

PROPOSAL:

- **Development Permit (Sensitive Ecosystems)**
- **Temporary Use Permit**

to permit the temporary storage of traffic advisory sign trailers and associated towing vehicles (pickup trucks) for a period not to exceed three years.

LOCATION: 18114 - 96 Avenue

ZONING: RA

OCP DESIGNATION: Mixed Employment

NCP DESIGNATION: Light Industrial, Park as well as Fish Class 15 m and 30 m Buffer Class B



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 applicant is proposing to temporarily use the subject site for the storage of traffic advisory sign trailers and associated towing vehicles (pickup trucks). No heavy trucks or trailers are proposed.
- The proposed storage use is not permitted under the current zoning of the site, “One-Acre Residential Zone” (RA).

RATIONALE OF RECOMMENDATION

- The proposal complies with the Mixed Employment designation in the Official Community Plan (OCP).
- The proposed temporary storage of traffic advisory sign trailers and associated towing vehicles (pickup trucks) will allow an authorized, interim, use of the land until it is economically viable for redevelopment.
- The applicant has committed to completing required road pavement widening of 96 Avenue to 180 Street to provide improved vehicular access (7.0 metres pavement) from the site through to Golden Ears Way as a condition of TUP issuance.
- The proposal will assist in providing needed authorized industrial outdoor storage in the City.
- The site is in close proximity to major transportation routes, including Highway No. 17 (South Fraser Perimeter Road), Highway No. 15 (176 Street), Highway No. 1, and Golden Ears Way
- Access to the proposed storage area will be provided via the existing driveway on the lot (to 96 Avenue). The applicant is maintaining a 30-metre setback to the watercourse within the northern portion of the site (outside of the existing house and driveway) in accordance with Part 7A Streamside Protection of the Zoning By-law. A 36-metre wide buffer is proposed on the south portion of the site to accommodate the Green Infrastructure Network (GIN) Corridor.
- Existing trees within the GIN Corridor and Streamside Setback area are proposed to be retained. These protected areas will be fenced to prevent access.
- No heavy trucks or trailers will be permitted on site.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council authorize staff to draft Development Permit No. 7923-0184-00 for Sensitive Ecosystems (Streamside and Green Infrastructure Areas) generally in accordance with the attached drawings (Appendix I).
2. Council approve Temporary Use Permit No. 7923-0184-00 (Appendix IV) to proceed to Public Notification.
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) completion of required road pavement widening and upgrades along 96 Avenue, to provide improved vehicular access (7.0 metres pavement) from the site through to Golden Ears Way at 180 Street;
 - (c) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (d) submission of a finalized Ecosystem Development Plan and Impact Mitigation Plan to the satisfaction of City staff;
 - (e) Input from the Ministry of Transportation & Infrastructure;
 - (f) input from TransLink;
 - (g) 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;
 - (h) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (i) installation and subsequent inspection and approval of all required landscape screening and fencing works, to the satisfaction of the General Manager, Planning & Development;
 - (j) 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;
 - (k) the applicant to undertake the necessary work and obtain permits, as required, for the proposed use of the existing residential building on the site for office space and washroom facility purposes; and

- (l) Registration of a combined Restrictive Covenant/Right-of-Way against the property to ensure safeguarding and maintenance of the Streamside Protection and Green Infrastructure Network Areas on the site.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	NCP Designation	Existing Zone
Subject Site	Single family dwelling on well treed acreage.	Light Industrial, Park and Fish Class 15 m and 30 m Buffer Class B	RA
North (Across 96 Avenue):	Treed lot.	Light Industrial	RA
East:	Treed lot.	Light Industrial, Park and Fish Class 15 m and 30 m Buffer Class B	RA
South (Across Golden Ears Way):	Single family dwelling on acreage with a Hydro Right-of-Way.	Trail	RA
West:	Single family dwelling on well treed acreage.	Light Industrial, Park, Fish Class 15 m and 30 m Buffer Class B, Pond and Pond Buffer	RA

Context & Background

- The 7,944 square metre subject site is located at 18114 - 96 Avenue in Anniedale-Tynehead. The property is zoned "One-Acre Residential Zone (RA)" and is designated Light Industrial, Park as well as Fish Class 15 m and 30 m Buffer Class B in the Anniedale-Tynehead Neighbourhood Concept Plan (NCP) and designated "Mixed Employment" in the Official Community Plan (OCP).
- The property is a well-treed residential property with an older single family home and a Class A watercourse running east-west through the northern portion of the property.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant has applied for a Temporary Use Permit (TUP) to allow the storage of traffic advisory sign trailers (see Appendix V for image of trailers) and associated towing vehicles (pickup trucks). A total of 60 parking spaces are proposed for the trailers and vehicles. Employees will drive pickup trucks to the subject site to retrieve the sign trailers and return the trailers. Occasionally, the pickup trucks will also be parked on site.
- Vehicles in excess of 5,000 kilograms gross vehicles weight (G.V.W.), such as tractor trailers, will be prohibited from accessing or parking on the site.

- 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 plan for the proposed outside storage that includes the following:
 - the applicant proposes to retain the existing driveway from 96 Avenue to provide access to the outdoor trailer storage area;
 - the applicant proposes to retain the existing home as an office space and washroom facilities (including septic field) for the proposed temporary use;
 - The northern 60 metres of the site contains an existing Class A (red-coded) watercourse which flows east-west through the northern portion of the property. See the Sensitive Ecosystems (Streamside Areas) Development Permit section for further details.
 - The southern 36 metres of the site will be protected as part of the Green Infrastructure Network (GIN). See the Sensitive Ecosystems (Green Infrastructure Areas) Development Permit section for further details.
 - The perimeter of the site has existing proposed to be retained. New fencing will be required to protect the streamside setback and Green Infrastructure areas.
- The applicant is required to complete required road pavement widening and upgrades along 96 Avenue to provide improved vehicular access (7.0 metres pavement) from the site through to Golden Ears Way at 180 Street (approximately 220 metres of road works).
- The subject site has substantial tree coverage. The applicant proposes to retain the existing trees within the streamside (north) and Green Infrastructure Network (south) portions of the property as well as off-site trees along the east and west property lines. See the Tree Section for further details.
- The applicant has committed to continue to work with staff on the proposed landscaping and fencing details for the site to ensure appropriate protection and enhancement of the environmental features (should Council support the proposed temporary use and Development Permit). 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 storage of traffic advisory sign trailers and associated towing vehicles (pickup trucks) will allow for the interim use of the land until it is economically viable for redevelopment.
- The proposed temporary outdoor storage use will assist in providing needed authorized industrial outdoor storage space 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.
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.
TransLink:	Comments from TransLink 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 Golden Ears Way and 180 Street. The work is expected to be carried out by the subject application as well as other applications in the area.
- Vehicles in excess of 5,000 kilograms gross vehicles weight (G.V.W.) will be prohibited from accessing the site.

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 Park, Light Industrial and "Fish Class 15m & 30m Buffer Class B" in the Anniedale-Tynehead Neighbourhood Concept Plan (NCP). The Light Industrial designation is intended for manufacturing, processing, warehousing, and distribution of goods in an industrial park development.
- The proposed temporary use is considered supportable as it will allow authorized, interim, industrial use of the land until it is economically viable for redevelopment.
- In addition, the temporary use will assist in providing needed authorized industrial outdoor storage space in the City.

PUBLIC ENGAGEMENT

- Pre-notification letters were sent on August 4, 2023, and the Development Proposal Signs were installed on July 14, 2023. Staff received no responses from neighbours.

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 A (red-coded) watercourse which flows east-west through the northern portion of the property. 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 A (red-coded) watercourse requires a minimum streamside setback of 30 metres, as measured from the top of bank (outside of the existing house and driveway). The proposed setbacks comply with the requirements outlined in the Zoning By-law.
- 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.
- An Ecosystem Development Plan, prepared by Chris Lee, *R.P. Bio.*, of AquaTerra Environmental Ltd. and submitted September 18, 2023 was reviewed by staff and found to be generally acceptable to proceed for Temporary Use Permit introduction, with some modifications to content and format of the report still required. The finalized report and recommendations will be incorporated into the Development Permit.

Sensitive Ecosystems (Green Infrastructure Areas) Development Permit Requirement

- The subject property falls within the Sensitive Ecosystems DPA for Green Infrastructure Areas in the OCP, given the location of a Biodiversity Conservation Strategy (BCS) Green Infrastructure Network (GIN) Corridor located along the southern portion of the property and the eastern property line. The Sensitive Ecosystems (Green Infrastructure Areas) Development Permit is required to protect environmentally sensitive and/or unique natural areas from the impacts of development.
- The City of Surrey Biodiversity Conservation Strategy (BCS) Green Infrastructure Network (GIN) map, adopted by Council on July 21, 2014 (Corporate Report No. R141; 2014), identifies a Regional BCS Corridor within the subject site, in the Tynehead BCS management area, with a moderate ecological value.
- The BCS further identifies the GIN area of the subject site as having a Moderate habitat suitability rating, derived from species at risk presence, species accounts and known ecosystem habitat inventories. The BCS recommends a target Corridor width of 50 metres.
- The development proposal enhances 3,334 square meters of the subject site through Tree Retention and planting enhancement which is 3,334 square meters or 42 % of the total gross

area of the subject site. This method of GIN retention/enhancement will assist in the long-term protection of the natural features and allows the City to better achieve biodiversity at this location consistent with the guidelines contained in the BCS.

