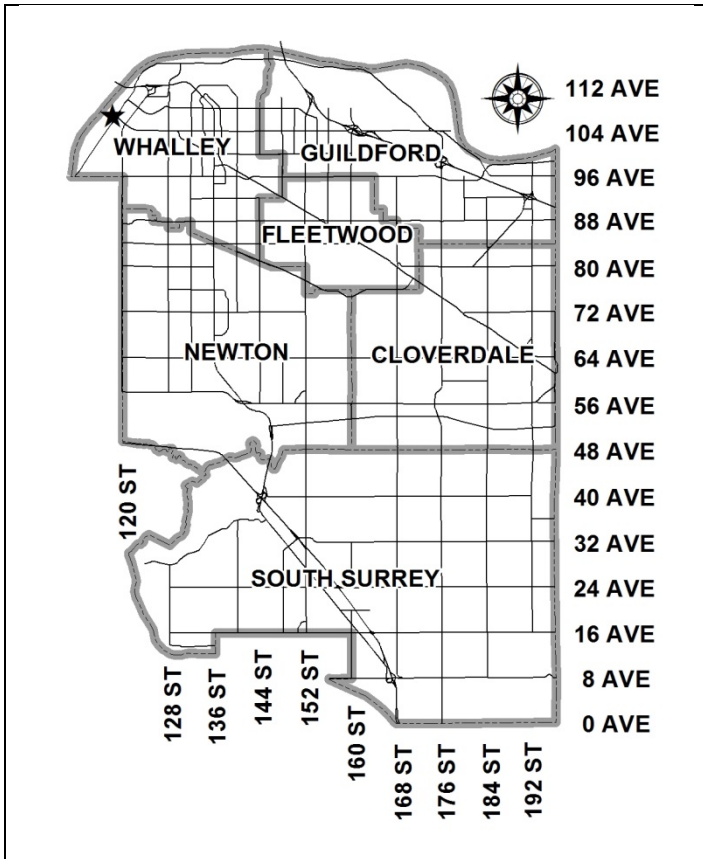


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7915-0023-00

Planning Report Date: November 16, 2015



**PROPOSAL:**

- **Rezoning** from IL and IL-1 to CD (based on IL)
- **Development Permit**

to permit the development of a permanent truck refueling (card-lock) facility and truck repair business.

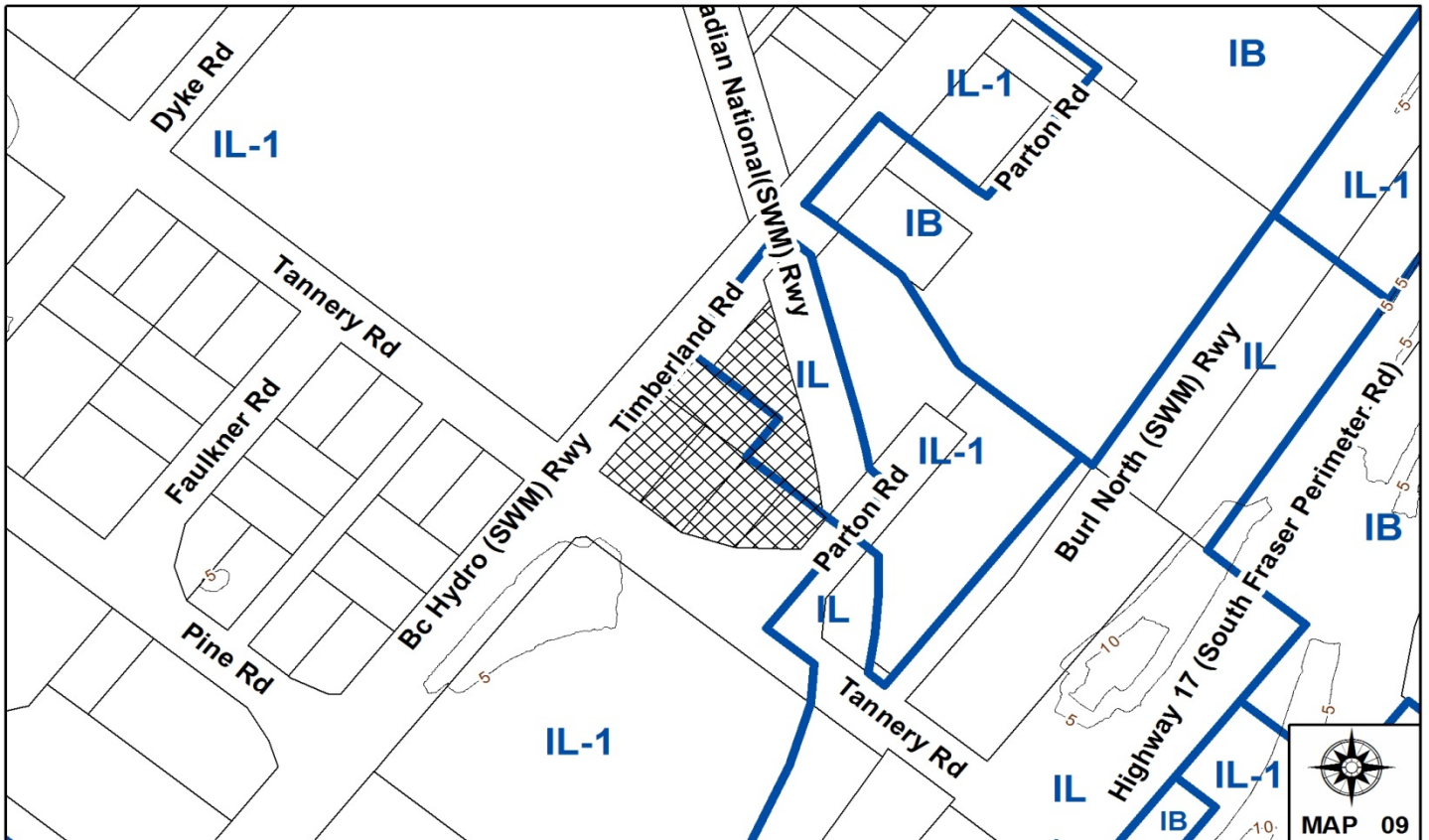
**LOCATION:** 10734, 10752 and 10768 - Timberland Road and 11807 and 11825 - Tannery Road

**OWNERS:** R D M Enterprises Ltd and City of Surrey

**ZONING:** IL and IL-1

**OCF DESIGNATION:** Industrial

**NCP DESIGNATION:** Light Impact Industrial



### RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for Rezoning
- Approval to draft Development Permit.

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

### RATIONALE OF RECOMMENDATION

- Complies with the South Westminster Neighbourhood Concept Plan (NCP) for the subject site.
- The existing card-lock facility on the western portion of the site has been in operation for 5 years under Temporary Use Permit No. 7912-0221-00.
- The South Fraser Perimeter Road (SFPR) was designed for moving goods to and from the ports and there is a need for truck refueling and repair facilities in the area.
- Access to the site is not directly from the SFPR but is either from Old Yale Road to the north via Timberland Road or from the Tannery Road overpass via Pine Road and Faulkner Road.
- Although the IL Zone would permit the proposed card-lock facility, a CD Zone is proposed to limit the permitted uses. Accessory uses allowed in the IL Zone are not included in the CD Zone.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the subject site from "Light Impact Industrial 1 Zone" (IL-1) and "Light Impact Industrial Zone" (IL) to "Comprehensive Development Zone" (CD) and a date be set for Public Hearing.
2. Council instruct staff to resolve the following issues prior to final adoption:
  - (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) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
  - (d) resolution of all urban design issues to the satisfaction of the Planning and Development Department; and
  - (e) finalization of the acquisition of City land at 10734 Timberland Road.

## REFERRALS

Engineering:	The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix III.
Ministry of Transportation & Infrastructure (MOTI):	MOTI has no objections to this project.
CN Rail:	CN has requirements limiting access points along at-grade railway crossings and requiring fencing along shared property lines. A 15-metre (50 ft.) setback from railway lines is recommended for all industrial buildings.

## SITE CHARACTERISTICS

Existing Land Use: Existing truck refueling (card-lock) facility on the four (4) western-most lots, approved under Temporary Industrial Use Permit No. 7912-0221-00 (expired in November 2014), vacant industrial building to be retained and vacant lot.

