

- (b) that all requirements identified in the Pre-Servicing approval stage (Appendix VIII) are completed; and
- (c) that this application be brought forward within two months for consideration of filing if the above-referenced conditions have not been adequately fulfilled by the applicant.

INTENT

This report responds to the issues and concerns raised at the May 25, 2009 Public Hearing related to applications to amend the Official Community Plan ("OCP") By-law to allow temporary truck parking on the properties at 10198 Grace Road (Application No. 7909-0045-00) and 10128 Grace Road (Application No. 7907-0069-00). Each of these applications is seeking to designate a lot on Grace Road as a Temporary Industrial Use Permit Area in the OCP and to obtain a Temporary Industrial Use Permit ("TUP") to operate a truck parking facility for a period not to exceed two years (Appendix I).

BACKGROUND

The subject properties are designated Industrial in the OCP and Business Park in the South Westminster Neighbourhood Concept Plan ("NCP") and are zoned Business Park 2 Zone (IB-2). Each of the applicants is requesting a TUP to legalize an existing unauthorized truck parking operation on their respective property.

A Public Hearing was held for the proposed OCP amendment for each of the subject properties, being 10198 Grace Road (By-law No. 16945) and 10128 Grace Road (By-law No. 16946). At the Public Hearing, a number of speakers raised concerns about the truck parking lots and a petition containing 113 signatures, representing 57 properties, was submitted to Council. A map that illustrates the addresses of those that signed the petition is attached as Appendix II.

Subsequent to the Public Hearing, Council did not grant Third Reading to the OCP Amendment By-laws and adopted the following resolution in relation to each application [RES.R09-947 and RES.R09-948]:

"That Surrey Official Community Plan By-law, 1996, No. 12900, Text No. 88 Amendment By-law, 2009, No. 16945 and Surrey Official Community Plan By-law, 1996, No. 12900, Text Amendment No. 89 Amendment By-law, 2009, No. 16946 be referred to staff to resolve issues raised in the Public Hearing of this item. Items include but are not limited to:

1. *That the site development plan be reconsidered;*
2. *Residential concerns be addressed;*
3. *A good neighbour agreement be put in place;*
4. *Realignment of truck parking to mitigate the impact on the residential properties; and*
5. *Garbage and storage issues are resolved".*

DISCUSSION

The subject properties are located on the south side of Grace Road in South Westminster. Residents of the upland properties on River Road backing onto the proposed temporary truck park sites raised concerns about the proposed truck parking use on each of these properties.

The main concerns raised at the Public Hearing were noise, dust and smell of diesel; hours of operation; insufficient buffering between the truck parking and existing upland residential properties; on-site pressure washing, oil changing and minor truck repairs; and the general unsightly condition of the two sites, including debris.

Staff has contacted the applicants periodically since the May 29, 2009 Public Hearing. Each time, the applicants advised they intended to complete the requirements of their application. Recently, staff met separately with each applicant to advise them that should they continue to operate their truck parking facility without proper approvals in place, staff would recommend that Council file the respective by-law and instruct By-law Enforcement staff to take appropriate action. Each applicant has now provided the requested information and commitments to advance their respective application to Council for consideration of Third Reading.

Responses to Public Hearing Concerns

1. 10198 Grace Road (By-law No. 16945 and File No. 7909-0045-00)

Proposed Site Plan Revisions

The site plan has been modified to limit the truck parking area to the north of the GVRD sanitary sewer right-of-way. This increases the separation between the nearest truck parking space and the rear of the residential properties from 7.5 metres (25 feet) to 60 metres (200 feet) and reduces the number of proposed truck parking spaces from 67 to 51. A 15-metre (50 foot) wide landscape strip is proposed to be planted adjacent the common property line, consisting of coniferous trees (Douglas fir, blue spruce and Serbian spruce) and deciduous trees (tulip trees.) Landscaping is also proposed along Grace Road to improve the aesthetics of the street frontage. The site plan will be amended to include a portable washroom adjacent to the entrance gate and garbage bins at the entrance gate (Appendix III illustrates the original proposed layout and Appendix IV the revised layout).

A recent site inspection of the subject property shows that gravel surfacing materials have been placed on the site. Staff observed and the applicant confirmed that the site is primarily used to park his own company trailers with only a few trucks being parked on the site.

Hours of Operation and Noise

The upland residents expressed concerns about trucks idling and causing a disturbance in the early morning and late evening hours. The applicant has advised that his trucking business primarily moves goods to and from the Surrey Fraser Docks. As the port does not open until 7:00 am, the truck drivers do not start the trucks until between 6:00 a.m. and 6:30 a.m. The owner is amenable to limiting the hours of trucks accessing or exiting the site to between 6:00 am to 6:00 pm Monday through Friday. This restriction can be included in the TUP and attached as conditions of the business license. The applicant has also agreed to sign a Good

Neighbour Agreement which addresses these limited hours of operation and site maintenance (see Good Neighbour Agreement section of the report).

2. 10128 Grace Road (By-law No. 16946 and File No. 7907-0069-00)

Proposed Site Plan Revisions

The applicant has submitted a revised site plan increasing the width of the landscape buffer between the truck parking area and the upland residential properties from 7.5 metres (25 feet) to 15 metres (50 feet) and providing a 1.5-metre (5 foot) high fence at the edge of the buffer area to prevent the trucks from driving over the landscaping (Appendix V illustrates the original proposal and Appendix VI illustrates the revised proposal). This has resulted in a minor reduction in the number of stalls on the site from approximately 40 to approximately 37. The planting in the proposed landscape buffer will consist of deciduous and coniferous trees and shrubs. The revised site plan proposes landscaping along Grace Road to improve the aesthetics of the street frontage and the first 12.0 metres (39 feet) of the driveway from Grace Road will be paved. As well, the applicant proposes to cover the balance of the site with gravel and a dust inhibitor to address the issue of dust. The site plan also includes a portable washroom and garbage bins at the north entrance gate.

A recent site inspection of the subject property has indicated that the applicant has undertaken some site improvements since the Public Hearing. More specifically, the drive aisles from Grace Road have been paved; one portable washroom has been placed on the site; a garbage dumpster has been placed on the site; and some of the truck parking stalls have been numbered. Some additional signage and edge markings are still required and landscaping still needs to be installed to reflect the widths referenced above, particularly for the buffer area.

