

PROPOSAL:

- **Temporary Use Permit**
- **Development Permit**

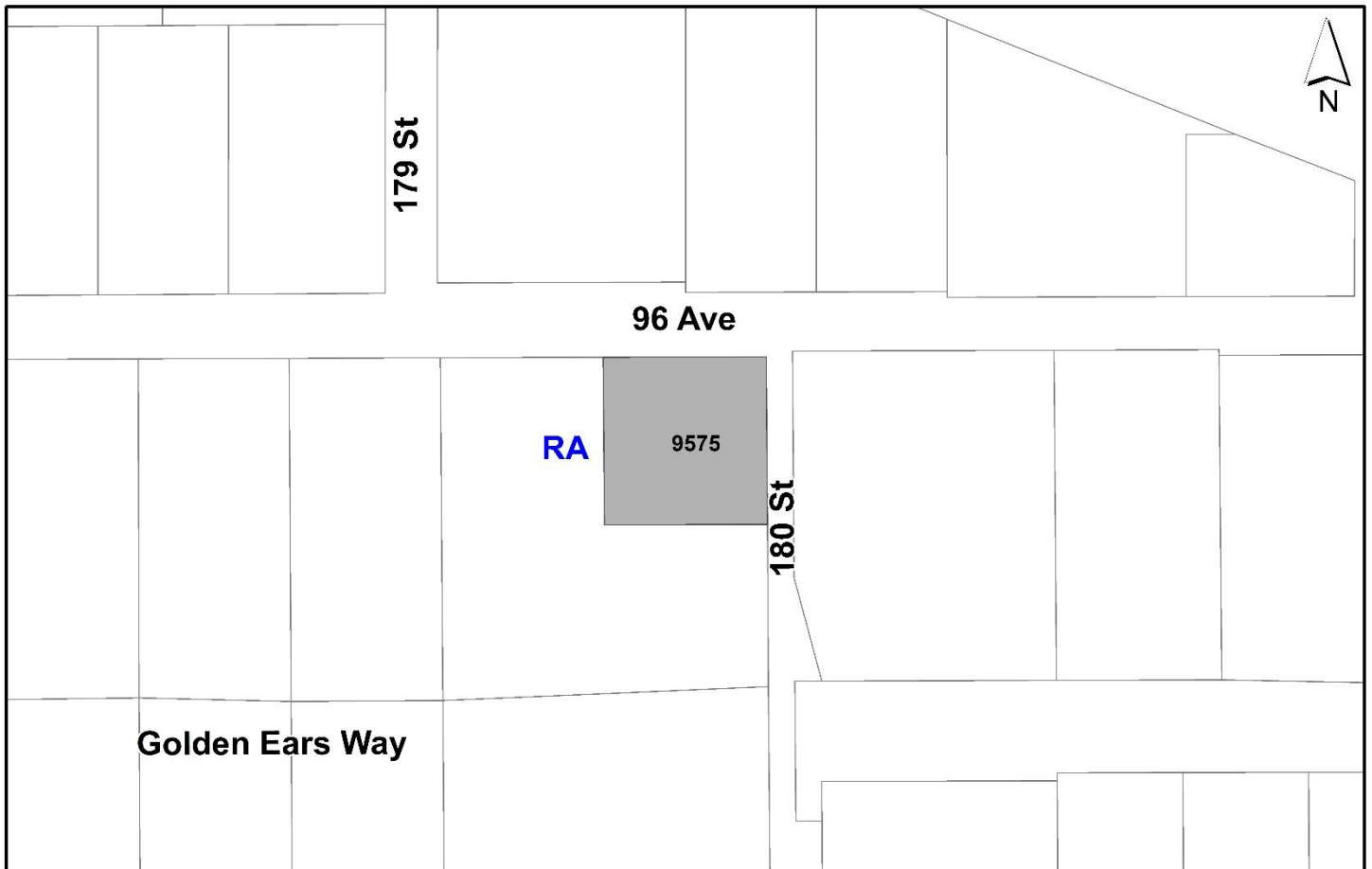
to permit truck parking for a period not to exceed three (3) years. A Development Permit for Sensitive Ecosystems is also required.

LOCATION: 9575 - 180 Street

ZONING: RA

OCP DESIGNATION: Mixed-Employment

NCP DESIGNATION: Light Industrial and Fish Class
15m & 30m Buffer Class B



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The "One Acre Residential Zone (RA)" does not permit the parking of trucks.