- An Ecosystem Development Plan, prepared by Chris Lee, *R.P. Bio.*, of AquaTerra Environmental Ltd. and submitted September 18, 2023 was reviewed by staff and found to be generally acceptable to proceed for Temporary Use Permit introduction, with some modifications to content and format of the report still required. The finalized report and recommendations will be incorporated into the Development Permit.
- Both the Streamside Protection and Green Infrastructure Network areas on the site will be fenced.

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 proposed tree retention and removal by tree species:

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

Tree Species	Existing	Remove	Retain
Alder and Cottonwood Trees			
Alder	2	1	1
Cottonwood	4	2	2
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Horse Chestnut	2	1	1
Cherry	7	1	6
London Plane	2	2	0
Norway Maple	3	3	0
Oak	2	2	0
Apple	2	1	1
Birch	1	0	1
Coniferous Trees			
Grand Fir	1	0	1
Douglas Fir	6	0	6
Norway Spruce	1	0	1
Western Red Cedar	22	7	15
Scots Pine	6	5	1
Giant Sequoia	4	3	1
Dawn Redwood	1	1	0
Total (excluding Alder and Cottonwood Trees)	60	26	34
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		46	

Total Retained and Replacement Trees Proposed	80
Estimated Contribution to the Green City Program	\$4,950

- The Arborist Assessment states that there are a total of 60 mature trees on the site, excluding Alder and Cottonwood trees. Six (6) existing trees, approximately 10% of the total trees on the site, are Alder and Cottonwood trees. The applicant proposes to retain 34 trees as part of this development proposal. The proposed tree retention was assessed taking into consideration the proposed location of the parking spaces.
- 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 55 replacement trees on the site. There are currently 46 replacement trees proposed on the site, but this is subject to change as the planting details within the streamside protection and green infrastructure network areas are refined. Based on the current proposed tree replacement, the deficit of 9 replacement trees will require an estimated cash-in-lieu payment of \$4,950, representing \$550 per tree, to the Green City Program, in accordance with the City's Tree Protection By-law.
- The new trees currently proposed on the site will consist of a variety of trees including Red Maple, Western Red Cedar, Share Pine and Jack Pine and are proposed to be planted in the GIN corridor along the southern portion of the site.
- In summary, a total of 80 trees are currently proposed to be retained or replaced on the site with a contribution of \$4,950 to the Green City Program (subject to change upon confirmation of habitat planting details).

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.	Temporary Use Permit No. 7923-0184-00
Appendix V.	Image of Traffic Advisory Sign Trailers

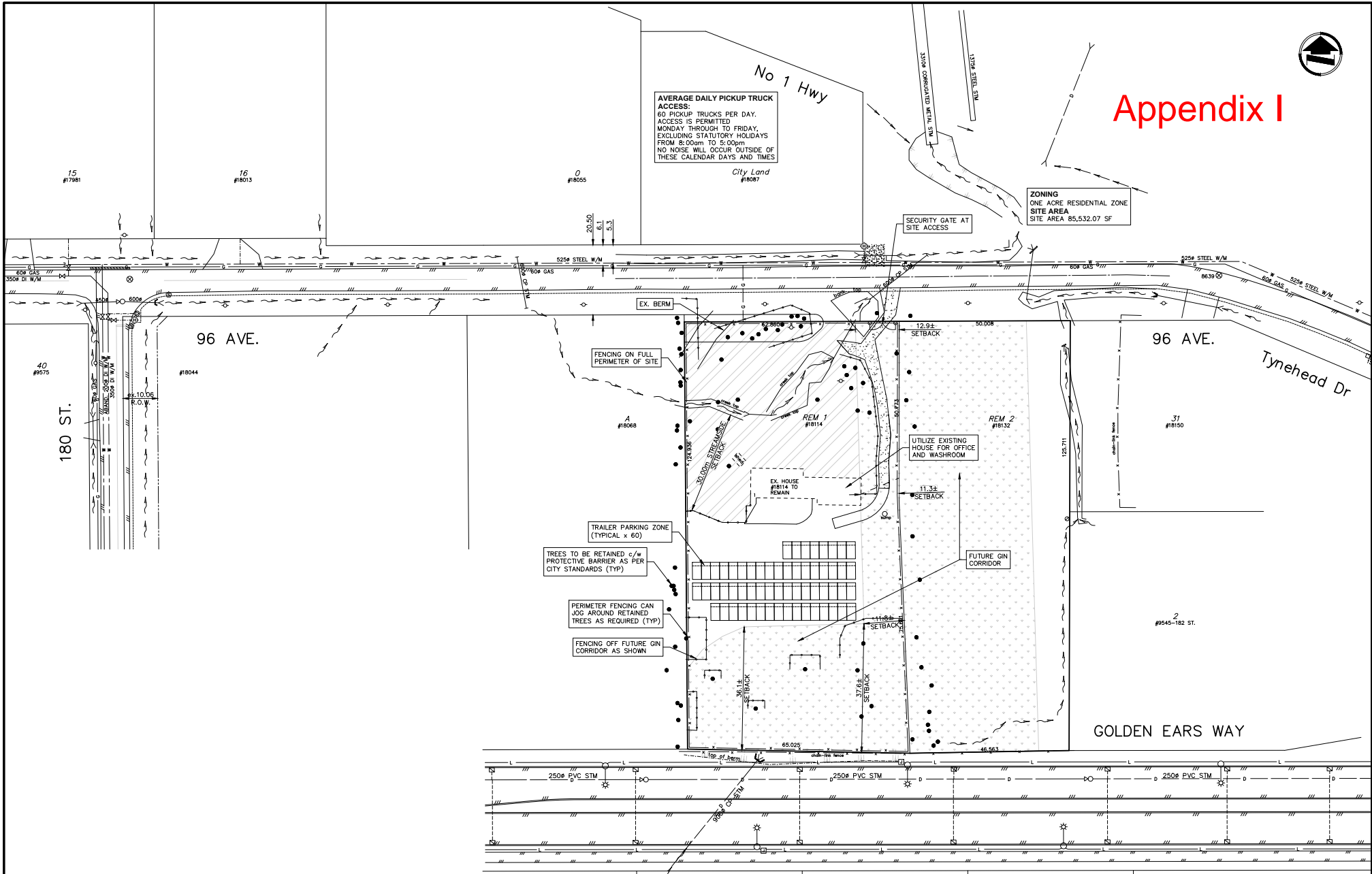
approved by Ron Gill

Don Luymes
General Manager
Planning and Development

JKS/ar



Appendix I



AVERAGE DAILY PICKUP TRUCK ACCESS:
 60 PICKUP TRUCKS PER DAY.
 ACCESS IS PERMITTED
 MONDAY THROUGH TO FRIDAY,
 EXCLUDING STATUTORY HOLIDAYS
 FROM 8:00am TO 5:00pm
 NO NOISE WILL OCCUR OUTSIDE OF
 THESE CALENDAR DAYS AND TIMES

ZONING
 ONE ACRE RESIDENTIAL ZONE
 SITE AREA
 SITE AREA 85,532.07 SF

SECURITY GATE AT
 SITE ACCESS

TRAILER PARKING ZONE
 (TYPICAL x 60)

TREES TO BE RETAINED c/w
 PROTECTIVE BARRIER AS PER
 CITY STANDARDS (TYP)

PERIMETER FENCING CAN
 JDC AROUND RETAINED
 TREES AS REQUIRED (TYP)

FENCING OFF FUTURE GIN
 CORRIDOR AS SHOWN

UTILIZE EXISTING
 HOUSE FOR OFFICE
 AND WASHROOM

LOT 1, EXCEPT PARCEL A (STATUTORY RIGHT OF WAY PLAN BCP27281) & LOT 2, EXCEPT PART IN PLAN BCP26862, TP. 8, NWD, PLAN LMP15332 BENCHMARK 96 AVE. & TYNEHEAD DR. SCALE 0.9996018 MON 8639 N 5447169.832 E 520455.122 ELEV 40.382m			
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