Adjacent Area:

Direction	Existing Use	NCP Designation	Existing Zone
Northwest (Across Timberland Road):	Non-conforming lumber wholesaler.	Light Impact Industrial	IL-1
North and East (Across Canadian National Railway):	Non-conforming recycling industry.	Business Park	IL-1
South:	Ramp for Tannery Road overpass.	Light Impact Industrial	IL-1

DEVELOPMENT CONSIDERATIONSBackground

- The subject site consists of six (6) lots with a gross site area of 4,400 square metres (1.1 acres). The site is designated Industrial in the Official Community Plan (OCP) and Light Impact Industrial in the South Westminster Neighbourhood Concept Plan (NCP).
- The subject site is bounded by Timberland Road to the northwest, the ramp structure for Tannery Road overpass to the south, Parton Road to the southeast and a rail right-of-way to the northeast.
- The most northerly subject lot, at 10768 – Timberland Road, is zoned “Light Impact Industrial Zone (IL)”.
- Five of the six subject lots were rezoned in 2005, under Council-initiative, from “Light Impact Industrial Zone (IL)” to “Light Impact Industrial 1 Zone (IL-1)” to better align with the NCP. The IL-1 Zone differs from the IL Zone in that transportation industries are not permitted and outdoor storage is limited. When the NCP was approved in 2003, there were no plans to build a new highway in the area.
- In 2009, the applicant applied for a Temporary Industrial Use Permit (TUP) to permit a card-lock facility on a temporary basis. Temporary Industrial Use Permit No. 7909-0097-00 was issued on July 26, 2010 to permit the operation of a card-lock fuel dispensing facility on the four (4) northeastern lots for a period of two years. A two-year extension was granted under Temporary Industrial Use Permit No. 7912-0221-00, which expired on November 5, 2014.
- At the time of the TUP proposal, major road upgrading was occurring in this area as a result of the South Fraser Perimeter Road (SFPR) project. The SFPR officially opened in December, 2013.
- The two most south-easterly lots, both addressed as 11825 Tannery Road, were previously occupied by Shakespeare Signs which vacated the site in approximately 2011.
- The property at 10734 Timberland Road is City-owned and the applicant has been leasing this lot since approximately 2010 for use as the card-lock operation. As a condition of final approval the applicant will be required to purchase the property from the City.

### Current Proposal

- The applicant has requested a Rezoning and Development Permit to make the truck refueling (card-lock) facility permanent and to allow for a truck repair facility in the existing industrial building. The applicant is also proposing to improve the landscaping and signage on-site.
- The applicant is proposing to consolidate the six (6) lots into one (1) lot and to provide road dedication along Timberland Road. The proposed lot is irregular shaped and is 3,721 square metres (0.92 acre) in area, 28 metres (92 ft.) wide and 73.5 metres (241 ft.) deep.

### Card-Lock

- The card-lock fuel dispensing facility became operational in 2011 and has experienced increased demand due to truck traffic in the area with the applicant estimating approximately five (5) to ten (10) customers per hour.
- The existing card-lock facility is comprised of four refuelling pumps and an above-ground fuel storage tank. The existing fuel tank is proposed to remain at the northwest corner of the existing building. The fuel tank is double-walled, approximately 3.7 metres (12 ft.) long by 1.27 metres (4 ft.) diameter high, and will accommodate up to 50,000 litres (13,000 gallons) of fuel.
- The card-lock facility will continue to have a free air station available to enable trucks to be more fuel efficient through proper tire pressure.
- Currently, there is one other card-lock facility in South Westminster located to the southwest at Fraser Surrey Docks. Other card-lock facilities are located in Delta on Nordel Way and on Annacis Island (see Appendix V). There are no other card-lock facilities along the South Fraser Perimeter Road towards the east.
- The trucking industry is a crucial component in the transportation of goods and materials to and from the Surrey Fraser Docks and the associated trucks require refueling stations and truck repair facilities.

### Truck Repair Facility and Existing Building

- The existing 430-square metre (4,628 sq. ft.) building on site located at 11825 Tannery Road is proposed to be used as a truck repair facility. The building is currently unoccupied.
- Hours of operation for truck repair facility are approximately 7:00 a.m. to 6:00 p.m. Monday to Friday.
- The applicant proposes to add a service bay door to the building along the northeast façade, which will be the only access to the building for vehicles. The two service bay doors along the west elevation are not proposed to be used at this time. Within the building there are three service bays proposed.
- The applicant requires a Development Permit for the addition of the service bay door and other external renovations to the building as well as landscape improvements for the subject site and signage.

Proposed CD Zone (Appendix IV)

- The proposed CD Zone is based on the IL Zone with modifications to permitted uses, setbacks, building height, floor area ratio and lot coverage.
- Card-lock facilities are unattended refueling stations for large commercial trucks and are considered a transportation industry use in the Zoning By-law. Transportation industry is permitted in the IL and IH Zones. Gasoline stations are used primarily by the general public and are permitted in the Self-Service Gasoline Station Zone (CG-1) and Combined Service Gasoline Station Zone (CG-2).
- The proposed CD Zone includes transportation industry as a permitted use but does not include gasoline station. To restrict the uses allowed on the site, some uses allowed in the IL and IL-1 Zones are not included, such as automotive service uses, industrial equipment rentals, general service uses, office uses, assembly halls, community services, coffee shops, recreation facilities and child care centres.
- The proposed CD Zone incorporates a floor area ratio (FAR) of 0.25 and lot coverage of 25%. The IL-1 Zone allows a maximum density of 1.0 FAR and lot coverage of 60%.
- A comparison of the IL-1 Zone, IL Zone and proposed CD Zone is as follows:

	<b>IL-1 Zone</b>	<b>IL Zone</b>	<b>Proposed CD By-law</b>
Transportation industry	Not permitted	Permitted	Permitted
Recycling depot (confined to an enclosed building)	Permitted	Permitted	Permitted
Warehouse uses	Permitted	Permitted	Permitted
Distribution centres	Permitted	Permitted	Permitted
Automotive service uses	Not permitted	Permitted	Not Permitted
Industrial equipment rental	Not permitted	Permitted	Not Permitted
Limited general service uses	Permitted	Permitted	Not permitted
Limited office uses	Permitted	Permitted	Not permitted
Accessory uses including assembly halls, community services, coffee shops, recreation facilities and child care centres.	Permitted	Permitted	Not permitted
Dwelling unit	Permitted	Permitted	Not permitted
Floor area ratio	1.0	1.0	0.25
Lot coverage	60%	60%	25%
Principal building height	18 metres (60 ft.)	18 metres (60 ft.)	7 metres (23 ft.)

PRE-NOTIFICATION

- Pre-notification letters were sent on April 1, 2015 and a development proposal sign was installed on April 10, 2015. To date, staff have not received any comments with respect to the proposal.

## DESIGN PROPOSAL AND REVIEW

### Building

- The existing building is located at 11825 Tannery Road and is single storey with a mezzanine. The building is primarily clad with cream-coloured corrugated sheet metal with red-coloured corrugated sheet metal used on the southwest elevation.
- The southwest elevation has the building entrance door, three windows and two non-functioning overhead loading doors painted a cream colour, which will become functional in the future.
- The northeast elevation currently has one emergency exit door. The applicant proposes to remove this door and add one overhead door that will be used as the primary vehicular access/egress to the building.
- The northwest and southeast façades are to remain as cream coloured corrugated sheet metal. No changes are proposed to these façades.

### Signage

- The applicant is proposing one fascia sign along the southwest elevation of the existing building. The proposed sign is approximately 1.83 metres (6 ft.) in height by 11 metres (36 ft.) in width for a total sign area of 20 square metres (216 sq. ft.) which complies with the Sign By-law.
- The existing free-standing sign, which displays the Esso logo in an illuminated sign cabinet, is 4.6 metres (15 ft.) tall and 1.9 metres (6 ft.) wide. The colours are blue, red and white which reflect Esso's branding. The existing free-standing sign incorporates metal support beams, which are white in colour.
- The existing free-standing sign is currently located within the future boulevard at the corner of Tannery Road and Timberland Road. The applicant is proposing to relocate the sign to the south of the Timberland Road entrance with a 2-metre (7 ft.) setback to the northwestern property line.

### Parking and Site Access

- For trucks coming from the north, access to the site will be from Timberland Road via Old Yale Road, which is an approximately 750-metre (0.5 mile) detour from the South Fraser Perimeter Road (SFPR). For trucks coming from the south, access will be from Pine Road and Faulkner Road via the Tannery Road overpass (see Appendix VI) which is an approximate 700-metre (0.4 mile) detour from the SFPR.
- According to the applicant, approximately five (5) to ten (10) customers per hour currently access the site.
- The three (3) existing driveway accesses are to remain with two (2) off of Tannery Road and one (1) off of Timberland Road.