RATIONALE OF RECOMMENDATION

- The proposal complies with the Mixed Employment designation in the Official Community Plan (OCP) and the "Light Industrial" designation in the Anniedale-Tynehead Neighbourhood Concept Plan (NCP).
- The proposed temporary truck parking facility will allow an authorized, interim use of the land until it is economically viable for redevelopment.
- The road network is in the process of being upgraded in the area along 96 Avenue from 179 Street all the way to the intersection of Golden Ears Way and 180 Street.
- The proposal will assist in providing much-needed authorized truck parking spaces in the City.
- The site is in close proximity to major truck routes, including Highway No. 17 (South Fraser Perimeter Road), Highway No. 15 (176 Street), Highway No. 1, and Golden Ears Way.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Temporary Use Permit No. 7920-0219-00 (Appendix III) to proceed to Public Notification.
2. Council authorize staff to draft Development Permit No. 7920-0219-00 for Sensitive Ecosystems (Streamside Areas), generally in accordance with the attached drawings (Appendix I) as well as the finalized Ecosystem Development Plan, Construction Environmental Management Plan and Wetland Assessment Memorandum.
3. Council instruct staff to resolve the following issues prior to final approval:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) 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;
 - (c) input from the Ministry of Transportation & Infrastructure;
 - (d) input from TransLink;
 - (e) 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;
 - (f) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (g) submission of a finalized Sensitive Ecosystem Development Plan to the satisfaction of City staff.
 - (h) installation and subsequent inspection and approval of all required landscape screening and fencing works, to the satisfaction of the General Manager, Planning & Development;
 - (i) 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;
 - (j) registration of a combined Restrictive Covenant/Right-of-Way against the property to ensure safeguarding and maintenance of the Streamside Protection Area on the site; and
 - (k) the applicant obtain a soil permit for unauthorized historical fill on the property.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	NCP Designation	Existing Zone
Subject Site	Single family dwelling and unauthorized truck park.	Light Industrial	RA
North (Across 96 Avenue):	Vacant 1.5-hectare lot, proposed temporary trucking parking facility under application 7916-0709-00 (initial review) and 0.7-hectare lot with single family dwelling and accessory buildings.	Light Industrial	RA
East (Across 180 Street):	Vacant lot, proposed subdivision under Subdivision Application 7923-0129-00 (initial review).	15m & 30m Buffer Class B, Trail, Light Industrial, Pond Buffer, and Pond	RA
South and West:	Northwest portion of the site: Single family dwelling. Southwest portion of the site: Temporary Industrial Use Permit application (Development Application No: 7920-0250-00) for storage of cranes and support vehicles (pre-council).	Light Industrial	RA

Context & Background

- The subject site is located at 9575 – 180 Street and has a site area of 0.40 hectare. The property is zoned "One-Acre Residential Zone (RA)" and is designated "Light Industrial" in the Anniedale–Tynehead Neighbourhood Concept Plan (NCP).
- The NCP, which was adopted by Council in May 2012, identifies the properties north of Golden Ears Way to Highway No. 1 and east of 176 Street as a future Light Industrial area.
- The site has previously had a Temporary Industrial Use Permit (TUP) No. 7913-0297-00 issued to allow the temporary storage of approximately four cranes and seven shipping containers, which was approved by Council and issued on December 14, 2014. TUP No. 7913-0297-00 expired on December 14, 2017 and a 3-year extension was applied for and granted, which expired on December 14, 2020 (No. 7918-0064-00).
- After expiration of the TUP, the property was purchased by the current owner and an application was submitted for the subject TUP.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant has applied for a Temporary Use Permit (TUP) to allow the parking of approximately 8 trucks and trailers, an additional 8 tractor parking spaces that exceed 5,000 kilograms (11,000 lbs.) G.V.W, and 10 passenger vehicle stalls for a period of three years.
- The proposed 3-year TUP will be valid from the date of approval. A TUP for the same temporary use can be extended only once for a further maximum 3-year period, subject to Council approval.
- The applicant has provided a site plan for the proposed truck parking.
- Truck access will be from both 96 Avenue and 180 Street via existing driveways. Both driveways are paved.
- Along the north and east property lines, the proposed truck parking will be screened from 96 Avenue and 180 Street by existing trees, habitat planting around the roadside ditches and the existing house. The applicant is proposing to erect an 8 ft. tall black chain link fence with privacy slats to further screen the truck parking from the streets and adjacent residential properties.
- The proposed temporary truck parking use will allow for the interim use of the land until it is economically viable for redevelopment.
- The proposed temporary truck parking use will assist in providing much-needed authorized truck parking spaces in the City.

Referrals

Engineering:	The Engineering Department has no objection to the project. All requirements have been completed as part of a previous TUP.
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

- Both accesses were paved as a condition of the previous TUPs on site.
- The applicant is required to ensure adequacy of the existing infrastructure for acceptable access via the road network to the subject site.

Natural Area Considerations

- Historical encroachment of fill and grading materials into the watercourse areas have been remediated.
- The applicant completed a preliminary watercourse assessment and determined that a Class A/O stream (red-coded) is located along 96 Avenue (north) and a Class B ditch along 180 Street (east). See the Sensitive Ecosystem Development Permit Requirements section, below, for additional details.

POLICY & BY-LAW CONSIDERATIONS

Official Community Plan

Land Use Designation

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

Secondary Plans

Land Use Designation

- The subject site is designated "Light Industrial" 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 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 in the City.

PUBLIC ENGAGEMENT

- Pre-notification letters were sent on June 2, 2022, and the Development Proposal Signs were installed on June 4, 2023. Staff received 2 responses from neighbouring (*staff comments in italics*):
 - Site is running operations at all hours of the day including weekends.

The proposed Temporary Use Permit will require operating hours of 7:00 AM to 5:30 PM Monday to Friday. Due to neighbourhood concerns with noise, the starting and warming up of trucks will not be permitted to commence earlier than 7:00 AM.

- Reefer trucks are left running overnight on site.

The applicant advised that there are no refrigerated trucks left running overnight. The developer will notify operators to limit noise in the evening.

- Noise from repairs and pressure washing of vehicles.

The subject Temporary Use Permit will not permit on-site truck maintenance or washing of vehicles.

- Garbage found outside of dumpster.

The applicant advises that the garbage bin will be consistently maintained as it is located near the existing house on the property.

- Site has had fill placed on it without permits.

The subject site has unauthorized historical fill and will be required to apply for, and receive, a fill permit as a condition of approval for the truck parking TUP. As a condition of getting an “after the fact” soil permit, a Geotechnical report that addresses drainage and geotechnical concerns, both onsite and offsite may be required.

