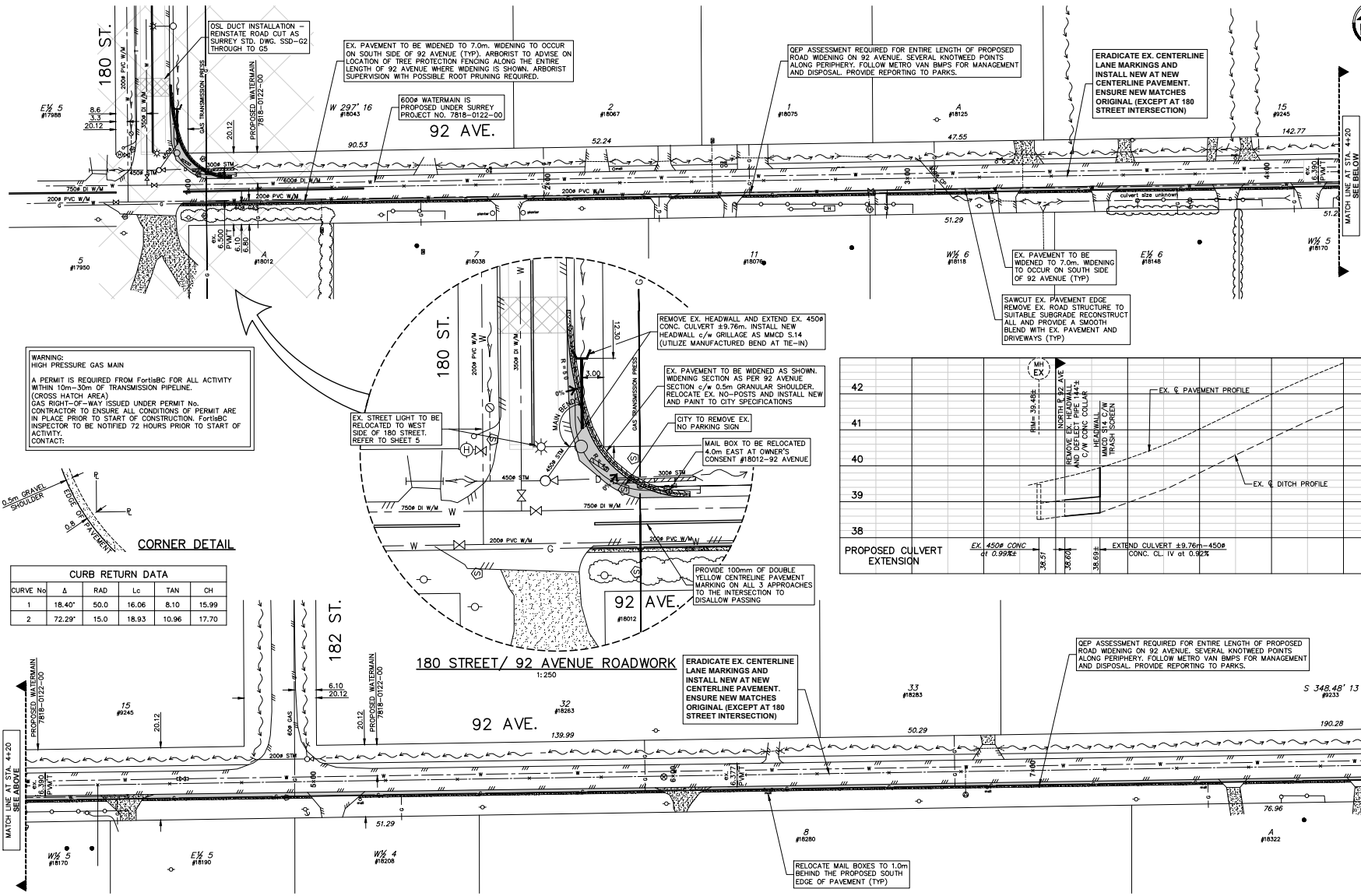
KEY PLAN

18715 - 92 AVENUE

SCALE: 1:500	DATE (YYYY MM) 2023 MARCH	SURREY PROJECT NUMBER 7823-0072-00
DESIGNED MEH	Coastland Project No. 2888	DRAWING TYPE
DRAWN KSH	DWG. NO. of 6	KEY
REVIEWED FRY	2 REV. A	

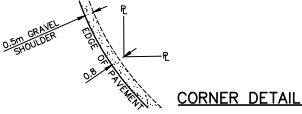
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August 16, 2023 1:42 PM - 2888-02.dwg - by: henny



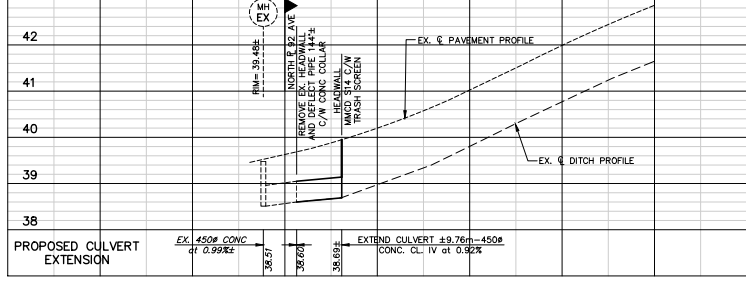
WARNING:
HIGH PRESSURE GAS MAIN

A PERMIT IS REQUIRED FOR FortiBC FOR ALL ACTIVITY WITHIN 10m-30m OF TRANSMISSION PIPELINE.
(CROSS MATCH AREA)
GAS RIGHT-OF-WAY ISSUED UNDER PERMIT No. CONTRACTOR TO ENSURE ALL CONDITIONS OF PERMIT ARE IN PLACE PRIOR TO START OF CONSTRUCTION. FortiBC INSPECTOR TO BE NOTIFIED 72 HOURS PRIOR TO START OF ACTIVITY. CONTACT:



CURB RETURN DATA

CURVE No.	Δ	RAD	Lc	TAN	CH
1	18.40°	50.0	16.06	8.10	15.99
2	72.29°	15.0	18.93	10.96	17.70



LEGAL LOT 6, EXCEPT PART ON SRW PLAN 27770, SECTION 33, TOWNSHIP 8, NEW WESTMINSTER DISTRICT, PLAN 7426

BENCHMARK 92 AVENUE 189 STREET MON 5676 N 5446409.105 E 521913.209 SCALE 0.9996030 ELEV 37.371m

REV.	DATE	DESCRIPTION	BY
A	2023.06.06	PDI COMMENTS	KSH

CONSULTANT

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1101, 19292 - 60 Avenue
Surrey, BC V3S 3M2
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Fax: (604)532-9700

Permit to Practice No. 1001893



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harry@sevenhorses.ca

ROAD WIDENING
STA. 1+00 - 8+00
92 AVENUE

SCALE: 1:500

DATE (YYYY MM) 2023 MARCH

Coastland Project No. 2888

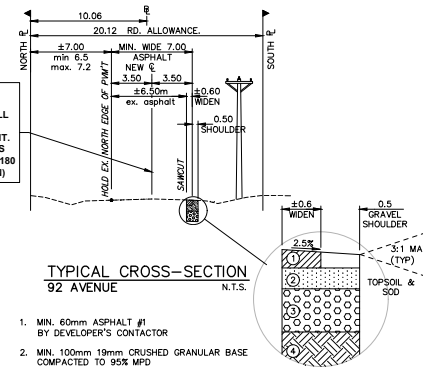
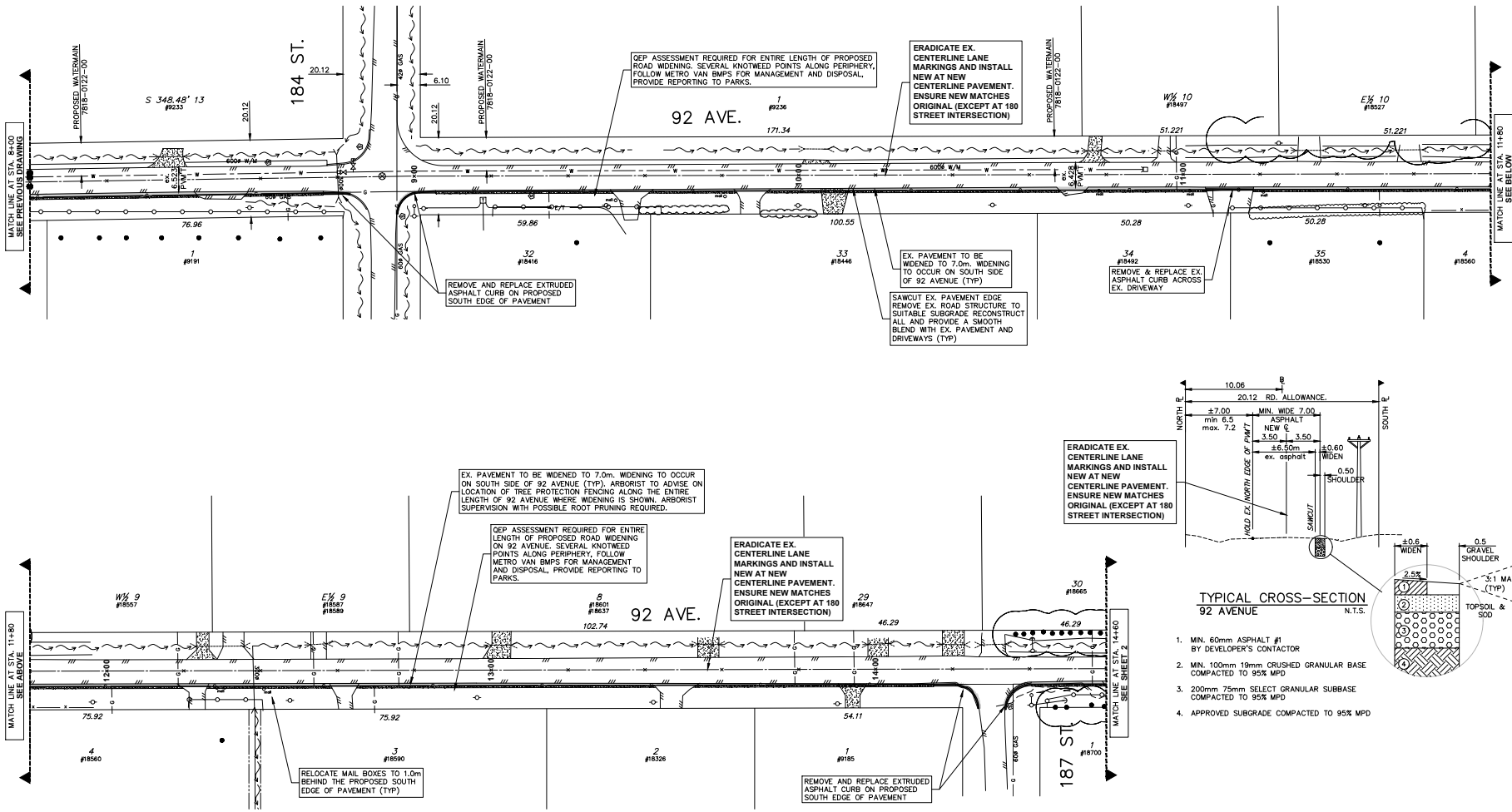
SURREY PROJECT NUMBER 7823-0072-00

DRAWING TYPE ROAD

DESIGNED	DRAWN	REVISED	REV. NO.	REV.
MEH	KSH	FRY	3	A

of 6

August 16, 2023 1:45 PM - 2888-03.dwg - by: herry



LEGAL LOT 6, EXCEPT PART ON SRW PLAN 27770, SECTION 33, TOWNSHIP 8, NEW WESTMINSTER DISTRICT, PLAN 7428

BENCHMARK 92 AVENUE 189 STREET MON 5676 N 5446409.105 E 521913.209 SCALE 0.9996030 ELEV 37.371m

REV.	DATE	DESCRIPTION	BY
A	2023.06.06	PD1 COMMENTS	KSH

CONSULTANT

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Fax: (604)532-9700

Permit to Practice No. 1001893



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ROAD WIDENING
STA. 8+00 - 15+00
92 AVENUE

SEAL

SCALE: 1:500

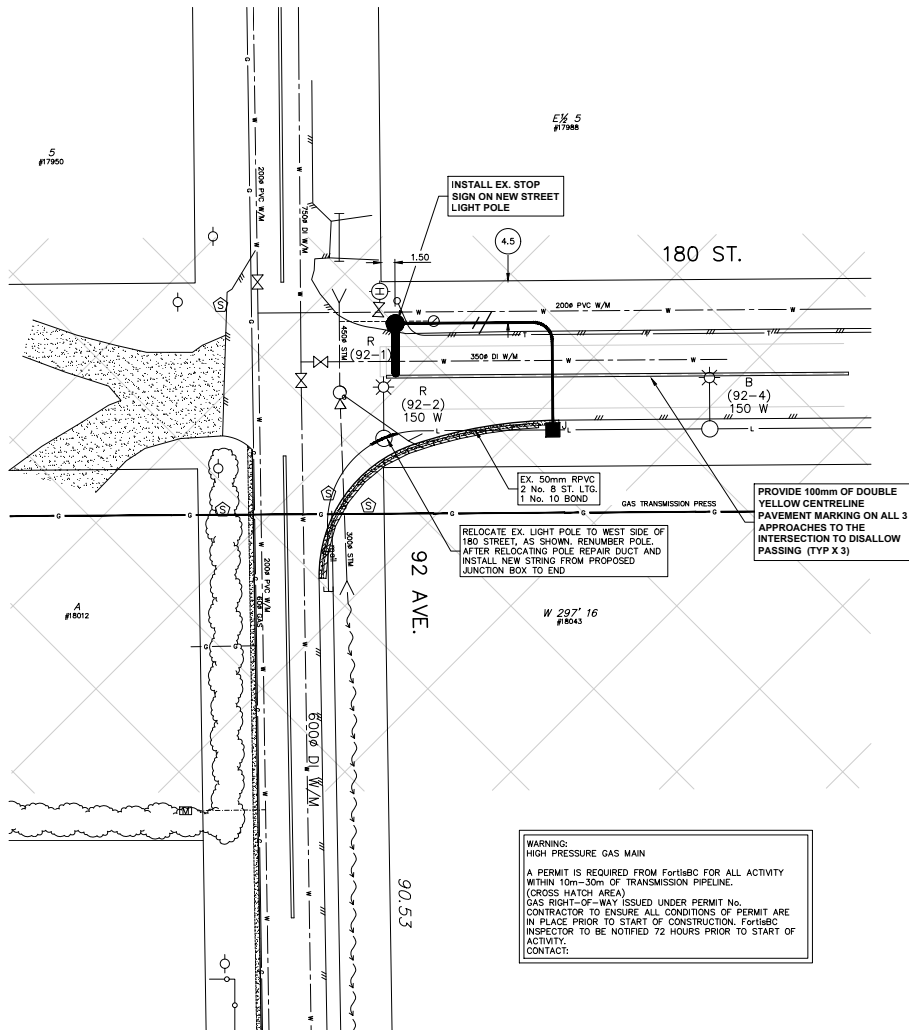
DESIGNED MEH
DRAWN KSH
REVIEWED FRY

DATE (YYYY MM) 2023 MARCH
Coastland Project No. 2888
DWG. NO. 4 of 6
REV. A

SURREY PROJECT NUMBER 7823-0072-00

DRAWING TYPE ROAD

August 16, 2023 1:45 PM - 2888-04.dwg - by: henny



WARNING:
HIGH PRESSURE GAS MAIN
A PERMIT IS REQUIRED FROM FortiBC FOR ALL ACTIVITY WITHIN 10m-30m OF TRANSMISSION PIPELINE. (CROSS HATCH AREA)
GAS RIGHT-OF-WAY ISSUED UNDER PERMIT No. CONTRACTOR TO ENSURE ALL CONDITIONS OF PERMIT ARE IN PLACE PRIOR TO START OF CONSTRUCTION. FortiBC INSPECTOR TO BE NOTIFIED 72 HOURS PRIOR TO START OF ACTIVITY.
CONTACT:

LEGEND

- ⊗-○ EXISTING 9.1m DAVIT POLE
- RELOCATED 9.1m DAVIT POLE 150W LED LUMINAIRE
- /— 2-No.4 RW90 ALUMINIUM & 1-No.6 RW90 BOND IN 35mm R.P.V.C. CONDUIT
- (92-1) POLE NUMBER
- ◇ EXISTING B.C. HYDRO POWER POLE
- ⊠ B.C. HYDRO SERVICE BOX (120/240V)
- JUNCTION BOX (TYPE 37-1 SECTION DEEP) C/W BONDED AND GALVANIZED STEEL LID
- EXISTING JUNCTION BOX
- 35mm R.P.V.C. CONDUIT ONLY (STUB OUT, CAP & MARK LOCATION)
- 53mm R.P.V.C. SERVICE CONDUIT
- R LUMINAIRE ON RED PHASE CONDUCTOR
- B LUMINAIRE ON BLACK PHASE CONDUCTOR
- ⚡ TRAFFIC SIGN LOCATION AND TYPE. THE SIGNS INDICATED ARE A GUIDE FOR CITY FORCES ONLY. THE CITY MAY REQUIRE ADDITIONAL SIGNS AS NECESSARY.