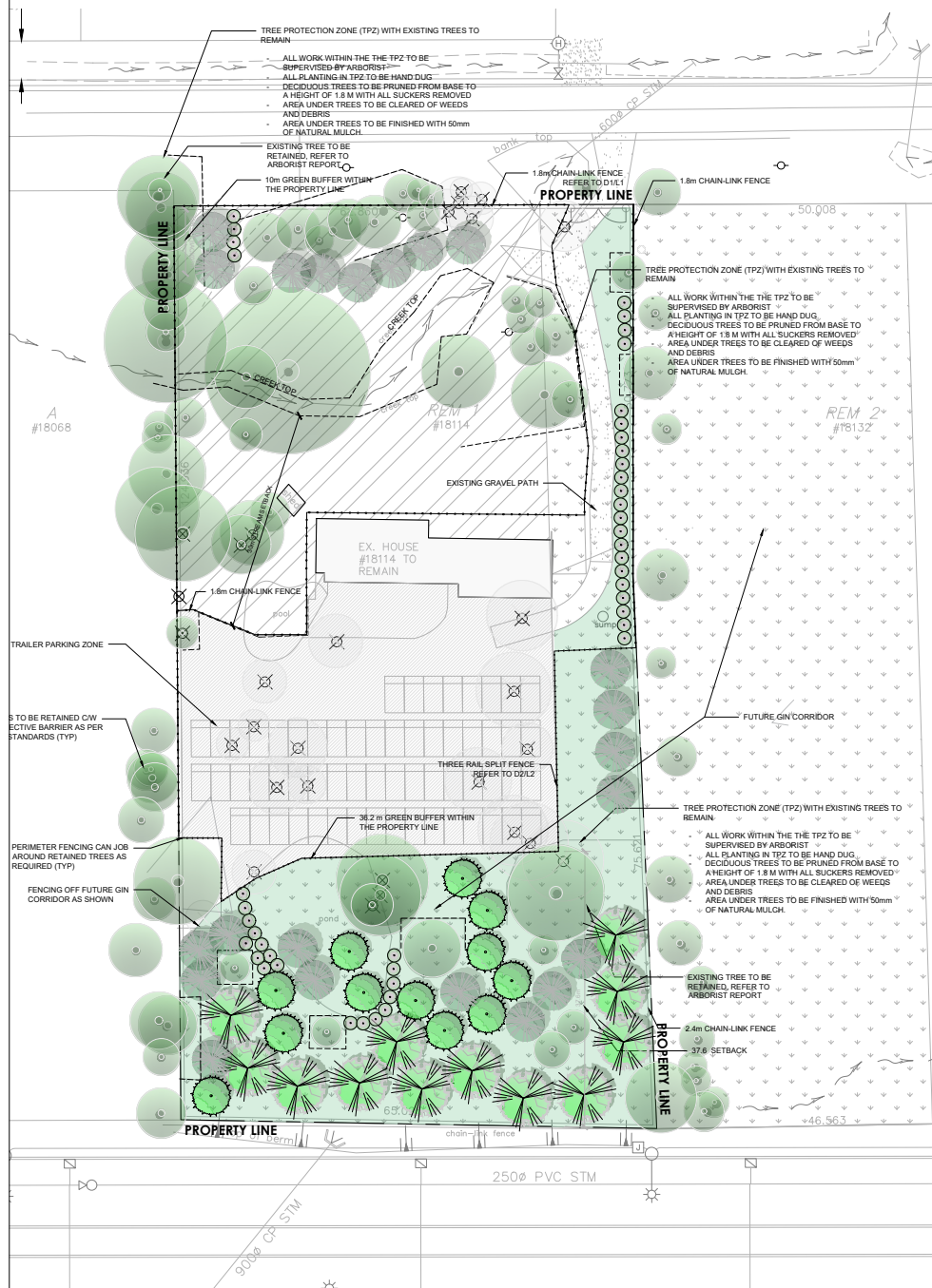


1161830 B.C. LTD.
 P.O. BOX 3522, SIN LOD1, LANGLEY, B.C. V3A 4R9
 SAREJOT PUREWAL 778-965-5797 (Development Director)
 TOM GILL 604-418-2217
 sarb@puregroup.ca tlg@puregroup.ca

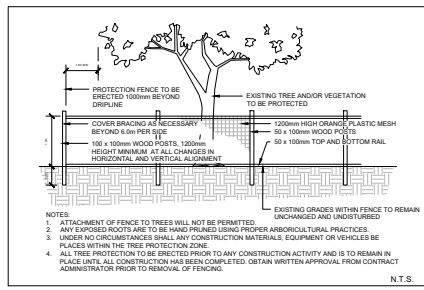
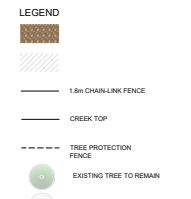
KEY PLAN
 18114 & 18132-96 AVENUE

SCALE: 1:500	DATE (YYYY MM) 2023 MARCH	SURREY PROJECT NUMBER 7823-0184-00
DESIGNED MEH	Coastland Project No. 2889	DRAWING TYPE KEY
DRAWN KDL	DWG. NO. of 3	REV. 2
REVIEWED FRY	REV. 2	

September 7, 2023 10:29 AM - 2889-02.dwg - bc_surrey



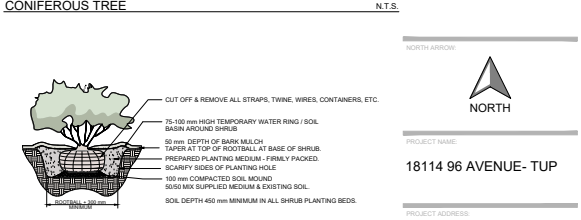
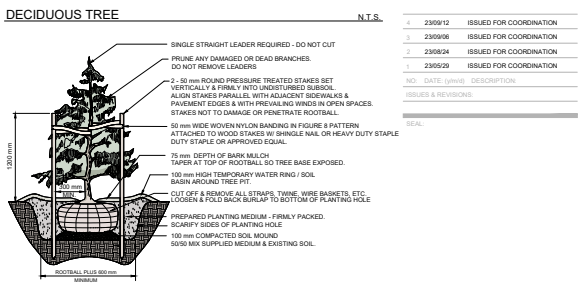
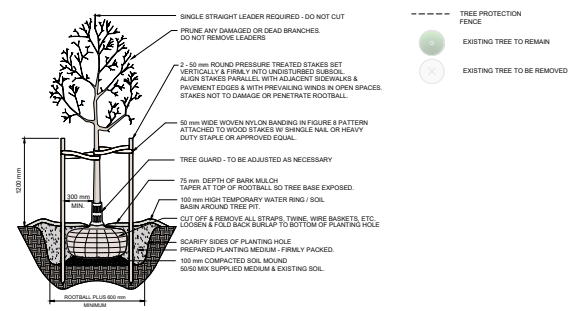
KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	CONDITION
DECIDUOUS TREES						
CONIFERUS TREES						
	12	Thuja plicata	Western Red Cedar	3m ht.	As Shown	
	12	Pinus contorta	Shore Pine	3m ht.	As Shown	
	22	Pinus banksiana	Jack Pine	3m ht.	As Shown	
SHRUBS						
	43	Juniperus squarrosa 'Skyroaf'	Sky Rocket Juniper	1.2m ht.	As Shown	#5 pot



- GENERAL NOTES**
- EXAMINE SITE AND CONFIRM EXISTING SITE CONDITIONS BEFORE BIDDING.
 - CONFIRM ALL MEASUREMENTS ON SITE. DO NOT SCALE DRAWINGS.
 - CONFIRM EXISTING AND PROPOSED GRADES 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 ELEMENTS THAT EITHER RESIDE 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 OWN OPERATIONS.
 - 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 TWO WORSE 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. PREDATOR, PUBLIC AND ROAD AREAS ARE TO BE SWEEP AT THE END OF EACH DAY AND KEEP 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 STUB 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.
 - PLANT MATERIALS, SUBSTITUTIONS WILL NOT BE ACCEPTED WITHOUT PRIOR WRITTEN APPROVAL.
 - ALL PLANT MATERIAL SHALL BE THOROUGHLY WATERED AND SHADOWED AT THE TIME OF PLANTING.
 - TREE PROTECTION:** PER THE MUNICIPAL DETAIL IF 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, NAUJI 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 (ISA) 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 arrival (unless by the Owner or Owner's representative). 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 total Contract Price or holdback and otherwise recovered from the Contractor.
 - Maintenance and additional installation of mulch.
 - Weed removal.
 - Disease control.



SHRUB AND PERENNIAL PLANTING DETAIL N.T.S.