- Road shoulders in the area have been damaged by trucks.

Other TUPs have recently widened and upgraded the existing road network in the area.

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) ditch which flows along 96 Avenue and a Class B (yellow-coded) ditch along 180 Street. 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) ditch/watercourse requires a minimum streamside setback of 10 metres, and a Class B (yellow-coded) ditch/watercourse requires a minimum streamside setback of 7 metres, as measured from the top of bank. 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 Libor Michalak, R.P. Bio., of Keystone Environmental and dated March 2024 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.
- The project 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 25 native tree species consisting of western red cedar, pacific dogwood, douglas fir, shore pine and cottonwood. The applicant is also proposing to retain 9 existing mature trees.

TREES

- Chris Booth, ISA Certified Arborist of Greenwood Tree Consulting 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
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Apple	1	1	0
Willow	1	1	0
Horse Chestnut	1	1	0
Pacific Dogwood	1	0	1
Japanese Maple	1	0	1
Cherry Tree	2	0	2
Coniferous Trees			
Sitka Spruce	1	0	1
Lawson Cypress	3	0	3
Western Red Cedar	1	0	1
Total (excluding Alder and Cottonwood Trees)	12	3	9
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		nil	
Total Retained and Replacement Trees		9	
Contribution to the Green City Program		\$2,400	

- The Arborist Assessment states that there are a total of 12 mature trees on the site, excluding Alder and Cottonwood trees. There are no Alder and Cottonwood trees present. It was determined that 9 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.

- 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 6 replacement trees on the site. Since no replacement trees can be accommodated on the site, the deficit of 6 replacement trees will require a cash-in-lieu payment of \$2,400, representing \$400 per tree (as the application was received prior to 2021), to the Green City Program, in accordance with the City's Tree Protection By-law.
- In summary, a total of 9 trees are proposed to be retained on the site with a contribution of \$2,400 to the Green City Program. Proposed tree planting within the riparian areas are in addition to the required Green City Program contribution.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

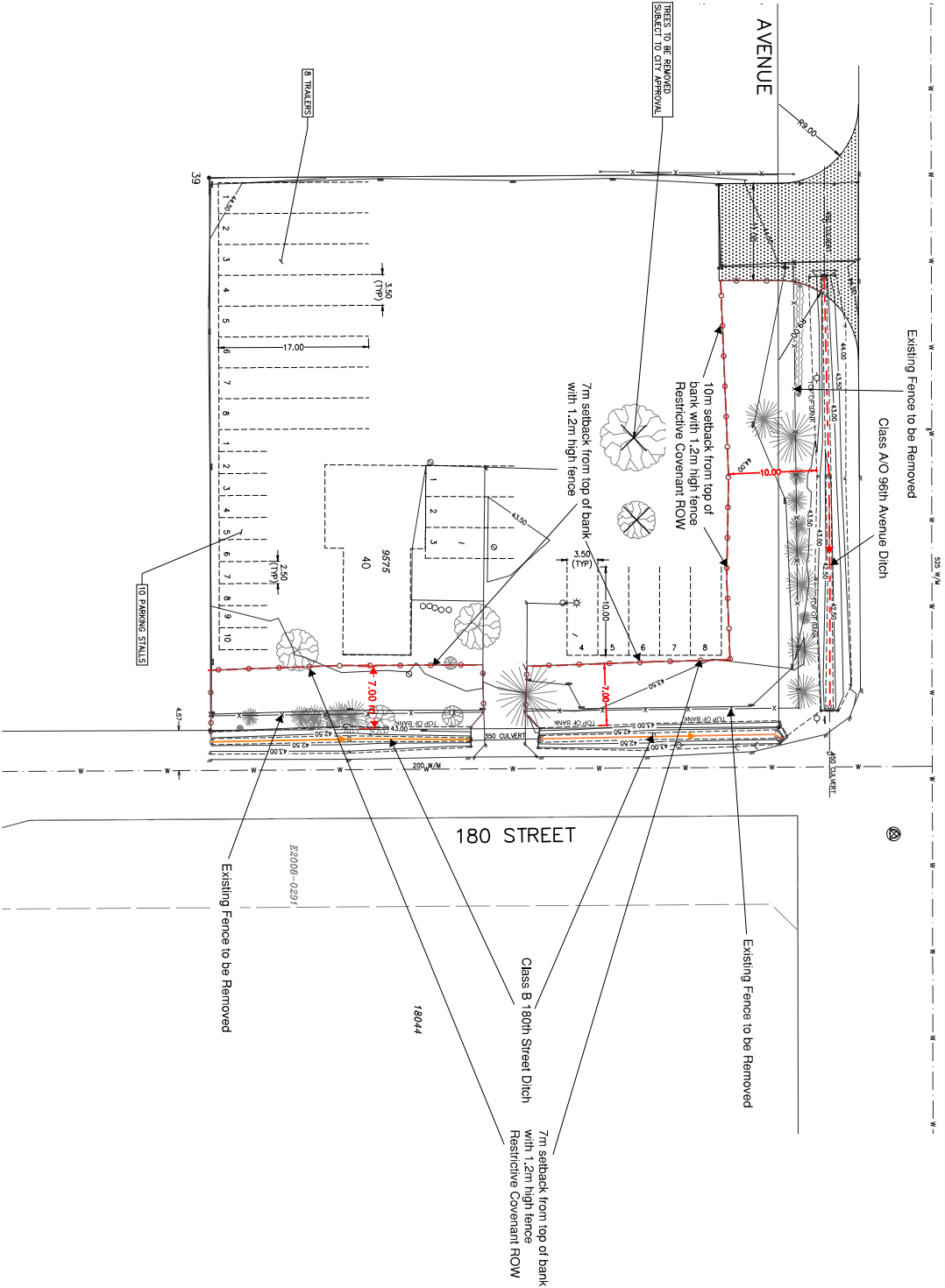
Appendix I.	Site Plan and Landscape Plans
Appendix II.	Summary of Tree Survey and Tree Preservation
Appendix III.	Temporary Use Permit No. 7920-0219-00