CITY STANDARD STREET LIGHT NOTES

- 1) THE CITY OF SURREY ORNAMENTAL STREET LIGHT STANDARDS AND SPECIFICATIONS TO APPLY.
- 2) SEE B.C. HYDRO REGULATIONS FOR SERVICE CONNECTION DETAILS.
- 3) DEVELOPER TO ARRANGE FOR EXACT SERVICE LOCATION(S) WITH B.C. HYDRO PRIOR TO COMMENCING CONSTRUCTION.
- 4) ALL POLES TO BE HOT DIP GALVANIZED AND POWDER COATED WITH TIGER BRAND COLOUR RAL 7040 GREY TO BE SHOP APPLIED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
- 5) IT IS THE RESPONSIBILITY OF THE DEVELOPER TO CONFIRM THE ADEQUACY OF THE EXISTING STREET LIGHT SERVICE, SERVICE BASE, CONDUIT AND CONDUCTORS AND MAKE ALL NECESSARY REPAIRS TO ADEQUATELY COMPLETE ALL CONNECTIONS INTO THE EXISTING STREET LIGHT SYSTEM.
THE DEVELOPER IS TO INSTALL POLE IDENTIFICATION NUMBERS AS PER SURREY STANDARDS AS SHOWN ON THE DRAWINGS.
- 6) DEVELOPER SHALL OBTAIN ALL PERMITS AND LICENSES PRIOR TO CONSTRUCTION.
- 7) DEVELOPER TO ENSURE THAT ALL STREET LIGHT POLES ARE A MINIMUM 3.0m CLEAR OF ALL HYDRO POLES AND OVERHEAD PRIMARY WIRES AND 1.0m CLEAR OF ALL OVERHEAD SECONDARY WIRES PRIOR TO INSTALLING BASES.
- 8) ALL STREET LIGHTS ARE TO BE MINIMUM 1.0m CLEAR OF ALL DRIVENAYS.
- 9) A TRON HEB AA WATER RESISTANT FUSE HOLDER, c/w A 10A BUSK KIT FUSE AND 2 'L' TYPE INSULATING BOOT, SHALL BE INSTALLED IN EACH LUMINAIRE LIVE CONDUCTOR IN THE HANDHOLE.
- 10) CONDUCTORS INSIDE STREET LIGHT POLES SHALL BE:
NO.12 RW90 X-LINK (cu)
NO.12 RW90 BOND (cu)
- 11) ALL STREET LIGHTING FEEDER CONDUCTORS SHALL BE STRANDED 3 CONDUCTOR (3C) ALUMINIUM (AL) C/W INSULATED BOND, UNLESS NOTED OTHERWISE SURREY SPECIFICATIONS WITH CITY OF SURREY MARKING (ALCAN NUAL FEEDERPLEX HS RW90 OR SOUTHWIRE ALUMINIUM SIMPULL RW90 QJADRPLEX OR CITY OF SURREY APPROVED EQUIVALENT). SIZE OF CONDUCTORS AS NOTED.
- 12) ALL CONNECTIONS ARE TO BE COMPLETED WITH H-TAP COMPRESSION TYPE CONNECTIONS RATED FOR USE WITH ALUMINIUM TO COPPER CONNECTIONS (BLACKBURN WR 159 FOR #6 AWG COPPER TO #4 AWG ALUMINIUM AND WR9 FOR #4 AWG ALUMINIUM TO #12 AWG COPPER OR APPROVED EQUAL). CONNECTIONS SHALL BE COMPLETED WITH A BLACKBURN 00581 MANUAL COMPRESSION TOOL WITH "O" DIE OR APPROVED EQUIVALENT, WRAP CONDUCTORS AND SPRICES WITH SELF FUSING RUBBERIZED TAPE (NOT PVC APC) AND COMPLETELY COVER RUBBERIZED TAPE WITH PVC TAPE. ALL CONNECTIONS ARE TO HAVE "PENETROX" ELECTRICAL JOINT COMPOUND.
- 13) ALL COBRA HEAD LUMINAIRES SHALL BE:
LED, ROADWAY LTD. (LRL) NXT SERIES 245-350mA-3000K (28W) C/W IES TYPE 2ES DISTRIBUTION AND RAL 7040 (NXT-245-0-7-2ES-3-0Y-3-UL-5-SH C/W SHORTING CAP.

LEGAL LOT 6, EXCEPT PART ON SRW PLAN 27770, SECTION 33, TOWNSHIP 9, NEW WESTMINSTER DISTRICT, PLAN 7426			
BENCHMARK 92 AVENUE 189 STREET		SCALE 0.9996030	
MON 5676 N 5446409.105 E 521913.209		ELEV 37.371m	
REV.	DATE	DESCRIPTION	BY

CONSULTANT

Coastland
engineering & surveying ltd.

#101, 19292 - 60 Avenue
Surrey, BC V3S 3M2
Phone: (604)532-9700
Fax: (604)532-9700

Permit to Practice No. 1001893

CITY OF SURREY

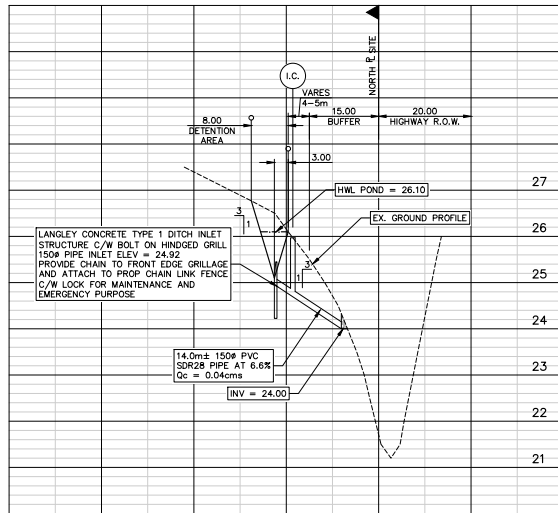
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c/o SEVEN HORSES TRANSPORT LTD.
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CONTACT: HARRY (HARJINDER) PUREWAL 778-552-5797
harry@sevenhorses.ca

STREET LIGHT PLAN
180 STREET & 92 AVENUE

SCALE: 1:250	DATE (YYYY MM): 2023 MARCH	SURREY PROJECT NUMBER: 7823-0072-00
DESIGNED: MEH	Coastland Project No.: 2888	DRAWING TYPE: LIGHTS
DRAWN: KSH	DWG. NO. of 6	REV. 5
REVIEWED: FRY		

DESTROY ALL PRINTS BEARING PREVIOUS NUMBER

August 16, 2023 1:43 PM - 2888-00.dwg - by Henry



POND OUTLET PIPE PROFILE
H: 1:500 V: 1:50

RELEASE RATE = 0.043 cms
 $H = 1.0$
 $Q = \sqrt{\frac{1.49 \times 0.043}{\pi \times 0.6 \times 2 \times 9.81 \times 1.0}}$
 $= 0.144$
 USE 1500 PIPE

POND CALCULATIONS

EXISTING SOILS ARE GROUP C & D
 PRE R = 0.32
 POST R = 0.48

AIRPORT METHOD:
 $T_i = 3.26 (1.1 - C) L^{0.5}$
 WHERE
 T_i = INLET TIME (MINS)
 C = RUNOFF COEFFICIENT (m/m)
 S = SLOPE OF TRAVEL PATH
 L = TRAVEL DISTANCE (m)

PRE-DEVELOPED (T_c)
 $T_i = 3.26 (1.1 - 0.32) 205^{0.5}$
 (0.068) 0.33 = 88.4 MIN. = 1.47 / Hr.

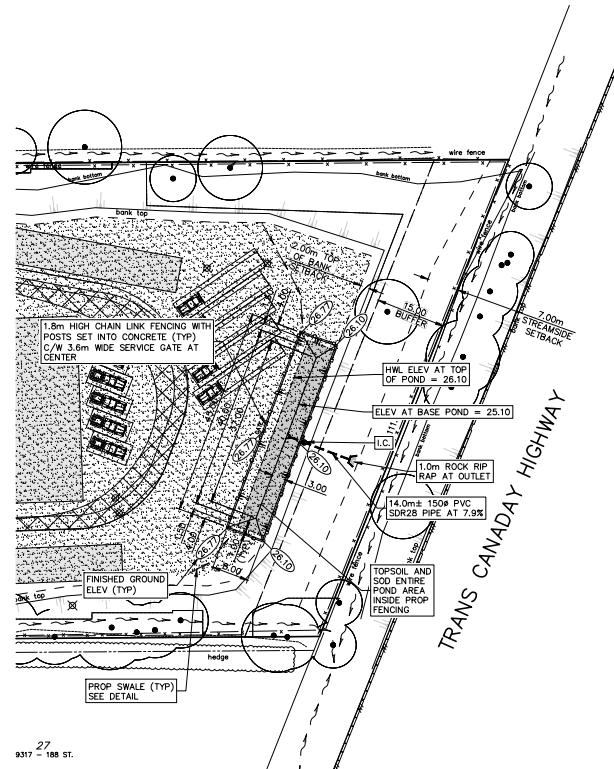
POST-DEVELOPED (T_c)
 $T_i = 3.26 (1.1 - 0.48) 205^{0.5}$
 (0.068) 0.33 = 69.0 MIN. = 1.15 / Hr.

100 Yr. FLOW RESULTS (A = 1.84m²)

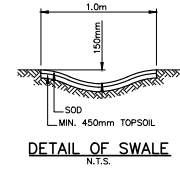
PRE-DEVELOPED
 1.84 ha x 0.32 x 26 x 0.00278 = 0.043 cms

POST-DEVELOPMENT
 1.84 ha x 0.49 x 30 x 0.00278 = 0.075 cms
 DIFFERENCE = 0.032 cms

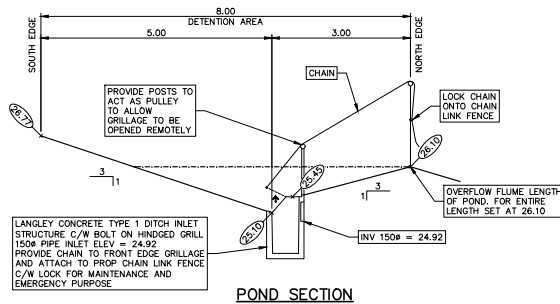
VOLUME OF DETENTION REQUIRED
 0.075 cm - 0.043 cm = 0.032 cms OVER 1 HOUR = 115.2 cm
 SAY 116 cm
 VOLUME PROVIDED = 120cm



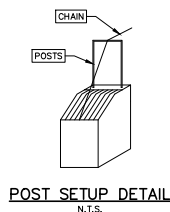
PLAN
1:500



DETAIL OF SWALE
N.T.S.



POND SECTION
1:50



POST SETUP DETAIL
N.T.S.

LEGAL LOT 6, EXCEPT PART ON SRW PLAN 27770, SECTION 33, TOWNSHIP 9, NEW WESTMINSTER DISTRICT, PLAN 7426

BENCHMARK 92 AVENUE 189 STREET MON 5676 N 5446409.105 E 521913.209 SCALE 0.9996030 ELEV 37.371m

REV.	DATE	DESCRIPTION	BY

CONSULTANT

Coastland
engineering & surveying ltd.

#101, 19292 - 60 AVENUE
 Surrey, BC V3S 3M2
 Phone: (604)532-9700
 Fax: (604)532-9700

Permit to Practice No. 1001893

CITY OF SURREY

1154427 B.C. LTD.
 c/o SEVEN HORSES TRANSPORT LTD.
 3037 - 194 STREET, SURREY, B.C. V3S 9V2
 CONTACT: HARRY (HARJINDER) PUREWAL 778-552-5797
 harry@sevenhorses.ca

DETENTION POND DESIGN

18715 - 92 AVENUE

SCALE: HORIZ 1:500 VERT: 1:50

DESIGNED MEH

DRAWN KSH

REVIEWED FRY

DATE (YYYY MM) 2023 MARCH

Conditional Project No. 2888

DWG. NO. 6 of 6

REV. 6

SURREY PROJECT NUMBER **7823-0072-00**

DRAWING TYPE **DRAINAGE**

LEGEND

- ASPHALT PATH PAVING
- PROPERTY LINE
- PRIVACY FENCE
- TREE PROTECTION FENCE
- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED

23041-10 ISSUED FOR COORDINATION

NO. DATE (Y/M/D) DESCRIPTION

ISSUES & REVISIONS

SCALE



2023-08-22

NORTH ARROW



PROJECT NAME:

92 AV. TUP-BC

PROJECT ADDRESS:

18715 92 AV. SURREY, BC

DRAWING TITLE:

LANDSCAPE PLAN

SCALE: 1:500

DRAWN: JR

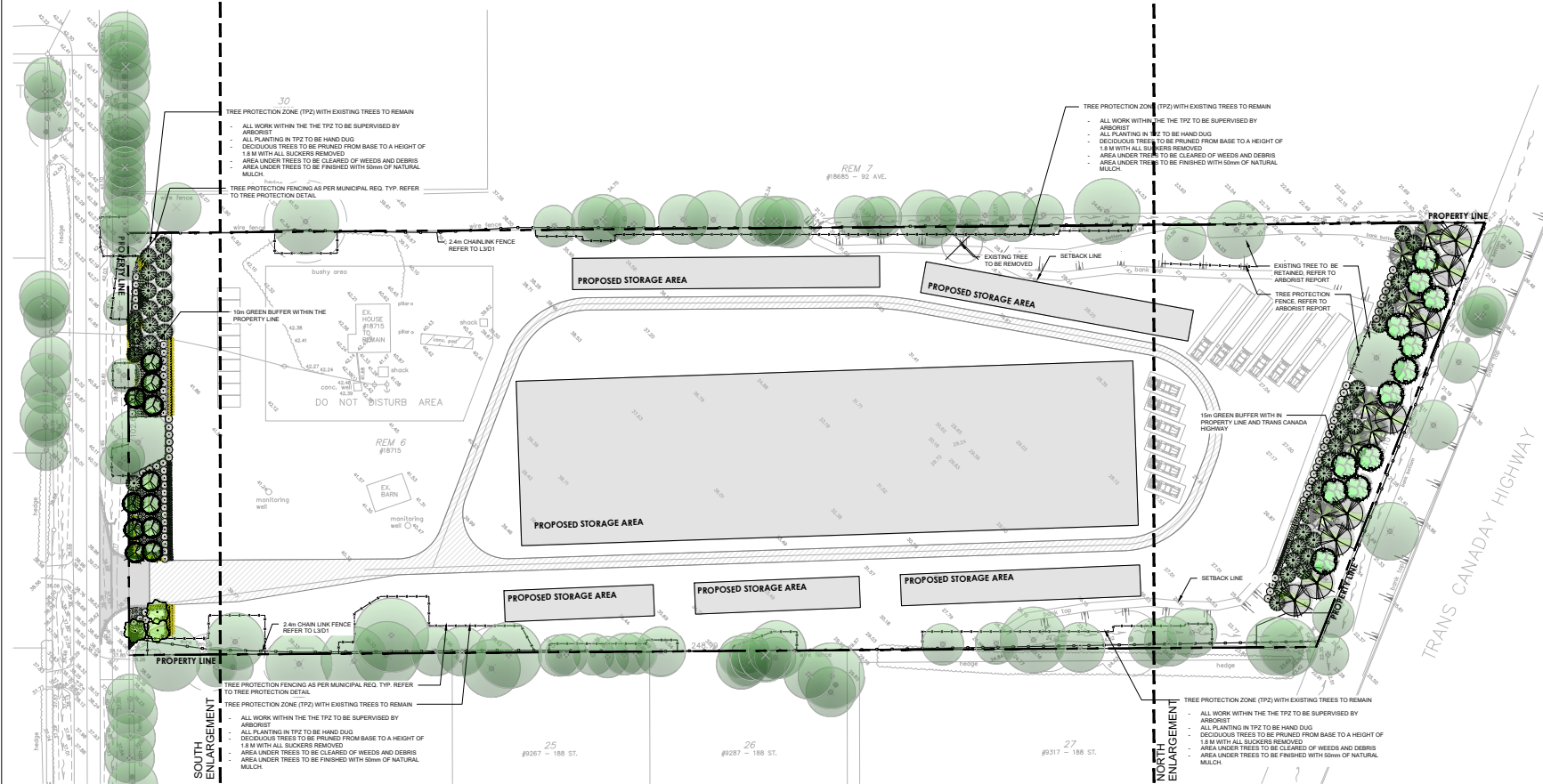
CHECKED: JT

PROJECT NO.: 230191-L

DRAWING NO.:

