

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7911-0300-00

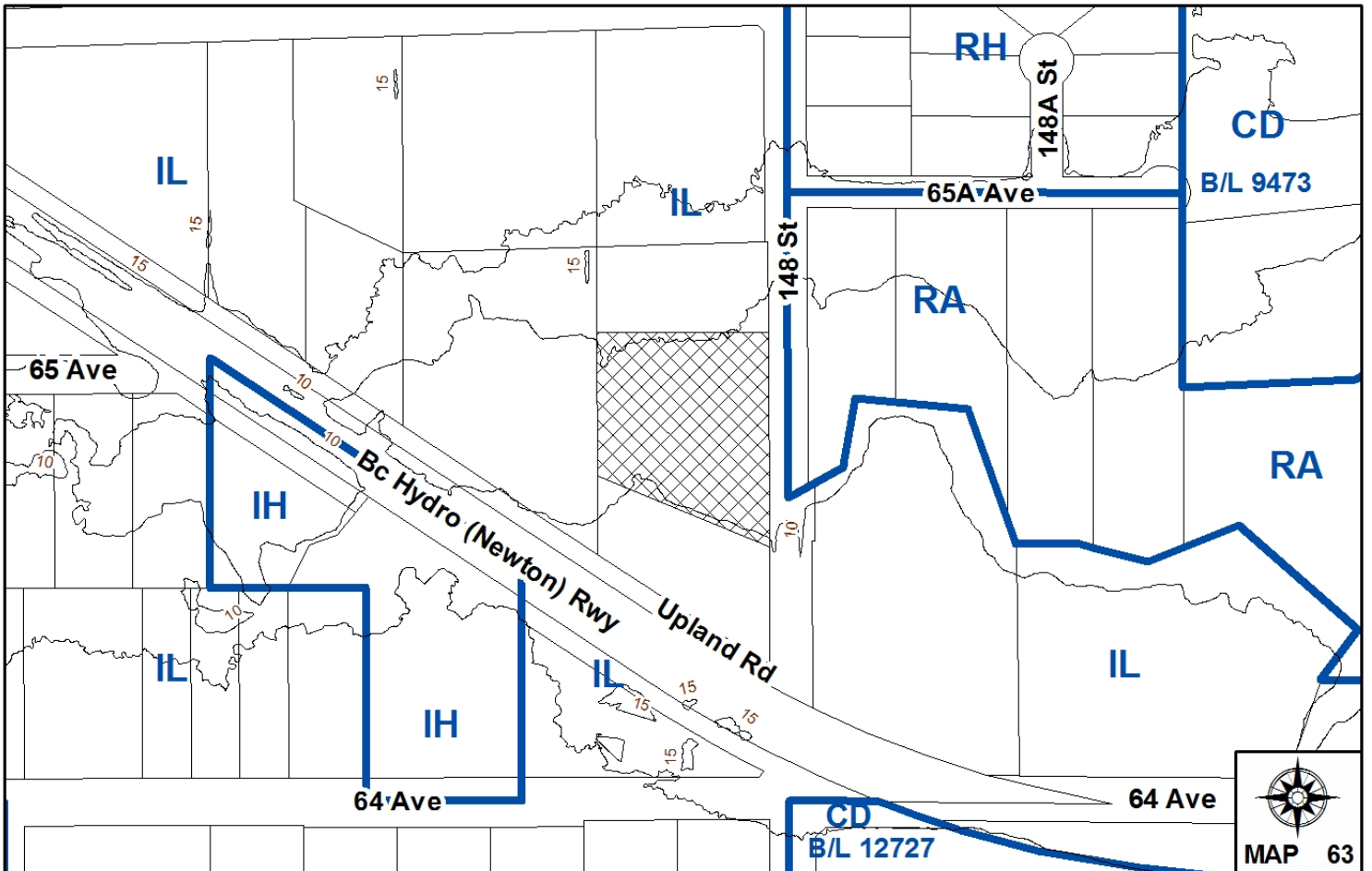
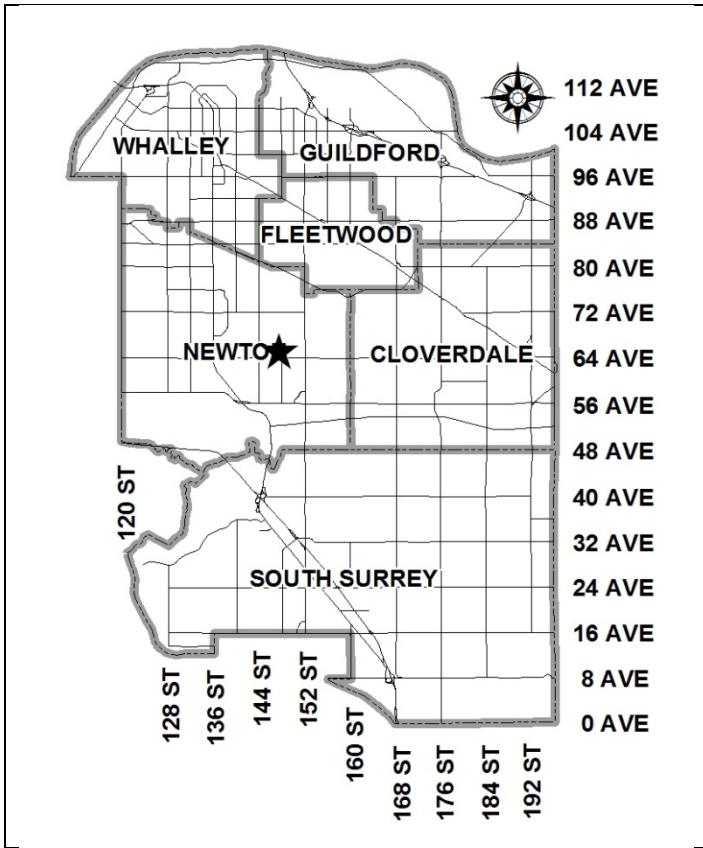
Planning Report Date: March 23, 2015

PROPOSAL:

- Development Permit
- Development Variance Permit

to permit the development of an 1,822 m² (19,609 ft²) light industrial building with reduced building setbacks and parking.

LOCATION: 6489 - 148 Street
OWNER: BM Poultry Farms Ltd
ZONING: IL
OCP DESIGNATION: Industrial



RECOMMENDATION SUMMARY

- Approval to draft Development Permit.
- Approval for Development Variance Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- A Development Variance Permit (DVP) is required to relax the front, rear and side yard setbacks and vary on-site parking.

RATIONALE OF RECOMMENDATION

- The proposed use is in keeping with the "Industrial" designation for the site in the Official Community Plan (OCP) and the "Light Impact Industrial Zone (IL)".
- The development generally complies with the OCP's Development Permit guidelines for industrial buildings.
- The DVP allowing for setback and parking relaxations is supportable given the nature of the business and the configuration of the site. The DVP will make efficient use of the site's buildable area.
- The application generally complies with the Biodiversity Conservation Strategy/Green Infrastructure Network objectives. Specifically the applicant will convey Hyland Creek and its adjacent riparian area to the City without compensation for ongoing environmental protection and stewardship.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council authorize staff to draft Development Permit No. 7911-0300-00 generally in accordance with the attached drawings (Appendix II).
2. Council approve Development Variance Permit No. 7911-0300-00 (Appendix IV) varying the ZoningBy-law as follows to proceed to Public Notification:
 - (a) to reduce the minimum front yard setback of the Light Impact Industrial Zone (IL) from 7.5 metres (25 ft.) to 5.50 metres (18 ft.);
 - (b) to reduce the minimum rear yard setback of the Light Impact Industrial Zone (IL) from 7.5 metres (25 ft.) to 0.00 metres (0.00 ft.);
 - (c) to reduce the minimum southern side yard setback of the Light Impact Industrial Zone (IL) from 7.5 metres (25 ft.) to 4.00 metres (13 ft.); and
 - (d) to reduce the required on-site parking from 18 stalls to 15 stalls.
3. Council instruct staff to resolve the following issues prior 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) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) input from Senior Government Environmental Agencies;
 - (d) approval from the Provincial Contaminated Sites Section;
 - (e) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (f) completion of a P-15 agreement with the City for maintenance and planting of riparian area;
 - (g) provide the necessary easements through the development site to access the P-15 riparian area;
 - (h) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (i) registration of a Section 219 Restrictive Covenant to require the full parking requirements should the use of the facility change in the future; and
 - (j) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department.

REFERRALS

Engineering: The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix III.

Department of Fisheries and Oceans (DFO): Hyland Creek, a Class A red coded watercourse, runs east to west on the subject property. On September 19, 2012, DFO as part of the previous Environmental Review Committee (ERC) approved a proposal to vary the 30-metre setback on the north side of the creek provided the land was rehabilitated, re-vegetated and conveyed to the City. Details on the decision are provided within the context of this report.