approved by Ron Gill

Don Luymes
General Manager
Planning and Development

JKS/ar

Appendix I



BENCHMARK & CONTROL
 ALL ELEV. ARE GEODETIC AND REFER TO MON. NO. 5078
 LOCATED AT THE INTERSECTION OF 96 AVENUE AND 180 STREET
 LEGAL DESCRIPTION OF PROPERTY
 LOT 40, SEC 32, TWP 6, PLAN NW-58-55, MNO, PART NW 1/4

PRELIMINARY SUBMISSION
 NOT TO BE USED FOR CONSTRUCTION

NOTE: ANY ALTERATION TO THE CONSTRUCTION IS TO
 BE KEPT IN THE INTERESTS & LOCATIONS OF EXISTING SERVICES
 AND NOTIFY THE ENGINEER OF ANY CONTACTS

No	Date	Revision
1	2024/03/25	REVISED 96 AVENUE DITCH SETBACK TO 10m
		LC DC
		DC

Citwest Consulting Ltd.
 No. 101-9030 KING GEORGE BLVD., SURREY, BC, V3V 7Y3
 TELEPHONE 604-591-2213 FAX 604-591-5518
 E-MAIL: office@citwest.com
 ECBC Permit to Practise #1001824



2234 FRASER HWY., ABBOTSFORD, BC V4S 1K6, CELL: 778-322-5146, EMAIL: vponathione@gmail.com
TUP PLAN
 TUP AT 9575 - 180 STREET SURREY, BC

Scale:	1:250	Man. Prof. No.
Drawn:	LC	Man. Desg. No.
Designed:	DC	Job No. 22-4523
P.W. P.U.		01
Approved:		Date: MAR/2024
		Revision: 1

17937

17981



BENCHMARK & CONTROL
ALL ELEV. ARE GEODETIC AND REFER TO MON. NO. 5076
LOCATED AT THE INTERSECTION OF 96 AVENUE AND 180 STREET
ELEV. 42.782m
LEGAL DESCRIPTION OF PROPERTY
LOT 40, SEC 32, TWP 8, PLAN NWP59465, NWD, PART NW 1/4.

BC NATUREPRO MIXTURE DESCRIPTIONS

Coastal Native Sodgrass Mixture*

NOTE: to be broadcast over plantings

Seed Weight	% Seed Count	
75.0%	36	Shoreline Creeping Slender Fescue
17.0%	33	Camriv Canada Bluegrass
8.0%	31	Schoen Slender Hairgrass
100%	100	Canada No. 1 Lawn Grass Mixture

Altitude: 0-2150 metres (7,000 ft)
 Rainfall: 35.5+ cm (14+ inches)
 Seeding Rate: Reclamation 25kg/Ha (22 lbs/acre)
 Turf: 1.5kg/100 sq. M (3 lbs/1000 sq ft)
 To be used where erosion control is of high concern and/or to help control the spreading of invasive species. Also for general landscape and turf use.
 Agronomic clovers can be added upon request

Plant Species, Numbers and Pot Sizes

Symbol	Common Name	Latin Name	Pot Size	Count	Specification
Trees					
●	Western red cedar	<i>Thuja plicata</i>	5	17	no. 5 pot, multi-stemmed; densely branched; well established
○	Pacific dogwood	<i>Cornus nuttallii</i>	5	7	no. 5 pot, multi-stemmed; densely branched; well established
●	Douglas fir	<i>Pseudotsuga menziesii</i>	5	12	no. 5 pot, multi-stemmed; densely branched; well established
●	shore pine	<i>Pinus contorta</i>	5	15	no. 5 pot, multi-stemmed; densely branched; well established
●	black cottonwood	<i>Populus trichocarpa</i>	5	6	no. 5 pot, multi-stemmed; densely branched; well established
				57	
Shrubs					
●	hardhack	<i>Spirea douglasii</i>	2	91	no. 2 pot, multi-stemmed; densely branched; well established
●	red-osier dogwood	<i>Cornus stolonifera</i>	2	145	no. 2 pot, multi-stemmed; densely branched; well established
●	balhip rose	<i>Rosa gymnocarpa</i>	2	24	no. 2 pot, multi-stemmed; densely branched; well established
●	red elderberry	<i>Sambucus racemosa</i>	2	15	no. 2 pot, multi-stemmed; densely branched; well established
○	salmonberry	<i>Rubus spectabilis</i>	2	92	no. 2 pot, multi-stemmed; densely branched; well established
●	flowering red currant	<i>Ribes sanguineum</i>	2	24	no. 2 pot, multi-stemmed; densely branched; well established
●	sword fern	<i>Polystichum munitum</i>	2	24	no. 2 pot, multi-stemmed; densely branched; well established
●	Nootka rose	<i>Rosa nutkana</i>	2	92	no. 2 pot, multi-stemmed; densely branched; well established
Planting Stock Totals				419	
Native Coastal Seed Mix				984m²	