Hours of Operation and Noise

The upland residents expressed concerns about trucks idling and causing a disturbance in the early morning and late evening hours and have submitted noise logs to substantiate their claim. The applicant has advised that the truck drivers who lease spaces from him primarily move goods to and from the Surrey Fraser Docks. As the port does not open until 7:00 am, the truck drivers do not start the trucks until between 6:00 a.m. and 6:30 am. The owner is amenable to limiting the hours of that trucks operate on the site from 6:00 am to 7:00 pm Monday through Friday and from 9:00 am to 4:00 pm on Saturday and Sunday. These restrictions can be included in the TUP and attached as conditions to the business license. The applicant has agreed to sign a Good Neighbour Agreement, which addresses hours of operation and site maintenance (see Good Neighbour Agreement section of the report).

Pre-Servicing Approval

Council has endorsed the following policy in relation to the Pre-servicing Approval for temporary truck park facilities:

- Require the applicant to complete all the necessary site work requirements prior to Council approving the TUP, through the implementation of a Pre-servicing Approval process;

- Eliminate the requirement for landscaping and site restoration securities, allowing for significant cost savings for the applicant, by ensuring that the approved landscaping is completed prior to the approval of the TUP at the Pre-servicing Approval stage; and
- Eliminate the requirement for a Restrictive Covenant to restrict certain activities on the site.

Prior to receiving approval for the TUP, the applicant must fulfill the requirements of the Pre-servicing Approval. In summary, the applicant must:

- Submit an approved site plan to the satisfaction of City staff;
- Landscape the site as per the approved landscaping plan;
- Satisfy Engineering requirements with respect to servicing, access and construction; and
- Provide adequate washroom facilities on site.

The subject applications were in-stream when Council approved the temporary truck parking lot approval process as referenced above and, therefore, these applications were not subject to this more rigorous approach to TUPs for truck parking. It is recommended that these applications be subjected to completion of Pre- Servicing Approval with a 2-month deadline for such completion. The Pre-Servicing Approval requirements for each of the subject applications are attached as Appendices VII and VIII, respectively.

It is further recommended that if the applicants fail to complete the requirements of the Pre-servicing Approval within two months, that staff be authorized to bring the applications forward to Council for consideration of filing. By-laws and Licensing Services would then take appropriate action to terminate the truck parking uses on these respective sites.

Good Neighbour Agreement

A Good Neighbour Agreement is a tool that assists in addressing impacts on the surrounding properties by securing the owner's commitment to responsible business practices. Failure to abide by the terms of the Agreement would constitute grounds for Council to consider suspending or revoking the business license for the operation or imposing new conditions on the business license.

Both applicants have agreed to enter into Good Neighbour Agreements for their respective applications (Appendix IX and Appendix X). The Good Neighbour Agreements address the following aspects of the proposed temporary truck parking applications:

- Noise;
- Hours of operation;
- Silencing of refrigeration units during the hours of 12 a.m. and 6:30 am;
- Litter and garbage control; and
- Provision of on-site garbage receptacles and the emptying of these receptacles on a regular basis.

CONCLUSION

The provision of temporary truck parking on the subject properties will assist in addressing the demand for truck parking spaces in Surrey. The applicants have agreed to undertake actions that, if fulfilled, will address the concerns for which Council has requested resolution. Based on the above discussion, it is recommended that Council grant third reading to By-law No. 16945 and No. 16946 and stipulate that final adoption of these by-laws is subject to the fulfillment of the conditions noted in the recommendations section of this report.

Original signed by
Jean Lamontagne
General Manager,
Planning and Development

LAP/kms/saw

Attachments:

Appendix I	Location maps
Appendix II	Addresses of petitioners
Appendix III	Initial Site Plan for 7909-0045-00
Appendix IV	Revised Site Plan for 7909-0045-00
Appendix V	Initial Site Plan for 7907-0069-00
Appendix VI	Revised Site Plan for 7907-0069-00
Appendix VII	Pre-servicing approval requirements for 7909-0045-00
Appendix VIII	Pre-servicing approval requirements for 7907-0069-00
Appendix IX	Good Neighbour Agreement for 7909-0045-00
Appendix X	Good Neighbour Agreement for 7907-0069-00

