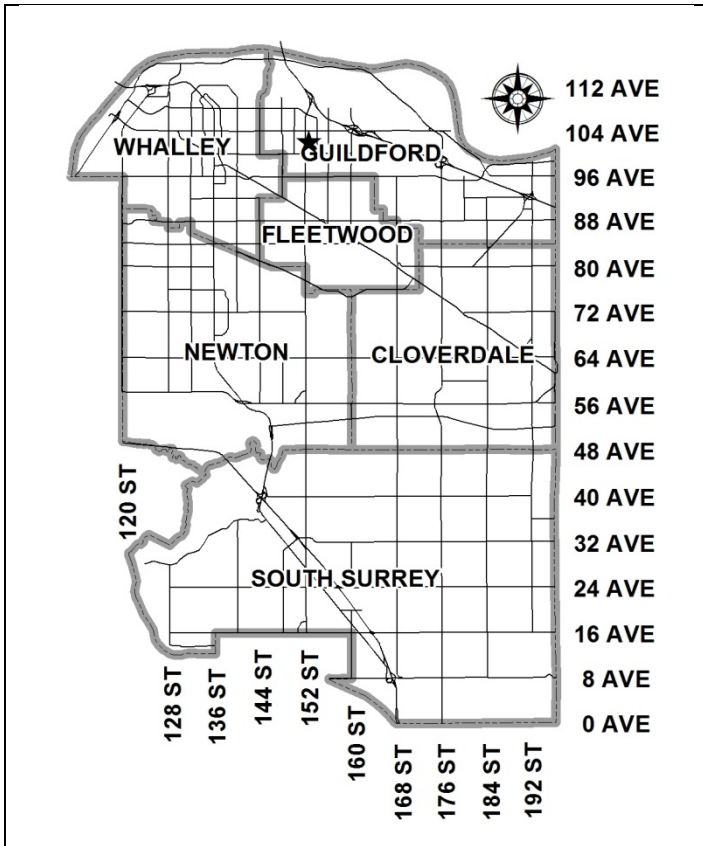


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7915-0082-00

Planning Report Date: June 15, 2015



PROPOSAL:

- **Rezoning** a portion from RF to C-8
- **Development Permit**

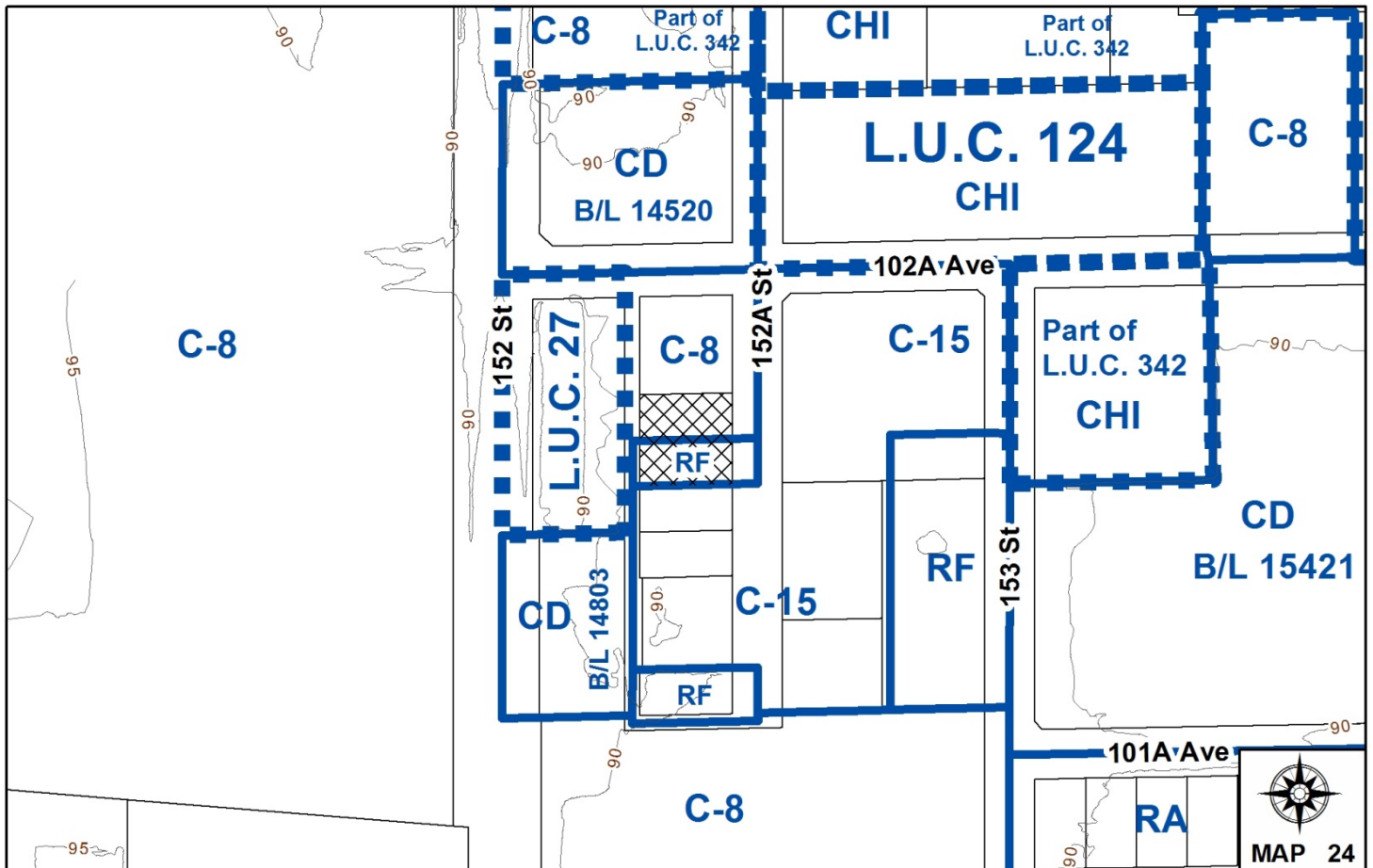
to permit the development of a child care centre in an existing commercial building.