SITE CHARACTERISTICS

Existing Land Use: The site is an empty lot, devoid of trees and vegetation

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North:	Light Industrial Warehouse /New City works yard	Industrial	IL
East (Across 148 Street):	Large residences and light industrial warehouses	Urban and Industrial/ Half Acre Single Family Residential (East Newton South)	RA and IL
South:	Light industrial office/outside storage	Industrial	IL
West:	Undeveloped land (DVP 7910-0120-00 issued in 2013), City Watercourse	Industrial	IL

DEVELOPMENT CONSIDERATIONSBackground and Context

- The development site is located on the west side of 148 Street, just north of Upland Road in Newton. The site is approximately 8,196 m² (88,225 ft²) in area and is designated "Industrial" in the Official Community Plan (OCP).
- The site is zoned for "Light Impact Industrial" (IL) use. The site is generally vacant save for a few temporary storage sheds and trucks. The upper portion of the property was previously used for truck parking and is highly disturbed and devoid of trees and vegetation.

- Hyland Creek, a red coded, fish bearing, Class A watercourse, runs east to west through the southern portion of the site, effectively limiting the site's developable area.

Proposal

- The applicant is applying for a Development Permit to regulate the form and character of a 1,822 m² (19,609 ft²) light industrial manufacturing and cold storage facility, with a small office component.
- The facility is being developed for the 2 Sister Poultry & Meat Ltd. which currently has an operation in Burnaby. Fresh or frozen chicken will be delivered to the warehouse ready for cutting and packaging, before being frozen and shipped out. Approximately 10 -14 employees will work at the site.
- The applicant is also seeking a Development Variance Permit (DVP) to vary the front, rear and side yard setbacks associated with the IL zone and the amount of required parking on the site.
- Through the development process, the applicant will convey 5,030 m² or 61% of the gross site for riparian protection to City without compensation. This area, encompassing Hyland Creek, will be subject to a P-15 agreement and will be further enhanced with riparian planting. The conveyance and conservation of the riparian area meets the intent of the City's BCS strategy.
- By and large the Hyland Creek remains in a natural state. In March 2014, however, the site's owners, extended the parking lot further south by filling a portion of the creek's riparian area and removing several protected trees. In response the City placed a stop work order on the property requesting the fill be removed and the riparian area be replanted. The current application, through the P-15 agreement, will also redress this damage to the riparian area.
- Engineering has also confirmed that property will need to be filled and a gabion (retaining) wall will need to be constructed along the site's new southern property line. Based on the data for Hyland Creek's 100 year flood events 354 m² (3,800 ft²) the developed site's surface area may become flooded.
- The proposed site grading will eliminate this encroachment. At the same time the proposed development is anticipated to have little effect on the streamflow hydraulics at this location.

Site Layout and Design

- The new building will use steel frame construction and measure 1,822 m² (19,609 ft²) in area. Altogether the building will consist of 1,490 m² (15,166 ft²) of warehouse and manufacturing space, serviced by 5 loading bays, and 413 m² (4,445 ft²) of office space.
- The building has been oriented and shaped so as to maximize warehouse space on the site while accommodating turning radii required for truck access.
- The building will be sited along the property's northern lot line (at zero lot line). One access providing for truck and vehicular access will service the site from 148 Street.

- To address the street front, the office portion has been elongated along 148 Street and treated with windows into private offices. The main entry to the building will be located at the south side of the building in the offices area adjacent to 148 Street and clients will be able to access the building from inside the gated parking lot or from the sidewalk leading in from the street.
- The warehouse will be divided volumetrically and treated with different materials based on programming. These volumes of the building increase in scale both in height and width the further they are from the road.

Riparian Area/Biodiversity Conservation Strategy

- On July 21, 2014, Council adopted the City of Surrey Biodiversity Conservation Strategy (BCS) Green Infrastructure Network (GIN) map. The BCS mapping identifies a local corridor on the development site, in the Green Timbers management area, with a medium ecological value.
- The BCS further identifies the GIN area on the site as having a moderately high habitat suitability rating, derived from species at risk presence, species accounts and known ecosystem habitat inventories. The BCS recommends a target corridor width of 30 metres based on the stream centre line or a total target area of 5,568 m² (1.37 acres).
- In contrast, the current development proposal will convey to City 5,030 m² (1.24 acres) of riparian area, constituting 61% of the gross site. The difference between the target BCS corridor width (based on an unsourced and unground truthed stream centre line) and the actual top of bank of Hyland Creek may account for the final difference in the corridor width.
- Regardless the final riparian area accepted by DFO and the ERC in 2012 was largely based on the 1990 Ministry of Environment (MOE) covenant on title, which protected a riparian area encompassing 5,164 m². Given the site's constraints, the applicant was also granted a further variance to the covenant line to provide better access from 148 Street. In return, compensation on the habitat area was accepted at a 2:1 ratio.
- While the riparian portion of the site has been identified as requiring a Hazard Lands Development Permit under the new OCP, this requirement has been waived since no development is actually planned for this portion of the site.

PRE-NOTIFICATION

- In early March of this year a development sign was posted on the site. To date no comments have been received by staff.

DESIGN PROPOSAL AND REVIEW:

- The proposed building is generally consistent with the design guidelines outlined in the OCP.
- The building will have a modern linear appearance. Prominence is given to the main entry and reception area through the use of full height windows and glass doors.

- The structure will be finished in metal panels in a combination of white and lighter and darker grey tones (weathered zinc and slate) with silver grey accents, and blue tinted glass to match the proposed logo sign on site.
- Throughout the site patterned asphalt will be used as a wayfinding tool to guide users through the parking lot and to the office. The street entrance features a shorter gate to provide a view of the entry. The gate and fence is composed of similar materials to the building, while incorporating metal mesh and perforated metal panels to provide screened views for safety and security.

Landscaping:

- The landscaping plan for the site calls for 7 new trees to be planted along the front of the site (including fringe tree, red tipped Norway spruce and blue spruce)), along with shrubs and groundcover and decorative paving. The concrete sidewalk to the office entrance from 148 Street will provide a direct pedestrian connection to the street. The site's garbage area and PMT will be screened in keeping with OCP guidelines.
- The applicant has also provided a letter from the owner of the neighbouring property to the north (6531 148 Street) stating that BM Poultry Farms Ltd. has permission to remove and replace the large hedge along the shared northern property if necessary.

SUSTAINABLE DEVELOPMENT CHECKLIST

On March 6, 2015, the applicant prepared and submitted a sustainable development checklist for the development site. The table below summarizes the features of the proposal based on the seven (7) criteria listed in the Surrey Sustainable Development Checklist.

Sustainability Criteria	Sustainable Development Features Summary
1. Site Context & Location (A1-A2)	• The development application is consistent with the prescribed use (Land Use Designations and Zoning) and site context.
2. Density & Diversity (B1-B7)	• The project density is in keeping with the Zoning By-law.
3. Ecology & Stewardship (C1-C4)	• The project will low development impact standards, provisions for recycling and waste management and convey a portion of Hyland Creek to the City for ongoing preservation.
4. Sustainable Transport & Mobility (D1-D2)	• The project will include bike racks, lockers, shower and change facilities.
5. Accessibility & Safety (E1-E3)	• The site will utilize CPTED (Crime Prevention through Environmental Design) principles.
6. Green Certification (F1)	• None
7. Education & Awareness (G1-G4)	• None

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To vary the front, rear and southern side yard setbacks.

Applicant's Reasons:

- Hyland Creek and the associated riparian area effectively render a large portion of the site undevelopable. Further the 7.5 metre (25 ft.) setbacks typically required from all property lines under the IL zone would render the site unfeasible for use.
- To maximize the developable site area and provide for adequate parking and truck turning/ manoeuvring areas, setback relaxations are sought along the front, rear and southern side yards. The front yard setback variance in particular is requested in lieu of the fact the applicant is dedicating 1.92 metres along 148 Street as a 24 m collector road.
- As part of the development the applicant will rehabilitate and convey Hyland Creek to the City.

Staff Comments:

- The requested relaxations to front, rear and side yard setbacks provide a reasonable footprint for the site, while preserving the Hyland Creek and riparian area
- It is anticipated the proposed relaxations will have a negligible effect on the adjacent properties which are used for outdoor storage, truck parking, warehousing and other light industrial uses.
- Staff support the requested setback variances given the work to rehabilitate and develop the site in an environmentally responsive manner.

(b) Requested Variance:

- To reduce the required on-site parking from 18 to 15 stalls.

Applicant's Reasons:

- A variance of 3 parking stalls is also being sought due to the configuration of the site. In lieu of the variance, the applicant is willing to enter a covenant requiring full compliance to the parking provisions of the Zoning By-law should the use of the facility change in the future.