PROJECT ADDRESS
 18114 96 AVENUE SURREY, BC

SCALE
 1:300

DRAWN JR
CHECKED ST
PROJECT NO. 230474-L
DRAWING NO. L1

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

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

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

DATE: **September 19, 2023** PROJECT FILE: **7823-0184-00**

RE: **Engineering Requirements (Commercial/Industrial)
Location: 18114 96 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

Appendix III

Tree Species	Existing	Remove	Retain
Alder and Cottonwood Trees			
Alder	2	0	2
Cottonwood	4	0	4
Horse Chestnut	2	1	1
Cherry Tree	8	0	8
London Plane	2	2	0
Norway Maple	3	2	1
Oak	2	2	0
Apple	2	1	1
Birch	1	0	1
Grand Fir	1	0	1
Douglas Fir	6	0	6
Norway Spruce	1	0	1
Western Red Cedar	22	5	17
Scot Pine	6	4	2
Giant Sequoia	4	2	2
Dawn REDwood	1	1	0
Total (excluding Alder and Cottonwood Trees)	61	20	41
Total Replacement Trees Proposed (excluding Boulevard Street Trees)			
Total Retained and Replacement Trees			

Tree Preservation Summary

Surrey Project No:

Address:

Registered Arborist: Woodridge Tree Consulting Arborists Ltd., Terry Thrale- PN6766A

On-Site Trees	Number of Trees	Off-Site Trees	Number of Trees
Protected Trees Identified *	67	Protected Trees Identified	38
Protected Trees to be Removed	20	Protected Trees to be Removed	0
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	47	Protected Trees to be Retained	
Total Replacement Trees Required: - Alder & Cottonwoods to be removed (1:1) 0 X one (1) = - All other species to be removed (2:1) 20 X two (2) = 40	40	Total Replacement Trees Required: - Alder & Cottonwoods to be removed (1:1) 0 X one (1) = 0 - All other species to be removed (2:1) 0 X two (2) = 0	
Replacement Trees Proposed		Replacement Trees Proposed	
Replacement Trees in Deficit		Replacement Trees in Deficit	
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)

September 6, 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.



Adrian Szabunio
Diploma in Civil Engineering Technology
ISA Certified Arborist
ISA Tree Risk Assessment Qualified
PR 5079A
Woodridge Tree Consulting Arborists Ltd.
adrian@woodridgetree.com



Terry Thrale
ISA Certified Arborist and Tree Risk Assessor
PN 6766A
Woodridge Tree Consulting Arborists Ltd.
terry@woodridgetree.com



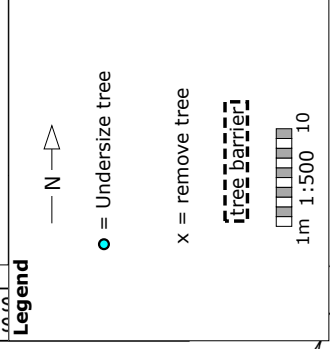
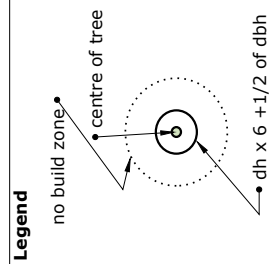
Tree Plan for TUP at
18114 96 Avenue,
Surrey

Date: September 6, 2023

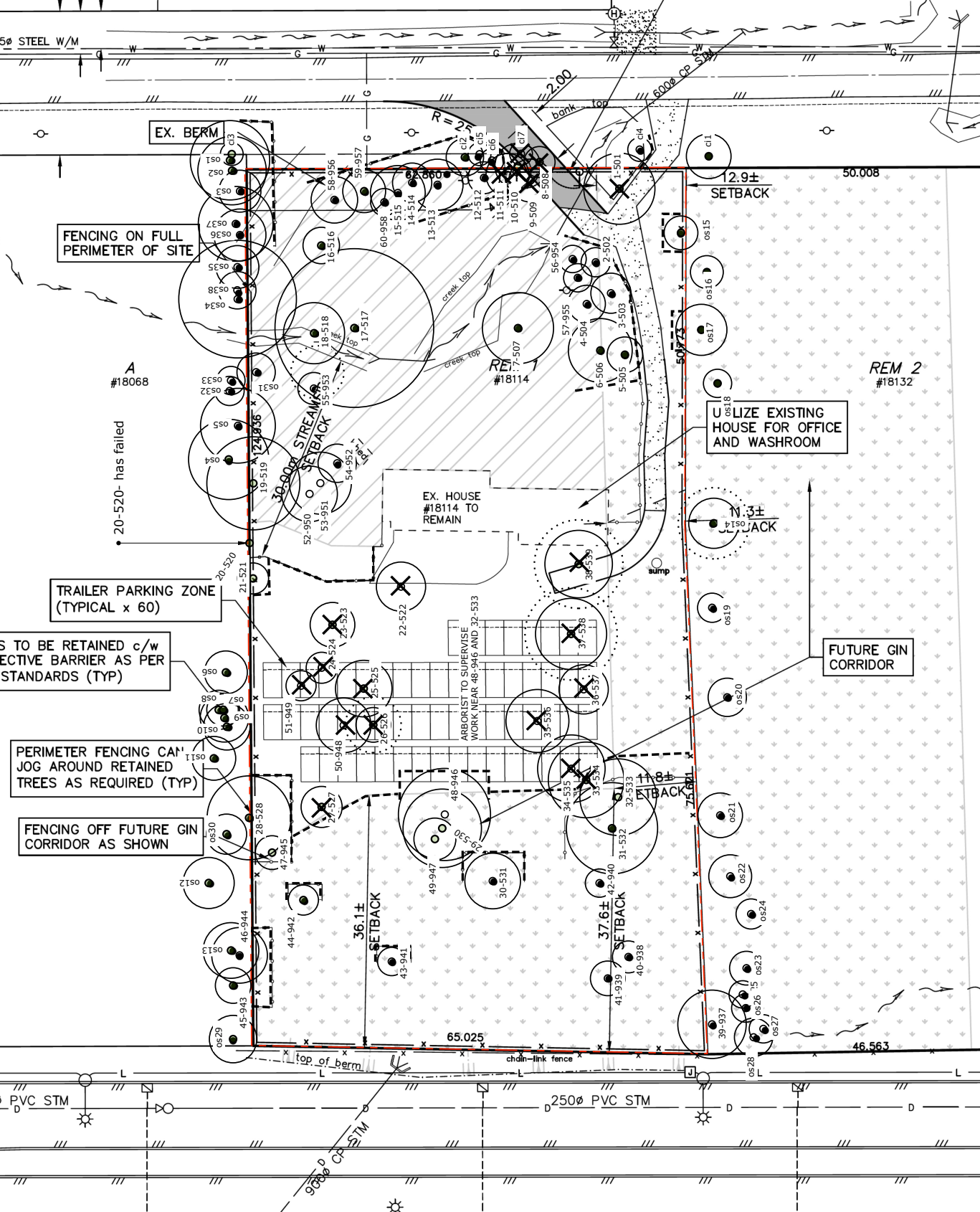
City Land
#18087

AVERAGE DAILY PICKUP TRUCK
ACCESS:
60 PICKUP TRUCKS PER DAY.

ED
TO FRIDAY,
ORY HOLIDAYS
5:00pm
CUR OUTSIDE OF
DAYS AND TIMES



ZONE
SITE



0
#18055

A
#18068

REM 2
#18132

TRAILER PARKING ZONE
(TYPICAL x 60)

S TO BE RETAINED c/w
ECTIVE BARRIER AS PER
STANDARDS (TYP)

PERIMETER FENCING CAN
JOG AROUND RETAINED
TREES AS REQUIRED (TYP)