**City of Surrey
PLANNING & DEVELOPMENT REPORT
File: 7907-0069-00**

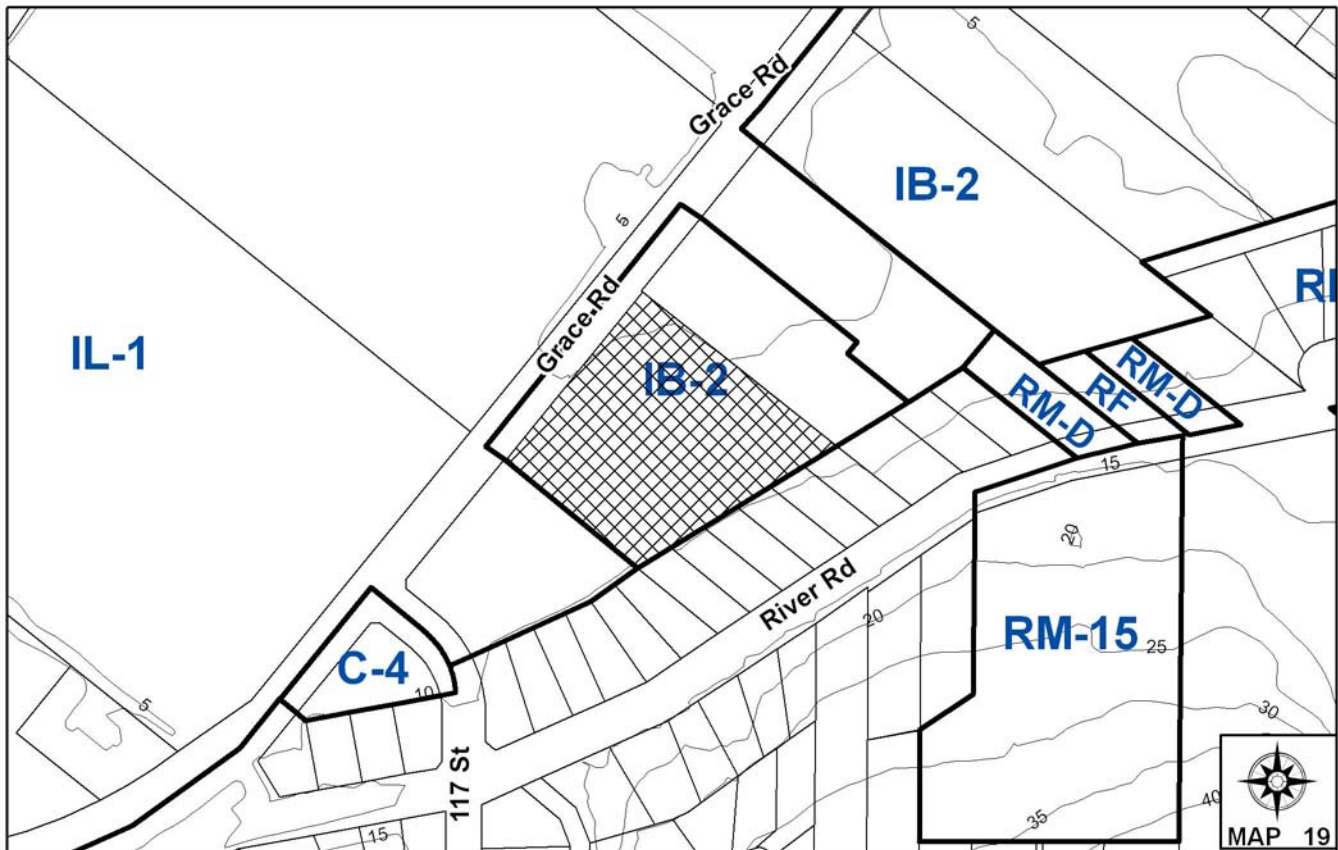
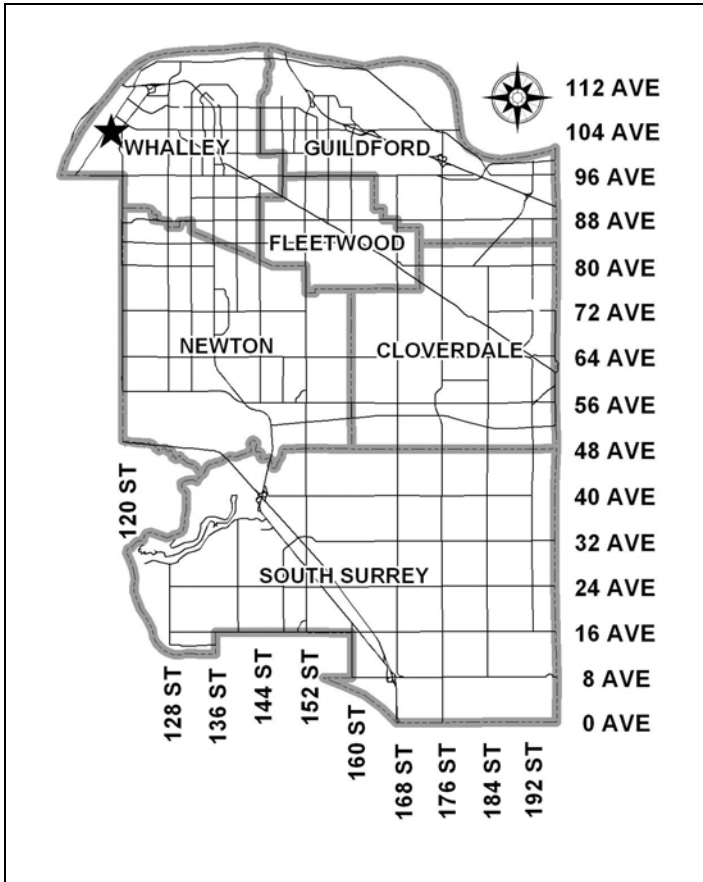
Planning Report Date: May 4, 2009

PROPOSAL:

- **OCP Amendment**
- **Temporary Industrial Use Permit**

to allow for a temporary truck parking facility for a period not to exceed two years.

LOCATION: 10128 Grace Road
OWNER: Pattar Cedar Products Ltd.
ZONING: IB-2
OCP DESIGNATION: Industrial
NCP DESIGNATION: Business Park/Open Space



City of Surrey
PLANNING & DEVELOPMENT REPORT
File: 7909-0045-00

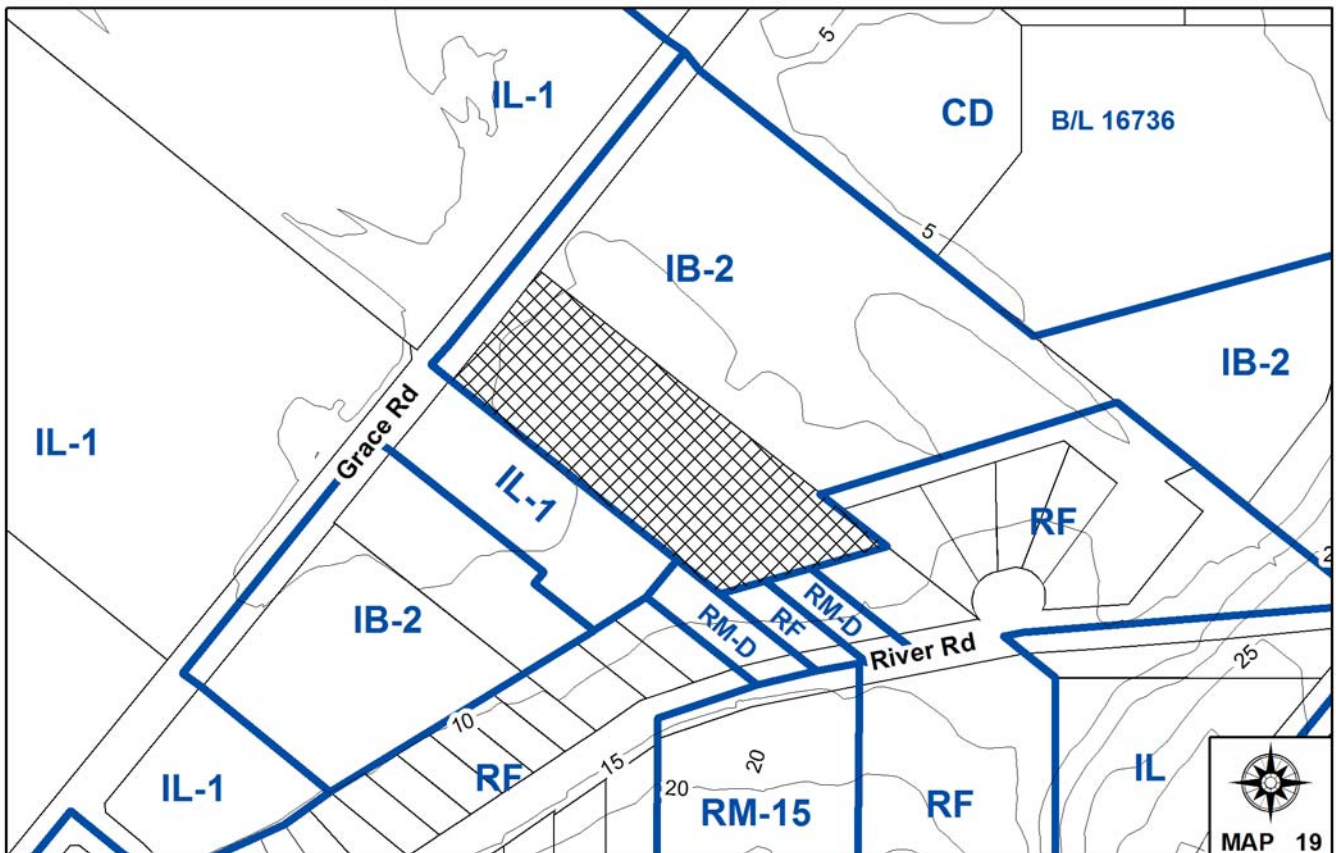
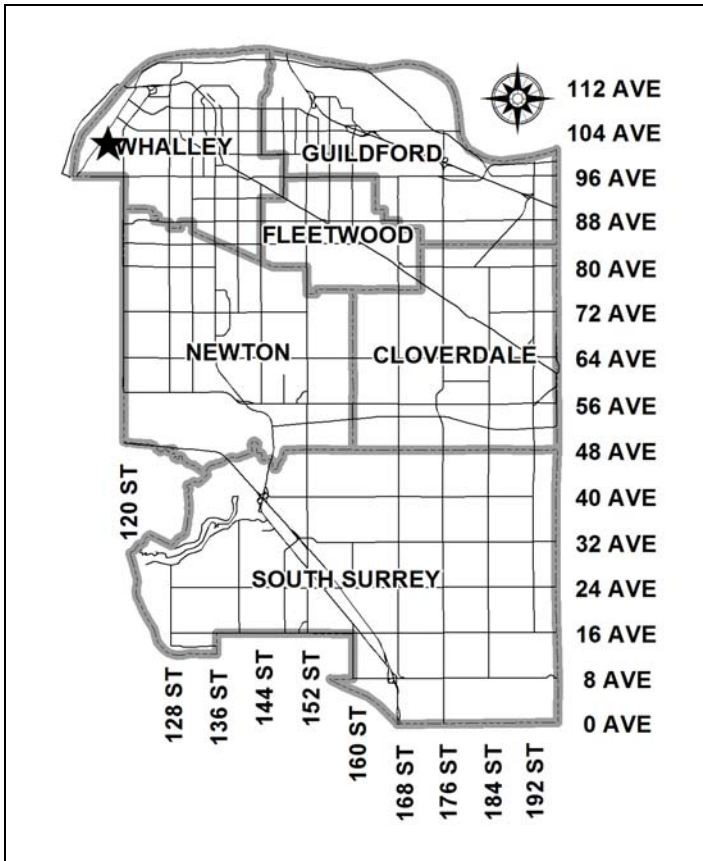
Planning Report Date: May 4, 2009