- Surrey Zoning By-law No. 12000 does not require any parking spaces for the card-lock portion of the development but requires two (2) parking spaces per service bay for the truck repair facility. As the applicant is proposing to create three (3) service bays this equates to a requirement of six (6) parking spaces. The applicant proposes a total of ten (10) on-site parking spaces with the applicant proposing to locate three (3) parking spaces at the front of the building along Tannery Road and seven (7) parking spaces along the southeast side of the building.
- The applicant has provided turning movement drawings for both b-train (26-metre / 85 ft. length) and standard 15-metre (48 ft.) long trucks accessing the site. Based on the drawings, both types of trucks will be able to access the site.

### Landscaping

- As part of the previous TUP, the applicant planted landscaping along Tannery Road and Timberland Road. A portion of the landscaping will need to be removed to facilitate Timberland Road construction.
- The applicant proposes to augment the existing landscaping by installing landscaping along the south corner of the building by Parton Road and extending landscaping along all road frontages. Landscaping along the frontages will be shrubs comprised of snowberry and red flowering current.
- There are no existing by-law sized trees located on the subject site or on the neighbouring site.
- Along the northern corner of the property, the applicant proposes a hedge comprised of approximately 15 red cedars to screen the garbage compound which is further screened by a cedar fence.
- The existing tank compound is surrounded by a 1.8-metre (6 ft.) chain link fence. Within the compound there is a ladder and catwalk over the tank. No changes are proposed for this area.
- The existing site lighting is to be retained. The applicant is proposing to install a chain-link fence along the northeast property line to comply with CN Railway requirements.

### SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on February 3, 2015. The table below summarizes the applicable development 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)	<ul style="list-style-type: none"> <li>• Uses comply with the NCP.</li> <li>• The proposed uses will service Fraser Surrey Docks and industrial activities in the South Westminster NCP area.</li> </ul>



Sustainability Criteria	Sustainable Development Features Summary
2. Density & Diversity (B1-B7)	• N/A
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> <li>• Free air encourages more fuel efficient trucks.</li> <li>• Adaptive reuse of an existing industrial building.</li> <li>• Location of card-lock will reduce need for trucks to drive to other municipalities for fuel.</li> </ul>
4. Sustainable Transport & Mobility (D1-D2)	• N/A
5. Accessibility & Safety (E1-E3)	• N/A
6. Green Certification (F1)	• N/A
7. Education & Awareness (G1-G4)	• N/A

#### INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary and Project Data Sheets
Appendix II.	Proposed Subdivision Layout, Site Plan, Building Elevations and Landscape Plans
Appendix III.	Engineering Summary
Appendix IV.	Proposed CD By-law
Appendix V.	Map of Existing Card-Lock Stations
Appendix VI.	Map of Access Routes and Area

*original signed by Judith Robertson*

Jean Lamontagne  
General Manager  
Planning and Development

JKS/dk

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Information for City Clerk

Legal Description and Owners of all lots that form part of the application:

1. (a) Agent:      Name:                    Oleg Verbenkov  
   Pacific Land Resource Group Inc.  
   Address:                #212, 12992 – 76 Avenue  
   Surrey, BC V3W 2V6  
  
   Tel:                        604-501-1624
  
2.      Properties involved in the Application
  - (a)      Civic Addresses:      10734 - Timberland Road  
   10768 - Timberland Road  
   10752 - Timberland Road  
   11807 - Tannery Road  
   11825 - Tannery Road  
   11825 - Tannery Road
  
  - (b)      Civic Address:            10734 - Timberland Road  
   Owner:                    City of Surrey  
   PID:                        001-633-031  
   Lot 5 Block 7 District Lots 7 and 8 Group 2 New Westminster District Plan 546
  
  - (c)      Civic Address:            10768 - Timberland Road  
   Owner:                    R D M Enterprises Ltd  
   PID:                        023-041-439  
   Parcel 1 (Statutory Right Of Way Plan LMP21201) Of Lot A District Lot 7 Group 2 New Westminster District Plan Lmp14067 Except Plan BCP33957
  
  - (d)      Civic Address:            10752 - Timberland Road  
   Owner:                    R D M Enterprises Ltd  
   PID:                        011-856-301  
   Lot 4 Block 7 District Lot 7 Group 2 New Westminster District Plan 546
  
  - (e)      Civic Address:            11807 Tannery Road  
   Owner:                    R D M Enterprises Ltd  
   PID:                        011-856-319  
   Lot 6 Block 7 District Lots 7 And 8 Group 2 New Westminster District Plan 546
  
  - (f)      Civic Address:            11825 Tannery Road  
   Owner:                    R D M Enterprises Ltd  
   PID:                        001-703-803  
   Lot 7 Block 7 District Lot 7 Group 2 New Westminster District Plan 546 Except Plan EPP19547

(g) Civic Address: 11825 Tannery Road  
Owner: R D M Enterprises Ltd  
PID: 001-703-811  
Lot 8 Block 7 District Lot 7 Group 2 New Westminster District Plan 546 Except Parcel A  
(Bylaw Plan 84211) and Plan EPP19547

3. Summary of Actions for City Clerk's Office

(a) Introduce a By-law to rezone the site.

# DEVELOPMENT DATA SHEET

Proposed Zoning: CD (Based on IL)

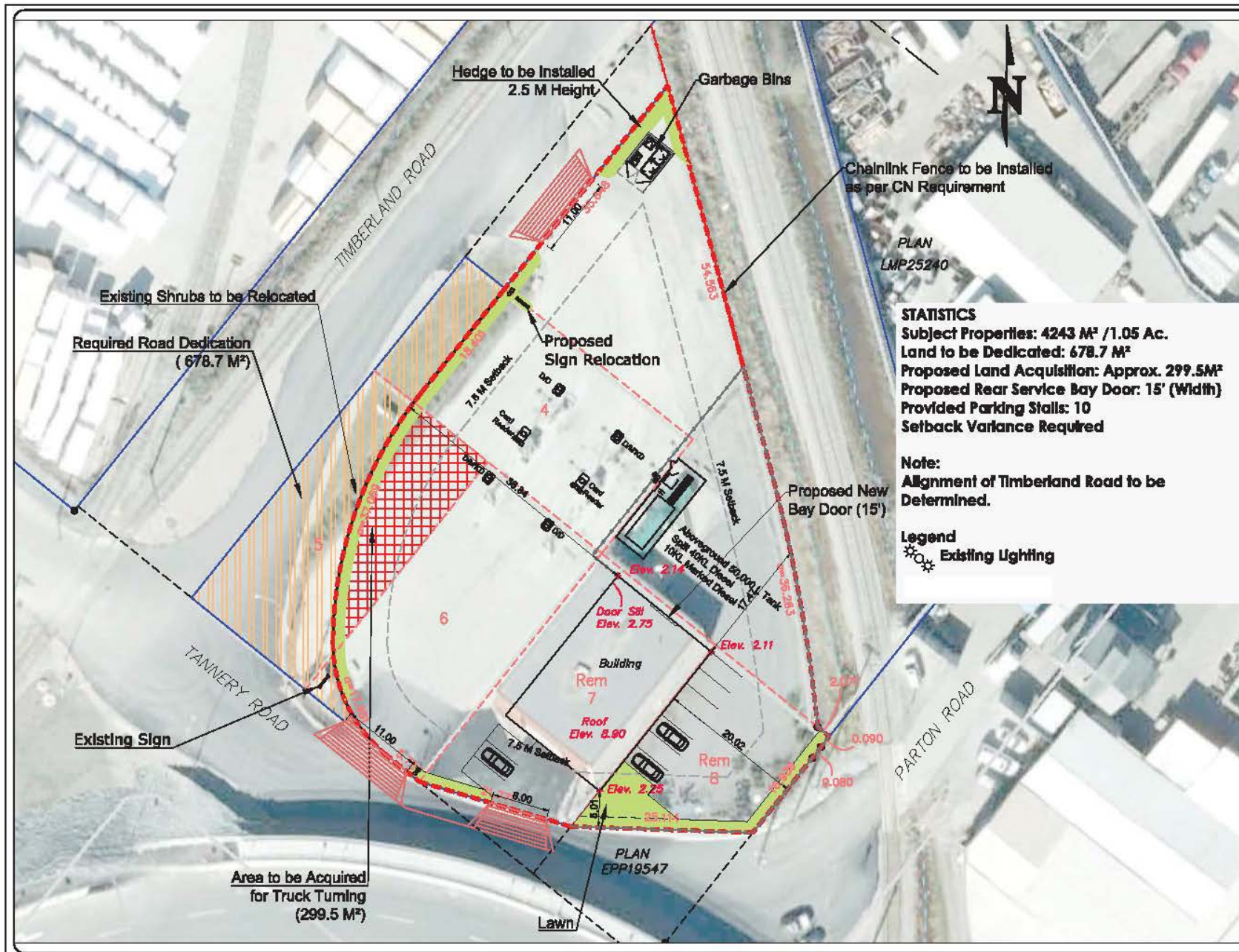
Required Development Data	Minimum Required / Maximum Allowed	Proposed
<b>LOT AREA*</b> (in square metres)		
Gross Total		4,400 m <sup>2</sup>
Road Widening area		678.7 m <sup>2</sup>
Undevelopable area		
Net Total		3,721.3 m <sup>2</sup>
<b>LOT COVERAGE</b> (in % of net lot area)		
Buildings & Structures	25%	10%
Paved & Hard Surfaced Areas		65%
Total Site Coverage		75%
<b>SETBACKS</b> ( in metres)		
Front	5.0 m	5.0 m
Rear	7.5 m	17.47 m
Side #1 (Southwest)	7.5 m	20.02 m
Side #2 (Northwest)	7.5 m	36.8 m
<b>BUILDING HEIGHT</b> (in metres)		
Principal	7 m	7 m
Accessory		
<b>NUMBER OF RESIDENTIAL UNITS</b>	0	0
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
<b>FLOOR AREA: Residential</b>		
<b>FLOOR AREA: Commercial</b>		
Retail		
Office		
Total		
<b>FLOOR AREA: Industrial</b>		409.6 m <sup>2</sup>
<b>FLOOR AREA: Institutional</b>		
<b>TOTAL BUILDING FLOOR AREA</b>	1,860 m <sup>2</sup>	409.6 m <sup>2</sup>