LOCATION: 10209 and 10215 - 152A Street

OWNER: Hamptons Park Holdings Inc.

ZONING: RF & C-8

OCP DESIGNATION: Town Centre



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

- The site is located within the Guildford Town Centre. The proposed commercial child care use complies with the "Town Centre" OCP Designation.
- The proposed child care centre is appropriate for this part of Guildford. The proposed use can help support transit ridership by locating child care services within walking distance of transit. Accessible transit will provide an alternate mode of transportation for staff and families.
- The proposed child care facility will add needed child care spaces for residents and workers in the Guildford area.
- The proposed upgrades on the consolidated subject site include an outdoor play area, new signage, the addition of new trees and landscaping including a new bench and bicycle rack and a surface parking lot, all of which will upgrade and enhance the overall appearance of the site.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the southern subject property located at 10209 – 152A Street from "Single Family Residential Zone (RF)" to "Community Commercial Zone (C-8)" and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7915-0082-00 generally in accordance with the attached drawings (Appendix II).
3. 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) approval from the Ministry of Transportation & Infrastructure; and
 - (d) submission of a landscaping plan and landscaping cost estimate to the specifications and 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.

Ministry of Transportation & Infrastructure (MOTI): MOTI has no concerns with the proposed rezoning.

SITE CHARACTERISTICS

Existing Land Use: Vacant two-storey commercial building, formerly the Guildford Learning Centre, and a vacant single family lot.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	One-storey commercial building with men's clothing store.	Town Centre	C-8

Direction	Existing Use	OCP Designation	Existing Zone
East (Across 152A Street):	Surface parking lot and a three-storey office building.	Town Centre	C-15
South:	Two-storey commercial building with orthodontist and hair salon.	Town Centre	C-15
West (Across lane):	Two-storey commercial retail building with a range of retail stores.	Town Centre	Land Use Contract No. 25 (underlying C-8 Zone)

DEVELOPMENT CONSIDERATIONS

- The subject site consists of two lots located at 10209 and 10215 – 152A Street in Guildford Town Centre. The combined site area is approximately 0.33 acre (1,348 square metres). The site is designated "Town Centre" in the Official Community Plan (OCP) and is zoned "Community Commercial Zone (C-8)" (northernmost lot) and "Single Family Residential Zone (RF)" (southernmost lot).
- The existing two-storey commercial building located on the northernmost lot was constructed in 1989 and is currently vacant. The building was formerly the Guildford Learning Centre and consists of 468 square metres (5,037 sq. ft.) of commercial space.
- The applicant is proposing to rezone the southern lot from "Single Family Residential Zone (RF)" to "Community Commercial Zone (C-8)" to allow consolidation of the properties, and a Development Permit for an outdoor play area, new signage, the addition of new trees and landscaping, new bench and bicycle rack and a surface parking lot in order to allow a child care centre in the existing commercial building.

Proposed Child Care Centre

- The Learning Circle has been operating child care centres since 1992 in Coquitlam and Langley. The proposed centre will be the third Learning Circle location and will be licensed for a maximum of 97 children at one time.
- The centre is proposed to operate from 7:30 am to 5:30 pm, Monday through Friday and will include group child care, pre-school and out of school care programs accommodating children ranging from 1 to 12 years of age.
- In accordance with the licensing requirements, ten (10) employees are required to meet child to care-giver ratios.