96 AVENUE

17944

1.2m High Fence

1.2m High Fence

180 STREET

TREES TO BE REMOVED
SUBJECT TO CITY APPROVAL

8 TRAILERS

10 PARKING STALLS

NOTE:
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PRELIMINARY SUBMISSION
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TUP PLAN
 TUP AT 9575 - 180 STREET, SURREY, BC

Scale: 1:250	Mun. Proj. No.	Figure 1
Drawn: LC	Mun. Dwg. No.	
Designed: DC	Job No. 22-4523	Of 1
P.W. P.U.	Date MAR/2022	Revision 1
Approved:		destroy all prints bearing previous number

No.	Date	Revision	LC	DC
1	2024/03/25	REVISED 96 AVENUE DITCH SETBACK TO 10m	LC	DC

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4.2 Tree Preservation Summary

Appendix II

Surrey Project No: 20-0219

Address: 9575 180 St, Surrey, BC

Registered Arborist: Chris Booth PN7309A– Greenwood Tree Consulting

On-Site Trees	Number of Trees
Protected Trees Identified <i>(on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas and non-bylaw protected trees)</i>	12
Protected Trees to be Removed	3
Protected Trees to be Retained <i>(excluding trees within proposed open space or riparian areas)</i>	9
Total Replacement Trees Required:	
Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 0	0
All other Trees Requiring 2 to 1 Replacement Ratio 3 X two (2) = 6	6
Replacement Trees Proposed	6
Replacement Trees in Deficit	0
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	N/A

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

Municipal Trees	Number of Trees
Total No. of "Inventoried trees" proposed for removal	0
Total No. of "Non-Inventoried" trees proposed for removal	0
Total No. of Protected Municipal Trees proposed for removal (Permission required from C.O.S.)	0

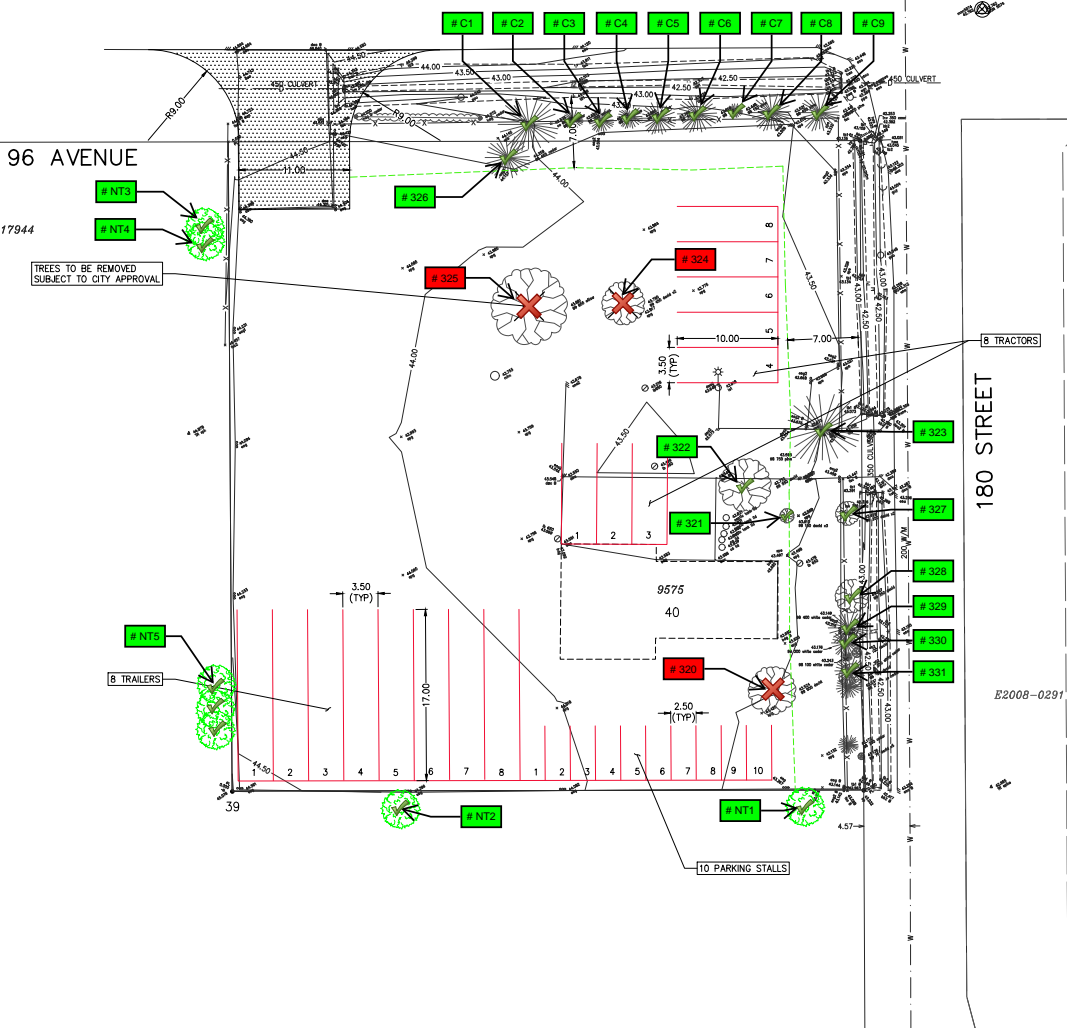
Summary, report, and plan prepared and submitted by:

(Signature of Arborist) Date: March 26, 2024



KEY

- Tree Number (green = retain tree)
- ✓ Symbol = Retain tree
- Tree Number (red = remove tree)
- ✗ Symbol = Remove tree