Staff Comments:

- Staff support the 3 car stall parking variance due the constraints of the site, and the proposed use of much of the building for warehouse and cold facility storage.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I	Lot Owners, Action Summary and Project Data Sheets and Survey Plan
Appendix II	Proposed Subdivision Layout, Site Plan, Building Elevations, Landscape Plans and Perspective
Appendix III	Engineering Summary
Appendix IV	Development Variance Permit

original signed by Nicholas Lai

Jean Lamontagne
General Manager
Planning and Development

HP/da

\\file-server1\net-data\csdc\generate\areaproduct\save\33584545007.doc
DRV 3/19/15 12:11 PM

DEVELOPMENT DATA SHEET

Proposed/Existing Zoning: IL

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total	-	Approx. 8,196 m ² (88,225 ft ²)
Road Widening area	-	215 m ² (2,314 ft ²)
Undevelopable area	-	5,030 m ² (54,142 ft ²)
Net Total		2950 m ² (31,754 ft ²)
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	60%	43%
Paved & Hard Surfaced Areas		
Total Site Coverage		
SETBACKS (in metres)		
Front	7.50 m	5.50 m
Rear	7.50 m	0.00 m
Side #1 (N)	0.00 m	0.00 m
Side #2 (S)	7.50 m	4.00 m
BUILDING HEIGHT (in metres/storeys)		
Principal	18.00 m	11.28 m
Accessory	-	-
NUMBER OF RESIDENTIAL UNITS		
One Bed		
Two Bedroom		
Three Bedroom +		
FLOOR AREA: Residential		
	-	-
FLOOR AREA: Commercial		
Retail		
Office		
Total		
FLOOR AREA: Industrial		
	-	1,822 m ²
FLOOR AREA: Institutional		
	-	-
TOTAL BUILDING FLOOR AREA		1,822 m ²

** If the development site consists of more than one lot, lot dimensions pertain to the entire site.*

Development Data Sheet cont'd

Required Development Data	Minimum Required / Maximum Allowed	Proposed
DENSITY		
# of units/ha /# units/acre (gross)	-	-
# of units/ha /# units/acre (net)	-	-
FAR (gross)	-	-
FAR (net)	1.00	.62
AMENITY SPACE (area in square metres)		
Indoor	-	-
Outdoor	-	-
PARKING (number of stalls)		
Commercial		
Industrial	18	15
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors		
Institutional		
Total Number of Parking Spaces	18	15
Number of disabled stalls		
Number of small cars		
Tandem Parking Spaces: Number / % of Total Number of Units		
Size of Tandem Parking Spaces width/length		

Heritage Site	NO	Tree Survey/Assessment Provided	NO
---------------	----	---------------------------------	----



MARCH 12, 2015

JOB NO. 1451

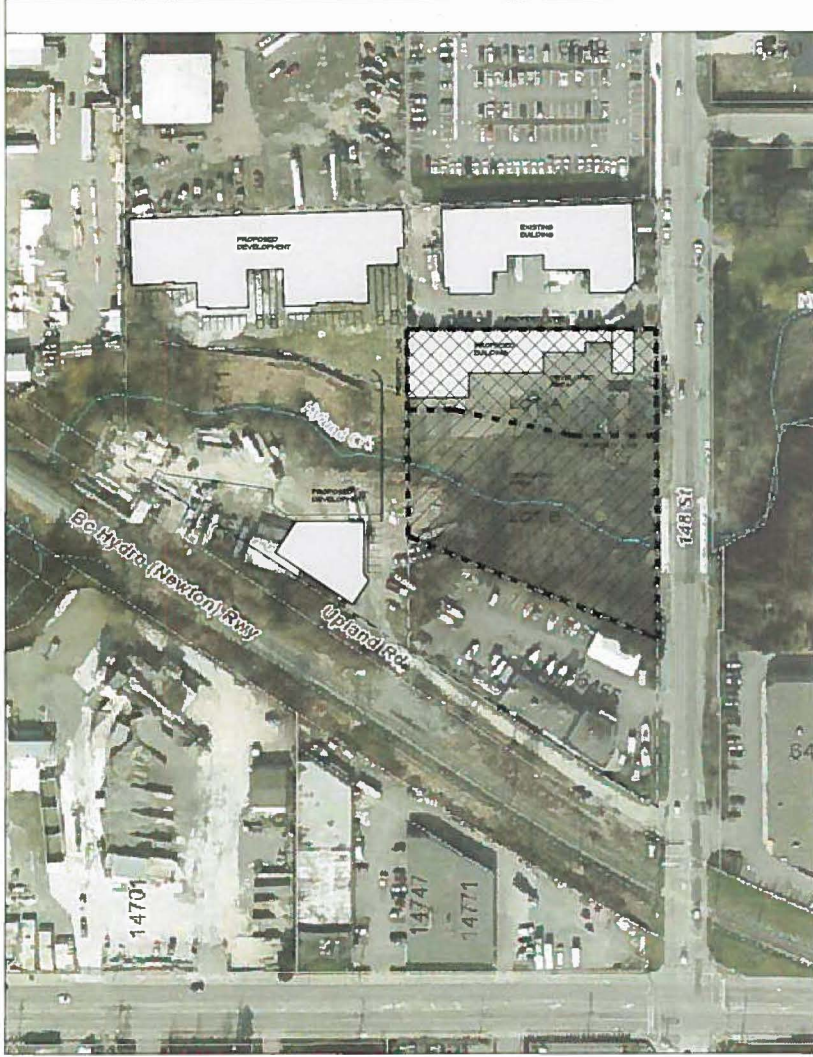


ARCHITECTURE & LANDSCAPE ARCHITECTURE

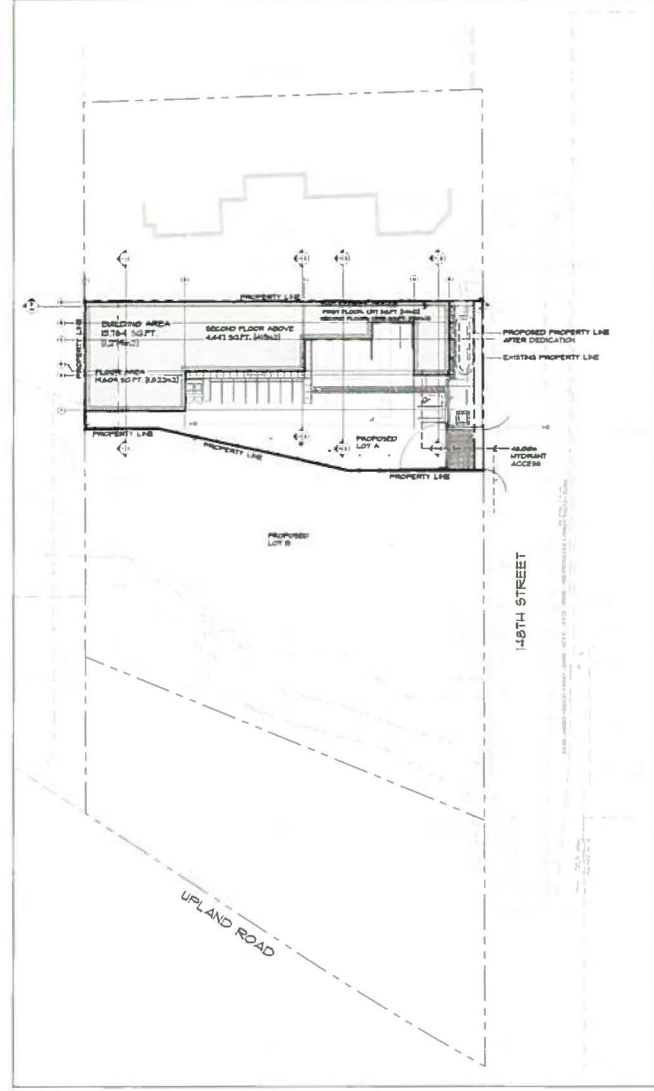
9266 YOUNG ROAD
 CHELSEA, B.C. CANADA
 V2P 4E3
 TEL: 604 | 793 | 9446
 FAX: 604 | 793 | 9446
 EMAIL: chp@chparchitect.com

Crowne | Huston | Powers | Architects

CHPA



NEIGHBOURHOOD PLAN
SCALE: 1:500



OVERALL SITE PLAN
SCALE: 1:500

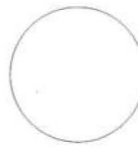
JOB NO.	1451
SCALE	AS NOTED
DATE	03.03.2019
<small>THIS DRAWING IS THE PROPERTY OF CRAVEN HUSTON POWERS, ARCHITECTS AND LANDSCAPE ARCHITECTURE. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. ANY REUSE OR MODIFICATION OF THIS DRAWING WITHOUT THE WRITTEN CONSENT OF CRAVEN HUSTON POWERS, ARCHITECTS AND LANDSCAPE ARCHITECTURE IS STRICTLY PROHIBITED.</small>	