L1

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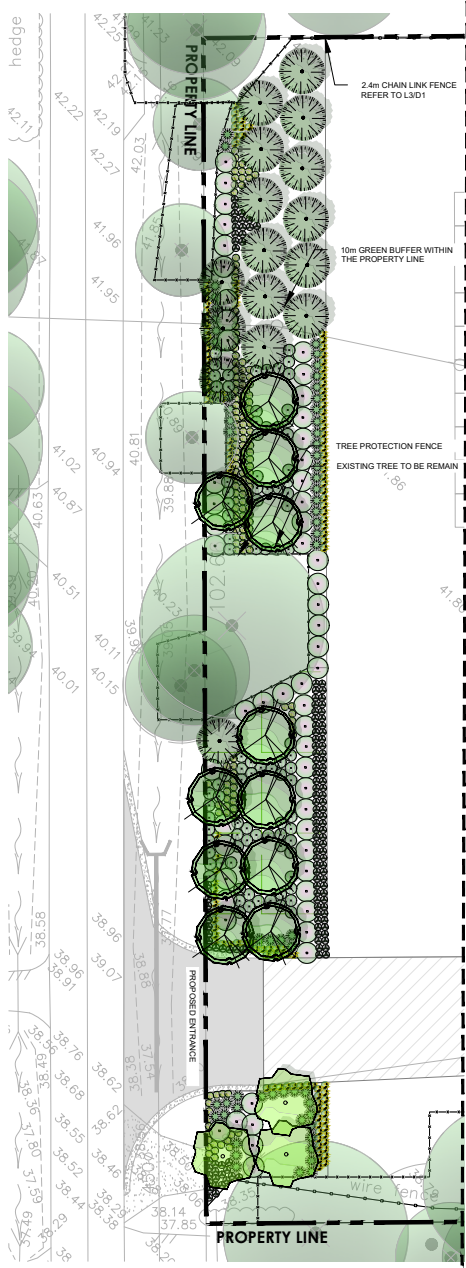
PLANT LIST

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	CONDITION
DECIDUOUS TREES						
	11	<i>Acer rubrum</i> 'October Glory'	October Glory Red Maple	6 cm Cal.	As shown	
	3	<i>Ginkgo biloba</i> (Gold Spire)	Gold Spire Ginkgo	6 cm Cal.	As shown	
CONIFEROUS TREES						
	43	<i>Pinus taeda</i> 'Vanderweil's Pyramidal'	Limber Pine	3m Ht.	As shown	
	7	<i>Pinus contorta</i>	Shore Pine	3m Ht.	As shown	
	12	<i>Pseudotsuga menziesii</i>	Douglas Fir	3m Ht.	As shown	
	8	<i>Thuja plicata</i>	Western Red Cedar	3m Ht.	As shown	
SHRUBS						
	89	<i>Juniperus scopulorum</i> 'Skyrocket'	Skyrocket Juniper	1.2 m Ht.	As shown	#5 pot
	60	<i>Magnolia</i>	Magnolia	75 cm	As shown	#5 pot
	114	<i>Ilex</i> 'Gladia'	Waxberry	50 cm	As shown	#2 pot
PERENNIALS, GROUND COVERS, AND GRASSES						
	132	<i>Eriogonum fasciculatum</i> (Red)	Water heath	1 Cal.	As shown	Potted
	165	<i>Arctostaphylos uva-ursi</i>	Kinnikinnick	1 Cal.	As shown	Potted
	144	<i>Potentilla fruticosa</i>	Strawberry Cinquefoil	60 cm Ht.	As shown	Potted

- GENERAL NOTES**
- EXAMINE SITE AND CONFIRM EXISTING SITE CONDITIONS BEFORE BIDDING.
 - CONFIRM ALL MEASUREMENTS ON SITE. DO NOT SCALE DRAWINGS.
 - CONFIRM EXISTING AND PROPOSED GRADING PRIOR TO BEGINNING CONSTRUCTION WORKS.
 - CONFIRM MUNICIPAL REQUIREMENTS FOR BUILDING PERMITS, SETBACKS, BUILDING CODE WORKS, AND OTHER BY-LAW REQUIREMENTS. OBTAIN REQUIRED PERMITS PRIOR TO BEGINNING CONSTRUCTION WORKS.
 - OBTAIN UTILITY AND SERVICES LOCATES PRIOR TO BEGINNING CONSTRUCTION WORKS.
 - PROTECT FROM DAMAGE ALL EXISTING STRUCTURES, TREES, SURFACES, SITE FURNISHINGS, UNDERGROUND SERVICES AND OTHER EXISTING ELEMENTS THAT EITHER REMAIN ON SITE, ARE PART OF THE SITE ACCESS OR ARE ADJACENT TO THE SITE. PERFORM REPAIR AND MAKE GOOD WORKS FOR ANY DAMAGE THAT IS CAUSED BY THE CONTRACTOR'S WORK AT THE CONTRACTOR'S OWN EXPENSE.
 - UNLESS OTHERWISE SPECIFIED, CONTRACTOR SHALL GUARANTEE ALL WORKS AND MATERIALS FOR A PERIOD OF NOT LESS THAN ONE (1) YEAR. CONTRACTOR SHALL INSPECT THE LANDSCAPE ON A REGULAR BASIS AND REPLACE MATERIALS THAT ARE IN POOR CONDITION WITHIN TWO WEEKS OF INSPECTION OR NOTIFICATION.
 - THE CONTRACTOR SHALL MAINTAIN THE SITE IN GOOD WORKING ORDER WITH A CLEAN AND ORDERED APPEARANCE DURING THE PERIOD OF WORKS. PEDESTRIAN, PUBLIC AND ROAD AREAS ARE TO BE SWEEPED AT THE END OF EACH DAY AND KEPT FREE OF DEBRIS. LANDSCAPE DEBRIS IS TO BE DISPOSED OFF SITE AT LEGAL AND APPROVED LOCATIONS.

- IRRIGATION NOTES**
- IRRIGATION TO BE PROVIDED FOR ALL 'SOFT' LANDSCAPE AREAS SHOWN ON THE DRAWING, USING A HIGH EFFICIENCY IRRIGATION SYSTEM.
 - IRRIGATED AREAS TO BE INSTALLED AS A DESIGN BUILD IRRIGATION SYSTEM FOR THE SITE OUTS PROVIDED. PROVIDE SUBMITTALS OF DESIGN TO CONSULT AT AT LEAST ONE WEEK PRIOR TO INSTALLATION AND AS-BUILT DRAWING WITHIN ONE MONTH OF SUBSTANTIAL PERFORMANCE.
 - THE IRRIGATION SYSTEM DESIGN AND INSTALLATION SHALL BE IN ACCORDANCE WITH THE IRRIGATION INDUSTRY OF BC STANDARDS AND GUIDELINES.
 - ALL IRRIGATION VALVE BOXES TO BE EQUIPPED WITH QUICK COUPLERS.
 - USE POP-UP SPRINKLER HEADS.
 - DO NOT SPRAY WATER ONTO TREE TRUNKS.

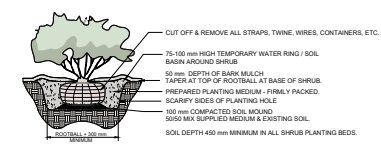
- PLANTING NOTES**
- PLANTING SHALL BE INSTALLED AS DIRECTED BY THE DRAWING, NOTES AND DETAILS.
 - PLANT MATERIAL (SUBSTITUTIONS) WILL NOT BE ACCEPTED WITHOUT PRIOR WRITTEN APPROVAL.
 - ALL PLANT MATERIAL SHALL BE THOROUGHLY WATERED AND SOAKED AT THE TIME OF PLANTING.
 - TREE PROTECTION:** PER THE MUNICIPAL DETAIL # REQUIRED.
 - ALL LANDSCAPE MATERIAL IS TO COMPLY WITH THE CANADIAN LANDSCAPE STANDARD.
 - SOIL DEPTH IN ALL PLANTING AREAS TO BE MINIMUM 450mm.
 - SOIL ANALYSIS FOR PROPOSED GROWING MEDIUMS IS TO BE PROVIDED TO LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
 - PLANTING MEDIUM TO MEET CANADIAN LANDSCAPE STANDARD FOR LEVEL 1.
 - ALL PLANTING BEDS TO BE FINISHED WITH 75mm OF BARK MULCH. REFER TO PLANTING DETAILS FOR INSTALLATION AROUND PLANT MATERIAL.
 - PLANT MATERIALS SPECIFIED FOR THIS PROJECT WILL CONFORM TO THE CANADIAN LANDSCAPE STANDARD AND MUNICIPAL LANDSCAPE STANDARD FOR SIZE, VARIETY AND CONDITION AS INDICATED ON THE PLANT LIST SHOWN ON THIS DRAWING. ANY PLANT DISPLAYING POOR GROWTH HABITS, INJURY OR DISEASE WILL BE REJECTED. ANY PLANT THAT IS REJECTED WILL BE REMOVED FROM THE SITE AND REPLACED WITH A PLANT OF ACCEPTABLE QUALITY AT NO ADDITIONAL COST TO THE OWNER.
 - REMOVE DEAD OR DAMAGED BRANCHES. ALL PRUNING SHALL BE PERFORMED IN ACCORDANCE WITH STANDARD HORTICULTURAL PRACTICES AND INTERNATIONAL SOCIETY ARBORISTS (I.S.A.) SPECIFICATIONS WITH APPROPRIATE TIM



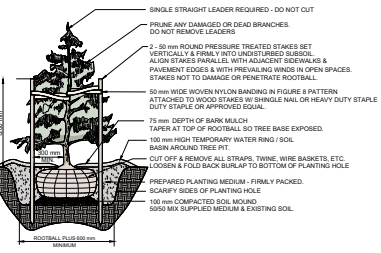
SOUTH ENLARGEMENT PLANTING PLAN 1:200



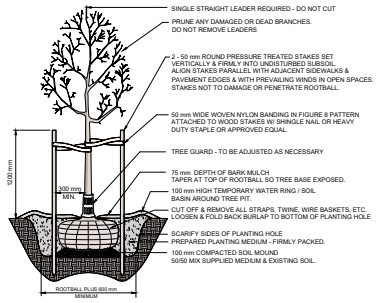
SOUTH ENLARGEMENT PLANTING PLAN 1:200



SHRUB AND PERENNIAL PLANTING DETAIL N.T.S.



CONIFEROUS TREE N.T.S.



DECIDUOUS TREE N.T.S.

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	CONDITION
DECIDUOUS TREES						
	11	<i>Acer rubrum</i> 'October Glory'	October Glory Red Maple	6 cm Cal.	As shown	
	3	<i>Ginkgo biloba</i> 'Gold Spire'	Gold Spire Ginkgo	6 cm Cal.	As shown	
CONIFEROUS TREES						
	43	<i>Pinus flexilis</i> 'Vanderwolf's Pyramid'	Limber Pine	3m ht.	As shown	
	7	<i>Pinus contorta</i>	Shore Pine	3m ht.	As shown	
	12	<i>Pseudotsuga menziesii</i>	Douglas Fir	3m ht.	As shown	
	8	<i>Thuja plicata</i>	Western Red Cedar	3m ht.	As shown	
SHRUBS						
	89	<i>Juniperus scopulorum</i> 'Skyrocket'	Skyrocket Juniper	1.3 m ht.	As shown	#5 pot
	80	<i>Pinus mugo</i>	Mugo pine	75 cm	As shown	#5 pot
	114	<i>Ilex Glabra</i>	Hollyberry	50 cm	As shown	#2 pot
PERENNIALS, GROUND COVERS, AND GRASSES						
	132	<i>Erica carnea</i> (December Red)	Winter heath	1 Gal	As shown	Planted
	185	<i>Actinophyes ovicaris</i>	Kowhai	1 Gal	As shown	Planted
	144	<i>Potentilla Fruticosa</i>	Shrubby Cinqufoil	65 cm ht.	As shown	Planted

480 - 3477 CLAYTON AVENUE, ABERTSFORD, BC V0J 3S0
 TEL: 604.883.8881 F: 604.883.1340 www.kdplanning.com
 VANCOUVER OFFICE
 11000 WESTERN WAY VANCOUVER, BC V6R 4Y3
 TEL: 604.304.8882 F: 604.254.8885 www.kdplanning.com

LEGEND

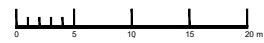
- ASPHALT PATH PAVING
- PROPERTY LINE
- PRIVACY FENCE
- TREE PROTECTION FENCE
- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED

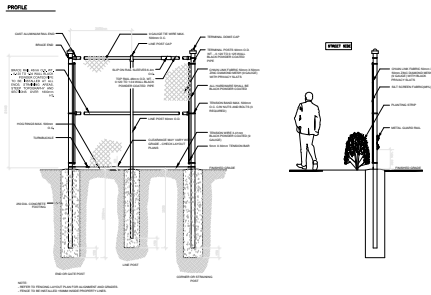
1. 230410 ISSUED FOR COORDINATION
 2. DATE (DATE) DESCRIPTION
 NO. DATE (DATE) DESCRIPTION
 ISSUES & REVISIONS
 SEAL

PROJECT NAME:
92 AV. TUP-BC
 PROJECT ADDRESS:
18715 92 AV. SURREY, BC
 DRAWING TITLE:
PLANTING PLAN
 SCALE: 1:200
 DRAWN: SR
 CHECKED: JT
 PROJECT NO.: 23019-L-L
 DRAWING NO.:

L2

THIS DRAWING IS PROPERTY OF KDAH GROUP OF COMPANIES AND SHOULD NOT BE COPIED OR DISTRIBUTED WITHOUT PRIOR WRITTEN CONSENT





D1 2.4m CHAIN LINK FENCE

Fence to be Black Powder coated with black color fabric and privacy slats

N.T.S.

3	
2	
1	230410 ISSUED FOR COORDINATION
NO.	DATE (Y/M/D) DESCRIPTION
ISSUES & REVISIONS:	
SEAL:	



NORTH ARROW

PROJECT NAME:

92 AV. TUP-BC

PROJECT ADDRESS:

18715 92 AV. SURREY, BC

DRAWING TITLE:

DETAILS

SCALE:	AS NOTED
DRAWN:	SR
CHECKED:	JT
PROJECT NO.:	230191-L
DRAWING NO.:	

L3

Summary of Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Alder and Cottonwood Trees			
Alder	47	33	14
Cottonwood	42	34	8
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Bigleaf Maple	1	0	1
Apple	2	2	0
Cherry Tree	1	1	0
Holly	1	1	0
Coniferous Trees			
Western Red Cedar	15	7	8
Douglas Fir	1	1	0
Western Hemlock	1	0	1
Spruce	1	1	0
Total (excluding Alder and Cottonwood Trees)	23	13	10
Additional [Estimated] Trees in the proposed [Open Space / Riparian Area] -planner/arborist to choose]		-	-
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		-	
Total Retained and Replacement Trees		-	
Contribution to the Green City Program		-	

Tree Preservation Summary

Surrey Project No:

Address: 18715 92 Avenue, Surrey

Registered Arborist: Woodridge Tree Consulting Arborists Ltd., Adrian Szabunio PR 5079A

On-Site Trees	Number of Trees	Off-Site Trees	Number of Trees
Protected Trees Identified *	112	Protected Trees Identified	79
Protected Trees to be Removed	80	Protected Trees to be Removed	2
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	32	Protected Trees to be Retained	77
Total Replacement Trees Required:		Total Replacement Trees Required:	
<ul style="list-style-type: none"> - Alder & Cottonwoods to be removed (1:1) 67 X one (1) = 67 - All other species to be removed (2:1) 13 X two (2) = 26 	93	<ul style="list-style-type: none"> - Alder & Cottonwoods to be removed (1:1) 2 X one (1) = 2 - All other species to be removed (2:1) 0 X two (2) = 0 	2
Replacement Trees Proposed	0	Replacement Trees Proposed	0
Replacement Trees in Deficit	93	Replacement Trees in Deficit	2
Protected Trees to be Retained in Proposed Open Space or Riparian Areas	-		

*on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas

Summary, report and plan prepared and submitted by:



(Signature of Arborist)

August 15, 2023

Date

Limitations and Assumptions

- This report was prepared for and on behalf of the client and it is intended solely for their use. Woodridge Tree Consulting Arborists Ltd. shall not accept any liability derived from the partial, unintended, unauthorized or improper use of this report.
- This report is restricted to the subject trees as detailed in the report. No other trees were inspected or assessed as part of the work related to the preparation of this report.
- The accuracy and ownership of the locations of trees, property lines and other site features were not verified by Woodridge Tree. Third party information to the consultant may have been relied upon in the formation of the opinion of the consultant in the preparation of this report, and that information is assumed to be true and correct.
- The use of maps, sketches, photographs and diagrams are intended only as a reference for the readers use in understanding the contents and findings of this report, and are not intended as a representation of fact.
- Approvals from a municipal or senior government agency may be required in relation to certain recommendations and treatments provided in this report. The owner is responsible to make application for, pay related fees and meet all requirements and conditions for the issuance of such permits, approvals or authorizations.