FENCING OFF FUTURE GIN
CORRIDOR AS SHOWN

UTILIZE EXISTING
HOUSE FOR OFFICE
AND WASHROOM

FUTURE GIN
CORRIDOR

PVC STM

250Ø PVC STM

900Ø CP STM



Tree Plan for TUP at
18114 96 Avenue,
Surrey

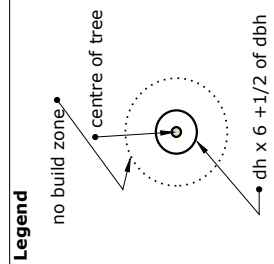
Retained Trees

Date: September 6, 2023

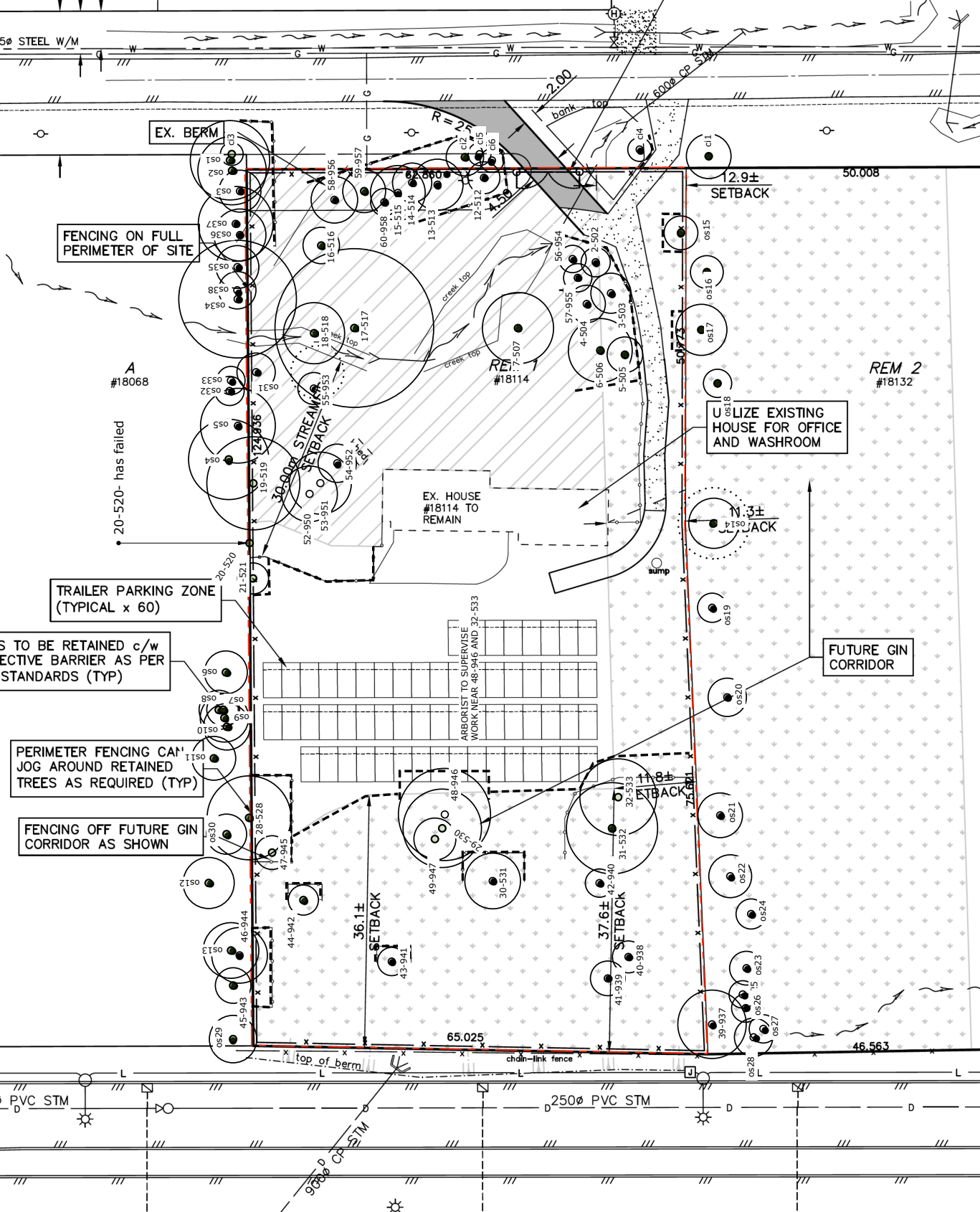
City Land
#18087

AVERAGE DAILY PICKUP TRUCK
ACCESS:
50 PICKUP TRUCKS PER DAY.

TO FRIDAY,
EXCEPT HOLIDAYS
5:00pm
CLOSURE OUTSIDE OF
DAYS AND TIMES



ZONE
SITE



0
#18055

50 STEEL W/M

EX. BERM

FENCING ON FULL
PERIMETER OF SITE

A
#18068

20-520- has failed

TRAILER PARKING ZONE
(TYPICAL x 60)

TREES TO BE RETAINED c/w
PROTECTIVE BARRIER AS PER
STANDARDS (TYP)

PERIMETER FENCING CAN
JOG AROUND RETAINED
TREES AS REQUIRED (TYP)

FENCING OFF FUTURE GIN
CORRIDOR AS SHOWN

EX. HOUSE
#18114
TO
REMAIN

ARBORIST TO SUPERVISE
WORK NEAR 48-946 AND 32-533

UTILIZE EXISTING
HOUSE FOR OFFICE
AND WASHROOM

USE JACK

FUTURE GIN
CORRIDOR

REM 2
#18132

36.1±
SETBACK

37.6±
SETBACK

11.8±
SETBACK

12.9±
SETBACK

12.9±
SETBACK

65.025

46.563

PVC STM

250Ø PVC STM

900Ø CPV STM

CITY OF SURREY

(the "City")

TEMPORARY USE PERMIT

NO.: 7923-0184-00

Issued To:

Address of Owner:

(collectively referred to as the "Owners")

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: 018-685-943

Lot 1 Except: Parcel A (Statutory Right Of Way Plan BCP27281) Section 32 Township 8 New Westminster District Plan LMP15332

18114 - 96 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 permitted on the Land shall be for the parking and storage of traffic advisory sign trailers and associated towing vehicles (pickup trucks).
5. The temporary use permitted on the Land shall be in accordance with:

- (a) The site plan showing the location of the existing house, access and parking/storage as attached in Schedule A and numbered 7923-0184-00(A) (the "Drawings") which is attached hereto and forms part of this permit.
 - (b) The landscaping, fencing and tree retention shall conform to drawings shown on Schedule A and numbered 7923-0184-00(B) through to and including 7923-0184-00(E) (the "Landscaping") which is attached hereto and forms part of this permit.
6. 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.
7. The temporary use shall be carried out according to the following conditions:
- (a) No vehicles exceeding 5,000 kilograms G.V.W shall access or park on the site at any time;
 - (b) The parking area shall be designed to support the anticipated vehicle load in order to prevent dirt from being tracked onto the City roadway;
 - (c) 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
 - (d) 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
 - 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.
8. As a condition of the issuance of this temporary use permit, Council is holding security set out below (the "Security") to ensure that the temporary use is carried out in accordance with the terms and conditions of this temporary use permit. Should the Owner fail to comply with the terms and conditions of this temporary use permit within the time provided, the amount of the Security shall be forfeited to the City. The City has the option of using the Security to enter upon the Land and perform such works as is necessary to eliminate the temporary use and bring the use and occupancy of the Land into compliance with Surrey Zoning By-law, 1993, No. 12000, as amended (the "Works"). The Owner hereby authorizes the City or its agents to enter upon the Land to complete the Works. There is submitted accordingly:

Cash in the amount of \$_____

An Irrevocable Letter of Credit, in a form acceptable to the City, in the amount of \$_____

The Security is for:

- i. Landscaping and Fencing.
9. The Landscaping shall be completed prior to the issuance of this temporary use permit.
 - (a) When the Landscaping is substantially complete as determined by the City, without the City having to use the Security, 90% of the original Security will be returned. When the Landscaping receives final approval by the City, not earlier than twelve (12) months after the date of substantial completion of the Landscaping, 10% of the original Security will be returned;
 - (b) If final approval of the Landscaping is not given by the City, the City has the option of using the Security to complete the Landscaping and any remaining money shall be returned. The Owner hereby authorizes the City or its agents to enter upon the Land to complete the Landscaping; and
 - (c) If the City elects not to enter upon the Land to complete the Landscaping and the Owner does not complete the Landscaping, the Security is forfeited to the City one (1) year after the date of the issuance of this temporary use permit.
10. 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.
11. An undertaking submitted by the Owner is attached hereto as Appendix I and forms part of this temporary use permit.
12. This temporary use permit is not transferable.

13. 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.