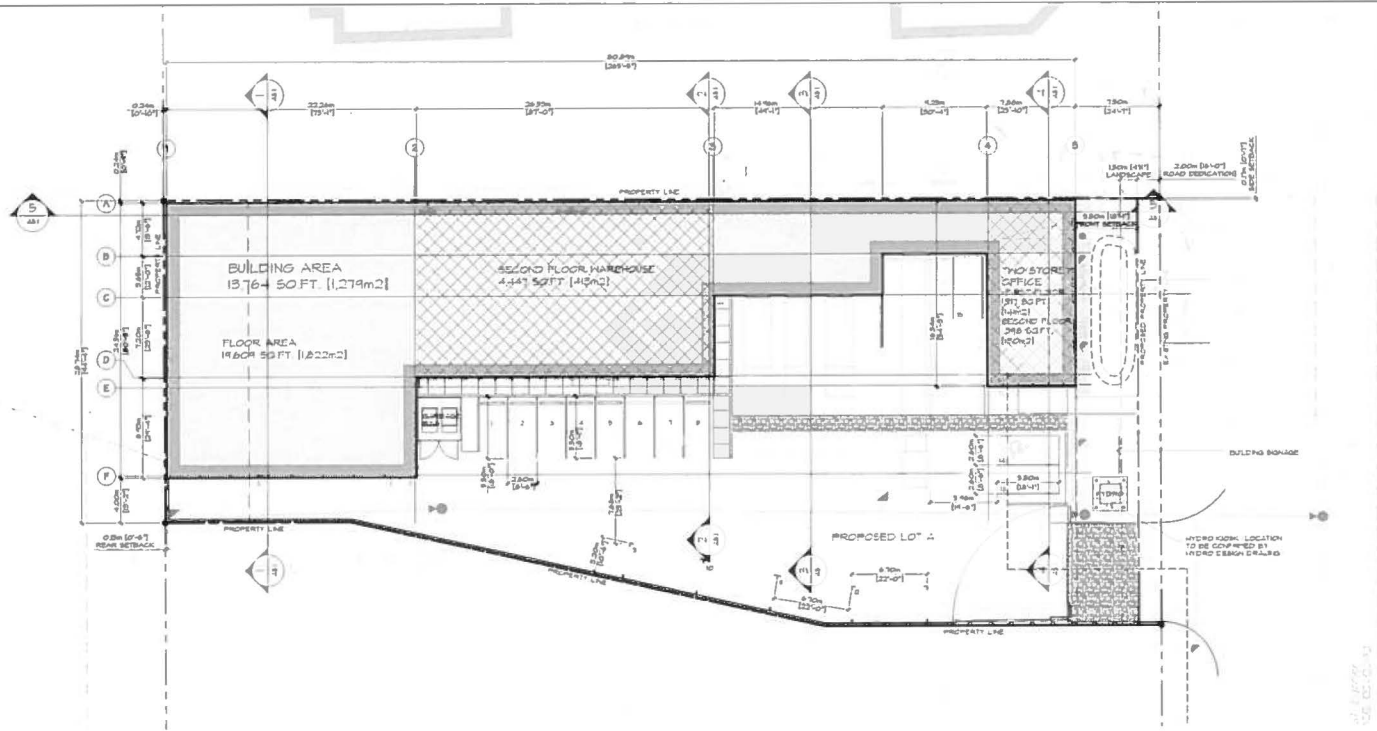
DRAWING NAME
**NEIGHBOURHOOD PLAN
AND OVERALL SITE PLAN**

NO.	DATE	DESCRIPTION
1	2011.03.28	Issued for DFP
2	2011.12.14	Revised for DFP
3	2013.03.01	Revised for DFP
4	2017.02.11	Revised for DFP

DRAWING NAME

**Two Sisters Poultry
Proposed Warehouse**
6485 148th Street, Surrey, B.C.





ENLARGED SITE PLAN

SCALE: 1:200

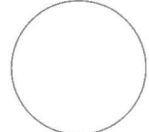
ZONING BYLAW REVIEW PROJECT INFORMATION

CIVIC ADDRESS: 6489 148th Street, Surrey, B.C. V2S 3C5
STANDARD: City of Surrey Zoning Bylaw
DESCRIPTION: I - Light Impact Industrial Zone

A. Lot Area
0.295 Ha
2950 m²
31,754 sf

- B. Density**
Max. Allowable: 1.00
Proposed: 0.62
- C. Lot Coverage**
Max. Allowable: 60%
Proposed: 43%
- D. Yards and Setbacks**
North Side Required: 0.00m (0.00 ft.) (side yard abuts commercial lot)
North Side Proposed: 0.00m (0.00 ft.)
West Side Required: 7.50m (24.61 ft.)
West Side Proposed: 0.00m (0.00 ft.)
East Side Required: 7.50m (24.61 ft.)
East Side Proposed: 5.50m (18.06 ft.) (DVP required)
South Side Required: 7.50m (24.61 ft.)
South Side Proposed: 4.00m (13.13 ft.) (DVP required)
- E. Height of Building**
Max: 18.00m (59.06 ft.)
Proposed: 11.28m (37 ft.)

- H. Off-Street Parking and Loading / Unloading**
Parking required:
1 stall per 100m² (1,075 s.f.) = 1,822m² / 100m² = 17.85 = 19 stalls.
Parking provided: 15 stalls (DVP required).
1 stall to be designated and sized for h/c access.
- I. Landscaping**
All unpaved areas will be landscaped and maintained.
- J. Special Regulations**
N/A



**Two Sisters Poultry
Proposed Warehouse**
6489 148th Street, Surrey, B.C.

DATE	DESCRIPTION
2011.12.16	Submitted for DVP
2011.12.16	Revised for DVP
2012.01.11	Revised for DVP

DATE	SCALE	AS NOTED
2011.12.16	1:200	08.03.2011

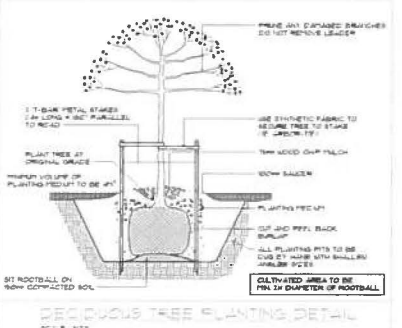
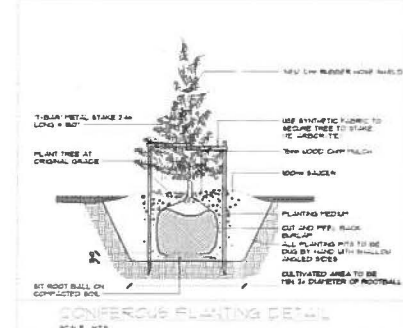
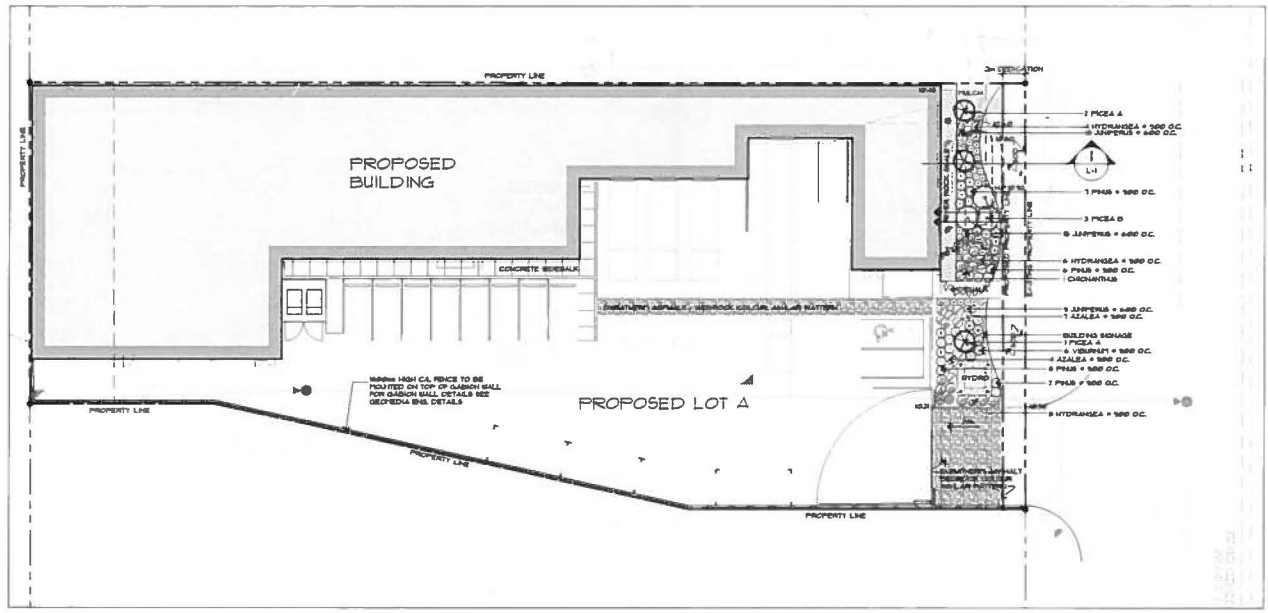
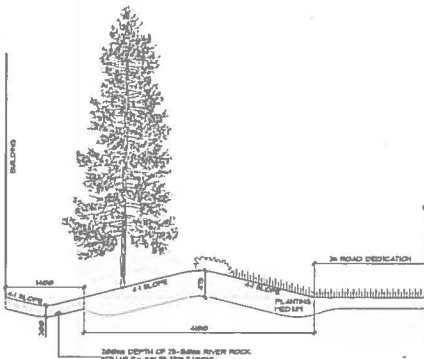