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

**Development Data Sheet cont'd**

<b>Required Development Data</b>	<b>Minimum Required / Maximum Allowed</b>	<b>Proposed</b>
<b>DENSITY</b>		
# of units/ha /# units/acre (gross)		
# of units/ha /# units/acre (net)		
FAR (gross)		0.9
FAR (net)	0.25	0.1
<b>AMENITY SPACE (area in square metres)</b>	n/a	n/a
Indoor		
Outdoor		
<b>PARKING (number of stalls)</b>		
Commercial		
Industrial	6 (based on Automotive Service Use)	10
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors		
Institutional		
Total Number of Parking Spaces	6	10
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
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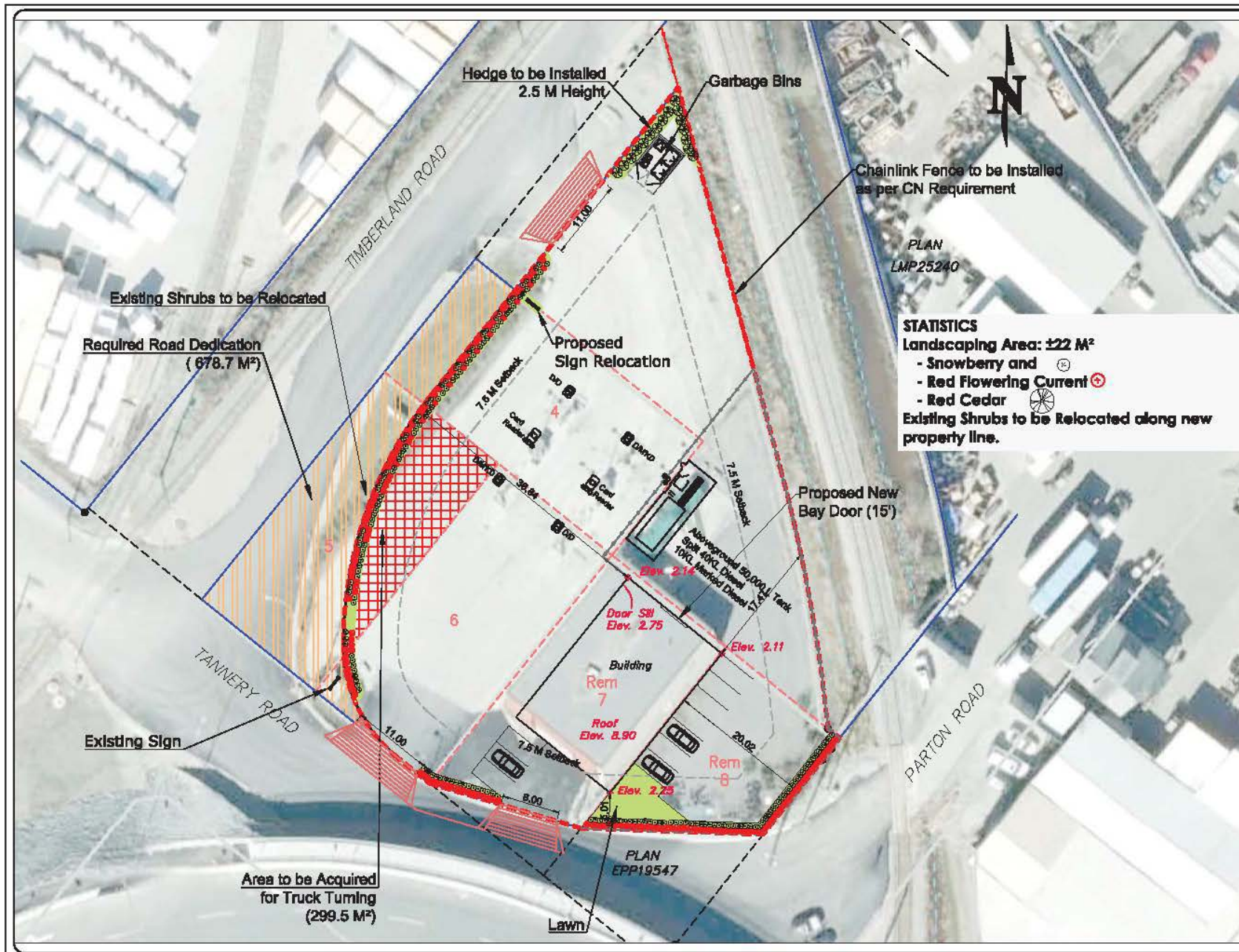
PLAN  
LMP25240

**STATISTICS**  
 Subject Properties: 4243 M<sup>2</sup> / 1.05 Ac.  
 Land to be Dedicated: 678.7 M<sup>2</sup>  
 Proposed Land Acquisition: Approx. 299.5M<sup>2</sup>  
 Proposed Rear Service Bay Door: 15' (Width)  
 Provided Parking Stalls: 10  
 Setback Variance Required




**Note:**  
 Alignment of Timberland Road to be Determined.

**Legend**  
 Existing Lighting

<p><b>Pacific Land Group</b>  <i>Land Use, Development &amp; Environmental Strategists</i></p> <p><b>Pacific Land Resource Group Inc.</b></p> <p>Suite 101 - 7485 130 Street              Surrey, British Columbia              Canada V3W 1H8</p> <p>Tel: 604-501-1624              Fax: 604-501-1625</p> <p>www.pacificlandgroup.ca              info@pacificlandgroup.ca</p>	
<p><b>PROJECT:</b></p> <p><b>10768 / 52/34 Timberland Road, 11807 / 25 Tannery Road, Surrey</b></p>	
<p><b>DRAWING TITLE:</b></p> <p><b>Site Plan</b></p>	
<p><b>PRELIMINARY PLAN - SUBJECT TO APPROVAL(S) FROM FEDERAL, PROVINCIAL AND LOCAL AUTHORITIES</b></p>	
<p><b>CLIENT:</b></p> <p><b>R.D.M. Enterprises</b></p>	
<p><b>SCALE:</b></p> <p><b>1:500</b></p>	
<p><b>DATE:</b></p> <p><b>October 23, 2015</b></p>	
<p><b>PROJECT No:</b></p> <p><b>14-1206</b></p>	
<p><b>DRAWING No:</b></p> <p><b>00-1</b></p>	
<p><b>DESIGNED BY:</b></p> <p><b>EW</b></p>	<p><b>CHECKED BY:</b></p> <p><b>OY</b></p>



PLAN  
LMP25240

**STATISTICS**  
 Landscaping Area: ±22 M<sup>2</sup>  
 - Snowberry and   
 - Red Flowering Current   
 - Red Cedar   
 Existing Shrubs to be Relocated along new property line.