I certify to the best of my knowledge or belief that:

- staff from this firm have performed site inspections on the dates as stated herein.
- the findings are based on information known to the consultant at that time.
- the statements of fact determined by the consultant are true and correct.

If there are questions regarding the contents of this report please contact our office.

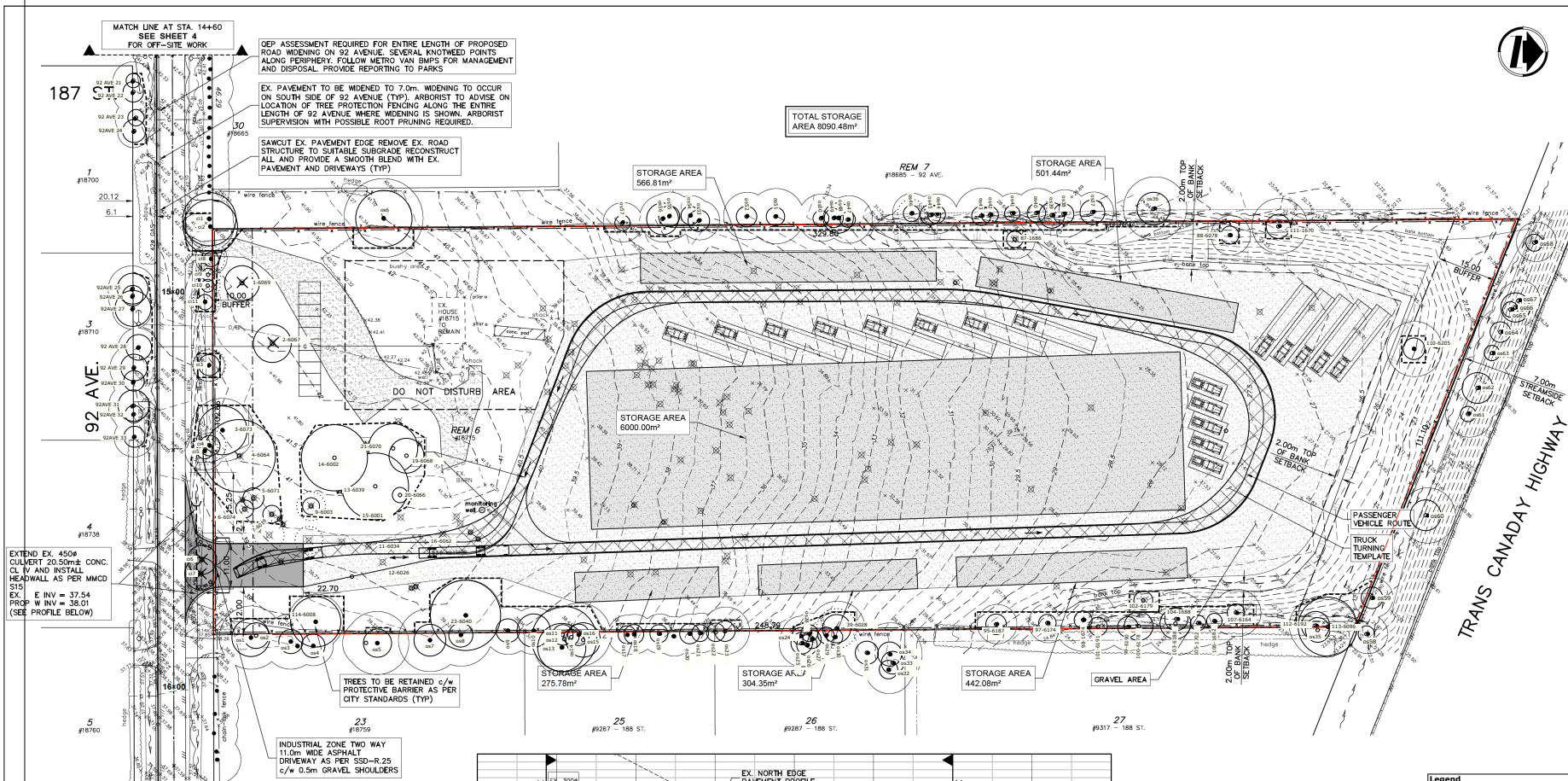
 <p>Adrian Szabunio Diploma in Civil Engineering Technology ISA Certified Arborist ISA Tree Risk Assessment Qualified PR 5079A adrian@woodridgetree.com</p>	 <p>Terry Thrale ISA Certified Arborist and Tree Risk Assessor PN 6766A Woodridge Tree Consulting Arborists Ltd terry@woodridgetree.com</p>
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**18715 92 Avenue
Project Tree Management Plan**

Retained trees

August 15, 2023



Tree Plan for Road Widening of 92 Avenue

(Associated with project at 18715 92 Avenue)

Date: August 15, 2023

Notes:

Location of Trees approximate, as no survey was available during data collection.

Arborist to supervise excavations where planned road extension intersects with existing TPZs.

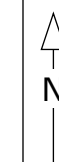


Legend

○ = Tree Location

x = remove tree

tree barrier

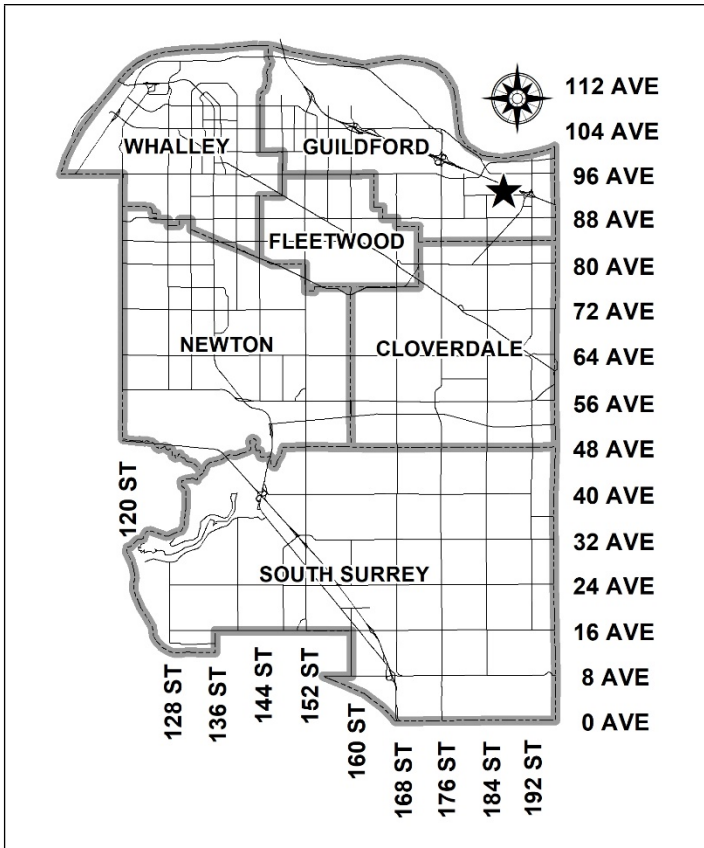


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City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7923-0072-00

Planning Report Date: May 1, 2023



PROPOSAL:

- Temporary Use Permit

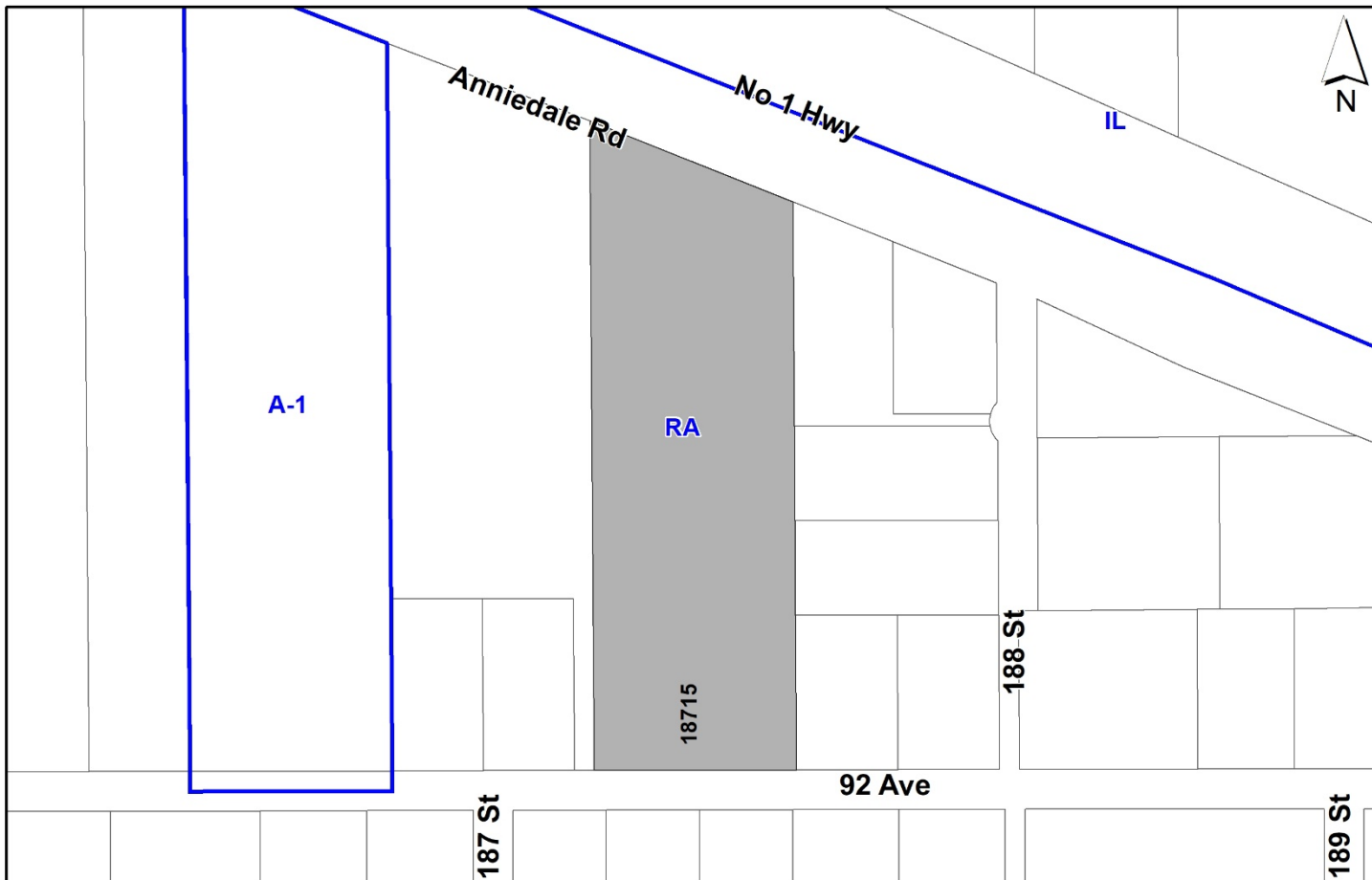
to permit the storage of steel (including pipes, rebar and beams) as well as the parking of approximately 12 oversized trucks and trailers for a period not to exceed three years.

LOCATION: 18715 - 92 Avenue

ZONING: RA

OCP DESIGNATION: Mixed Employment

NCP DESIGNATION: Industrial Business Park



RECOMMENDATION SUMMARY

- Approval for Temporary Use Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is proposing to temporarily use the subject site for truck parking and outside storage of steel (including pipes, rebar and beams).
- The proposed truck parking and outdoor storage uses are not permitted in the RA Zone.

RATIONALE OF RECOMMENDATION

- The proposal complies with the Mixed Employment designation in the Official Community Plan (OCP).
- The proposed temporary truck parking and outside storage facility will allow an authorized, interim use of the land until it is economically viable for redevelopment.
- The applicant has committed to completing all required road pavement widening and upgrades along 92 Avenue to 180 Street (approximately 1.5 km) to provide truck access (7.0 metres pavement) as a condition of TUP issuance.
- The proposal will assist in providing much-needed truck parking and outdoor storage in the City.
- The site has existing intermittent tree buffers along the north (Highway 1) and south (92 Avenue) sides, which the applicant proposes to supplement with additional tree planting and fencing to screen the use from these major roads.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Temporary Use Permit No. 7923-0072-00 (Appendix V) to proceed to Public Notification.
2. 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) completion of required road pavement widening and upgrades along 92 Avenue, from the subject site to 180 Street to provide truck access (7.0 metres pavement);
 - (c) registration of a Section 219 Restrictive Covenant to restrict access from 92 Avenue to left-in and right-out;
 - (d) submission of a finalized landscaping and fencing plan and landscaping and fencing 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) installation and subsequent inspection and approval of all required landscape screening and fencing works along all sides of the property, to the satisfaction of the General Manager, Planning & Development;
 - (g) submission of financial securities to ensure that landscaping and fencing is maintained over the course of the Temporary Use Permit, to the satisfaction of the General Manager, Planning & Development;
 - (h) Input from the Ministry of Transportation & Infrastructure;
 - (i) The applicant pay remaining fines and complete all necessary permitting/processes associated with the previous unauthorized tree removal and damage on the site;
 - (j) the applicant to undertake the necessary work and obtain permits, as required, for the proposed use of the residential building on the site for office space and washroom facility purposes;
 - (k) a Sensitive Ecosystem Development Permit (SEDP) application to be submitted and subsequently issued for the watercourse along the northern property line; and
 - (l) a fire safety plan will need to address access, storage, any buildings on site (with fire protection details) and any hazards and ensure that site meets the BC Building Code for access and signage.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	NCP Designation	Existing Zone
Subject Site	Recently cleared acreage.	Industrial Business Park	RA
North (Across Highway No. 1):	Industrial buildings.	Industrial in OCP	IL
East:	Single family dwellings on acreages.	Industrial Business Park	RA
South (Across 92 Avenue):	Single family dwellings on acreages.	Industrial Business Park and Landscape Buffer	RA
West:	Single family dwellings on acreages.	Industrial Business Park, Pond and Pond Buffer	RA

Context & Background

- The 3.18-hectare subject site is located at 18715 - 92 Avenue in Anniedale-Tynehead. The property is zoned "One-Acre Residential Zone (RA)" and is designated "Industrial Business Park" in the Anniedale-Tynehead Neighbourhood Concept Plan (NCP) and designated "Mixed Employment" in the Official Community Plan (OCP).
- The property was recently well treed with an older single family home. The applicant recently cleared the site of most of the trees, which included some by-law sized trees and has paid applicable fines for the unauthorized tree removal. Other mature trees were also damaged, and additional fines will be payable pending clarification from the applicant's arborist on the extent of the damage. The applicant has also applied for an Erosion and Sediment Control (ESC) Permit to address land disturbance.
- The Planning & Development Department has received various proposals and inquiries for temporary truck parking and outdoor storage over the past few years in this area of Anniedale-Tynehead. Most of these proposals and inquiries have not been supported as the existing road network is not conducive to truck traffic and the upgrade costs were seen as prohibitive for a temporary use proposal.
- The subject proposal includes a commitment and requirement to undertake the necessary road improvements to accommodate truck traffic as a condition of TUP issuance.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant has applied for a Temporary Use Permit (TUP) to allow the storage of steel (including pipes, rebar and beams), the parking of approximately 12 oversized trucks and

trailers that exceed 5,000 kilograms (11,000 lbs.) G.V.W. mid-sized forklifts and the use of the existing house as an office and washroom facility for a period of three years.

- The proposed 3-year TUP will be valid from the date of approval. A TUP can be extended only once for a further maximum 3-year period subject to Council approval. The applicant is aware of this timeline and has indicated that their plan is to redevelop the property in accordance with the Anniedale-Tynehead NCP.
- The applicant has provided a site and landscape plan for the proposed steel storage and truck parking that includes the following:
 - parking spaces for approximately 12 oversized trucks and trailers;
 - the applicant proposes a 11-metre wide drive aisle located at the southeast corner of the site onto 92 Avenue;
 - the applicant proposes to retain the existing home in the southwest corner of the site as an office space and washroom facilities for the proposed temporary use;
 - landscape screening and fencing is proposed to complement existing trees around the perimeter of the site;
 - a 15-metre landscape buffer proposed along Highway No. 1 and a 10-metre landscape buffer along 92 Avenue; and
 - passenger vehicle parking for approximately 20 vehicles in the southeast corner of the site which will be fenced off from the truck parking portion of the site.
- Truck access will be from 92 Avenue along the eastern property line. As noted above, the applicant is required to complete required road pavement widening and upgrades along 92 Avenue from 180 Street to provide truck access (7.0 metres pavement) for approximately 1,500 metres of road works. The applicant is proposing that on average 5 trucks will access the site each day (Monday to Friday) between 8:00 AM and 5:00 PM. Mid-sized forklifts will be used on site to load the trucks.
- The applicant is proposing a passenger/staff vehicle parking area for approximately 20 vehicles.
- The subject site had substantial tree coverage which was recently cleared. The applicant proposes to retain approximately 96 of the remaining on-site and off-site trees along the property lines.
- The applicant is proposing to erect an 8 ft. tall black powder coated chain link with privacy slats around the perimeter of the site to screen the use from existing residential properties and roads.
- The applicant has committed to continue to work with staff on the proposed landscaping and fencing details to ensure appropriate buffering as a condition of TUP issuance (should Council support the proposed temporary use). The landscaping and fencing will be required to be installed and inspected prior to TUP issuance and securities would be collected to ensure the landscaping and fencing is maintained over the course of the TUP.
- The proposed temporary steel storage and truck parking use will allow for the interim use of the land until it is economically viable for redevelopment.