LANDSCAPE SPECIFICATIONS:

- FRESH GRADING**
 - CONTRACTOR IS RESPONSIBLE FOR VERIFYING LOCATION OF UNDERGROUND SERVICES
 - SUBGRADE TO BE CONTRACTED TO 8% STANDARD PROCTOR DENSITY
 - SUBGRADE SHALL BE SCARIFIED TO 6" MINIMUM DEPTH PRIOR TO PLACE TOPSOIL
 - REMOVE ALL MISCELLANEOUS ROCKS AND STONES OVER 2" IN DIAMETER
 - GRADE ALL GRASS AREAS TO SLOPE MINIMUM 1%
- TOPSOIL AND PLANTING MEDIUM**
 - PLANTING MEDIUM FOR PLANTING SHALL BE PRO FRA AS SUPPLIED BY THE JUMPER GARDEN PRODUCTS (404 886-8711) OR APPROVED EQUAL
 - TOPSOIL FOR GRASSING AREA IS TO MEET THE REQUIREMENTS OF THE BC LANDSCAPE STANDARD LATEST EDITION. CONTRACTOR IS RESPONSIBLE FOR TESTING TOPSOIL AND PROVIDING TEST RESULTS TO THE LA
 - SPREAD TOPSOIL AND PLANTING MEDIUM TO THE FOLLOWING DEPTHS:
 - 1" FOR GRASSING AREAS
 - 1" FOR 3-PLUS TREES
 - TREES AS PER DETAILS
 - FERTILIZER AND CHEMICAL ADDITIVES SHALL BE AS REQUIRED TO OBTAIN THE STANDARDS FOR GRASSING MEDIUM AND TOPSOIL AS SET OUT IN THE BC LANDSCAPE STANDARDS, 80474, 1025A, LATEST EDITION
- PLANT MATERIALS**
 - ALL PLANT MATERIALS SHALL BE NURSERY GROWN CONTAINER STOCK AND COMPLY WITH THE STANDARDS OF THE BC LANDSCAPE STANDARDS, 80474, 1025A, LATEST EDITION WITH RESPECT TO SIZE, GRADE AND QUALITY
 - TREES SHALL BE ORDERED AS PER DETAILS
 - PRUNING SHALL BE DONE AS REQUIRED TO REMOVE DEAD OR DAMAGED BRANCHED GILT
 - ALL SHRUBS ARE TO BE PLANTED IN A CONTINUOUS BED WITH A MINIMUM OF 3" COMPACTED SUBGRADE UNDER TREES AND SHRUBS AND 2" UNDER GRASSING AREAS
 - LANDSCAPE ARCHITECT TO NOTIFY OF PINE INSPECTION OF TREES AT NURSERY PRIOR TO SHIPPING. LANDSCAPE ARCHITECT SHALL SAVE THE INSPECTION AT THEIR DISCRETION BUT THAT IT DOES NOT WAIVE THE LANDSCAPE ARCHITECT'S RIGHT TO REJECT PLANTS AT SITE
 - EVERY CONTRACTOR TO LIST NUMBER OF SOURCES FOR ALL PLANT MATERIAL IS FREE FROM PHYTOPLASMA, RAVENHURST (SDDCI) OAK, OAK WILT
 - ALL PLANT MATERIAL IS TO BE THOROUGHLY WATERED TWICE WITHIN 24 HOURS OF BEING PLANTED
- INSTALLATION**
 - THE CONTRACTOR SHALL NOTIFY CITY AND LANDSCAPE ARCHITECT FOR INSPECTION AFTER COMPLETION OF PLANTING
- IRRIGATION**
 - ADD TO BE FROM CANADA NO. 1000 FOR KENTUCKY BLUEGRASS, PERSE AND GRASS FROM PROVIDED KENTUCKY BLUEGRASS AND PERSE GRASS
- MAINTENANCE**
 - MAINTENANCE SHALL CONTINUE UNTIL SUBSTANTIAL PERFORMANCE OF THE PROJECT
- WARRANTY**
 - ALL PLANT MATERIALS SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR IF PLANTED IN LATE FALL. PLANT MATERIAL SHALL BE GUARANTEED FOR ONE YEAR FROM FOLLOWING SPRING
 - ALL MOWED AREAS SHALL BE GUARANTEED FOR ONE YEAR

NOTE: THIS DRAWING, WHEN APPROVED BY THE CITY OF SURREY, FORMS AN AGREEMENT BETWEEN THE CITY AND THE OWNER WHERE THE OWNER AGREES TO CARRY OUT THE LANDSCAPE WORK EXACTLY AS SHOWN AND DETAILED ON THESE DRAWINGS, INCLUDING PLANT SPECIES, LOCATIONS, QUANTITIES, AND SIZES. THE OWNER IS ADVISED THAT ANY DEVIATION TO THIS, MAY RESULT IN FORFEIT OF THE OWNER'S SECURITY DEPOSIT AND THE LIABILITY OF THE LANDSCAPE ARCHITECT TO ISSUE A COMPLETION SCHEDULE, I.A. AS REQUIRED BY CITY FOR PROJECT COMPLETION.

THE OWNER OR HIS AGENT IS TO SUBMIT CORRECTION IN WRITING TO THE LANDSCAPE ARCHITECT THAT WORK HAS BEEN COMPLETED ACCORDING TO THE DRAWINGS PRIOR TO A FINAL INSPECTION BEING CONDUCTED

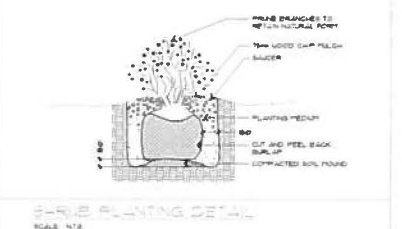


PLANT LIST

PLANT LIST QUANTITIES ARE FOR CONFORMANCE ONLY. IN THE CASE OF DISCREPANCY WITH PLAN, THE PLAN SHALL GOVERN.

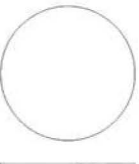
NO SUBSTITUTIONS WILL BE ACCEPTED UNLESS APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT. AREA OF SEARCH FOR MATERIAL IS TO BE LOWER MAINLAND AND PRINCE VALETT.

SYMBOL	QUANTITY	LATIN / COMMON NAME	SIZE	NOTES	ROOTS
TREES					
A	3	PICEA ABIES RESINA SPICATA / RED TIPPED NORWAY SPRUCE	31 HIGH	MULTI-STEM	40
B	3	PICEA PLANSERA GLAUCA BAKERI / BLUE SPRUCE	31 HIGH		40
SHRUBS					
1	1	AZALEA HINDMARSH LIGHTS / DISCOIDIA AZALEA	NO 3 POT		
2	1	HYDRANGEA ARBORESCENS ANNABELLE / HYDRANGEA	NO 3 POT		
3	1	JUNIPERUS SCALPATA BLUE CARPET / CARPET JUNIPER	NO 3 POT		
4	1	PHLOX PLEASANT / PLEASANT PHLOX	NO 3 POT		
5	1	YOUNG BIRCH / YOUNG BIRCH	NO 3 POT		



9355 YOUNG ROAD, CHILLIWACK BC, V2P 4S3 TEL: (604) 793-9445

CRAVEN | HUSTON | POWERS / ARCHITECTS ARCHITECTURE AND LANDSCAPE ARCHITECTURE

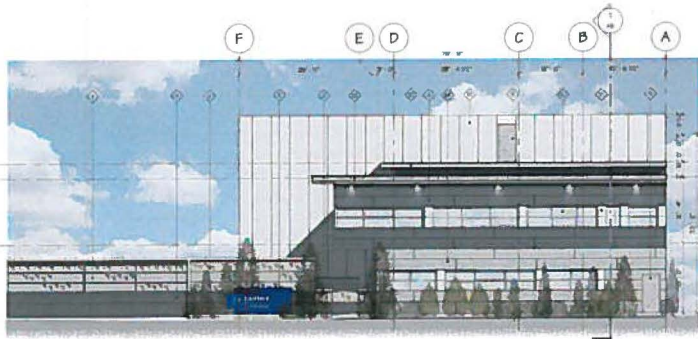


Two Sisters Poultry
Proposed Warehouse
6499 148th Street, Surrey, B.C.