PROPOSAL:

- **OCP Amendment**
- **Temporary Industrial Use Permit Area**

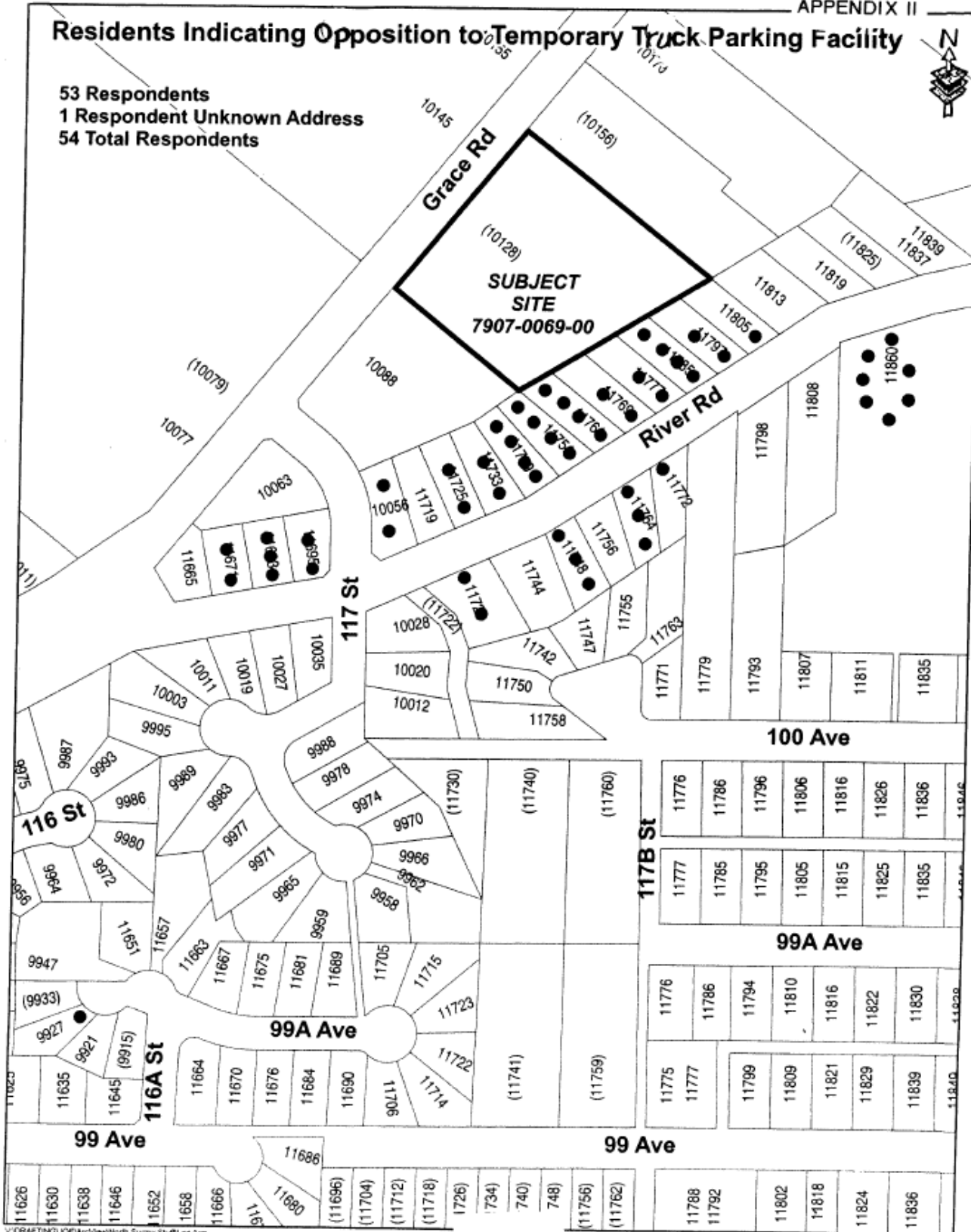
to allow a temporary truck parking facility for a period not to exceed two years.