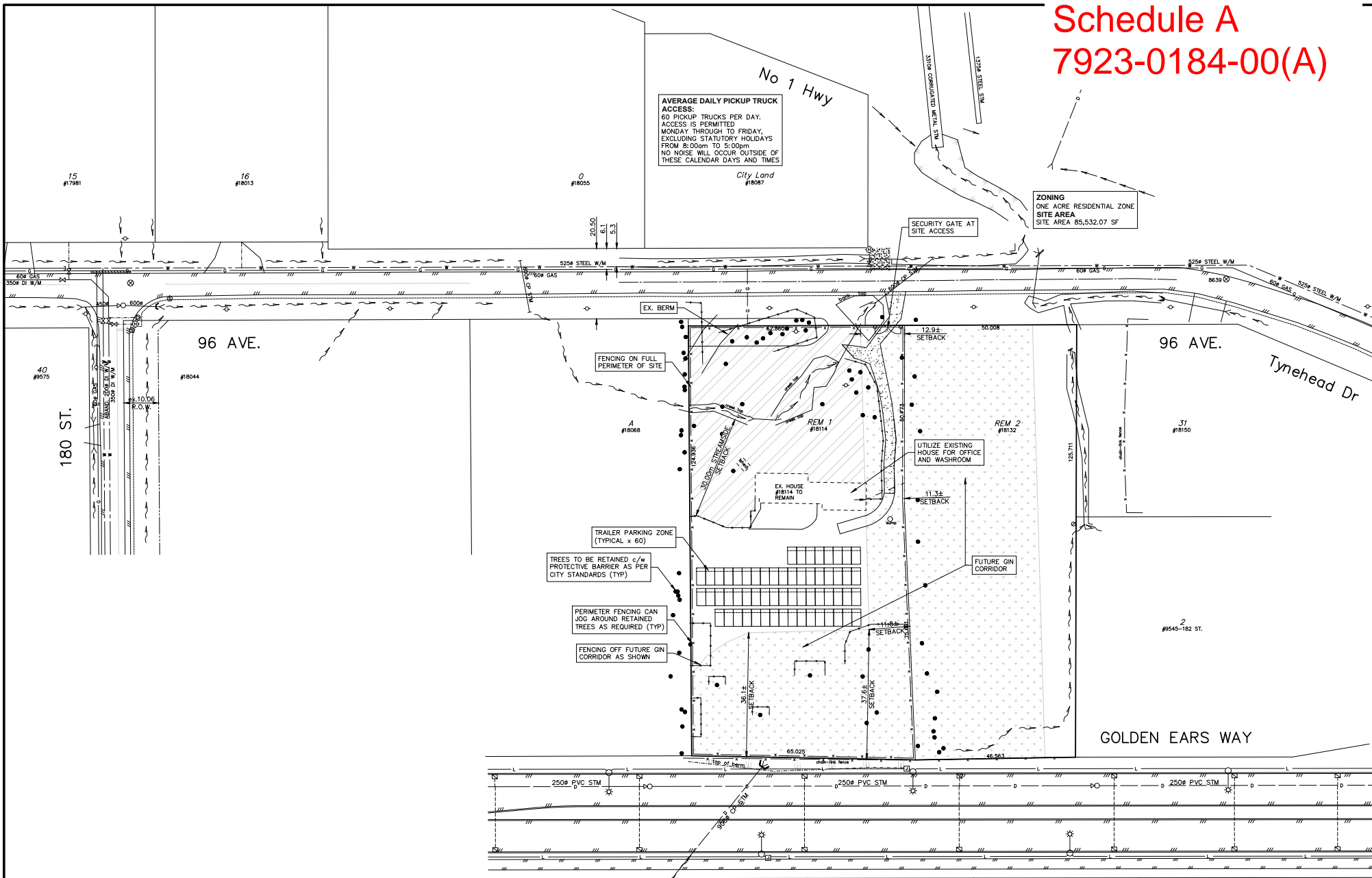
I further understand that should I not fulfill the undertaking described herein, the City or its agents may enter upon the land described on the temporary use permit and perform such work as is necessary to eliminate the temporary use and bring the use and occupancy of the land in compliance with Surrey 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 7923-0184-00(A)



LOT 1, EXCEPT PARCEL A (STATUTORY RIGHT OF WAY PLAN BCP27281) &
 LOT 2, EXCEPT PART IN PLAN BCP26862, TP. 8, N.W.D., PLAN LMP15332
 BENCHMARK 96 AVE. & TYNEHEAD DR. SCALE 0.9996018
 MON 8639 N 5447169.832 E 520455.122 ELEV 40.382m

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



1161830 B.C. LTD.
 P.O. BOX 3522, 51N LODI, LANGLEY, B.C. V3A 4R9
 SARBOJIT PUREWAL 778-965-5797 (Development Director)
 TOM GILL 604-418-2217
 sarb@puregroup.ca tgg@puregroup.ca
KEY PLAN
 18114 & 18132-96 AVENUE

SEAL

SCALE:	1:500
DESIGNED:	MEH
DRAWN:	KDL
REVIEWED:	FRY

DATE (YYYY MM)	2023 MARCH
Coastland Project No.	2889
DWG. NO.	2
of	3
REV.	

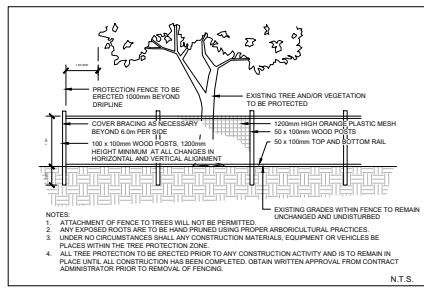
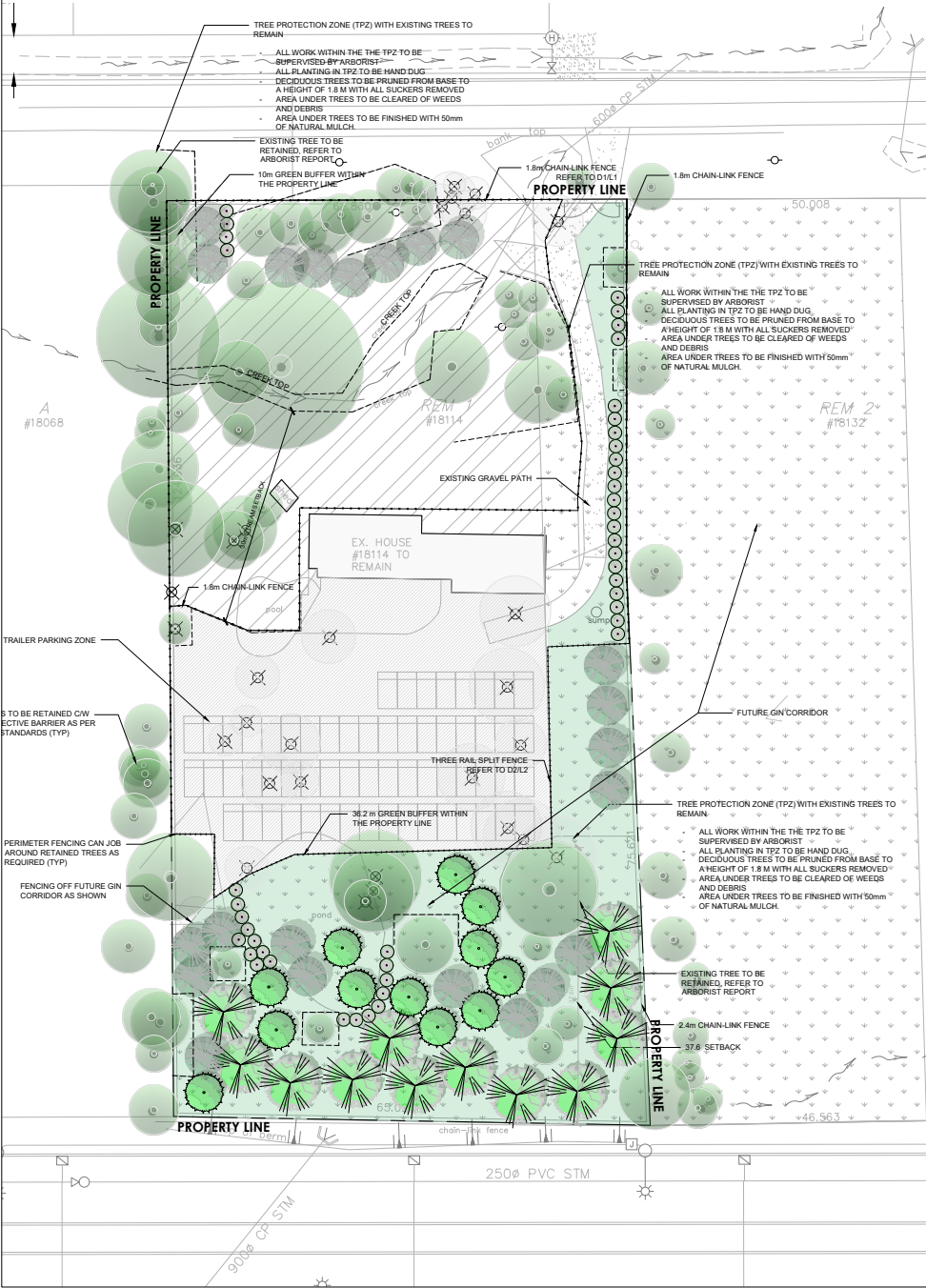
SURREY PROJECT NUMBER	7823-0184-00
DRAWING TYPE	KEY