- The proposed temporary truck parking and outside storage use will assist in providing much-needed authorized outside storage and truck parking spaces in the City.

Referrals

Engineering:	The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix II.
Fire:	A fire safety plan will need to address access, storage, any buildings on site (with fire protection details) and any hazards and ensure that site meets the BC Building Code for access and signage
Parks, Recreation & Culture:	No trees or vegetation are to be removed from road right-of-way without pre-approval by Parks.
Ministry of Transportation & Infrastructure (MOTI):	Comments from MOTI are pending and will need to be addressed as a condition of TUP issuance.

Transportation Considerations

- As a condition of the TUP and Servicing Agreement, the road network must be upgraded to acceptable standards to access 180 Street from 92 Avenue. The work is expected to be carried out by the subject application.
- The 92 Avenue entrance will be designed so trucks will not be able to turn left (to prevent driving east) out of the site. A left-in and right-out restrictive covenant will be registered on title.
- Truck access will be from 92 Avenue along the eastern property line. The applicant is required to complete required road pavement widening and upgrades along 92 Avenue from 180 Street to provide truck access (7.0 metres pavement) for approximately 1,500 metres of road works. The applicant states that on average 5 trucks will access the site each day (Monday to Friday) between 8:00 AM and 5:00 PM. Mid-sized forklifts will be used on site to load the trucks.

Natural Area Considerations

- A Class B (yellow-coded) ditch is located along the northern property line along Highway No. 1. The ditch is considered a stream under the provincial Riparian Areas Protection Regulations (RAPR).
- An assessment of the ditch was also provided to the Ministry of Forests, Lands, Natural Resource Operations & Rural Development Contacts (FLNRORD) who are still reviewing the assessment.
- In accordance with Part 7A Streamside Protection setbacks of the Zoning By-law, a Class B (yellow-coded) watercourse requires a minimum streamside setback of 7 metres, as measured

from the top of bank. The proposed setback complies with the requirements outlined in the Zoning By-law.

- The subject property falls within the Sensitive Ecosystems Development Permit Area (DPA) for Streamside Areas in the OCP, given the location of the existing Class B (yellow-coded) watercourse which flows within the ditch to the south of the site. The Sensitive Ecosystems (Streamside Areas) Development Permit is required to protect aquatic and terrestrial ecosystems associated with streams from the impacts of development.
- The Ecosystem Development Plan is a condition of the issuance of the Temporary Use Permit. The finalized report and recommendations will be considered by Council in a subsequent report as part of a separate Development Permit for a Sensitive Ecosystems application.

POLICY & BY-LAW CONSIDERATIONS

Official Community Plan

Land Use Designation

- The subject site is designated as "Mixed Employment" in the OCP. The proposed interim use complies with the OCP designation, which accommodates light industrial uses.

Secondary Plans

Land Use Designation

- The subject site is designated "Industrial Business Park" in the Anniedale-Tynehead Neighbourhood Concept Plan (NCP). The Industrial Business Park designation is intended for manufacturing, processing, warehousing, and distribution of goods in conjunction with Low-rise office and professional office park development.
- The proposed temporary use is considered to be supportable as it will allow an authorized, interim use of the land until it is economically viable for redevelopment in accordance with the Anniedale-Tynehead NCP.
- In addition, the temporary use will assist in providing much-needed authorized truck parking spaces and outdoor storage in the City.

PUBLIC ENGAGEMENT

- Pre-notification letters were sent on March 15, 2023, and the Development Proposal Signs were installed on March 20, 2023. Staff received four responses from neighbours opposed (*staff comments in italics*) as well as one letter in support:
 - The area is rural and suburban and not suitable for trucks to wind through the neighbourhood. The portion of 92 Avenue fronting the site and to the east is too narrow for trucks to operate safely.

(The applicant is proposing to upgrade roads to a minimum of 7 metres of pavement from the subject site to the intersection of 92 Avenue and 180 Street to support truck access and turning movements.)

- Concerns with truck accessing Harvie Road/192 Street to the east.

(The entrance will be designed so trucks will not be able to turn left, to prevent driving east out of the site. A left-in and right-out restrictive covenant will be registered on title.)

- Increase air, ground water and noise pollution. The area is reliant on well water and there are concerns with contamination to the water.

(Truck repairs and oil changes will not be allowed on the subject site as a condition of the TUP. Staff acknowledge that there will be an increase in noise and air pollution from truck traffic.)

- Proposed truck park is incompatible with the existing single family dwellings.

(The proposed temporary truck parking facility will allow an authorized, interim use of the land until it is economically viable for redevelopment in accordance with the Industrial Business Park designation in the Anniedale-Tynehead NCP.)

- The subject site was illegally clearcut by the applicant.

(The applicant has been working with the Trees and Landscaping Department as well as the Drainage Department to remedy the tree cutting and land clearing and has paid fines as well as applied for the necessary permits to remediate the site. Other mature trees were also damaged, and additional fines will be payable pending clarification from the applicant's arborist on the extent of the damage.)

- Concerns that the 3-year temporary use will be permanent and increased crime in the neighbourhood because of the use.

(If the proposed TUP is approved, the applicant will be able to apply for a 3-year extension for a total of 6 years. After the 6 years, the applicant will be required to discontinue the temporary use.)

- Concerns with compliance to the Anniedale-Tynehead NCP

(The subject site is designated "Industrial Business Park" in the Anniedale-Tynehead Neighbourhood Concept Plan (NCP). The Industrial Business Park designation is intended for manufacturing, processing, warehousing, and distribution of goods in conjunction with low-rise office and professional office park development.

The proposed outdoor storage use will allow for interim use of the land until it is economically viable for redevelopment in accordance with the Anniedale-Tynehead NCP.)

- A representative of the site was being aggressive to neighbouring residents.

(Staff have apprised the applicant of this concern.)

TREES

- Terry Thrale, ISA Certified Arborist of Woodridge Tree consulting Arborists 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
Alder and Cottonwood Trees			
Alder	47	37	10
Cottonwood	42	38	4
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Big leaf maple	1	0	1
Apple	2	2	0
Cherry Tree	1	1	0
Holly	1	1	0
Coniferous Trees			
Western Red Cedar	15	11	4
Douglas Fir	1	1	0
Western Hemlock	1	1	0
Spruce	1	1	0
Total (excluding Alder and Cottonwood Trees)	23	18	5
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		84	
Total Retained and Replacement Trees		103	
Contribution to the Green City Program		\$14,850	

- The applicant recently cleared the site of most of the trees, which included some by-law sized trees and has paid applicable fines for the unauthorized tree removal. Other mature trees were damaged, and additional fines will be payable pending clarification from the applicant's arborist on the extent of the damage.
- The Arborist Assessment states that there are a total of 23 mature trees remaining on the site, excluding Alder and Cottonwood trees. 89 existing remaining trees, approximately 79% of the total trees on the site, are Alder and Cottonwood trees. It was determined that 19 trees can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- The applicant is also proposing to retain 77 of 79 off-site trees which are located along all the property lines and include MOTI and City trees. The 2 off-site trees proposed for removal are City trees along 92 Avenue which are within the driveway.

- For those remaining 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 111 replacement trees on the site. Since only 84 replacement trees can be accommodated on the site, the deficit of 27 replacement trees will require a cash-in-lieu payment of \$14,850, representing \$550 per tree (for applications received 2021 and later), to the Green City Program, in accordance with the City's Tree Protection By-law.
- The new trees planted within the 15 metre north and 10 metre south buffers on the site will consist of a variety of trees including Red Maple, Ginkgo, Pine, Fir and Cedar.
- In summary, a total of 103 trees are proposed to be retained or replaced on the site with a contribution of \$14,850 to the Green City Program.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

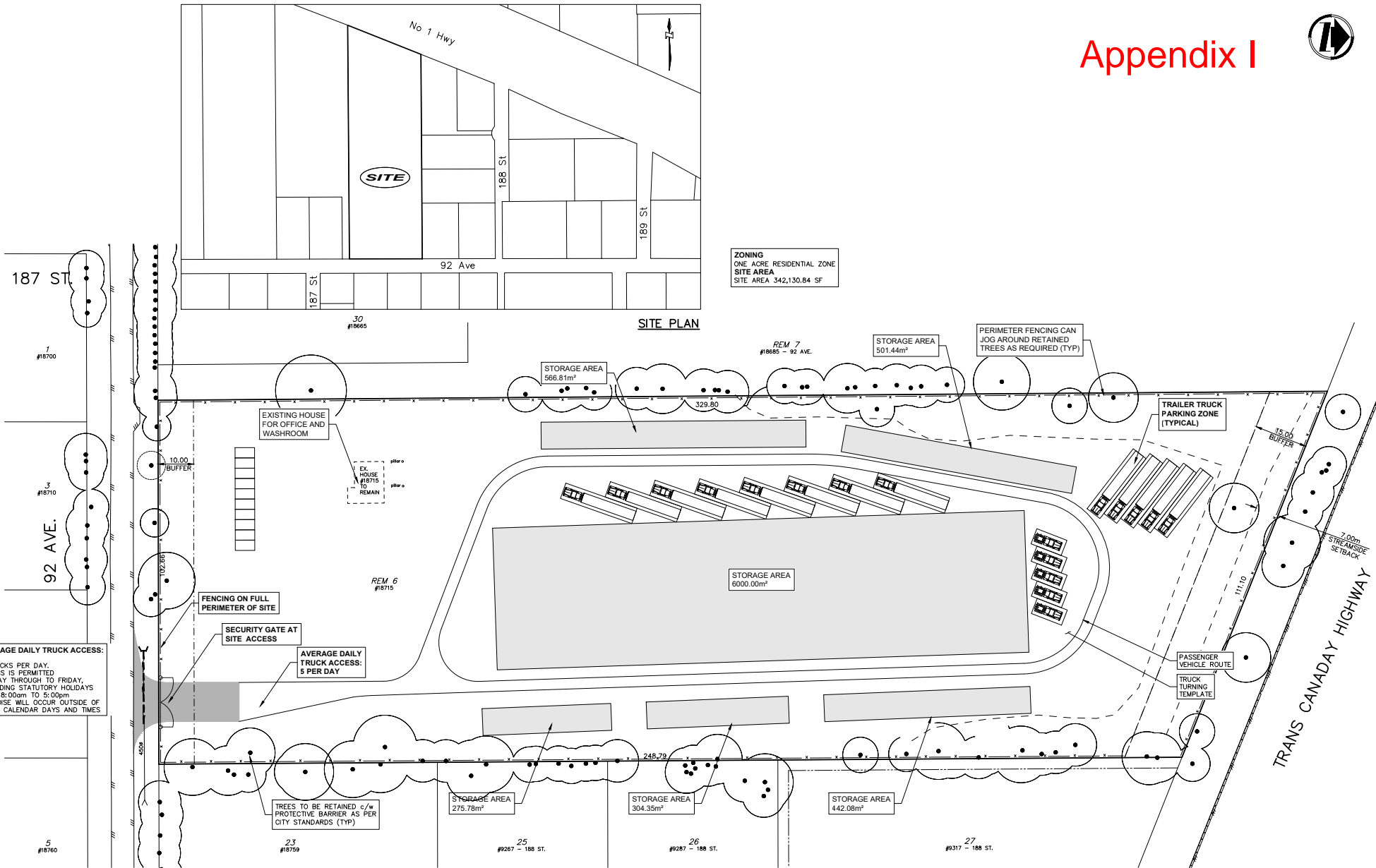
Appendix I.	Proposed Temporary Use Permit Layout, Site Plan and Landscape Plans
Appendix II.	Engineering Summary
Appendix III.	Summary of Tree Survey and Tree Preservation
Appendix IV.	NCP Plan
Appendix V.	Temporary Use Permit No. 7923-0072-00

approved by Ron Gill

Don Luymes
General Manager
Planning and Development

JKS/ar

Appendix I



LEGAL LOT 6, EXCEPT PART ON SRW PLAN 27770, SECTION 33, TOWNSHIP 8, NEW WESTMINSTER DISTRICT, PLAN 7426			
BENCHMARK 92 AVENUE 189 STREET		SCALE 0.9996030	
MON 5676 N 5446409.105 E 521913.209		ELEV 37.371m	
REV.	DATE	DESCRIPTION	BY

CONSULTANT

Coastland
engineering & surveying ltd.

#101, 19292 - 60 Avenue
Surrey, BC V3S 3M2
Phone: (604)532-9700
Fax: (604)532-9700

Permit To Practice No. 1001893

CITY OF SURREY

1154427 B.C. LTD.
c/o SEVEN HORSES TRANSPORT LTD.
3037 - 194 STREET, SURREY, B.C. V3S 9V2
CONTACT: HARRY (HARJINDER) PUREWAL 778-552-5797
harry@sevenhorses.ca

MASTER SITE PLAN
18715 - 92 AVENUE

SCALE: 1:500	DATE (YYYY MM) 2023 MARCH	SURREY PROJECT NUMBER 7823-0072-00
DESIGNED MEH	Coastland Project No. 2888	DRAWING TYPE KEY
DRAWN KSH	DWG. NO. 2 of 4	REV. 2
REVIEWED FRY		

April 25, 2023, 3:02 PM - 7823-0072-00.dwg - 04.dwg

LEGEND

	ASPHALT PATH PAVING
	PROPERTY LINE
	PRIVACY FENCE
	TREE PROTECTION FENCE
	EXISTING TREE TO REMAIN
	EXISTING TREE TO BE REMOVED

2304/10	ISSUED FOR COORDINATION	
NO.	DATE (Y/M/D)	DESCRIPTION
ISSUES & REVISIONS		
SCALE		

NORTH ARROW

PROJECT NAME
 92 AV. TUP-BC

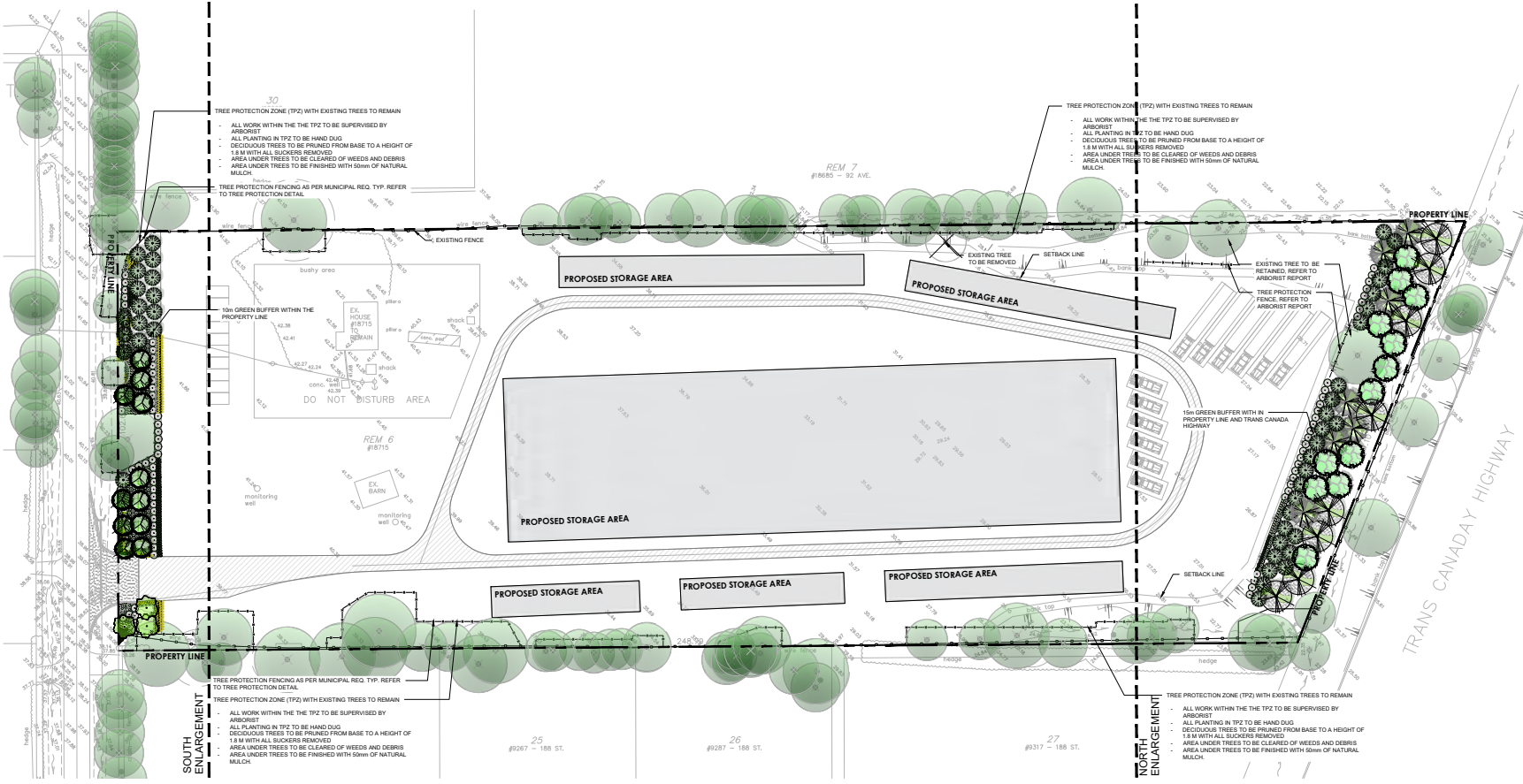
PROJECT ADDRESS
 18715 92 AV. SURREY, BC