**PACIFIC LAND GROUP**  
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**Pacific Land Resource Group Inc.**  
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 Surrey, British Columbia  
 Canada V3W 1H8  
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 Fax: 604-501-1625  
 www.pacificlandgroup.ca  
 info@pacificlandgroup.ca

**PROJECT:**  
 10768 /52/34 Timberland  
 Road, 11807 / 25 Tannery  
 Road, Surrey

**DRAWING TITLE:**  
 Landscape Plan

PRELIMINARY PLAN - SUBJECT TO APPROVAL(S) FROM  
 FEDERAL, PROVINCIAL AND LOCAL AUTHORITIES

**CLIENT:**  
 R.D.M. Enterprises

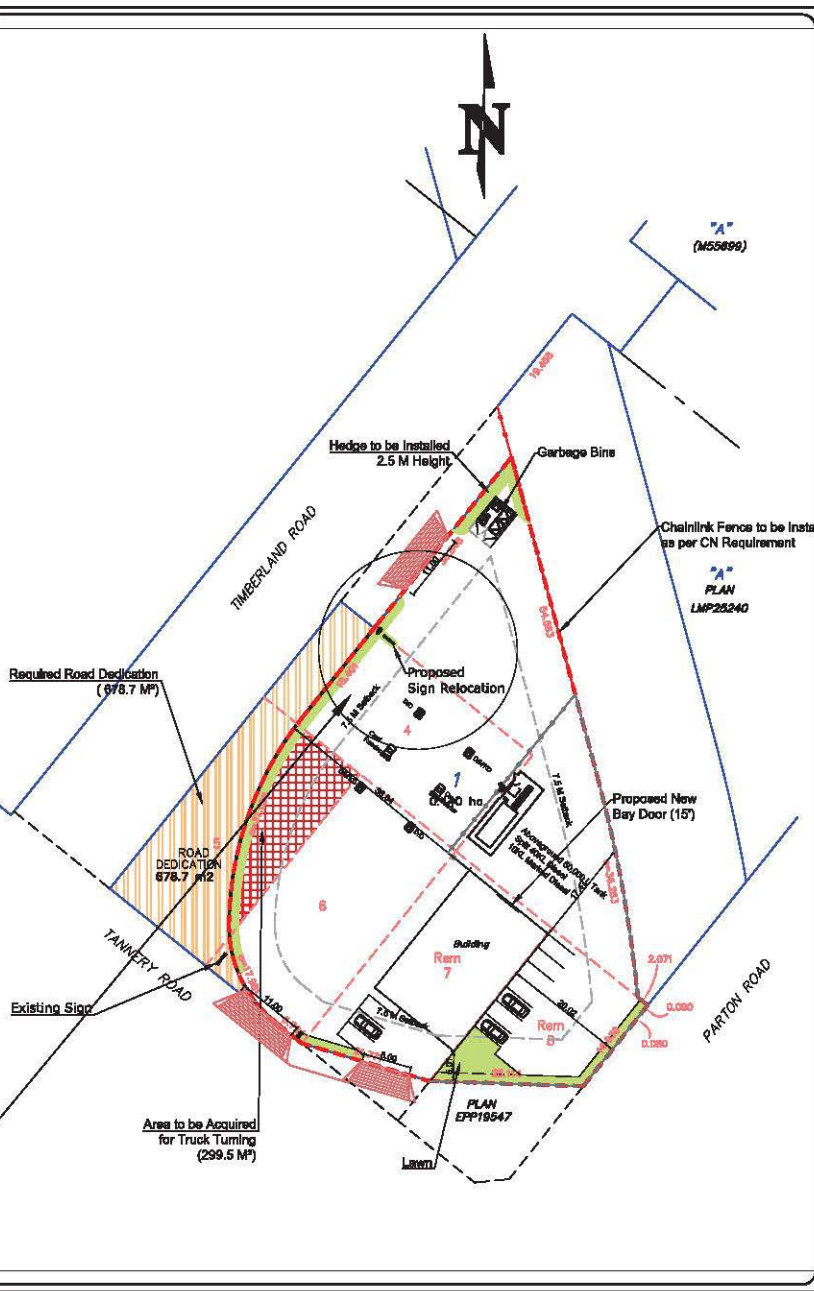
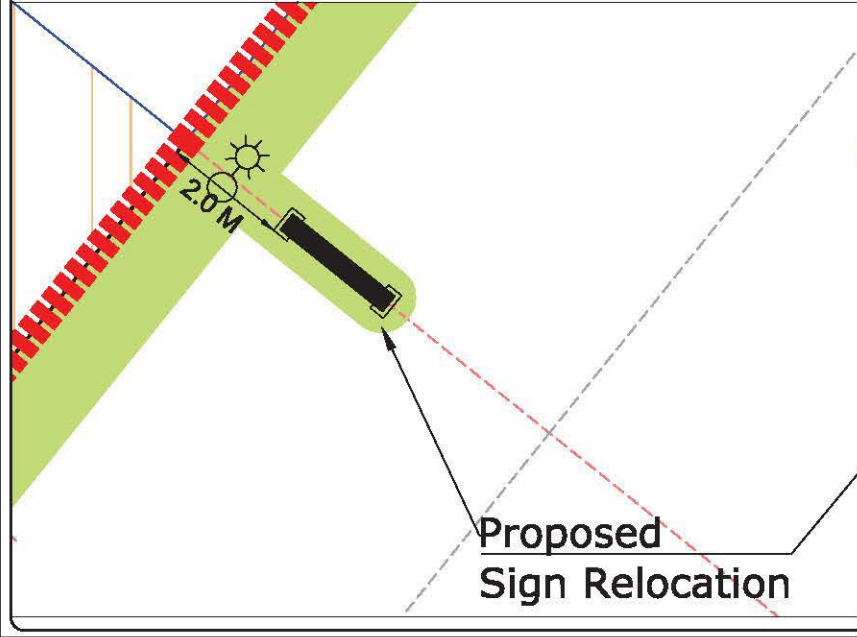
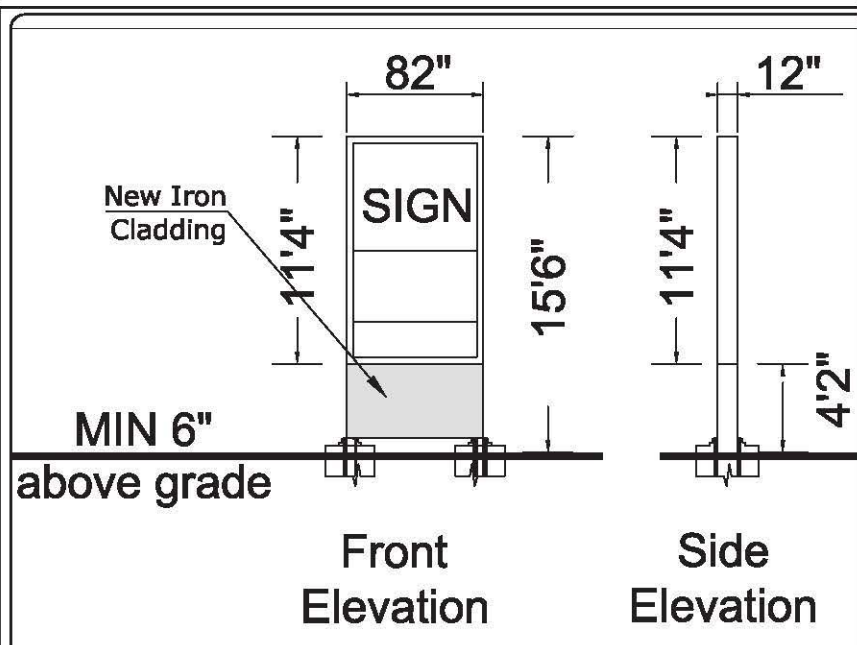
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**DATE:**  
 October 23, 2015

**PROJECT No:**  
 14-1206

**DRAWING No:**  
 03-2

<b>DESIGNED BY:</b> EW	<b>CHECKED BY:</b> OV
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*Land Use, Development & Environmental Strategists*

**Pacific Land Resource Group Inc.**

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 Surrey, British Columbia  
 Canada V3W 1H8

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 Fax: 604-501-1625

www.pacificlandgroup.ca  
 info@pacificlandgroup.ca

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**PROJECT:**

**10768 / 52/34 Timberland Road, 11807 / 25 Tannery Road, Surrey**

---

**DRAWING TITLE:**

**Sign Relocation Plan**

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**PRELIMINARY PLAN - SUBJECT TO APPROVAL(S) FROM FEDERAL, PROVINCIAL AND LOCAL AUTHORITIES**