LOCATION: 10198 Grace Road
OWNER: Sumitter Pattar
ZONING: IB-2
OCP DESIGNATION: Industrial
NCP DESIGNATION: Business Park/Open Space



Residents Indicating Opposition to Temporary Truck Parking Facility

53 Respondents
1 Respondent Unknown Address
54 Total Respondents



ADDRESS:
10198 Grace Road, Surrey

GROSS SITE AREA:
Approx. 1.25 hectares / 3.09 acres

EXISTING ZONING / DESIGNATIONS:
Zoning: I1-2 (Business Park 2 Zone)
MCP: Business Park & Parks / Open Spaces
OCP: Industrial

PROPOSED DEVELOPMENT:
Temporary Truck Parking Lot

NOTE

- This plan is conceptual only, is subject to change due to:
- Review and approval by appropriate municipal, regional, provincial and federal governments and outside agencies
 - Full environmental, geotechnical and soil assessments
 - Legal and topographical survey
 - Tree survey and assessment
 - Risk reduction requirements for each in line of
 - School site acquisition requirements and/or changes
 - Storm water retention requirements
 - Road dedication requirements
 - Environmentally sensitive areas and setback requirements
 - Building footprints
 - Right-of-way and/or easement requirements



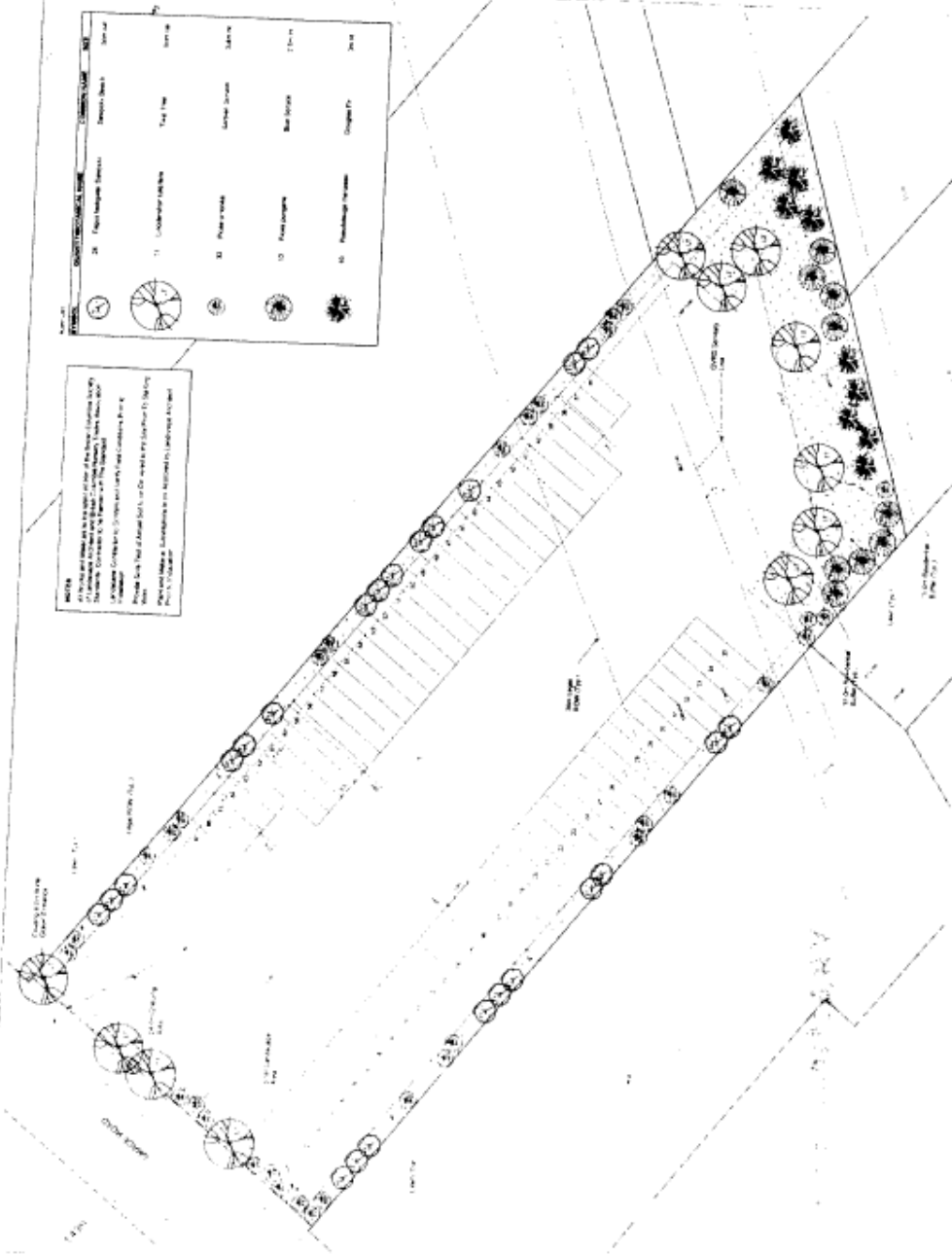
Scale: 1:1000
North Arrow
Date: 10/10/2012
Drawing No: 10198-GRACE-TRUCK-PARKING-PLAN-APPENDIX-III

LEGEND

Symbol	Description
	1. Tree (mature)
	2. Tree (young)
	3. Tree (deciduous)
	4. Tree (conifer)
	5. Tree (deciduous - small)
	6. Tree (conifer - small)
	7. Tree (deciduous - very small)
	8. Tree (conifer - very small)
	9. Tree (deciduous - tiny)
	10. Tree (conifer - tiny)