DRAWING TITLE
 LANDSCAPE PLAN

SCALE: 1:500

DRAWN: SR
 CHECKED: JT
 PROJECT NO.: 2301914
 DRAWING NO.: L1

THIS DRAWING IS PROPERTY OF ASIAN GROUP OF COMPANIES AND SHOULD NOT BE COPIED OR DISTRIBUTED WITHOUT PRIOR WRITTEN CONSENT



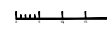
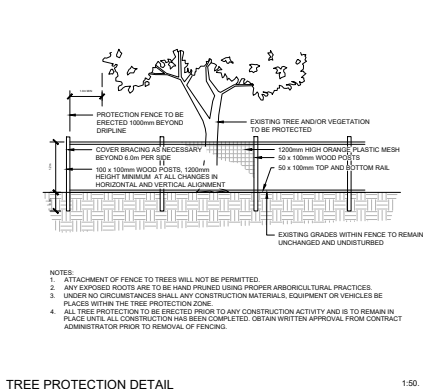
PLANT LIST

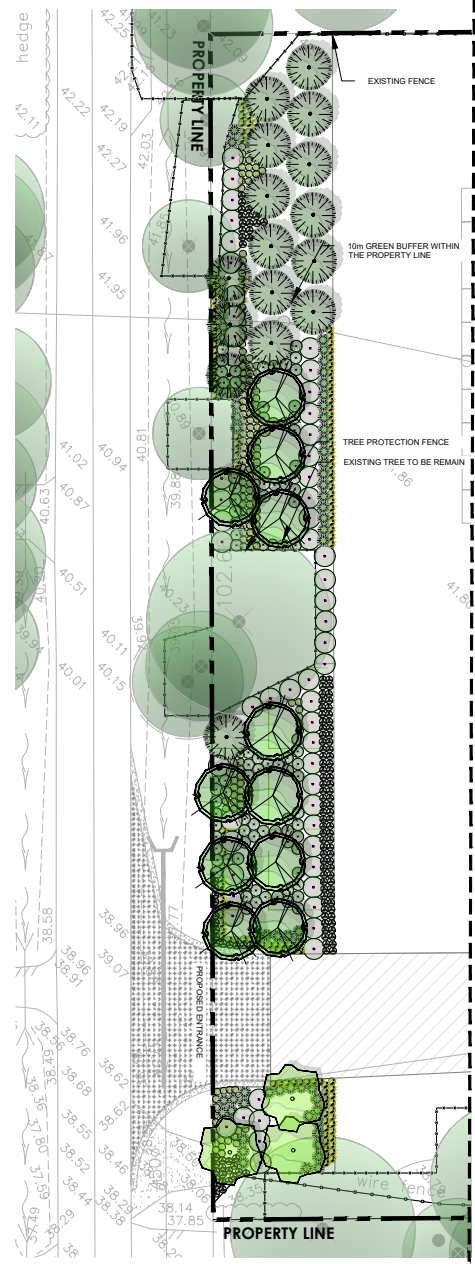
KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	CONDITION
DECIDUOUS TREES						
	11	<i>Acer rubrum</i> 'October Glory'	October Glory Red Maple	6 cm Cal.	As shown	
	3	<i>Quercus lobata</i> (Oak Spike)	Oak Spike Oak	6 cm Cal.	As shown	
CONIFEROUS TREES						
	43	<i>Pinus taeda</i> 'Vandermeer's Pyramid'	Lumber Pine	3m Ht.	As shown	
	7	<i>Pinus contorta</i>	Shore Pine	3m Ht.	As shown	
	12	<i>Pseudotsuga menziesii</i>	Douglas Fir	3m Ht.	As shown	
	8	<i>Thuja plicata</i>	Western Red Cedar	3m Ht.	As shown	
SHRUBS						
	89	<i>Juniperus scopulorum</i> 'Skyrocket'	Skyrocket Juniper	1.2 m Ht.	As shown	#5 pot
	63	<i>Prunella laevis</i>	Maple shrub	75 cm	As shown	#5 pot
	114	<i>Ilex glabra</i>	holberry	50 cm	As shown	#5 pot
PERENNIALS, GROUND COVERS, AND GRASSES						
	132	<i>Eriogonum fasciculatum</i> (Red)	Water hyacinth	1 Gal.	As shown	Potted
	165	<i>Arctostaphylos uva-ursi</i>	Kamikunik	1 Gal.	As shown	Potted
	144	<i>Potentilla fruticosa</i>	Sisymbrium	60 cm Ht.	As shown	Potted

- GENERAL NOTES**
- EXAMINE SITE AND CONFIRM EXISTING SITE CONDITIONS BEFORE BEGINNING.
 - CONFIRM ALL MEASUREMENTS ON SITE. DO NOT SCALE DRAWINGS.
 - CONFIRM EXISTING AND PROPOSED GRASSES PRIOR TO BEGINNING CONSTRUCTION WORKS.
 - CONFIRM MUNICIPAL REQUIREMENTS FOR BUILDING PERMITS, SETBACKS, BUILDING CODE WORKS, AND OTHER BY-LAW REQUIREMENTS. OBTAIN REQUIRED PERMITS PRIOR TO BEGINNING CONSTRUCTION WORKS.
 - OBTAIN UTILITY AND SERVICES LOCATIONS PRIOR TO BEGINNING CONSTRUCTION WORKS.
 - PROTECT FROM DAMAGE ALL EXISTING STRUCTURES, TREES, SURFACES, SITE FURNISHINGS, UNDERGROUND SERVICES AND OTHER EXISTING ELEMENTS THAT EITHER REMAIN ON SITE, ARE PART OF THE SITE ACCESS OR ARE ADJACENT TO THE SITE. PERFORM REPAIR AND MAKE GOOD WORKS FOR ANY DAMAGE THAT IS CAUSED BY THE CONTRACTOR'S WORK AT THE CONTRACTOR'S OWN EXPENSE.
 - UNLESS OTHERWISE SPECIFIED, CONTRACTOR SHALL GUARANTEE ALL WORKS AND MATERIALS FOR A PERIOD OF NOT LESS THAN ONE (1) YEAR. CONTRACTOR SHALL INSPECT THE LANDSCAPE ON A REGULAR BASIS AND REPLACE MATERIALS THAT ARE IN POOR CONDITION WITHIN TWO WEEKS OF INSPECTION OR NOTICE.
 - THE CONTRACTOR SHALL MAINTAIN THE SITE IN GOOD WORKING ORDER WITH A CLEAN AND ORDERED APPEARANCE DURING THE PERIOD OF WORKS. PEDESTRIAN, PUBLIC AND ROAD AREAS ARE TO BE SWEEPED AT THE END OF EACH DAY AND KEPT FREE OF DEBRIS. LANDSCAPE DEBRIS IS TO BE DISPOSED OFF SITE AT LEGAL AND APPROVED LOCATIONS.

- IRRIGATION NOTES**
- IRRIGATION TO BE PROVIDED FOR ALL 'SOFT' LANDSCAPE AREAS SHOWN ON THE DRAWING, USING A HIGH EFFICIENCY IRRIGATION SYSTEM.
 - IRRIGATED AREAS TO BE INSTALLED AS A DESIGN BUILD IRRIGATION SYSTEM FOR THE SUB OUTS PROVIDED. PROVIDE SUBMITTALS OF DESIGN TO CONSULTANT AT LEAST ONE WEEK PRIOR TO INSTALLATION AND AS-BUILT DRAWING WITHIN ONE MONTH OF SUBSTANTIAL PERFORMANCE.
 - THE IRRIGATION SYSTEM DESIGN AND INSTALLATION SHALL BE IN ACCORDANCE WITH THE IRRIGATION INDUSTRY OF BC STANDARDS AND GUIDELINES.
 - ALL IRRIGATION VALVE BOXES TO BE EQUIPPED WITH QUICK COUPLERS.
 - USE POP-UP SPRINKLER HEADS.
 - DO NOT SPRAY WATER ONTO TREE TRUNKS.

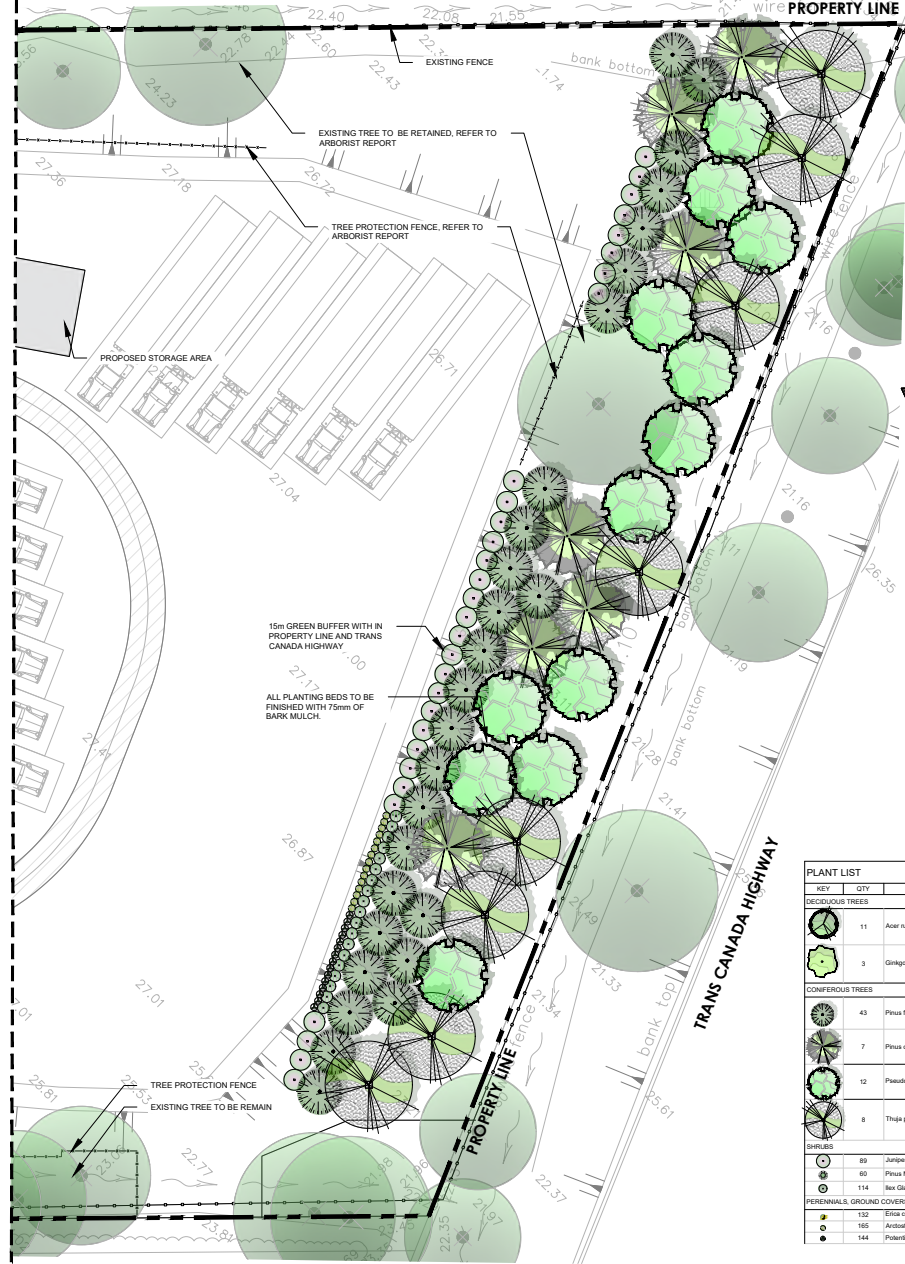
- PLANTING NOTES**
- PLANTS SHALL BE INSTALLED AS DIRECTED BY THE DRAWING, NOTES AND DETAILS.
 - CONFIRM PLANT MATERIAL SUBSTITUTIONS WILL NOT BE ACCEPTED WITHOUT PRIOR WRITTEN APPROVAL.
 - ALL PLANT MATERIAL SHALL BE THOROUGHLY WATERED AND SOAKED AT THE TIME OF PLANTING.
 - TREE PROTECTION:** PER THE MUNICIPAL DETAIL #1 REQUIRED.
 - ALL LANDSCAPE MATERIAL IS TO COMPLY WITH THE CANADIAN LANDSCAPE STANDARD.
 - SOIL DEPTH IN ALL PLANTING AREAS TO BE MINIMUM 450mm.
 - SOIL ANALYSIS FOR PROPOSED GROWING MEDIUMS IS TO BE PROVIDED TO LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
 - PLANTING MEDIUM TO MEET CANADIAN LANDSCAPE STANDARD FOR LEVEL 1.
 - ALL PLANTING BEDS TO BE FINISHED WITH 75mm OF BARK MULCH. REFER TO PLANTING DETAILS FOR INSTALLATION AROUND PLANT MATERIAL.
 - ALL PLANT MATERIALS SPECIFIED FOR THIS PROJECT WILL CONFORM TO THE CANADIAN LANDSCAPE STANDARD AND MUNICIPAL LANDSCAPE STANDARD FOR SIZE, VARIETY AND CONDITION AS INDICATED ON THE PLANT LIST SHOWN ON THIS DRAWING. ANY PLANT DISPLAYING POOR GROWTH HABITS, INJURY OR DISEASE WILL BE REJECTED. ANY PLANT THAT IS REJECTED WILL BE REMOVED FROM THE SITE AND REPLACED WITH A PLANT OF ACCEPTABLE QUALITY AT NO ADDITIONAL COST TO THE OWNER.
 - REMOVE DEAD OR DAMAGED BRANCHES. ALL PRUNING SHALL BE PERFORMED IN ACCORDANCE WITH STANDARD HORTICULTURAL PRACTICES AND INTERNATIONAL SOCIETY ARBORISTS (I.S.A.) SPECIFICATIONS WITH APPROPRIATE TIMING FOR EACH SPECIES.
 - PROVIDE A ONE YEAR WARRANTY FOR THE PLANT MATERIAL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MAINTENANCE REQUIRED TO KEEP THE PLANTS IN A HEALTHY CONDITION DURING THE WARRANTY PERIOD. UNLESS OTHERWISE AGREED UPON, AND FOR REPLACEMENT OF PLANT MATERIALS THAT ARE DEAD OR IN POOR CONDITION DURING THE WARRANTY PERIOD AT THE CONTRACTOR'S OWN EXPENSE. MAINTENANCE INCLUDES BUT IS NOT LIMITED TO:
 - Regular schedule of watering of the plants as required and/or as directed by the Project Manager during construction and the warranty period. Plants shall be watered within 48 hours of delivery unless otherwise specified. Failure to do so after the request shall result in the work being undertaken by others. The cost of this work shall be deducted from the Contract Price or Subcontract and otherwise recovered from the Contractor.
 - Maintenance and additional installation of mulch.
 - Weed removal.
 - Disease control.





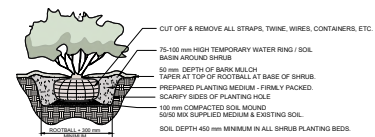
SOUTH ENLARGEMENT PLANTING PLAN

1:200

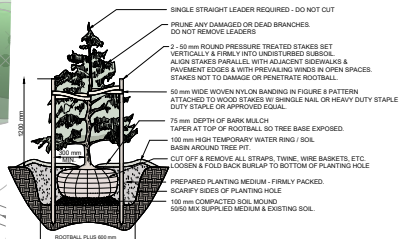


SOUTH ENLARGEMENT PLANTING PLAN

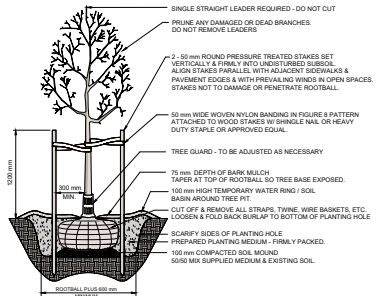
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SHRUB AND PERENNIAL PLANTING DETAIL N.T.S.