September 7, 2023 10:29 AM - 2889-02.dwg - b.c. survey

LEGEND

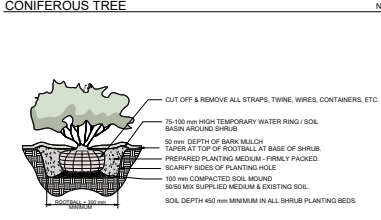
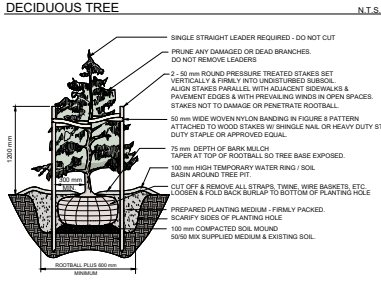
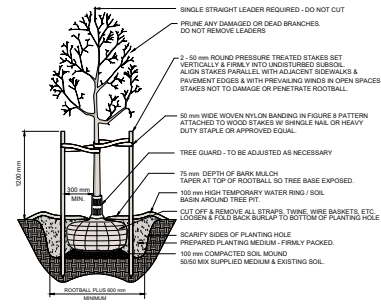
- 1.8m CHAIN-LINK FENCE
- CREEK TOP
- TREE PROTECTION FENCE
- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	CONDITION
DECIDUOUS TREES						
CONIFEROUS TREES						
	12	Thuja plicata	Western Red Cedar	3m ht.	As Shown	
	12	Pinus contorta	Shore Pine	3m ht.	As Shown	
	22	Pinus banksiana	Jack Pine	3m ht.	As Shown	
SHRUBS						
	43	Juniperus squarrosa 'Skyroaf'	Sky Rocket Juniper	1.2m ht.	As Shown	#5 pot



- GENERAL NOTES**
- EXAMINE SITE AND CONFIRM EXISTING SITE CONDITIONS BEFORE BIDDING.
 - CONFIRM ALL MEASUREMENTS ON SITE. DO NOT SCALE DRAWINGS.
 - CONFIRM EXISTING AND PROPOSED GRADES 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 ALL OTHER ELEMENTS THAT EITHER RESIDE ON SITE OR 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 OWN OPERATIONS.
 - 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 TWO OR MORE CATEGORIES OF DEFICIENCY OR NON-COMPLIANCE.
 - THE CONTRACTOR SHALL MAINTAIN THE SITE IN GOOD WORKING ORDER WITH A CLEAN AND ORDERED APPEARANCE DURING THE PERIOD OF WORKS. PRED-TRAILER, PUBLIC AND ROAD AREAS ARE TO BE SWEEP AT THE END OF EACH DAY AND KEEP 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 STUB 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.
 - PLANT MATERIALS, SUBSTITUTIONS WILL NOT BE ACCEPTED WITHOUT PRIOR WRITTEN APPROVAL.
 - ALL PLANT MATERIAL SHALL BE THOROUGHLY WATERED AND SOAKED AT THE TIME OF PLANTING.
 - SEE SPECIFICATIONS FOR THE MUNICIPAL DETAIL IF 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, NAUJI 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 (ISA) 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 arrival (unless by the Owner or Owner's representative). 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 total Contract Price or holdback and otherwise recovered from the Contractor.
 - Maintenance and additional installation of mulch.
 - Weed removal.
 - Disease control.



ISSUES & REVISIONS

NO.	DATE (YYYY)	DESCRIPTION
1	230919	ISSUED FOR COORDINATION
2	230926	ISSUED FOR COORDINATION
3	230924	ISSUED FOR COORDINATION
4	230929	ISSUED FOR COORDINATION

PROJECT NAME
18114 96 AVENUE - TUP

PROJECT ADDRESS
**18114 96th AVENUE
SURREY, BC**

DRAWING TITLE
LANDSCAPE PLAN

SCALE: **1:300**

DRAWN: **JR**

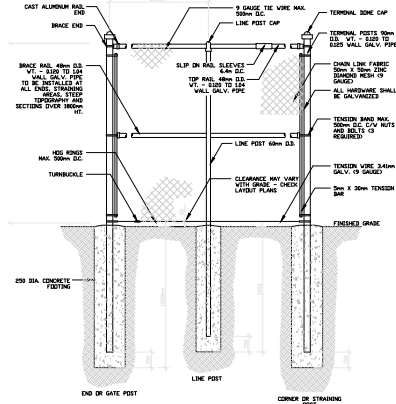
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PROJECT NO: **230474L**

DRAWING NO: **L1**

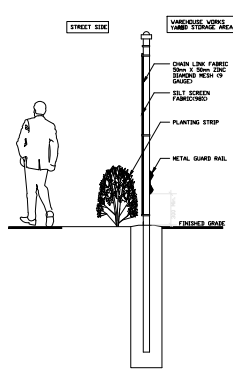
THIS DRAWING IS PROPERTY OF KDI GROUP OF COMPANIES AND SHOULD NOT BE COPIED OR DISTRIBUTED WITHOUT PRIOR WRITTEN CONSENT.

PROFILE

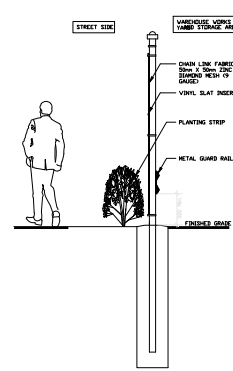


NOTE:
- REFER TO STRIKE LAYOUT PLAN FOR ALIGNMENT AND GRADINGS.
- FENCE TO BE DETAILED DOWN EXISTE PROPERTY LINE.

SECTION (OPTION 'A')

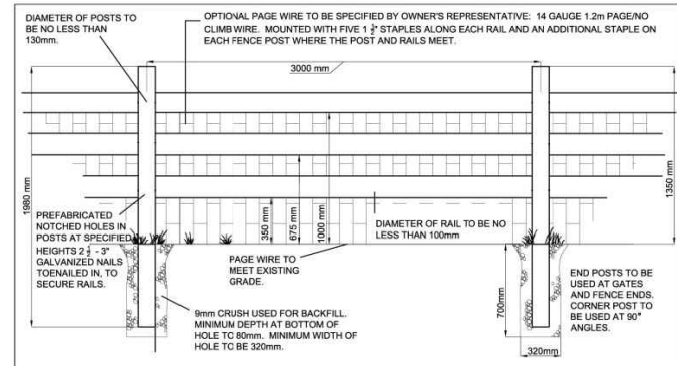


SECTION (OPTION 'B')



D1 1.8 CHAIN-LINK FENCE

N.T.S.



LUMBER AVAILABLE FROM RAYBERN ERECTORS LTD. (804-693-4671) OTHER SUPPLIES TO BE APPROVED BY OWNER'S REPRESENTATIVE. ASK FOR JUMBO SIZED RAILS AND POSTS.

Revision	Date	Approved	TITLE	SCALE	1:25
1			THREE RAIL SPLIT FENCE	DATE	06/02
2				DRAWN	MEB
3			ALL DIMENSIONS SHOWN IN MILLIMETRES UNLESS OTHERWISE STATED	REVISION	1
4				APPROVED	TLU

DRAWING NUMBER: SSD-PK6112

D2 THREE RAIL SPLIT FENCE

N.T.S.

4	23/05/12	ISSUED FOR COORDINATION
3	23/05/08	ISSUED FOR COORDINATION
2	23/05/04	ISSUED FOR COORDINATION
1	23/05/02	ISSUED FOR COORDINATION

NO. DATE (Y/M/D) DESCRIPTION
ISSUES & REVISIONS
SEAL

NORTH ARROW

PROJECT NAME
18114 96 AVENUE - TUP

PROJECT ADDRESS
**18114 96th AVENUE
SURREY, BC**

DETAILS

SCALE	AS NOTED
DRAWN	SR
CHECKED	JT
PROJECT NO.	23047-L
DRAWING NO.	L2



Tree Plan for TUP at
18114 96 Avenue,
Surrey

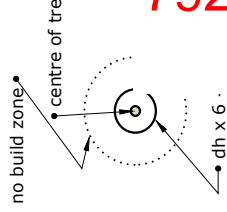
Date: September 6, 2023

AVERAGE DAILY PICKUP TRUCK
ACCESS:
60 PICKUP TRUCKS PER DAY.
SCHEDULED
TO FRIDAY,
PUBLIC HOLIDAYS
5:00pm
CLOSURE OUTSIDE OF
DAYS AND TIMES

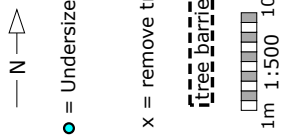
City Land
#18087

7923-0184-00(D)