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PRELIMINARY SUBMISSION
NOT TO BE USED FOR CONSTRUCTION

Date	Revision	Dr	Ch

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TUP PLAN
TUP AT 9575 - 180 STREET, SURREY, BC

Scale: 1:250	Mun. Proj. No.	Dwg. No.
Drawn: LC	Mun. Dwg. No.	1
Designed: DC	Job No. 22-4523	Of
P.W. P.U.	Date MAR/2022	Revision
Approved:	destroy all prints bearing previous number	

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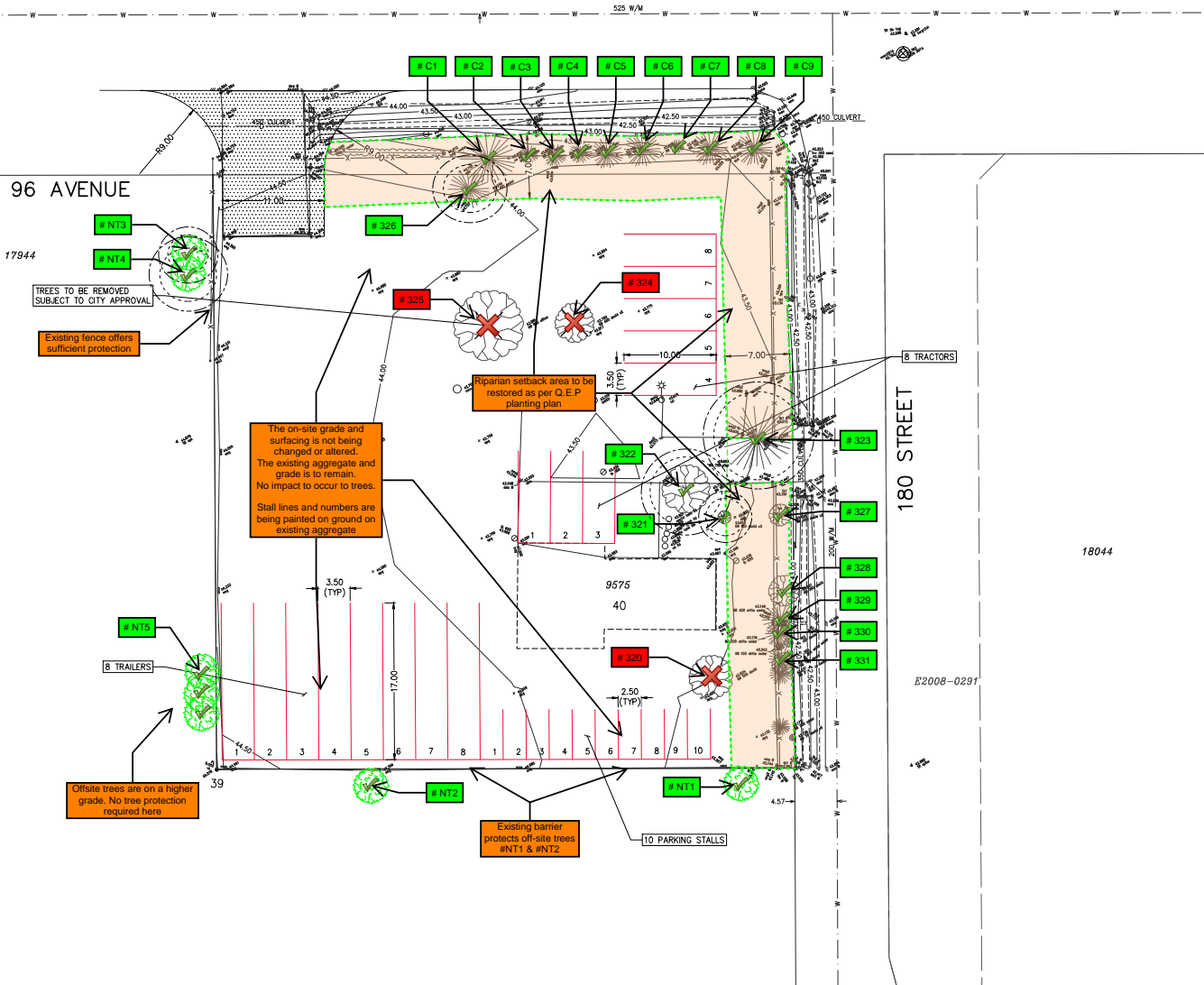
17981



BENCHMARK & CONTROL
 ALL ELEV. ARE GEODETIC AND REFER TO MON. NO. 5076
 LOCATED AT THE INTERSECTION OF 96 AVENUE AND 180 STREET
 ELEV. 42.762m
 LEGAL DESCRIPTION OF PROPERTY
 LOT 40, SEC 32, TWP 8, PLAN NWP59465, NWD, PART NW 1/4.