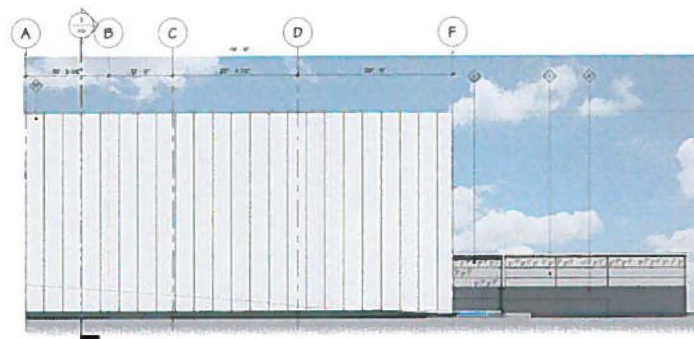
DRAWING NAME: LANDSCAPE PLAN, DETAILS, PLANT LIST AND SPECIFICATIONS
REVISION: NO. DATE DESCRIPTION
1 2011 08 20 Issued for DDP
2 2011 12 19 Revisions for DDP
3 2012 01 01 Revisions for DDP

PRO NO: 1451
SCALE: AS NOTED
DATE: 03.03.2015

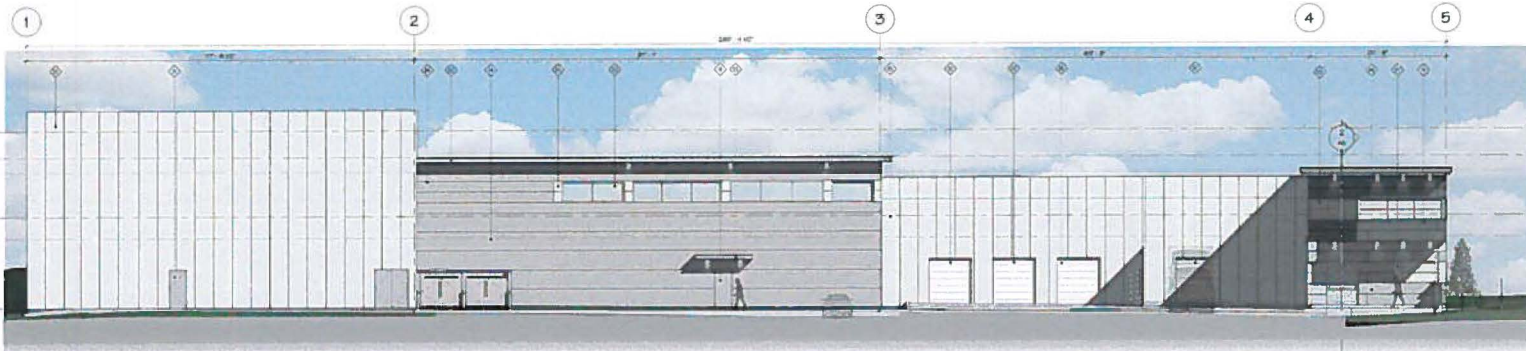




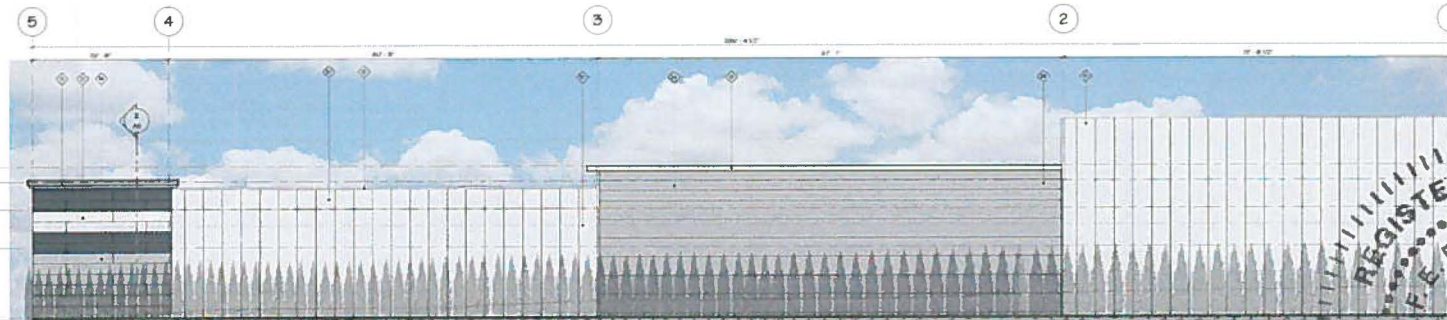
1 East Elevation
A4 3/32" = 1'-0"



2 West Elevation
A4 3/32" = 1'-0"



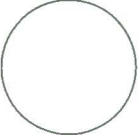
3 South Elevation
A4 3/32" = 1'-0"



4 North Elevation
A4 3/32" = 1'-0"

MATL	DESCRIPTION
1	METAL MESH
2	METAL PANELS GALVALUME
3	TINTED GLAZING BLUE (TO MATCH LOGO)
4	METAL PANEL WEATHERED ZINC
5	METAL FLASHING
6	GLAZING
7	METAL DOOR GRAY FINISH
8	METAL OVERHEAD DOOR WHITE FINISH
9	METAL CHANNEL LIGHT GREY
10	METAL PANEL ZINC GREY

9555 YOUNG ROAD, CHILLIWACK B.C. V2P 4S3 TEL: (604) 793-9445



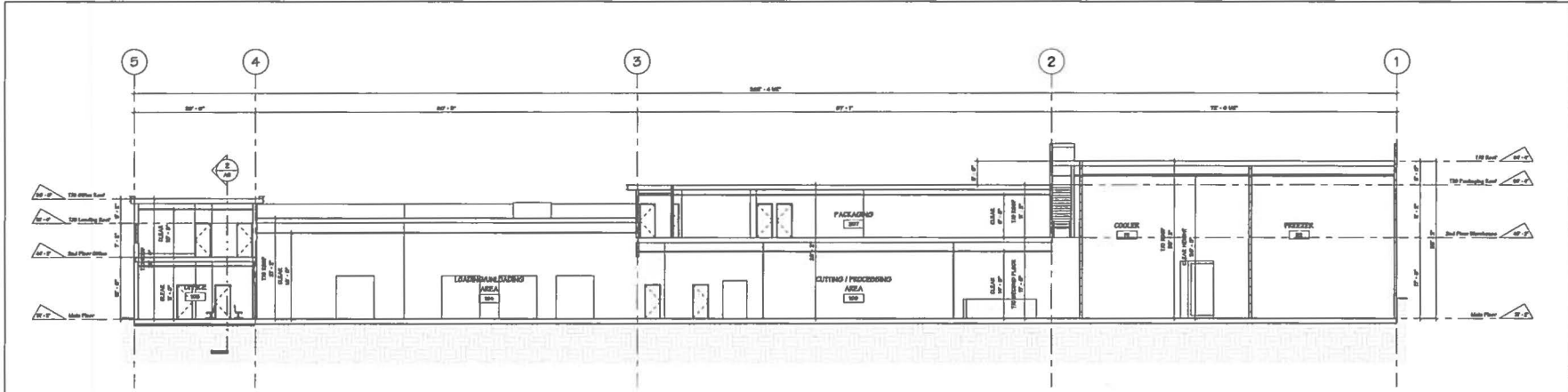
**Two Sisters Poultry
Proposed Warehouse**
6489 148th Street, Surrey, B.C.

Elevations	
DATE	DESCRIPTION
1	2014 02 19
2	2014 02 19
3	2013 03 03
4	2013 01 17

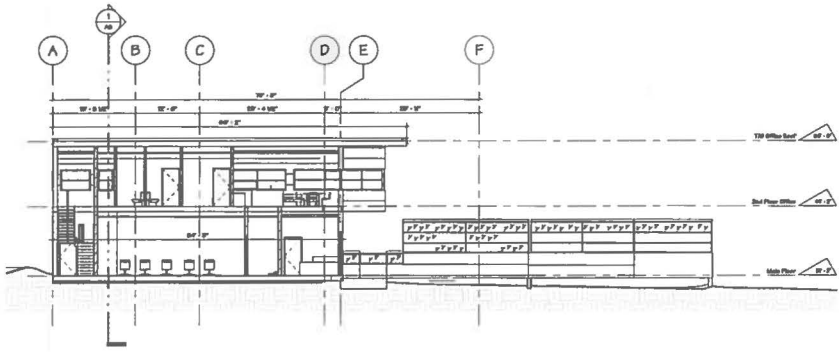
1481	1481
SCALE	3/32" = 1'-0"
DATE	03 03 2015



CRAVEN | HUSTON | POWERS ARCHITECTS ARCHITECTURE AND LANDSCAPE ARCHITECTURE



1 Longitudinal Section
AB 3/32" = 1'-0"

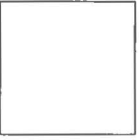
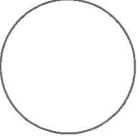