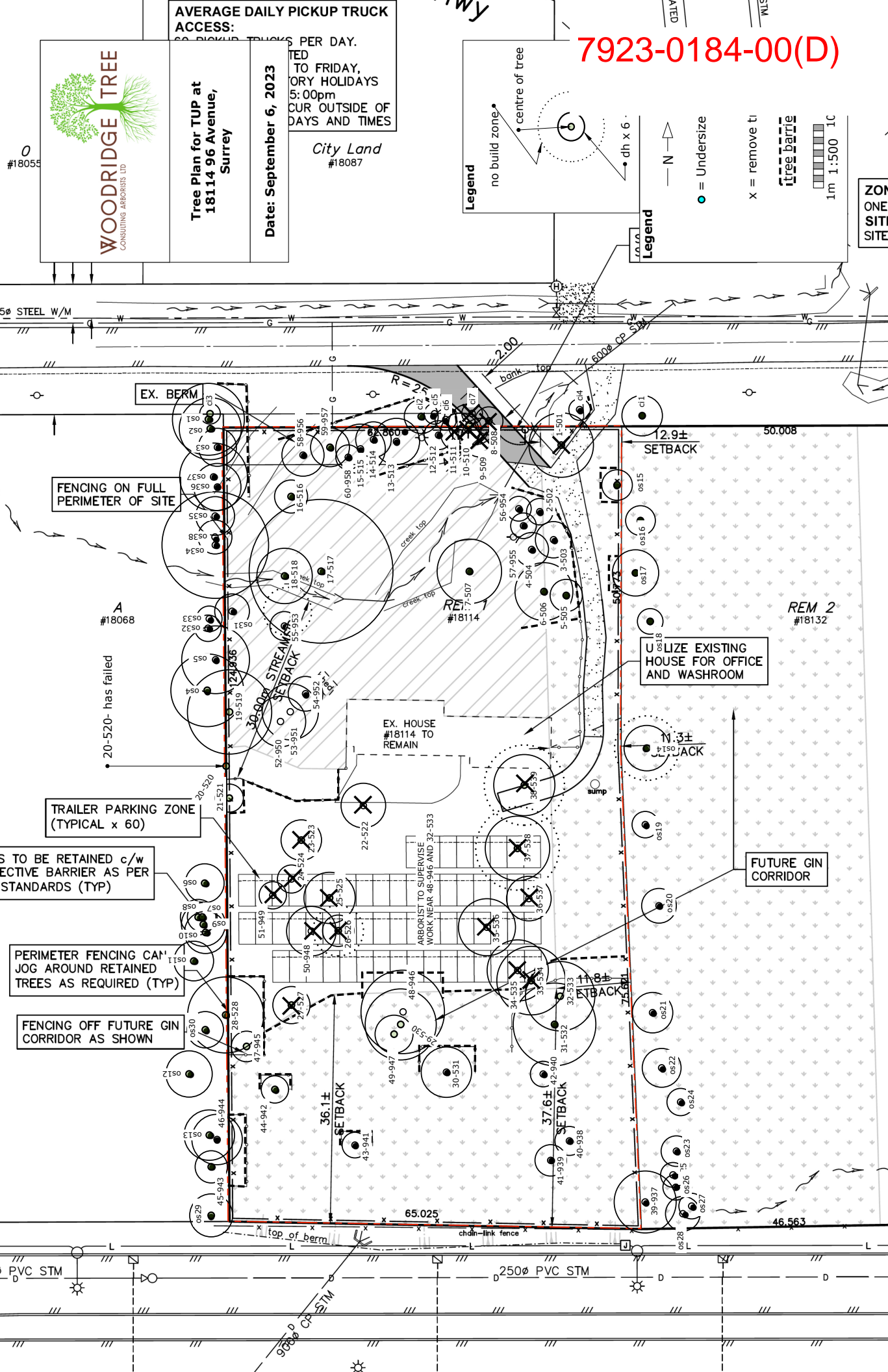
Legend



Legend



ZONE
SITE



7923-0184-00(E)

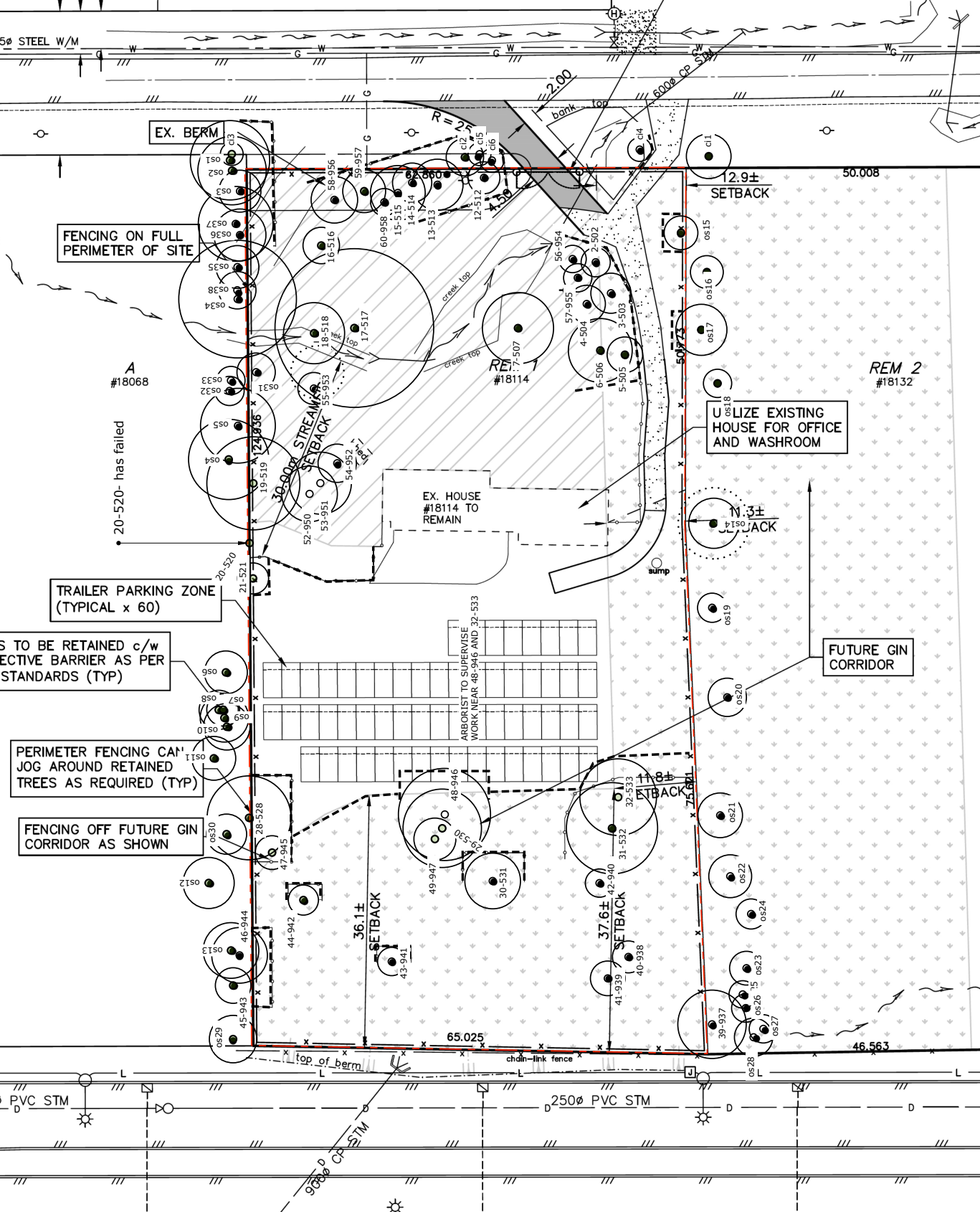
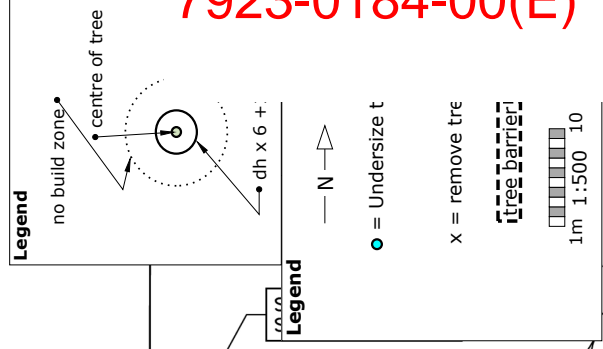


Tree Plan for TUP at 18114 96 Avenue, Surrey

Retained Trees Date: September 6, 2023

City Land #18087

AVERAGE DAILY PICKUP TRUCK ACCESS: 60 PICKUP TRUCKS PER DAY. TO FRIDAY, EXCEPT HOLIDAYS 5:00pm TO 8:00pm. CUR OUTSIDE OF DAYS AND TIMES



#18055

A #18068

REM 2 #18132

ZONE SITE

TRAILER PARKING ZONE (TYPICAL x 60)

TREES TO BE RETAINED c/w PROTECTIVE BARRIER AS PER STANDARDS (TYP)

PERIMETER FENCING CAN JOG AROUND RETAINED TREES AS REQUIRED (TYP)

FENCING OFF FUTURE GIN CORRIDOR AS SHOWN

UTILIZE EXISTING HOUSE FOR OFFICE AND WASHROOM

EX. HOUSE #18114 TO REMAIN

FUTURE GIN CORRIDOR

PVC STM

250Ø PVC STM

900Ø CP STM

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

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

DATE: **September 19, 2023** PROJECT FILE: **7823-0184-00**

RE: **Engineering Requirements (Commercial/Industrial)
Location: 18114 96 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

Appendix V