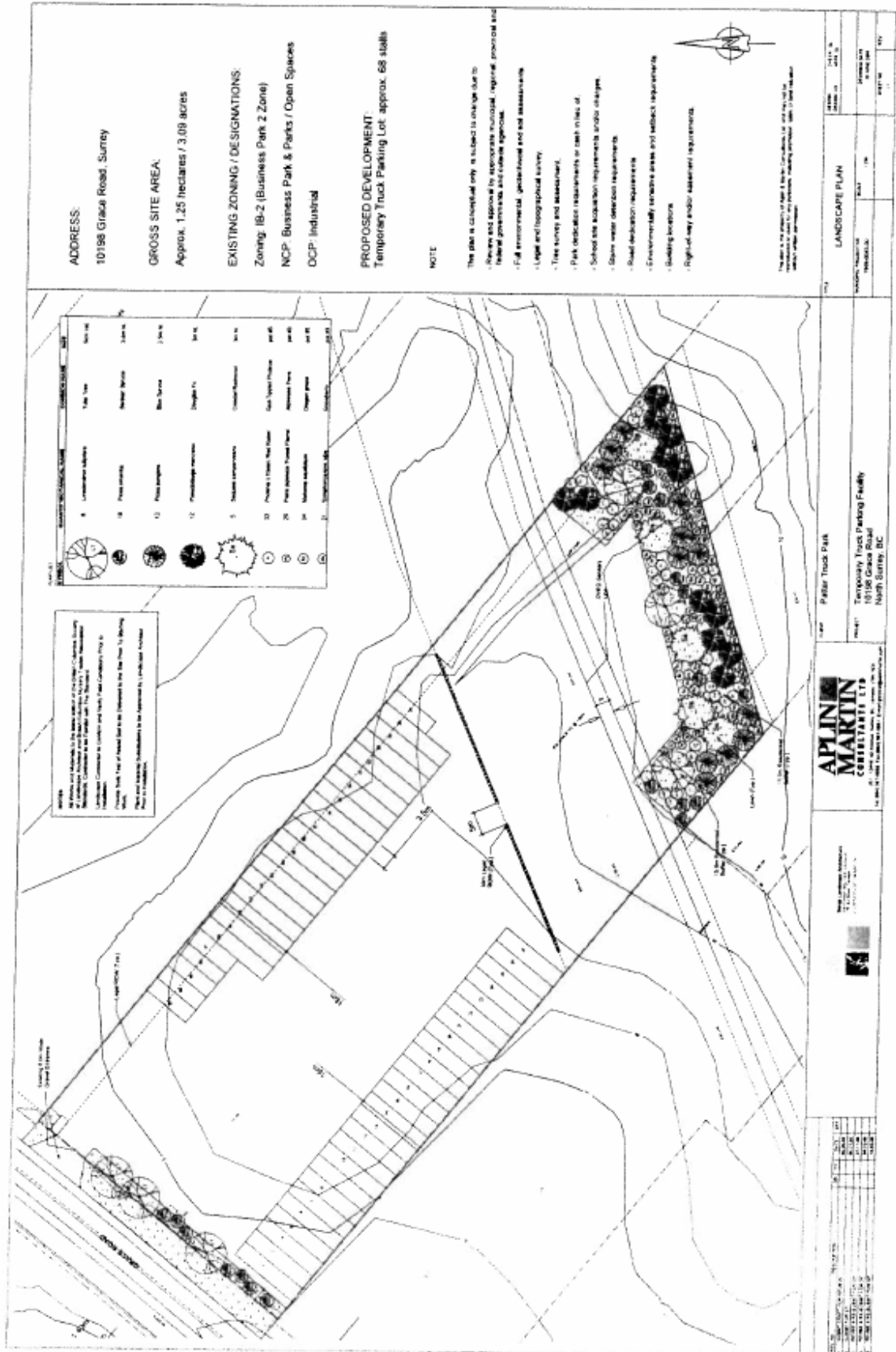
NOTES

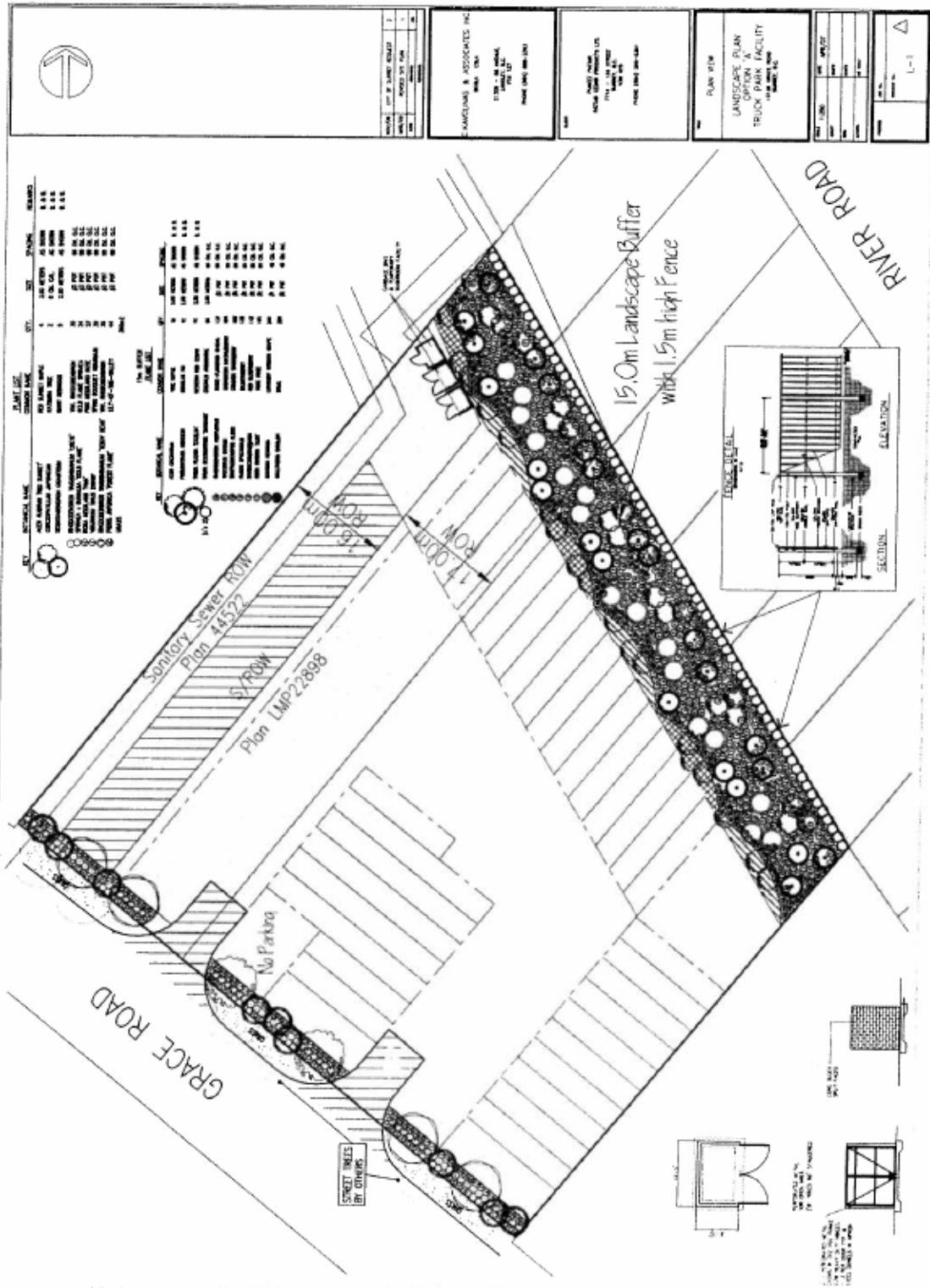
1. All trees shown on this plan are the property of the owner. Existing trees to be retained are shown with a green outline. Existing trees to be removed are shown with a red outline.
2. All trees shown on this plan are the property of the owner. Existing trees to be retained are shown with a green outline. Existing trees to be removed are shown with a red outline.
3. All trees shown on this plan are the property of the owner. Existing trees to be retained are shown with a green outline. Existing trees to be removed are shown with a red outline.
4. All trees shown on this plan are the property of the owner. Existing trees to be retained are shown with a green outline. Existing trees to be removed are shown with a red outline.
5. All trees shown on this plan are the property of the owner. Existing trees to be retained are shown with a green outline. Existing trees to be removed are shown with a red outline.
6. All trees shown on this plan are the property of the owner. Existing trees to be retained are shown with a green outline. Existing trees to be removed are shown with a red outline.
7. All trees shown on this plan are the property of the owner. Existing trees to be retained are shown with a green outline. Existing trees to be removed are shown with a red outline.
8. All trees shown on this plan are the property of the owner. Existing trees to be retained are shown with a green outline. Existing trees to be removed are shown with a red outline.
9. All trees shown on this plan are the property of the owner. Existing trees to be retained are shown with a green outline. Existing trees to be removed are shown with a red outline.
10. All trees shown on this plan are the property of the owner. Existing trees to be retained are shown with a green outline. Existing trees to be removed are shown with a red outline.