**CLIENT:**

**R.D.M. Enterprises**

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**SCALE:**

**NTS**

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**DATE:**

**October 23, 2015**

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**PROJECT No:**

**14-1206**

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**DRAWING No:**

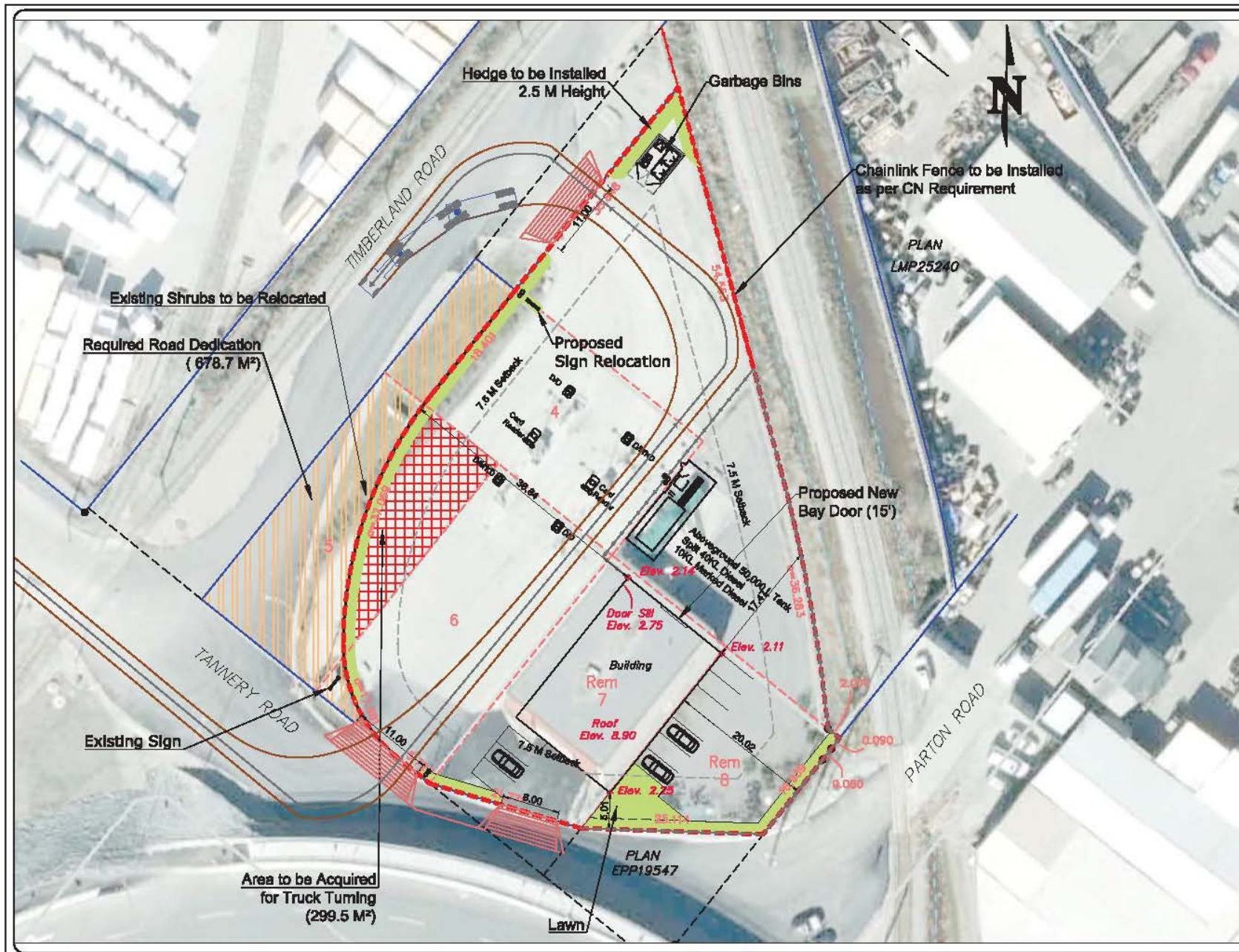
**04**

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<b>DESIGNED BY:</b>	<b>CHECKED BY:</b>
<b>EW</b>	<b>OV</b>







**PACIFIC LAND GROUP**  
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**Pacific Land Resource Group Inc.**  
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 Canada V3W 1H8  
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 Fax: 604-501-1625  
 www.pacificlandgroup.ca  
 info@pacificlandgroup.ca

**PROJECT:**  
 10768 / 52/34 Timberland  
 Road, 11807 / 25 Tannery  
 Road, Surrey

**DRAWING TITLE:**  
 Truck Movement  
 -Refueling Truck

PRELIMINARY PLAN - SUBJECT TO APPROVAL(S) FROM  
 FEDERAL, PROVINCIAL AND LOCAL AUTHORITIES

**CLIENT:**  
 R.D.M. Enterprises

**SCALE:**  
 1:500

**DATE:**  
 October 23, 2015

**PROJECT No:**  
 14-1206

**DRAWING No:**  
 03-2

<b>DESIGNED BY:</b> EW	<b>CHECKED BY:</b> OV
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Canada V3W 1H8