CONIFEROUS TREE N.T.S.



DECIDUOUS TREE N.T.S.

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	CONDITION
DECIDUOUS TREES						
	11	<i>Acer rubrum</i>	October Glory Red Maple	6 cm Cal.	As shown	
	3	<i>Ginkgo biloba</i>	Gold Spire Ginkgo	6 cm Cal.	As shown	
CONIFEROUS TREES						
	43	<i>Pinus flexilis</i>	Vancouver's Pyramid Limber Pine	3m ht.	As shown	
	7	<i>Pinus contorta</i>	Shore Pine	3m ht.	As shown	
	12	<i>Pseudotsuga menziesii</i>	Douglas Fir	3m ht.	As shown	
	8	<i>Thuja plicata</i>	Western Red Cedar	3m ht.	As shown	
PERENNIALS, GROUND COVERS, AND GRASSES						
	89	<i>Juniperus scopulorum</i>	Skyrocket Juniper	1.2 m ht.	As shown	#5 pot
	60	<i>Pinus mugo</i>	Mugo pine	75 cm	As shown	#3 pot
	114	<i>Ilex glabra</i>	Hollyberry	50 cm	As shown	#2 pot
	132	<i>Erica carnea</i>	December Bell Winter heath	1 Gal	As shown	Planted
	165	<i>Actinophyton roseaceae</i>	Kiwifruit	1 Gal	As shown	Planted
	144	<i>Potentilla fruticosa</i>	Shrubky Cinquifol	60 cm ht.	As shown	Planted

LEGEND

- ASPHALT PATH PAVING
- PROPERTY LINE
- PRIVACY FENCE
- TREE PROTECTION FENCE
- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED

ISSUED FOR COORDINATION

230410

DATE (YYYY) DESCRIPTION

ISSUES & REVISIONS

NO.	DATE (YYYY)	DESCRIPTION



PROJECT NAME:
92 AV. TUP-BC

PROJECT ADDRESS:
18715 92 AV. SURREY, BC

PROJECT TITLE:
PLANTING PLAN

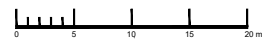
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DRAWN: SR

CHECKED: JT

PROJECT NO.: 2301914

DRAWING NO.:



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

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

DATE: **April 06, 2023** PROJECT FILE: **7823-0072-00**

RE: **Engineering Requirements
Location: 18715 92 Ave**

TEMPORARY USE PERMIT

The following are to be addressed as a condition of issuance of the Temporary Use Permit:

- Confirm road width and integrity from the site to the intersection of 96 Avenue and 180 Street to support truck turning movements, and provide improvements as required.
- Construct storm infrastructure upgrades to adequately capture increased road runoff.
- Secure applicable provincial and federal approvals for all impacted streams, as required.
- Construct a new metered water service connection, if required.
- Construct on-site stormwater mitigation features to meet pre-development conditions up to the 100-year storm event; appropriate geotechnical infiltration testing is required to verify infiltration capacity to support mitigation features.
- Construct on-site water quality treatment features.
- Register restrictive covenant(s) for the on-site stormwater mitigation and water quality.

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



Jeff Pang, P.Eng.
Development Services Manager

Summary of Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Alder and Cottonwood Trees			
Alder	48	38	10
Cottonwood	43	39	4
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Bigleaf Maple	1	0	1
Apple	2	2	0
Cherry Tree	1	1	0
Holly	1	1	0
Coniferous Trees			
Western Red Cedar	15	11	4
Douglas Fir	1	1	0
Western Hemlock	1	1	0
Spruce	1	1	0
Total (excluding Alder and Cottonwood Trees)		18	5
Additional [Estimated] Trees in the proposed [Open Space / Riparian Area] -planner/arborist to choose]		-	-
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		-	
Total Retained and Replacement Trees		-	
Contribution to the Green City Program		-	

Tree Preservation Summary

Surrey Project No:

Address: 18715 92 Avenue, Surrey

Registered Arborist: Woodridge Tree Consulting Arborists Ltd., Adrian Szabunio PR 5079A

On-Site Trees	Number of Trees	Off-Site Trees	Number of Trees
Protected Trees Identified *	114	Protected Trees Identified	79
Protected Trees to be Removed	95	Protected Trees to be Removed	2
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	19	Protected Trees to be Retained	77
Total Replacement Trees Required: - Alder & Cottonwoods to be removed (1:1) 77 X one (1) = 77 - All other species to be removed (2:1) 18 X two (2) = 36	113	Total Replacement Trees Required: - Alder & Cottonwoods to be removed (1:1) 2 X one (1) = 2 - All other species to be removed (2:1) 0 X two (2) = 0	2
Replacement Trees Proposed	0	Replacement Trees Proposed	0
Replacement Trees in Deficit	113	Replacement Trees in Deficit	2
Protected Trees to be Retained in Proposed Open Space or Riparian Areas	-		

*on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas

Summary, report and plan prepared and submitted by:

(Signature of Arborist)

March 14, 2023

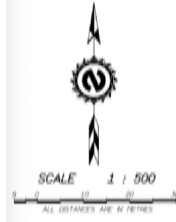
Date



NEW WESTMINSTER DISTRICT PLAN

86

- 1 STANDARD SIGN POST FOUND
- 2 STUDY MARKER
- 3 IRREGULAR DATCH MARK
- 4 GAS VALVE
- 5 UTILITY POLE
- 6 SIGN MARK
- 7 TREE AND CANOPY EXTENT
- 8 TOP OF WALL ELEVATION
- 9 GROUND ELEVATION



Horizontal scale of this plan is 1:500 and is in width and in height (to total when plotted at a scale of 1:500)

Markers are derived from Plan Field Survey by one of the following: (1) 100-1000 - 20 METRES from Central Marker (2) 1000-10000 - 10 METRES from Central Marker (3) 10000-100000 - 5 METRES from Central Marker with center of 100 00 00 00 00 00

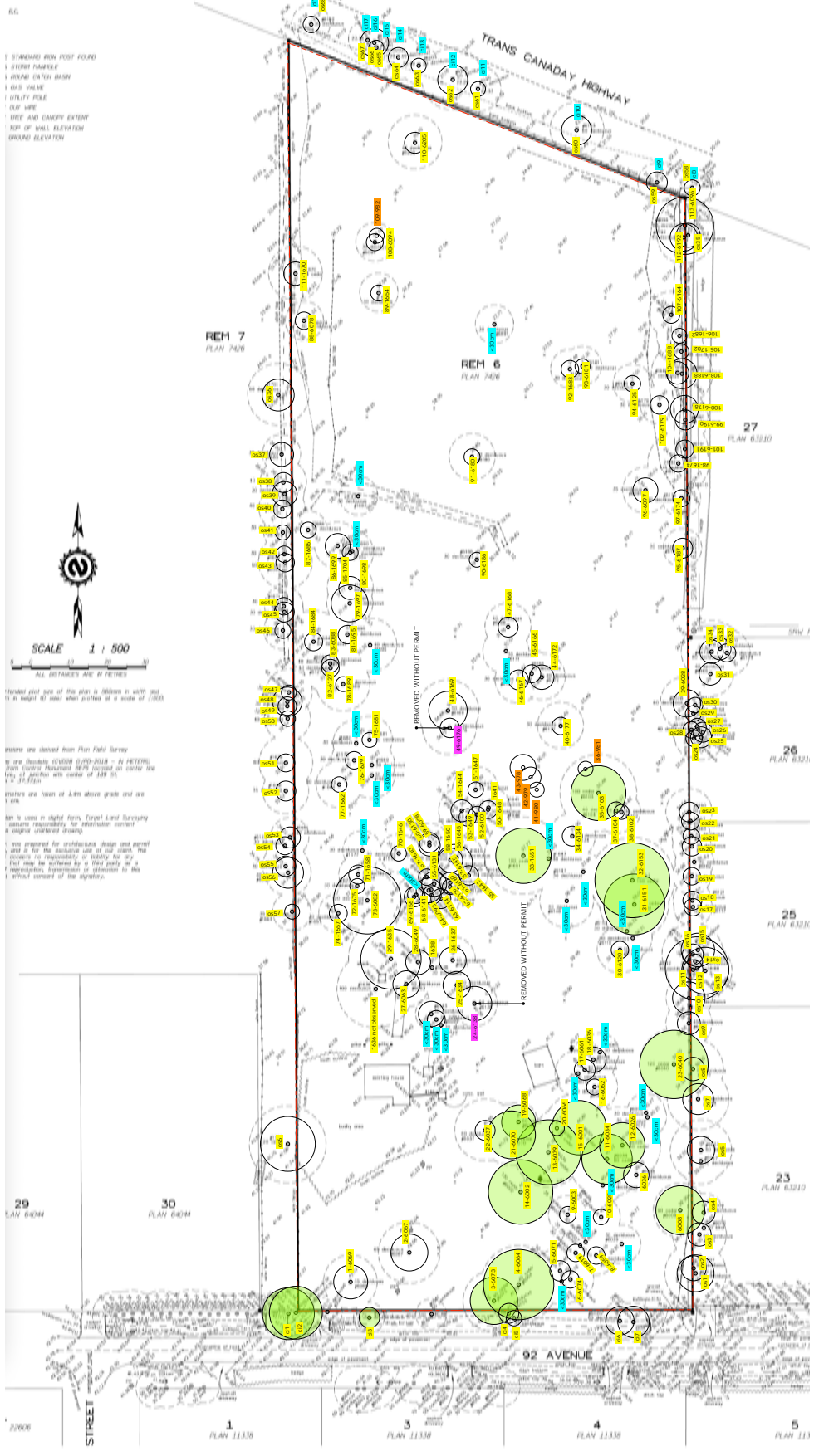
Markers are taken at 1.0m above grade and are 1.0m

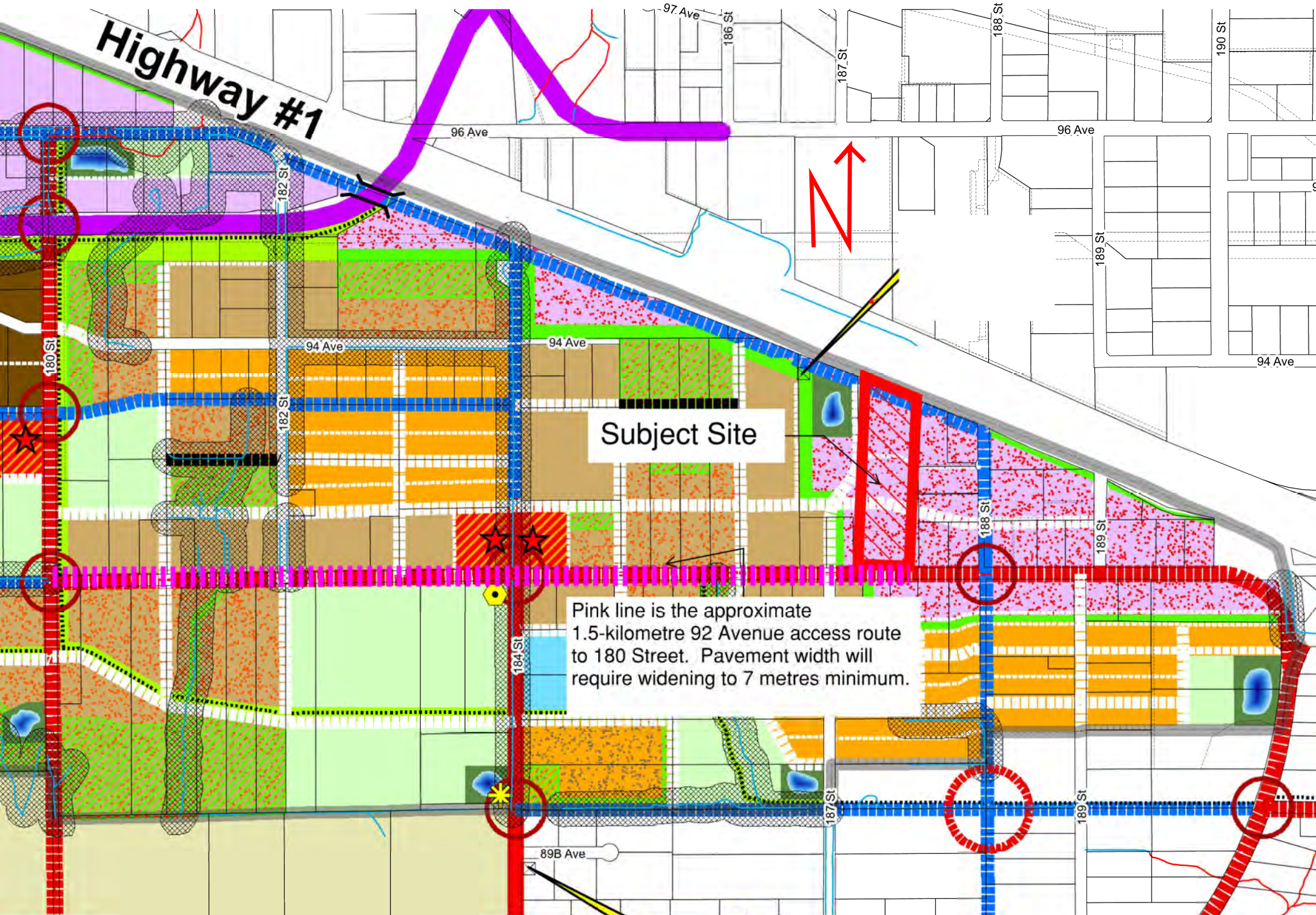
Plan is used in digital form, Digital Land Surveying means responsibility for information content is original cartographer drawing

Plan is prepared for architectural design and permit and is for the exclusive use of our client. The client is responsible for liability for any use that may be made by a third party as a reproduction or impression or otherwise to this without consent of the cartographer.

Legend

- YELLOW TREE ID INDICATES THE TREE IS PRESENT AND SURVIVED
- BLUE ID NUMBER INDICATES SURVIVED TREE WHICH IS SMALLER THAN 30CM AT 1.4M (SMALLER THAN 30 CM DBH)
- ORANGE TREE ID INDICATES TREE LARGER THAN 30CM WHICH IS MISSING FROM THE SURVEY
- PINK TREE ID INDICATES APPLICABLE TREE WHICH HAS BEEN REMOVED WITHOUT PERMIT
- GREEN CIRCLE INDICATES CONIFER TREE
- WHITE CIRCLE INDICATES NATIVE DECIDUOUS TREE, COTTONWOOD OR ALDER





Subject Site

Pink line is the approximate 1.5-kilometre 92 Avenue access route to 180 Street. Pavement width will require widening to 7 metres minimum.

Sanitary Pump Station

Highway #1



CITY OF SURREY

(the "City")

TEMPORARY USE PERMIT

NO.: 7923-0072-00

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: 011-254-220

Lot 6 Except: Part On SRW Plan 27770 Section 33 Township 8 New Westminster District Plan
7426

18715 92 Avenue

("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 permit on the Land shall be to allow the outdoor storage of steel (including pipes, rebar and beams), the parking of approximately 12 oversized trucks and trailers that exceed 5,000 kilograms (11,000 lbs.) G.V.W. mid-sized forklifts and the use of the existing house as an office and washroom facilities for a period of three years.
5. The temporary use permitted on the Land shall be in accordance with:
 - (a) Trucks using the temporary truck parking facility are limited to using the route stipulated on Schedule C;

- (b) No refrigerated truck units shall park on the site at any time;
 - (c) The parking area shall be designed to support the anticipated vehicle load in order to prevent dirt from being tracked onto the City roadway;
 - (d) Hours of operation shall be Monday to Friday from 8:00 am to 5:00 pm with no trucks to leave or enter the site on weekends;
 - (e) Adequate washroom facilities are to be provided on site to the satisfaction of the General Manager of Planning & Development with a minimum of one such facility on site; and
 - (f) the following activities are prohibited on the land:
 - i. vehicle washing
 - ii. vehicle maintenance except if it is on an asphalt or concrete pad and excludes all oil, coolant or chemical use as per the Environmental Management Act, S.B.C. 2002 Chapter 43
 - iii. truck fuel storage or refuelling
 - iv. storage of waste petroleum fluids
 - v. parking or storage of vehicles containing Dangerous Goods as defined by the *Transport of Dangerous Goods Act* R.S.B.C. 1996, Chapter 458.
6. The landscaping shall conform to drawings shown on Schedule A and numbered 7923-0072-00(2) to and including 7923-0072-00(3) (the "Landscaping") which is attached hereto and forms part of this permit.
7. The Owner covenants and agrees that the pre-servicing requirements attached as Schedule B (the "Pre-Servicing Requirements") which is attached hereto and forms part of this permit, have been completed and will be maintained for the duration of the Temporary Use Permit.
8. The Landscaping shall be installed prior to the issuance of the temporary use permit and maintained for the duration of the temporary use permit.
9. 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.
10. An undertaking submitted by the Owner is attached hereto as Appendix I and forms part of this temporary use permit.
11. This temporary use permit is not transferable.
12. This temporary use permit shall lapse on or before three years from date of issuance.