KEY

- Tree Number (green = retain tree)
- ✓ Symbol = Retain tree
- Tree Number (red = remove tree)
- ✗ Symbol = Remove tree
- ⊗ Symbol = Not surveyed



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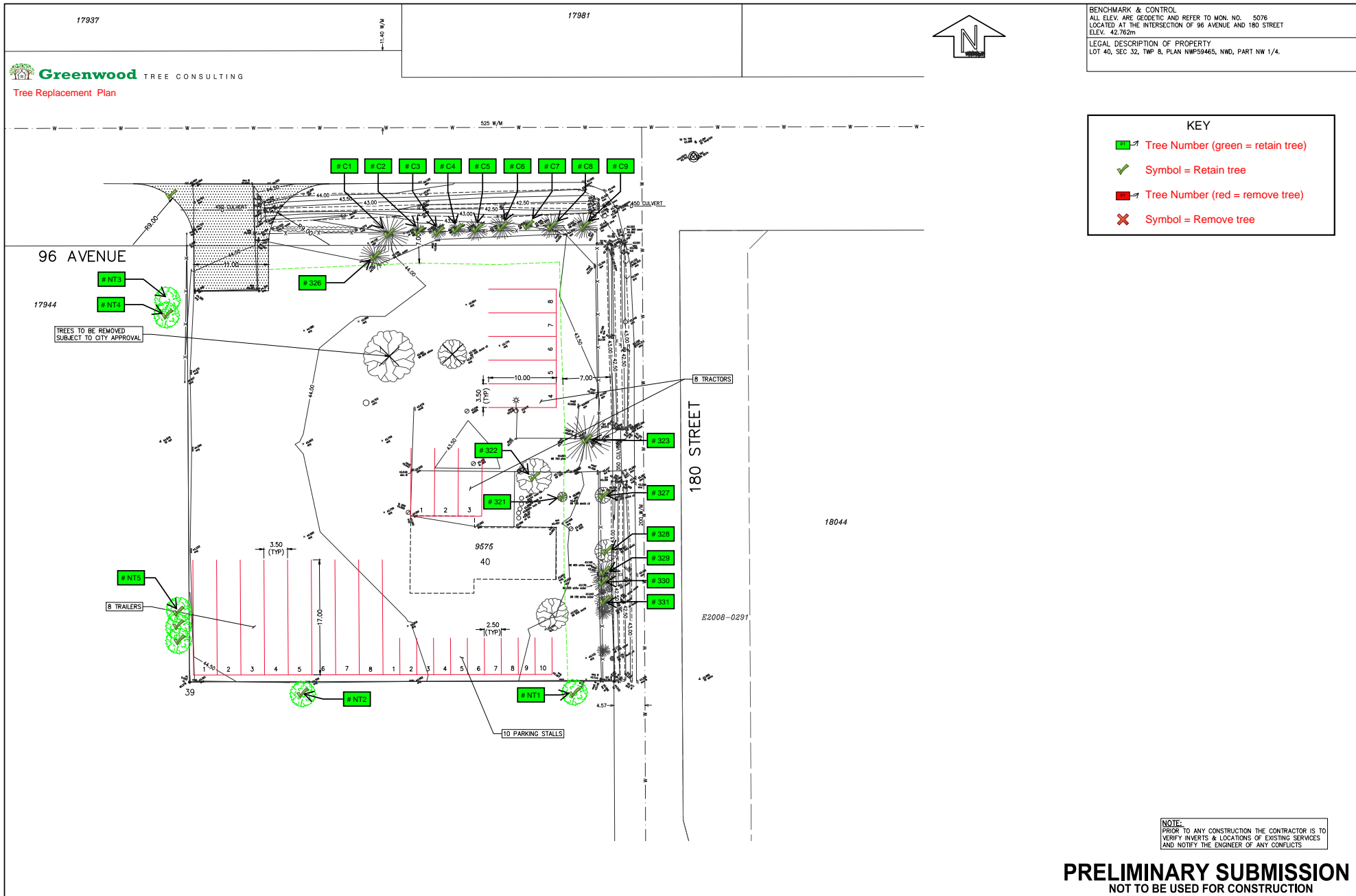
No	Date	Revision	Dr	Ch

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Scale: 1:250	Mun. Proj. No.	Dwg. No.
Drawn: LC	Mun. Dwg. No.	1
Designed: DC	Job No. 22-4523	Of
P.W. P.U.	Date MAR/2022	Revision
Approved:	Date	Revision



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No	Date	Revision	Dr	Ch

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Scale: 1:250	Mun. Proj. No.	Dwg. No.
Drawn: LC	Mun. Dwg. No.	1
Designed: DC	Job No. 22-4523	Of
P.W. P.U.	Date MAR/2022	Revision
Approved:		

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(the "City")

TEMPORARY USE PERMIT

NO.: 7920-0219-00

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: 000-840-327
Lot 40 Section 32 Township 8 New Westminster District Plan 59465
9575 180 St

(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 to allow the parking of approximately 8 trucks and trailers as well an additional 8 tractor parking spaces that exceed 5,000 kilograms (11,000 lbs.) G.V.W and 10 passenger vehicles stalls for a period of three years with the access and the location of the structures, and landscaping and fencing, substantially in compliance with Schedule A (the "Site Plan") which is attached hereto and forms part of this permit.
5. The temporary use permitted on the Land shall be in accordance with:
 - (a) No refrigerated truck units shall be left on overnight;

- (b) Hours of operation 7:00 AM – 5:30 PM Monday to Friday. Truck warm-up time shall not occur prior to 7 AM
- (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) 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
- (e) 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. 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. Works _____
- ii. Landscaping _____

- 7. (a) The Landscaping shall be completed within six (6) months after the date of the final inspection of the buildings and structures referred to in the Drawings.
- (b) i. 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;

- ii. 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
 - iii. 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 five (5) years after the date of the provisional or final inspection of the buildings and structures referred to in the Drawings.
8. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this temporary use permit. This temporary use permit is not a building permit.
9. An undertaking submitted by the Owner is attached hereto as Appendix I and forms part of this temporary use permit.
10. This temporary use permit is not transferable.
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 and
Director of Legislative Services
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)