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info@pacificlandgroup.ca

**PROJECT:**

**10768 / 52/34 Timberland Road, 11807 / 25 Tannery Road, Surrey**

**DRAWING TITLE:**

**Fascia Sign**

PRELIMINARY PLAN - SUBJECT TO APPROVAL(S) FROM FEDERAL, PROVINCIAL AND LOCAL AUTHORITIES

**CLIENT:**

**R.D.M. Enterprises**

**SCALE:**

**1:75**

**DATE:**

**September 21, 2015**

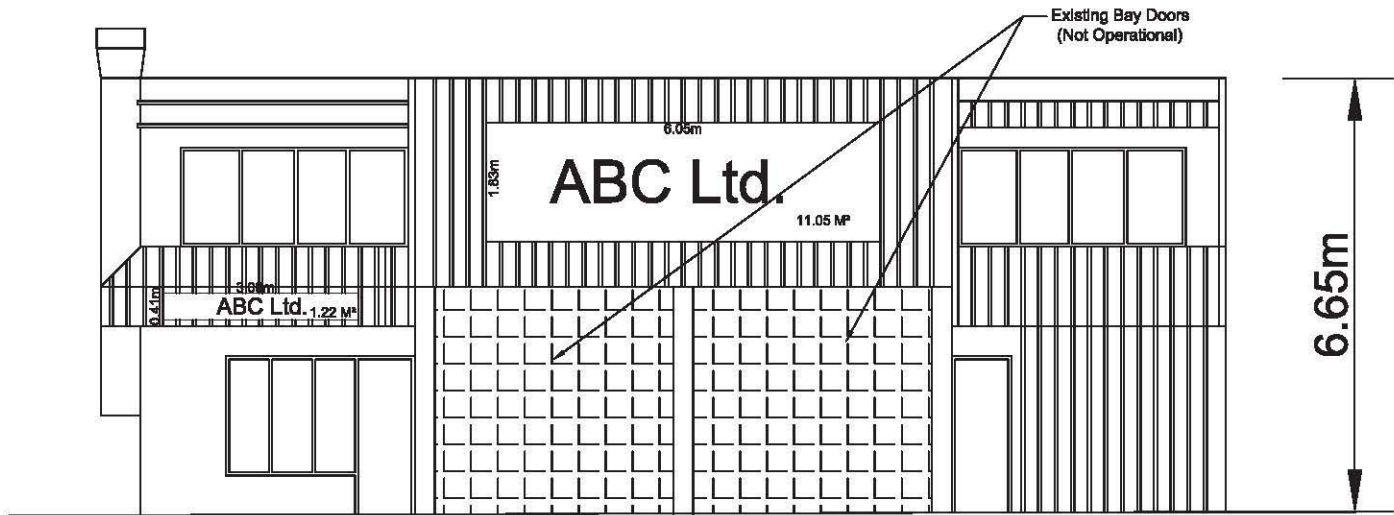
**PROJECT No:**

**14-1206**

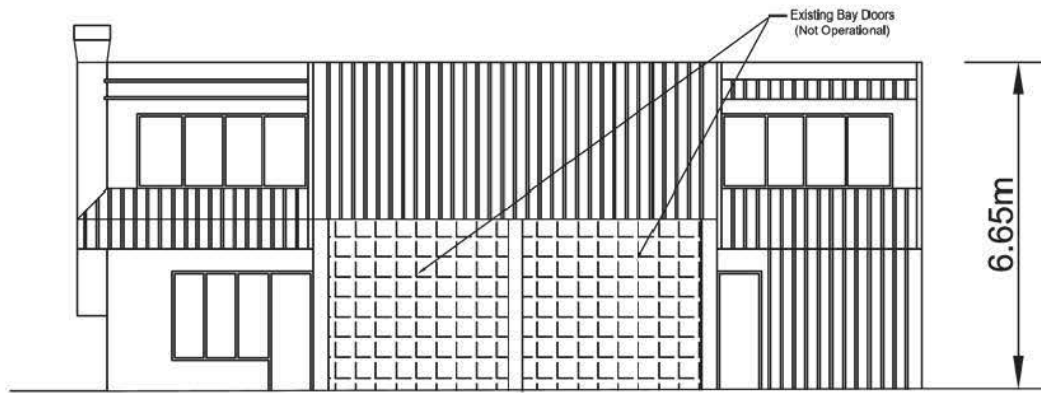
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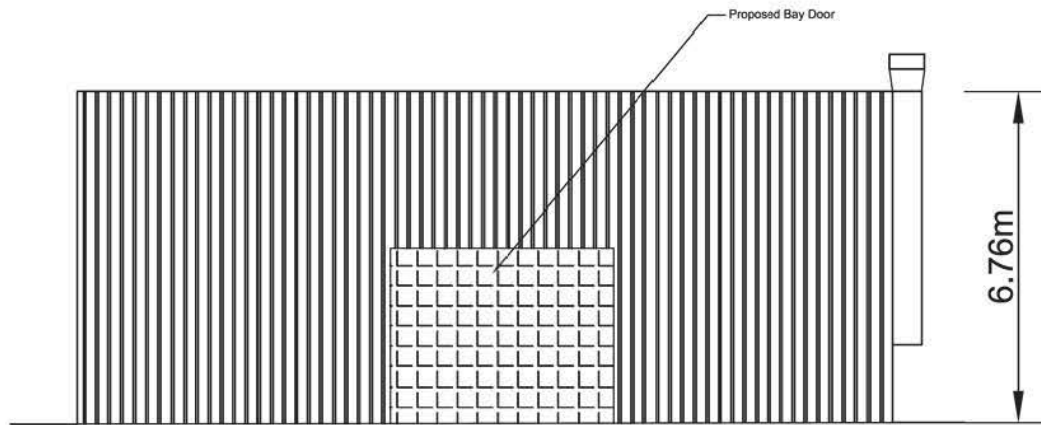
<b>DESIGNED BY:</b>	<b>CHECKED BY:</b>
<b>EW</b>	<b>OV</b>



**West Elevation (Tannery Road)**



West Elevation (Tannery Road)



East Elevation

**Pacific Land Resource Group Inc.**

Suite 101 - 7485 130 Street  
Surrey, British Columbia  
Canada V3W 1H8  
Tel: 604-501-1624  
Fax: 604-501-1625  
www.pacificlandgroup.ca  
info@pacificlandgroup.ca

**PROJECT:**

**10768 / 52/34 Timberland  
Road, 11807 / 25 Tannery  
Road, Surrey**

**DRAWING TITLE:**

**Building Elevations  
(West & East)**

PRELIMINARY PLAN - SUBJECT TO APPROVAL(S) FROM  
FEDERAL, PROVINCIAL AND LOCAL AUTHORITIES

**CLIENT:**

**R.D.M. Enterprises**

**SCALE:**

**1:100**

**DATE:**

**July 23, 2015**

**PROJECT No:**

**14-1206**

**DRAWING No:**

**01**

**DESIGNED BY:**

**EW**

**CHECKED BY:**

**OV**

**Pacific Land Resource Group Inc.**

Suite 101 - 7485 130 Street  
 Surrey, British Columbia  
 Canada V3W 1H8  
 Tel: 604-501-1624  
 Fax: 604-501-1625  
 www.pacificlandgroup.ca  
 info@pacificlandgroup.ca

**PROJECT:**

**10768 / 52/34 Timberland  
 Road, 11807 / 25 Tannery  
 Road, Surrey**

**DRAWING TITLE:**

**Building Elevations  
 (North & South)**

PRELIMINARY PLAN - SUBJECT TO APPROVAL(S) FROM  
 FEDERAL, PROVINCIAL AND LOCAL AUTHORITIES

**CLIENT:**

**R.D.M. Enterprises**

**SCALE:**

**1:100**

**DATE:**

**July 23, 2015**

**PROJECT No:**

**14-1206**

**DRAWING No:**

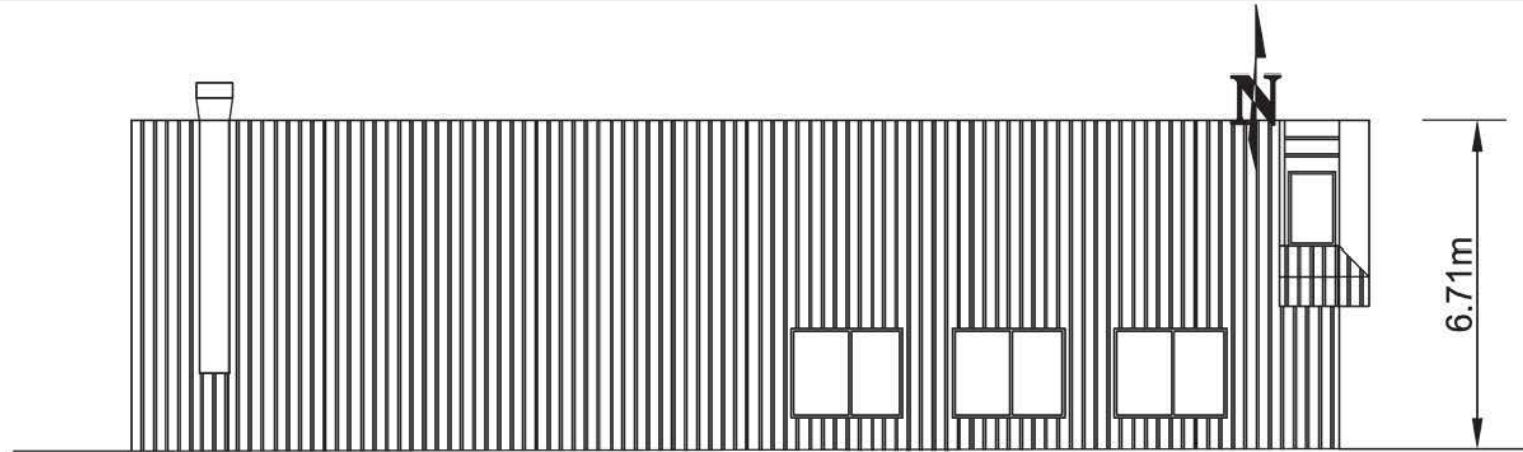
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**DESIGNED BY:**

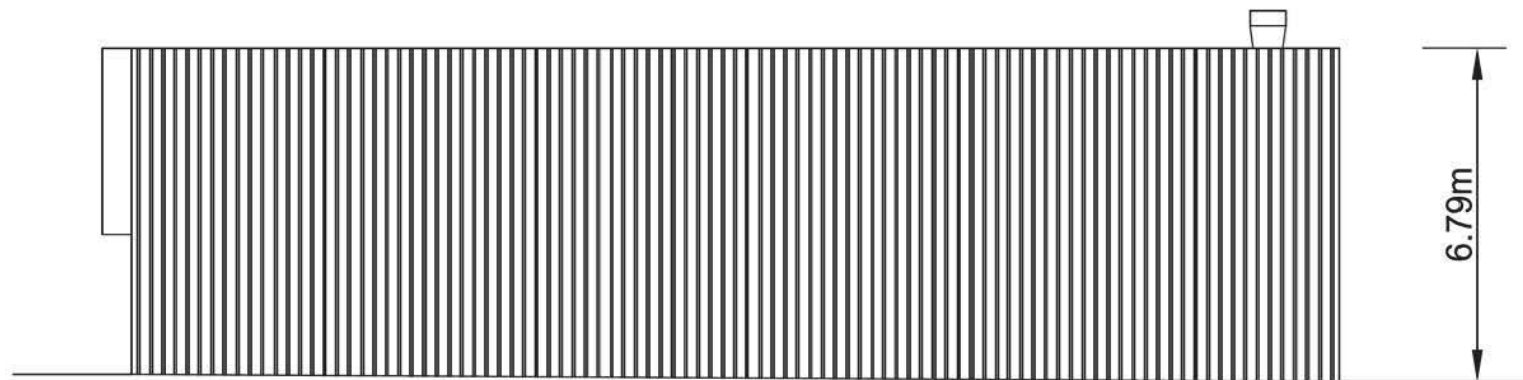
**EW**

**CHECKED BY:**

**OV**



North Elevation (Timberland Road)



South Elevation

---

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

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

DATE: **October 13, 2015** PROJECT FILE: **7815-0023-00**

---

RE: **Engineering Requirements (Commercial/Industrial)  
Location: 10734/52/68 Timberland Road, 11807/25 Tannery Road**

### REZONE/SUBDIVISION

#### *Property and Right-of-Way Requirements*

- dedicate  $\pm 678$  m<sup>2</sup> along Timberland Road for a 27.0 m collector road, plus an additional 0.5 m statutory right-of-way.

#### *Works and Services*

- construct east side of Timberland Road with minimum 9.0 m pavement, barrier curb and gutter, 1.5 m concrete sidewalk, and street lighting;
- construct barrier curb and gutter on west side of Timberland Road at the City's cost;
- construct low pressure sanitary sewer along Timberland Road; and
- provide the lot with adequately sized storm, water, and sanitary service connections.