**APLIN
MARTIN
CONSULTANTS LTD.**

Temporary Truck Parking Facility
10198 Grace Road
North Surrey, BC





**PRE-SERVICING REQUIREMENTS FOR
TEMPORARY INDUSTRIAL USE PERMIT NO. 7909-0045-00
(Truck Parking)**

Landscaping Requirements

- The boundaries of a truck parking facility located adjacent to uses other than a residential use shall be landscaped and/or buffered to mitigate visual and noise impacts on adjacent developments, to the satisfaction of the City Landscape Architect.

Engineering Services Requirements

- A storm water servicing concept and lot grading plan must be submitted to the City's Engineering Department for review and approval;
- The street fronting the property must be constructed to a structural and width standard to accommodate trucks to the satisfaction of the General Manager, Engineering;
- All other engineering requirements must be addressed to the satisfaction of Engineering including the installation of a water quality/sediment control inlet chamber to the satisfaction of the General Manager, Engineering;
- The parking area shall be designed to support the anticipated vehicle load in order to prevent dirt from being tracked onto the City roadway;
- An area of asphalt or concrete paving shall be provided on the site in the area where its driveway meets the fronting road to prevent tracking of dirt or mud onto the public street to the satisfaction of the General Manager, Engineering; and
- City staff to perform a site inspection to ensure that all site requirements have been met prior to the issuance of the Temporary Industrial Use Permit.

Planning Requirements

- Sealed engineering or architectural drawings and related information are to be provided related to the layout of the site, including any buildings or structures on the site, site access, drive aisles, parking stall layout, signage and landscaping, demonstration that the layout s proposed will allow for adequate space for manoeuvring and parking of all vehicles on site in an orderly manner up to the full capacity of the parking lot;
- The parking spaces in the truck parking lot are to be visually delineated at all times to the satisfaction of the General Manager, Planning and Development, so as to assist in ensuring the orderly parking of vehicles on the site at all times; and
- Adequate washroom facilities are to be provided on the site General Manager, Planning and Development, but in any case, there shall be a minimum of one such facility on the site.

<p style="text-align: center;">PRE-SERVICING REQUIREMENTS FOR TEMPORARY INDUSTRIAL USE PERMIT NO. 7907-0069-00 (Truck Parking)</p>

Landscaping Requirements

- The boundaries of a truck parking facility located adjacent to uses other than a residential use shall be landscaped and/or buffered to mitigate visual and noise impacts on adjacent developments, to the satisfaction of the City Landscape Architect.

Engineering Services Requirements

- A storm water servicing concept and lot grading plan must be submitted to the City's Engineering Department for review and approval;
- The street fronting the property must be constructed to a structural and width standard to accommodate trucks to the satisfaction of the General Manager, Engineering;
- All other engineering requirements must be addressed to the satisfaction of Engineering including the installation of a water quality/sediment control inlet chamber to the satisfaction of the General Manager, Engineering;
- The parking area shall be designed to support the anticipated vehicle load in order to prevent dirt from being tracked onto the City roadway;
- An area of asphalt or concrete paving shall be provided on the site in the area where its driveway meets the fronting road to prevent tracking of dirt or mud onto the public street to the satisfaction of the General Manager, Engineering; and
- City staff to perform a site inspection to ensure that all site requirements have been met prior to the issuance of the Temporary Industrial Use Permit.

Planning Requirements

- Sealed engineering or architectural drawings and related information are to be provided related to the layout of the site, including any buildings or structures on the site, site access, drive aisles, parking stall layout, signage and landscaping, demonstration that the layout s proposed will allow for adequate space for manoeuvring and parking of all vehicles on site in an orderly manner up to the full capacity of the parking lot;
- The parking spaces in the truck parking lot are to be visually delineated at all times to the satisfaction of the General Manager, Planning and Development, so as to assist in ensuring the orderly parking of vehicles on the site at all times; and
- Adequate washroom facilities are to be provided on the site General Manager, Planning and Development, but in any case, there shall be a minimum of one such facility on the site.



**CITY OF SURREY
GOOD NEIGHBOUR AGREEMENT**

BETWEEN:

822340 B.C. LTD.

(the "Owner")

AND:

CITY OF SURREY

(the "City")

WHEREAS the City and the Owner (collectively the "Parties") of the temporary truck parking facility located at 101928 Grace Road, Surrey BC (the "Parking Facility"), recognize that truck parking operators have a civic responsibility, to control the conduct of any operator within the Parking Facility;

WHEREAS the Owner wishes to demonstrate to the citizens of Surrey its desire to be a responsible corporate citizen; and

WHEREAS the Parties wish to promote Surrey as a vibrant, safe and attractive community for the enjoyment of everyone, including residents, visitors, businesses and their workers.