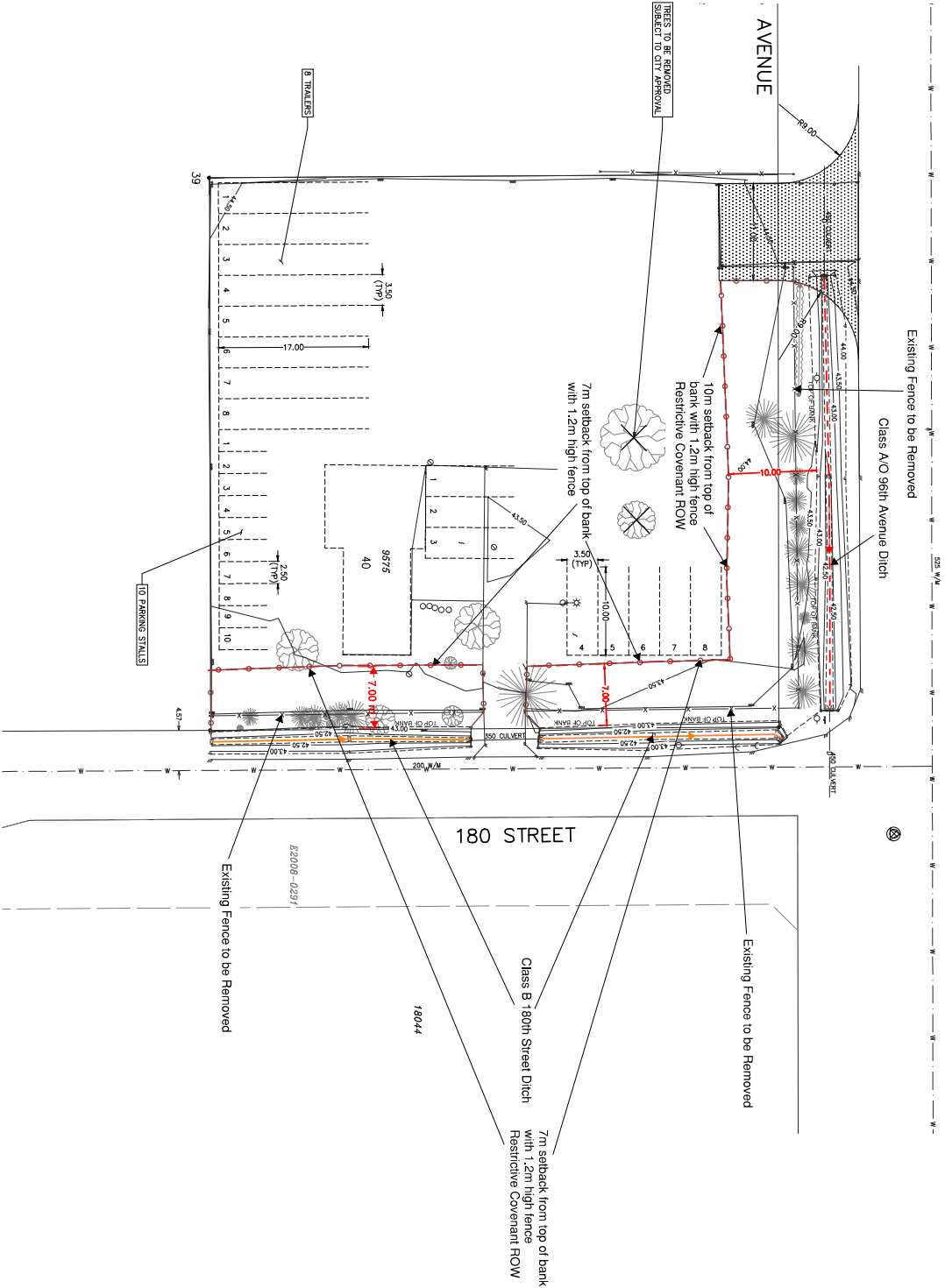
Schedule A

17987

17981



BENCHMARK & CONTROL
 ALL ELEV. ARE GEODETIC AND REFER TO M.O.N. NO. 5078
 LOCATED AT THE INTERSECTION OF 96 AVENUE AND 180 STREET
 LEGAL DESCRIPTION OF PROPERTY
 LOT 40, SEC 32, TWP. 6, PLAN NW-58-65, M.O. PART NW 1/4



PRELIMINARY SUBMISSION
 NOT TO BE USED FOR CONSTRUCTION

NOTE: ANY ALTERATION TO THE CONSTRUCTION IS TO BE KEPT IN THE INTERESTS & LOCATIONS OF EXISTING SERVICES AND NOTIFY THE ENGINEER OF ANY CONFLICTS

No.	Date	Revision
1	2024/03/25	REVISED 96 AVENUE DITCH SETBACK TO 10m
		Revision
		LC DC
		DR CN

Citwest Consulting Ltd.
 No. 101-9030 KING GEORGE BLVD., SURREY, BC, V3V 7Y3
 TELEPHONE 604-591-2213 FAX 604-591-5518
 E-MAIL: office@citwest.com
 ECBC Permit to Practise #1001824



22394 FRASER HWY., ABBOTSFORD, BC V4X 1K6, CELL: 778-322-5146, EMAIL: wendy@citwest.com
TUP PLAN
 TUP AT 9575 - 180 STREET SURREY, BC

Scale:	1:250	Man. Prof. No.
Drawn:	LC	Man. Desg. No.
Designed:	DC	Job No. 22-4523
P.W. P.U.		01
Approved:		Date: MAR/2024
		Revision: 1