A Servicing Agreement is required prior to Rezone/Subdivision.

### DEVELOPMENT PERMIT

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



Rémi Dubé, P.Eng.  
Development Services Manager

sk

CITY OF SURREY

BYLAW NO. \_\_\_\_\_

A by-law to amend Surrey Zoning By-law, 1993, No. 12000, as amended  
.....

THE CITY COUNCIL of the City of Surrey ENACTS AS FOLLOWS:

1. Surrey Zoning By-law, 1993, No. 12000, as amended, is hereby further amended, pursuant to the provisions of Section 903 of the Local Government Act, R.S.B.C. 1996 c. 323, as amended by changing the classification of the following parcels of land, presently shown upon the maps designated as the Zoning Maps and marked as Schedule "A" of Surrey Zoning By-law, 1993, No. 12000, as amended as follows:

(a) FROM: LIGHT IMPACT INDUSTRIAL ZONE (IL)  
TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

---

Parcel Identifier: 023-041-439  
Parcel 1 (Statutory Right Of Way Plan LMP21201) Of Lot A District Lot 7 Group 2 New Westminster District Plan Lmp14067 Except Plan BCP33957  
10768 - Timberland Road

(b) FROM: LIGHT IMPACT INDUSTRIAL 1 ZONE (IL-1)  
TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

---

Parcel Identifier: 001-633-031  
Lot 5 Block 7 District Lots 7 and 8 Group 2 New Westminster District Plan 546  
10734 Timberland Road

Parcel Identifier: 011-856-301  
Lot 4 Block 7 District Lot 7 Group 2 New Westminster District Plan 546  
10752 Timberland Road

Parcel Identifier: 011-856-319  
Lot 6 Block 7 District Lots 7 And 8 Group 2 New Westminster District Plan 546  
11807 Tannery Road



Parcel Identifier: 001-703-803  
Lot 7 Block 7 District Lot 7 Group 2 New Westminster District Plan 546 Except Plan  
11825 Tannery Road

Parcel Identifier: 001-703-811  
Lot 8 Block 7 District Lot 7 Group 2 New Westminster District Plan 546 Except Parcel A  
(Bylaw Plan 84211) And Plan EPP19547  
11825 Tannery Road

(hereinafter both (a) and (b) shall be referred to as the "*Lands*")

2. The following regulations shall apply to the *Lands*:

**A. Intent**

This Comprehensive Development Zone is intended to accommodate and regulate the development of *light impact industry, transportation industry, recycling depots, warehouses and distribution centres.*

**B. Permitted Uses**

The *Lands* and *structures* shall be used for the following uses only, or for a combination of such uses:

1. *Light impact industry.*
2. *Transportation industry.*
3. *Recycling depots* provided that:
  - (a) The use is confined to an enclosed *building*; and
  - (b) The storage of used tires is prohibited.
4. *Warehouse uses.*
5. *Distribution centres.*

**C. Lot Area**

Not applicable to this Zone.

**D. Density**

The *floor area ratio* shall not exceed 0.25.

**E. Lot Coverage**

The *lot coverage* shall not exceed 25%.

**F. Yards and Setbacks**

*Buildings and structures* shall be sited in accordance with the following minimum *setbacks*:

---

Use	Setback		Side Yard	Side Yard on
	Front Yard	Rear Yard	on Flanking Street	Flanking Street
<i>Principal Buildings and Accessory Buildings and Structures</i>	5 m. [16.ft.]	7.5 m. [25 ft.]	7.5 m. [25 ft.]	7.5 m. [25 ft.]

---

Measurements to be determined as per Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended.

**G. Height of Buildings**

Measurements to be determined as per Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended.

1. *Principal building*: The *building height* shall not exceed 7 metres [23 ft.].
2. *Accessory buildings and structures*: The *building height* shall not exceed 6 metres [20 ft.].

**H. Off-Street Parking**

1. *Parking spaces* shall be provided as stated in Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.
2. *Tandem parking* may be permitted for company fleet *vehicles*.

**I. Landscaping**

1. All developed portions of the *lot* not covered by *buildings, structures* or paved areas shall be landscaped including the retention of mature trees. This *landscaping* shall be maintained.
2. Along the developed sides of the *lot* which abut a *highway*, a continuous *landscaping* strip of not less than 1.5 metres [5 ft.] in width shall be provided within the *lot*.
3. The boulevard areas of *highways* abutting a *lot* shall be seeded or sodded with grass on the side of the *highway* abutting the *lot*, except at *driveways*.
4. Garbage containers and *passive recycling containers* shall be screened to a height of at least 2.5 metres [8 ft.] by *buildings*, a *landscaping* screen, a solid decorative fence, or a combination thereof.

**J. Special Regulations**

1. No display or storage of *shipping* containers shall be piled to a height of more than 7.0 metres [24 ft.] or the height of two stacked containers, whichever is less.
2. Land and *structures* shall be used for the uses permitted in this Zone only if such uses:
  - (a) Constitute no unusual fire, explosion or safety hazard;
  - (b) Do not emit noise in excess of 70dB measured at any point on any boundary of the *lot* on which the use is located; and
  - (c) Do not produce heat or glare perceptible from any *lot line* of the *lot* on which the use is located.
3. Loading areas, garbage containers and *passive recycling containers* shall not be located within any required *front yard* or *flanking street setback*.

**K. Subdivision**

*Lots* created through subdivision in this Zone shall conform to the following minimum standards:

<i>Lot Size</i>	<i>Lot Width</i>	<i>Lot Depth</i>
3,700 sq. m. [0.9 ac.]	25 metres [82 ft.]	70 metres [230 ft.]

Dimensions shall be measured in accordance with Section E.21 of Part 4 General Provisions of Surrey Zoning By-law, 1993, No. 12000, as amended.

## L. Other Regulations

In addition to all statutes, bylaws, orders, regulations or agreements, the following are applicable, however, in the event that there is a conflict with the provisions in this Comprehensive Development Zone and other provisions in Surrey Zoning By-law, 1993, No. 12000, as amended, the provisions in this Comprehensive Development Zone shall take precedence:

1. Prior to any use, the *Lands* must be serviced as set out in Part 2 Uses Limited, of Surrey Zoning By-law, 1993, No. 12000, as amended and in accordance with the servicing requirements for the IL Zone as set forth in the Surrey Subdivision and Development By-law, 1986, No. 8830, as amended.
2. General provisions on use are as set out in Part 4 General Provisions, of Surrey Zoning By-law, 1993, No. 12000, as amended.
3. Additional off-street parking requirements are as set out in Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.
4. Sign regulations are as provided in Surrey Sign By-law, 1999, No. 13656, as amended.
5. Special *building setbacks* are as set out in Part 7 Special Building Setbacks, of Surrey Zoning By-law, 1993, No. 12000, as amended.
6. Floodproofing regulations are as set out in Part 8 Floodproofing, Surrey Zoning By-law, 1993, No. 12000, as amended.
7. *Building* permits shall be subject to the Surrey Building By-law, 2012, No. 17850, as amended, and the Surrey Development Cost Charge By-law, 2014, No. 18148, as amended or replaced from time to time and the development cost charges shall be based on the IL Zone.
8. Surrey Tree Preservation By-law, 1996, No. 12880, as amended.
9. Development permits may be required in accordance with the *Official Community Plan*, 1996, as amended.
10. Safety regulations are as set out in the Health Act R.S.B.C. 1996, c. 179 and the Surrey Fire Service By-law, 1990, No. 10771, as amended.
11. Permits may be required for the storage of *special wastes* in accordance with the Environmental Management Act R.S.B.C., 2003, C.53.

3. This By-law shall be cited for all purposes as "Surrey Zoning Bylaw, 1993, No. 12000, Amendment By-law, \_\_\_\_\_, No. \_\_\_\_\_."

PASSED FIRST READING on the \_\_\_\_\_ th day of \_\_\_\_\_, 20 .

PASSED SECOND READING on the \_\_\_\_\_ th day of \_\_\_\_\_, 20 .

PUBLIC HEARING HELD thereon on the \_\_\_\_\_ th day of \_\_\_\_\_, 20 .

PASSED THIRD READING on the \_\_\_\_\_ th day of \_\_\_\_\_, 20 .

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the \_\_\_\_\_ th day of \_\_\_\_\_, 20 .

\_\_\_\_\_ MAYOR

\_\_\_\_\_ CLERK

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J 11/10/15 2:47 PM

# Map of Existing Card-Lock Stations



Subject Site

# Map of Access Routes and Area



Enter Map Description

Scale: 1:7,567

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