2 Office Section
AD 3/32" = 1'-0"



9555 YOUNG ROAD, CHILLIWACK B.C. V2P4S3 TEL. (604) 793-9445

CRAVEN | HUSTON | POWERS ARCHITECTS ARCHITECTURE AND LANDSCAPE ARCHITECTURE

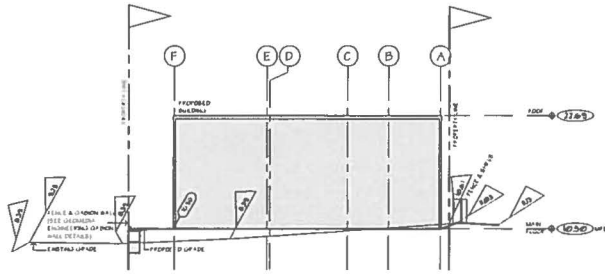


**Two Sisters Poultry
Proposed Warehouse**
6489 148th Street, Surrey, B.C.

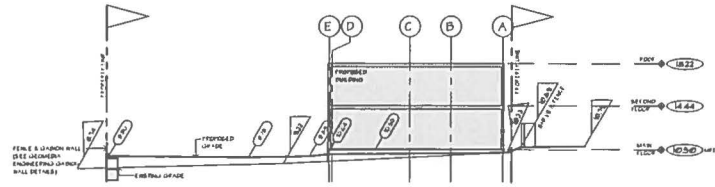
DRAWING NAME	
NO.	DESCRIPTION
1	2014.03.28 Initial A5 DTP
2	2014.11.19 Re-revised A5 DTP
3	2014.04.01 Re-revised A5 DTP
4	2014.02.12 Re-revised A5 DTP

NO.	DATE
1	03.03.2015

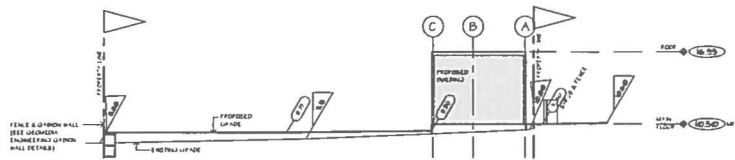




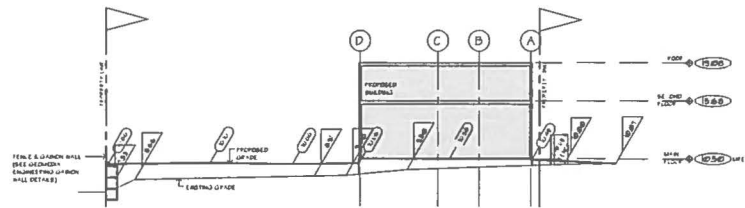
1 NORTH-SOUTH SITE CROSS SECTION - THROUGH FREEZER
SCALE: 1 : 200



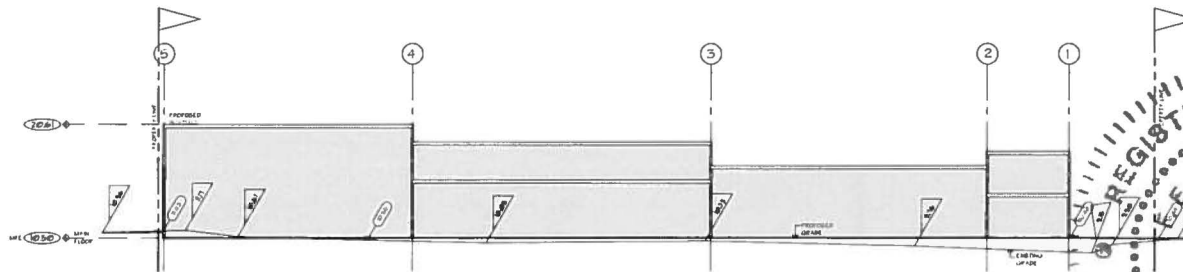
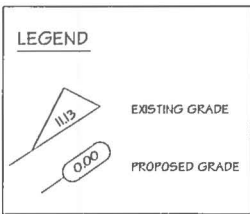
2 NORTH-SOUTH SITE CROSS SECTION - THROUGH TWO STOREY PROCESSING
SCALE: 1 : 200



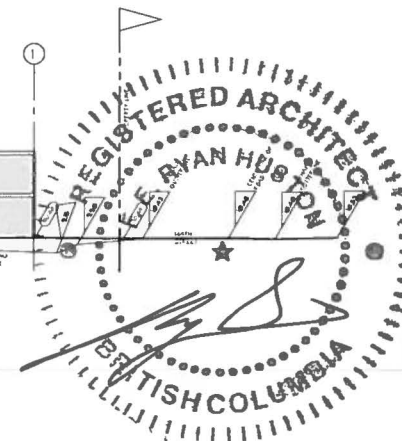
3 NORTH-SOUTH SITE CROSS SECTION - THROUGH LOADING BAY
SCALE: 1 : 200



4 NORTH-SOUTH SITE CROSS SECTION - THROUGH TWO STOREY PROCESSING
SCALE: 1 : 200



5 EAST-WEST SITE CROSS SECTION - THROUGH ENTIRE BUILDING
SCALE: 1 : 200



9355 YOUNG ROAD, CHILLIWACK B.C. V2P 4S3 TEL: (604) 793-9445
CRAVEN | HUSTON | POWERS ARCHITECTS ARCHITECTURE AND LANDSCAPE ARCHITECTURE



**Two Sisters Poultry
Proposed Warehouse**
6489 1 48th Street, Surrey, B.C.

DRAWING NAME: SITE CROSS SECTIONS

NO.	REVISIONS	DATE	DESIGNER
1		2014.03.24	RYAN HUXTON
2		2014.12.19	RYAN HUXTON
3		2015.01.15	RYAN HUXTON

PROJ. NO.	1481
SCALE	1:200
DATE	03.03.2015

BY: RYAN HUXTON
CHECKED BY: RYAN HUXTON
DATE: 03.03.2015

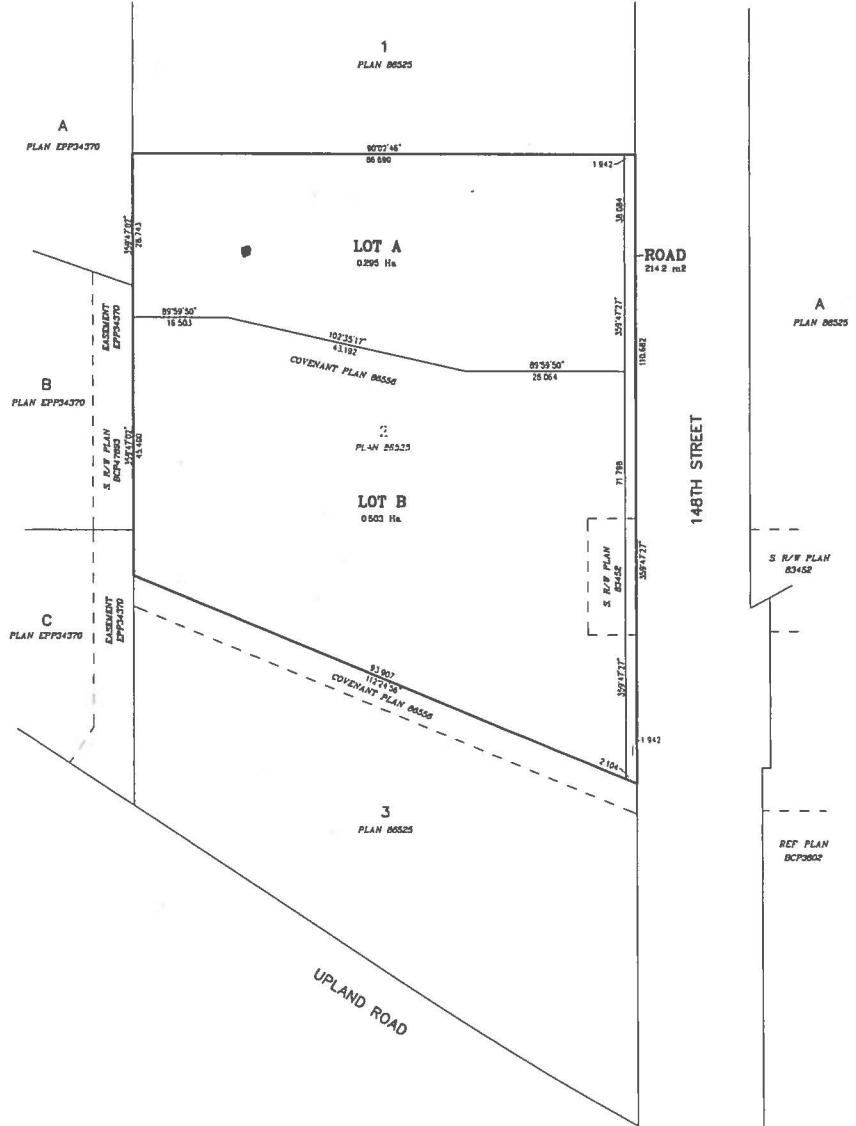


**PROPOSED SUBDIVISION PLAN OF
LOT 2, SECTION 15, TOWNSHIP 2,
NEW WESTMINSTER DISTRICT PLAN 86525.**

SCALE 1:500



CIVIC ADDRESS:
6489 148th STREET
SURREY, B.C.
P.I.D. - 016-383-125



Onderwater Land Surveying Ltd.
BC Land Surveyors
#104 - 5230 178th Street
Clericalda, BC
FILE: J51464_P51

Certified correct, completed on
the 18th day of November, 2014

Ⓢ

B.C.L.S.