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

ISSUED THIS DAY OF , 20 .

Mayor – Brenda Locke

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 _____

(Legal Description)

known as _____

(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.

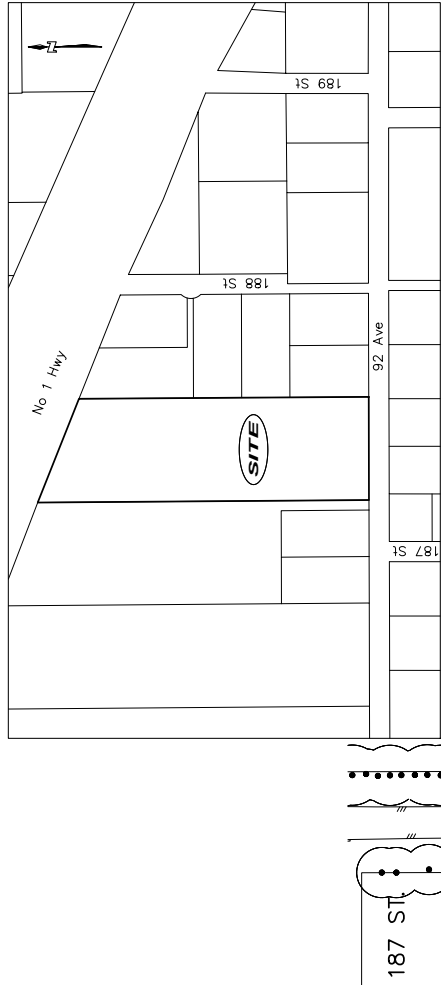
This undertaking is attached hereto and forms part of the temporary use permit.

(Owner)

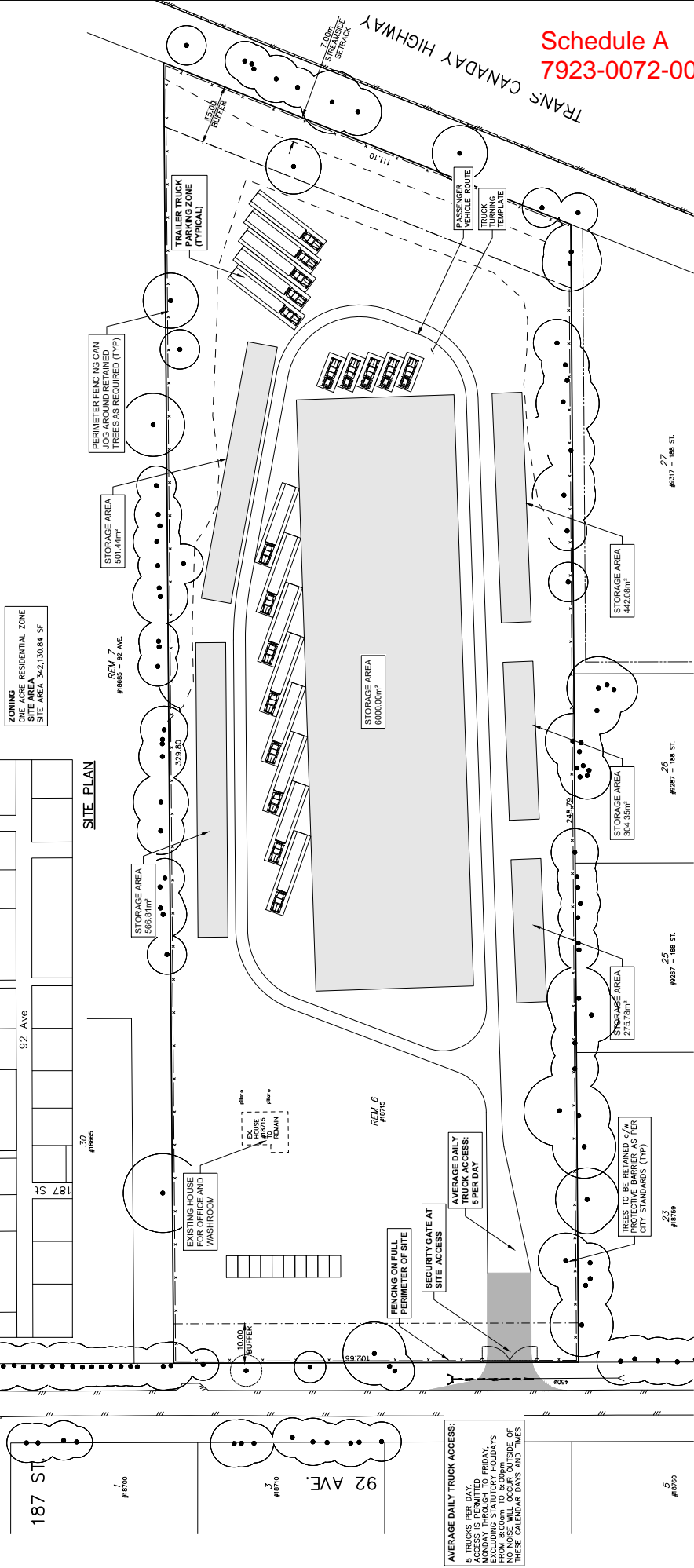
(Witness)



Schedule A
7923-0072-00(1)



SITE PLAN



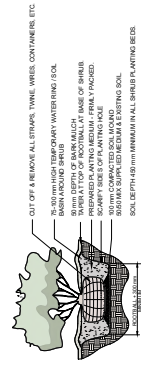
ZONING
ONE ACRE RESIDENTIAL ZONE
SITE AREA 342,130.84 SF

AVERAGE DAILY TRUCK ACCESS:
5 TRUCKS PER DAY;
TRUCK ACCESS FROM 9 AM TO 5 PM MONDAY THROUGH TO FRIDAY, EXCLUDING STATUTORY HOLIDAYS. NO NOISE WILL OCCUR OUTSIDE OF THESE CALENDAR DAYS AND TIMES

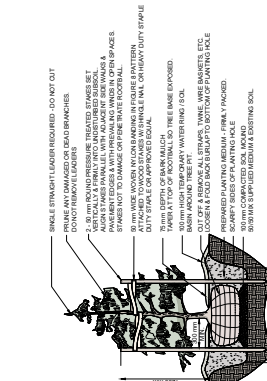
SCALE: 1:500	DATE (YYYY MM): 2023 MARCH	SURVEY PROJECT: 7823-0072-00
DESIGNED: MEH	Consultant Project No: 2888	DRAWING TYPE
DRAWN: KSH	NO. of 4	KEY
REVIEWED: FRY	REV. 2	
SEAL 1154427 B.C. LTD. 3037 A 184 STREET SURREY B.C. V3S 9V2 CONTACT: HARRY (HARRINDER) PURREWAL 778-552-5797 harry@harrydrewal.com		
CITY OF SURREY Permit to Practice No. 1001893 Phone: (604)552-9700 Fax: (604)552-9700 #101, 19292 - 60 Avenue Surrey, BC V3S 3M2		
MASTER SITE PLAN 18715 - 92 AVENUE		
DESTROY ALL PRINTS BEARING PREVIOUS NUMBER.		



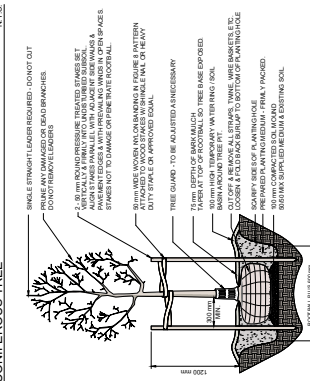
7923-0072-00(3)



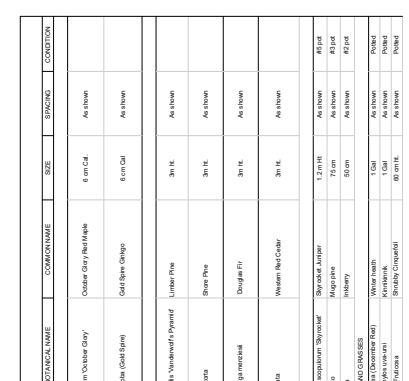
SHRUB AND PERENNIAL PLANTING DETAIL



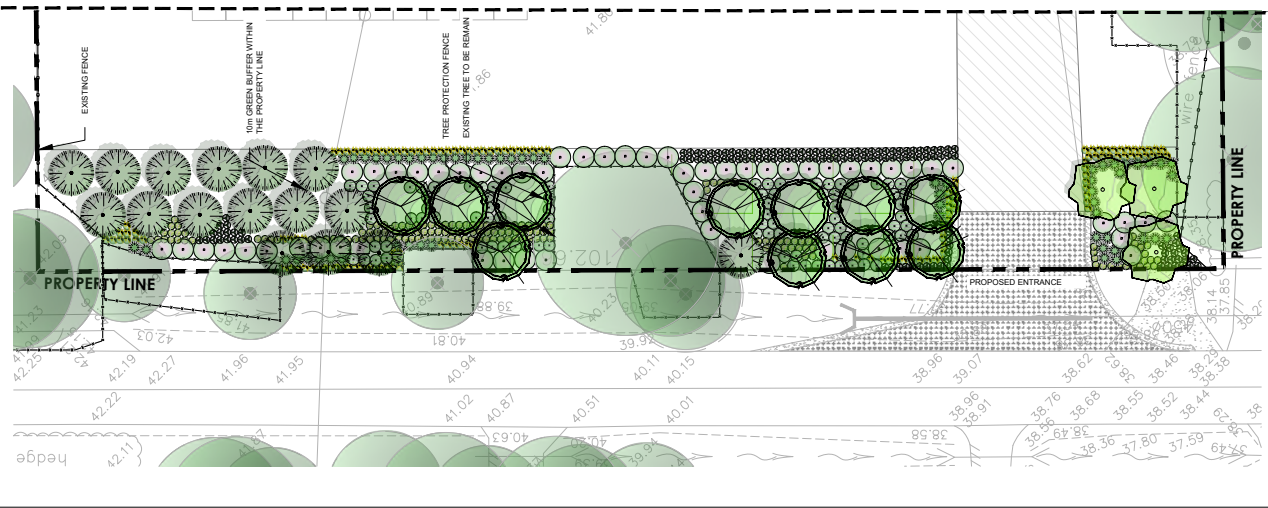
CONIFEROUS TREE



DECIDUOUS TREE



PLANT LIST	PLANT CODE	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	CONDITION
DECIDUOUS TREES	11	Acer glabrum Double Glory	Double Glory Red Fringe	6 cm CA	As shown	As shown
	3	Geopelia (Gold Spire)	Gold Spire Geopelia	6 cm CA	As shown	As shown
CONIFEROUS TREES	43	Pinus fechtii 'Woodwardii' Pyramid	Pyramid Pine	30 cm H	As shown	As shown
	7	Pinus contorta	Scots Pine	30 cm H	As shown	As shown
	12	Podocarpus nivalis	Douglas Fir	30 cm H	As shown	As shown
	8	Thuja plicata	Western Red Cedar	30 cm H	As shown	As shown
PERENNIALS	60	Androsace medeolae 'Sylvium'	Silver Medal Androsace	1.5 cm H	As shown	As shown
	65	Phlox alba	White Phlox	75 cm	As shown	As shown
	114	Salix glauca	Blue Willow	50 cm	As shown	As shown
PERENNIALS - GROUND COVERS AND GRASSES	102	Erica carnea (Lobelia Blue)	White Heath	1 cm	As shown	As shown
	103	Phlox subulata	Woolly Phlox	1 cm	As shown	As shown
	104	Parthenocissus vitacea	Strawberry Clematis	80 cm H	As shown	As shown



1:200

SOUTH ENLARGEMENT PLANTING PLAN

1:200

SOUTH ENLARGEMENT PLANTING PLAN

INTER-OFFICE MEMO

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

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

DATE: **April 06, 2023** PROJECT FILE: **7823-0072-00**

RE: **Engineering Requirements
Location: 18715 92 Ave**

TEMPORARY USE PERMIT

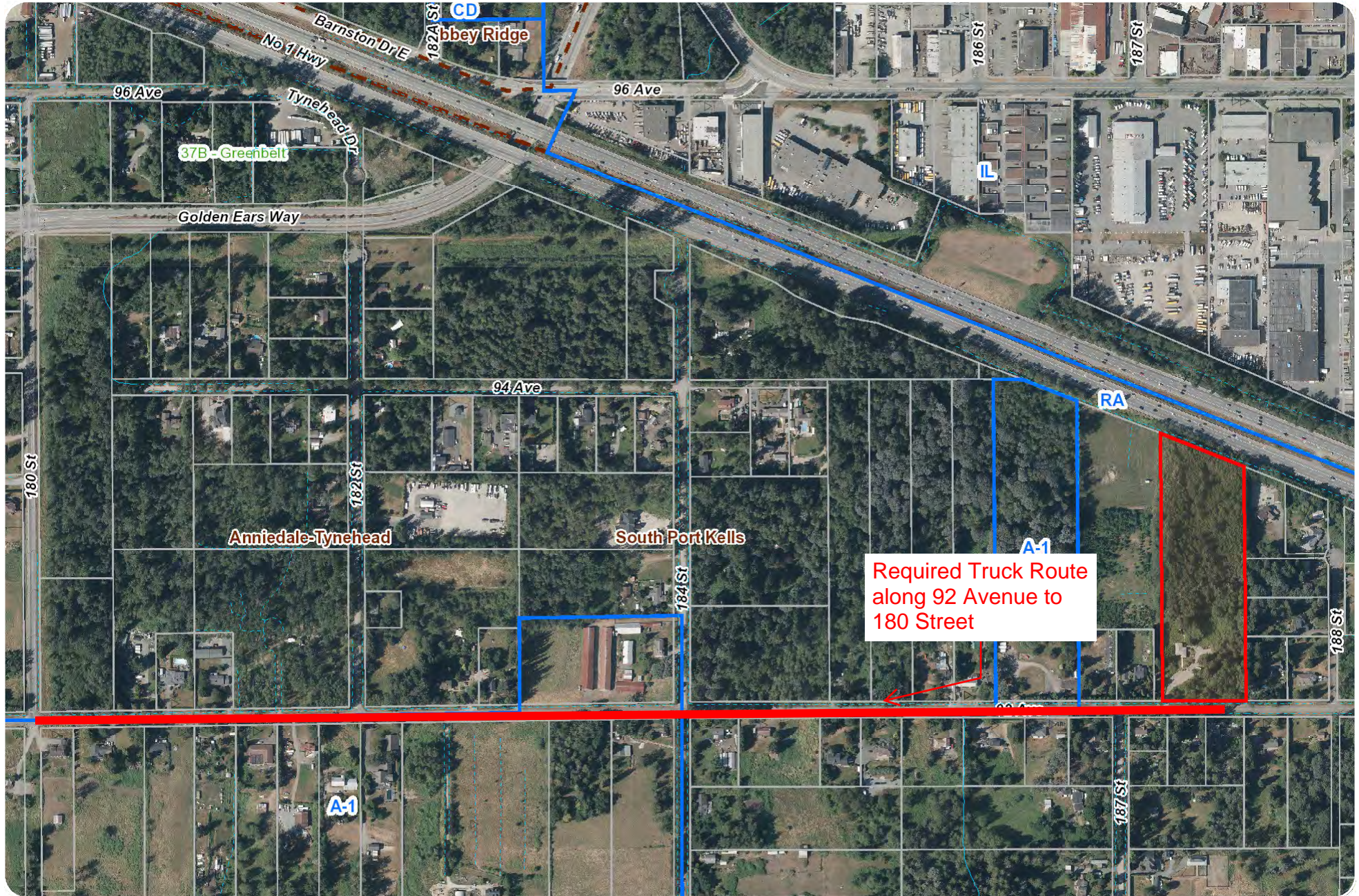
The following are to be addressed as a condition of issuance of the Temporary Use Permit:

- Confirm road width and integrity from the site to the intersection of 96 Avenue and 180 Street to support truck turning movements, and provide improvements as required.
- Construct storm infrastructure upgrades to adequately capture increased road runoff.
- Secure applicable provincial and federal approvals for all impacted streams, as required.
- Construct a new metered water service connection, if required.
- Construct on-site stormwater mitigation features to meet pre-development conditions up to the 100-year storm event; appropriate geotechnical infiltration testing is required to verify infiltration capacity to support mitigation features.
- Construct on-site water quality treatment features.
- Register restrictive covenant(s) for the on-site stormwater mitigation and water quality.

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



Jeff Pang, P.Eng.
Development Services Manager



Enter Map Description

Scale: 1:6,436

The data provided is compiled from various sources and is NOT warranted as to its accuracy or sufficiency by the City of Surrey. This information is provided for information and convenience purposes only. Lot sizes, legal descriptions and encumbrances must be confirmed at the Land Title Office. Use and distribution of this map is subject to all copyright and disclaimer notices at cosmos.surrey.ca