NOW THEREFORE in consideration of \$10.00 and other good and valuable consideration paid by each of the Parties to each other (the receipt and sufficiency of which is hereby acknowledged), the Parties agree as follows:

1. Noise and Disorder

- (a) The Owner undertakes to ensure that noise emissions from the Parking Facility do not disturb surrounding residential developments and neighbourhoods, and do not violate Surrey Noise Control Bylaw, 1982, No. 7044;
- (b) The Owner shall monitor the activity of anyone using the Parking Facility to ensure that refrigeration units are silenced during the hours of 10 p.m. until 6:00 a.m. and to ensure that trucks are not idling for an unreasonable period of time and no earlier than 5:30 a.m. and to discourage noises that may disturb the peace, quiet and enjoyment of the neighbourhood; and

- (c) The Owner must take reasonable measures to make sure the Parking Facility is not operating contrary to the public interest. Examples of reasonable measures include supervising parking areas, posting signs at the Parking Facility, and asking anyone using the Parking Facility to respect the adjoining residential neighbours.

2. **Hours of Operation**

- (a) The Owner shall not permit vehicles to exit or egress the Parking Facility between the hours of 12:00 a.m. and 6:00 a.m.

3. **Cleanliness**

- (a) The Owner shall assign staff to inspect the Parking Facility to ensure that there is no litter, garbage, broken glass or other foreign objects;
- (b) The Owner shall provide on-site garbage receptacles for the Parking Facility, and will have these emptied on a regular basis;
- (c) The Owner shall ensure that the surface of the Parking Facility shall be a minimum of two (2) inches of gravel; and
- (d) The Owner agrees to maintain the two (2) inches of gravel throughout the term of the Temporary Use Permit to ensure minimal dust is generated.

4. **Other Agencies and Programs**

- (a) The Owner agrees to work with the City and its departments, to resolve any concerns that arise with respect to the operation of the Parking Facility; and
- (b) The Owner agrees to attend a formal meeting, as and when required by the City, with the City to discuss issues and concerns.

5. **Amendment and Transferability**

- (a) The Owner shall make the continuation of this Good Neighbour Agreement a condition of any lease of all or part of the Parking Facility.

6. **Enforcement**

- (a) Any failure on the part of the Owner to comply with the terms outlined herein may be brought to the attention of City Council and Council may suspend or cancel the Owner's business license for the Parking Facility or impose additional terms and conditions; and
- (b) Nothing contained or implied in this Good Neighbour Agreement shall prejudice or affect the City's rights and authorities in the exercise of its functions pursuant to the *Community Charter* and *Local Government Act*, as amended, and the rights and powers of the City and City bylaws.

Executed by the Owner the _____ day of _____, 20____ in Surrey, British Columbia,

822340 B.C. LTD

by its authorized signatory:

Signature

Name (*please print*)

Signature

Name (*please print*)
(*If more than one Owner, each Owner must sign*)

Executed by the City the _____ day of _____, 20____ in Surrey, British Columbia,

CITY OF SURREY

by its authorized signatory:

Jean Lamontagne
General Manager
Planning and Development



**CITY OF SURREY
GOOD NEIGHBOUR AGREEMENT**

BETWEEN:

PATTAR CEDAR PRODUCTS

(the "Owner")

AND:

CITY OF SURREY

(the "City")

WHEREAS the City and the Owner (collectively the "Parties") of the temporary truck parking facility located at 10128 Grace Road, Surrey BC (the "Parking Facility"), recognize that truck parking operators have a civic responsibility, to control the conduct of any operator within the Parking Facility;

WHEREAS the Owner wishes to demonstrate to the citizens of Surrey its desire to be a responsible corporate citizen; and

WHEREAS the Parties wish to promote Surrey as a vibrant, safe and attractive community for the enjoyment of everyone, including residents, visitors, businesses and their workers.

NOW THEREFORE in consideration of \$10.00 and other good and valuable consideration paid by each of the Parties to each other (the receipt and sufficiency of which is hereby acknowledged), the Parties agree as follows:

7. Noise and Disorder

- (d) The Owner undertakes to ensure that noise emissions from the Parking Facility do not disturb surrounding residential developments and neighbourhoods, and do not violate Surrey Noise Control Bylaw, 1982, No. 7044;
- (e) The Owner shall monitor the activity of anyone using the Parking Facility to ensure that refrigeration units are silenced during the hours of 10 p.m. until 6:00 a.m. and to ensure that trucks are not idling for an unreasonable period of time and no earlier than 5:30 a.m. and to discourage noises that may disturb the peace, quiet and enjoyment of the neighbourhood; and

- (f) The Owner must take reasonable measures to make sure the Parking Facility is not operating contrary to the public interest. Examples of reasonable measures include supervising parking areas, posting signs at the Parking Facility, and asking anyone using the Parking Facility to respect the adjoining residential neighbours.

8. **Hours of Operation**

- (b) The Owner shall not permit vehicles to exit or egress the Parking Facility between the hours of 12:00 a.m. and 6:00 a.m.

9. **Cleanliness**

- (e) The Owner shall assign staff to inspect the Parking Facility to ensure that there is no litter, garbage, broken glass or other foreign objects;
- (f) The Owner shall provide on-site garbage receptacles for the Parking Facility, and will have these emptied on a regular basis;
- (g) The Owner shall ensure that the surface of the Parking Facility shall be a minimum of two (2) inches of gravel; and
- (h) The Owner agrees to maintain the two (2) inches of gravel throughout the term of the Temporary Use Permit to ensure minimal dust is generated.

10. **Other Agencies and Programs**

- (c) The Owner agrees to work with the City and its departments, to resolve any concerns that arise with respect to the operation of the Parking Facility; and
- (d) The Owner agrees to attend a formal meeting, as and when required by the City, with the City to discuss issues and concerns.

11. **Amendment and Transferability**

- (b) The Owner shall make the continuation of this Good Neighbour Agreement a condition of any lease of all or part of the Parking Facility.

12. **Enforcement**

- (c) Any failure on the part of the Owner to comply with the terms outlined herein may be brought to the attention of City Council and Council may suspend or cancel the Owner's business license for the Parking Facility or impose additional terms and conditions; and
- (d) Nothing contained or implied in this Good Neighbour Agreement shall prejudice or affect the City's rights and authorities in the exercise of its functions pursuant to the *Community Charter* and *Local Government Act*, as amended, and the rights and powers of the City and City bylaws.

Executed by the Owner the _____ day of _____, 20_____ in Surrey, British Columbia,

PATTAR CEDAR PRODUCTS LTD.

by its authorized signatory:

Signature

Name (please print)

Signature

Name (please print)
(If more than one Owner, each Owner must sign)

Executed by the City the _____ day of _____, 20_____ in Surrey, British Columbia,

CITY OF SURREY

by its authorized signatory:

Jean Lamontagne
General Manager
Planning and Development