INTER-OFFICE MEMO

FILED CITY

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

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

DATE: **March 13, 2015** PROJECT FILE: **7811-0300-00**

RE: **Engineering Requirements (Commercial/Industrial)
Location: 6489- 148 Street**

SUBDIVISION

Property and Right-of-Way Requirements

- provide 1.942 metres fronting 148 Street for a 24 m collector road.
- provide 0.5 metres fronting 148 Street for service connection and sidewalk maintenance.

Works and Services

- construct the west half of 148 Street to a collector standard.
- construct sanitary and storm sewer systems.
- enter into an agreement with the City for any works within the conveyed riparian area.
- provide service connections and on-site features to service the lots.

A Servicing Agreement is required prior to Rezone/Subdivision.

DEVELOPMENT PERMIT/DEVELOPMENT VARIANCE PERMIT

There are no engineering requirements relative to issuance of the Development Permit/
Development Variance Permit.



Rémi Dubé, P.Eng.
Development Services Manager

LR

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7911-0300-00

Issued To: BM POULTRY FARMS LTD
("the Owner")

Address of Owner: 5791 - Sidley Street
Burnaby, BC V5J 5E6

1. This development variance permit is issued subject to compliance by the Owner with all statutes, by-laws, orders, regulations or agreements, except as specifically varied by this development variance permit.
2. This development variance 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: 016-383-125
Lot 2 Section 15 Township 2 New Westminster District Plan 86525

6489 - 148 Street

(the "Land")

3. (a) As the legal description of the Land is to change, the City Clerk is directed to insert the new legal description for the Land once title(s) has/have been issued, as follows:

Parcel Identifier:

- (b) If the civic address(es) change(s), the City Clerk is directed to insert the new civic address(es) for the Land, as follows:
-

4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Section F of Yard and Setbacks of "Light Impact Industrial Zone (IL)" the following setbacks can be varied as follows:
 - i. to reduce the minimum front yard setback of the "Light Impact Industrial Zone (IL)" from 7.5 metres (25 ft.) to 5.50 metres (18 ft.);
 - ii. to reduce the minimum rear yard setback of the "Light Impact Industrial Zone (IL)" from 7.5 metres (25 ft.) to 0.00 metres (0.00 ft.); and
 - iii. to reduce the minimum southern side yard setback of the "Light Impact Industrial Zone (IL)" from 7.5 metres (25 ft.) to 4.00 metres (13 ft.).
 - (b) In Table C.4, Part 5, Off- Street Parking and Loading/Unloading, the required number of on-site parking may be reduced from 18 stalls to 15 stalls.
5. This development variance permit applies to only the that portion of the buildings and structures on the Land shown on Schedule A which is attached hereto and forms part of this development variance permit. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached Schedule A, which is attached hereto and forms part of this development variance permit.
6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
7. This development variance permit shall lapse if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two (2) years after the date this development variance permit is issued.
8. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.

9. This development variance permit is not a building permit.

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

Mayor – Linda Hepner

City Clerk – Jane Sullivan

\\file-server1\net-data\csdc\generate\areaproduct\save\9713327023.doc
. 3/19/15 10:25 AM



SCALE: 1 : 100

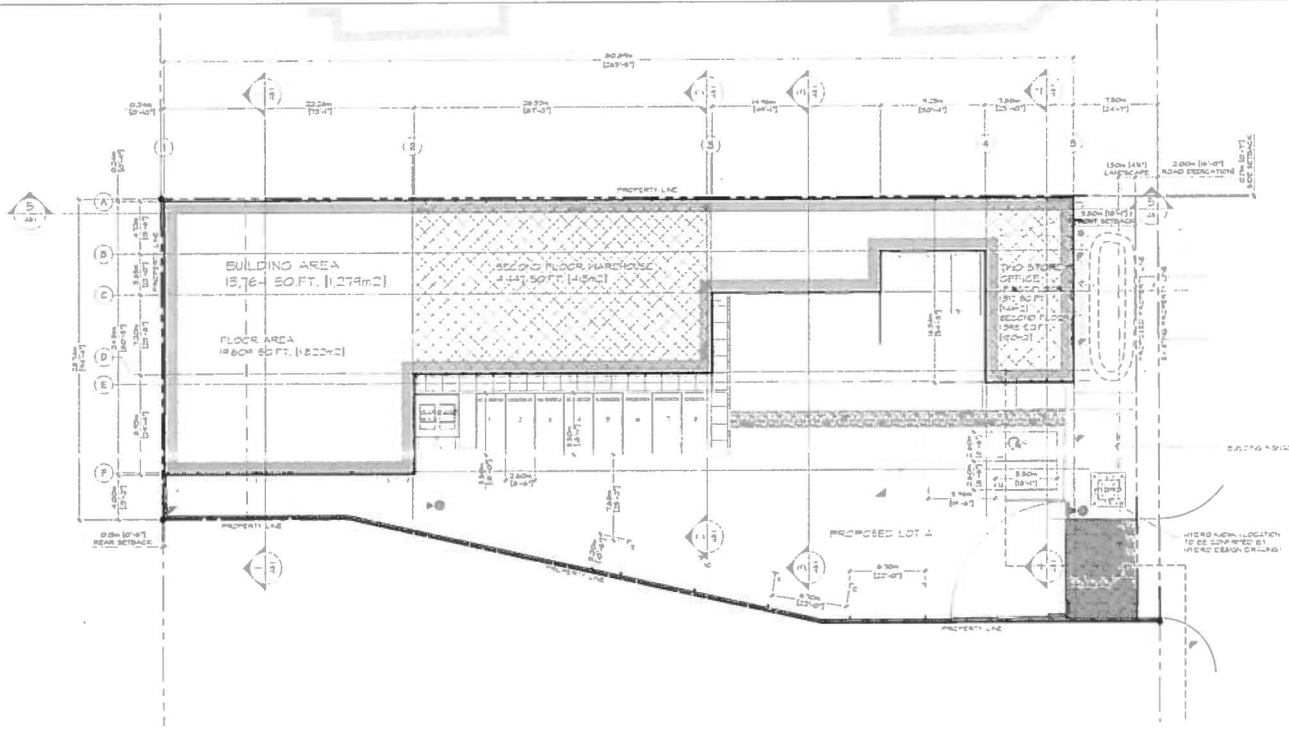
ZONING BYLAW REVIEW PROJECT INFORMATION

QMC ADDRESS: 6488 148th Street, Surrey, B.C. V3S 3C5
STANDARD: City of Surrey Zoning Bylaw
DESCRIPTION: IL - Light Impact Industrial Zone

A. Lot Area
 0.295 Ha
 2950 m²
 31,754 sf

- B. Density**
 Max. Allowable: 1.00
 Proposed: 0.62
- C. Lot Coverage**
 Max. Allowable: 60%
 Proposed: 43%
- D. Yards and Setbacks**
 North Side Required: 0.00m (0.00 ft.) (side yard abuts commercial lot)
 North Side Proposed: 0.00m (0.00 ft.)
 West Side Required: 7.50m (24.61ft.)
 West Side Proposed: 0.00m (0.00 ft.)
 East Side Required: 7.50m (24.61 ft.)
 East Side Proposed: 5.50m (18.06 ft.) (DVP required)
 South Side Required: 7.50m (24.61 ft.)
 South Side Proposed: 4.00m (13.13 ft.) (DVP required)
- E. Height of Building**
 Max: 18.00m (59.06 ft.)
 Proposed: 11.28m (37 ft.)

- H. Off-Street Parking and Loading / Unloading**
 Parking required:
 1 stall per 100m² (1,075 s.f.) = 1,822m² / 100m² = 17.85 = 19 stalls.
 Parking provided: 15 stalls (DVP required).
 1 stall to be designated and sized for h/c access.
- I. Landscaping**
 All unpaved areas will be landscaped and maintained.
- J. Special Regulations**
 N/A



CRAVEN | HUSTON | POWERS ARCHITECTS ARCHITECTURE AND LANDSCAPE ARCHITECTURE 9355 YOUNG ROAD, CHILLIWACK, B.C. V2P 4S3 TEL: (604) 793-9445

DRAWING NAME		REVISIONS	
ENLARGED SITE PLAN AND BYLAW REVIEW		NO	DATE
1	2011.09.20	Issued for DVP	
2	2011.12.19	Revised for DVP	
3	2012.01.11	Revised for DVP	

DRAWING NAME
**Two Sisters Poultry
Proposed Warehouse**
 6489 148th Street, Surrey, B.C.



SCHEDULE A