DESIGN PROPOSAL AND REVIEW

- The applicant is not proposing any exterior renovations to the existing building façade except for new fascia signage (see Signage section).
- Three separate outdoor play areas are proposed to be located to the west of the building and will be directly accessible from the child care centre. Each play area is programmed for a specific care group and can accommodate up to a maximum of 46 children at one time (25 children in play area 1, 13 children in play area 2, and 8 children in play area 3).

Signage

- The applicant is proposing one new fascia sign on the second storey on the rear elevation (west) of the building.
- The proposed fascia sign includes "The Learning Circle Childcare Centre" text with the circular corporate logo. The sign is non-illuminated and comprised of channel lettering and a channel shape logo that will be installed on the brick wall with stainless lag bolts and shields.
- The proposed signage meets the Sign By-law regulations.

Site Circulation and Parking

- Vehicular access is proposed from the lane to the proposed surface parking lot located on the southern portion of the site.
- For security purposes, pick-up and drop-off of children will only be permitted through the front entrance of the building. To facilitate this, pedestrian access is provided directly from the surface parking lot from a new gate proposed at the northeast corner of the surface parking lot.
- The parking requirements for child care facilities are prescribed in the Zoning By-law. Child care facilities are required to provide one parking space for every employee and an equal number of parking spaces for pick-up and drop-off, with a minimum of 2 parking spaces.
- Based on these requirements, the proposed child care facility requires ten (10) parking spaces for 10 employees and ten (10) parking spaces for pick-up and drop-off. The proposed development includes a total of twenty-two (22) parking spaces, which exceeds the minimum required.

Landscaping

- There are currently no trees and very minimal landscaping on the subject site.
- Along the north, west and south perimeter around the outdoor play area, a 1.8-metre (6 ft.) high cedar fence will be installed in order to meet licensing requirements.

- The 152A Street streetscape includes an existing concrete block fence. Layered planting of Asian Boxwood and Forester's Reed Grass is proposed in front of the wall with Eddies Yew in behind to soften the appearance of the wall.
- The applicant is proposing two rain gardens adjacent the sidewalk (within the boulevard area in the road right-of-way of 152A Street). The rain gardens will incorporate a series of low grasses, shrubs and perennials adjacent the existing street trees. A new bench and bike rack are also proposed in this area.
- Four landscape islands will be constructed in the surface parking lot: two at the lane entrance; and two at the 152A Street pedestrian entrance.
- The landscape islands include Katsure trees and azalea, winter red heather, rhododendron, sedge, white rose, laurel and holly shrubs. Overall four (4) new trees and a variety of shrubs, grasses and perennials will be planted on site.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on March 11, 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"> • The site is located within Guildford Town Centre. • The site is located within close proximity of 152 Street and 104 Avenue, both of which are major transit corridors.
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> • The proposed child care centre will provide additional child care spaces for those living and working in Surrey.
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> • Four new trees will be planted in addition to a variety of shrubs, grass and perennials. • Rain gardens are proposed within the boulevard area in the road right-of-way of 152A Street.
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> • Bike parking is provided adjacent to the main entrance. • The subject site is located within walking distance to transit along 152 street.
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> • N/A
6. Green Certification (F1)	<ul style="list-style-type: none"> • N/A
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> • The typical notifications to area residents has occurred (i.e. development proposal sign and Pre-notification letter).

PRE-NOTIFICATION

Prenotification letters were sent on April 17, 2015 and staff did not receive any comments.

ADVISORY DESIGN PANEL

- The proposal was not referred to the ADP, but was reviewed by staff and found to be satisfactory.

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.	Site Plan, Building Elevations and Landscape Plans
Appendix III.	Engineering Summary

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

JLM/da

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DRV 6/11/15 10:55 AM

Information for City Clerk

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

1. (a) Agent: Name: Alan Brown
 Alan Brown Architect
 Address: 110 - 3rd Avenue
 New Westminster, BC V3L 1L8

 Tel: 604-525-5259

2. Properties involved in the Application

- (a) Civic Address: 10209 - 152A Street
 10215 - 152A Street
- (b) Civic Address: 10209 - 152A Street
 Owner: Hamptons Park Holdings Inc., Inc. No. BC815067
 PID: 010-487-085
 Lot 15 Section 28 Block 5 North Range 1 West New Westminster District Plan 19442
- (c) Civic Address: 10215 152A St
 Owner: Hamptons Park Holdings Inc., Inc. No. BC815067
 PID: 004-319-141
 Lot 16 Section 28 Block 5 North Range 1 West New Westminster District Plan 19442

3. Summary of Actions for City Clerk's Office

- (a) Introduce a By-law to rezone the property at 10209 -152A Street.
- (b) Application is under the jurisdiction of MOTI.

 MOTI File No. 2015-02754

DEVELOPMENT DATA SHEET

Existing & Proposed Zoning: C-8

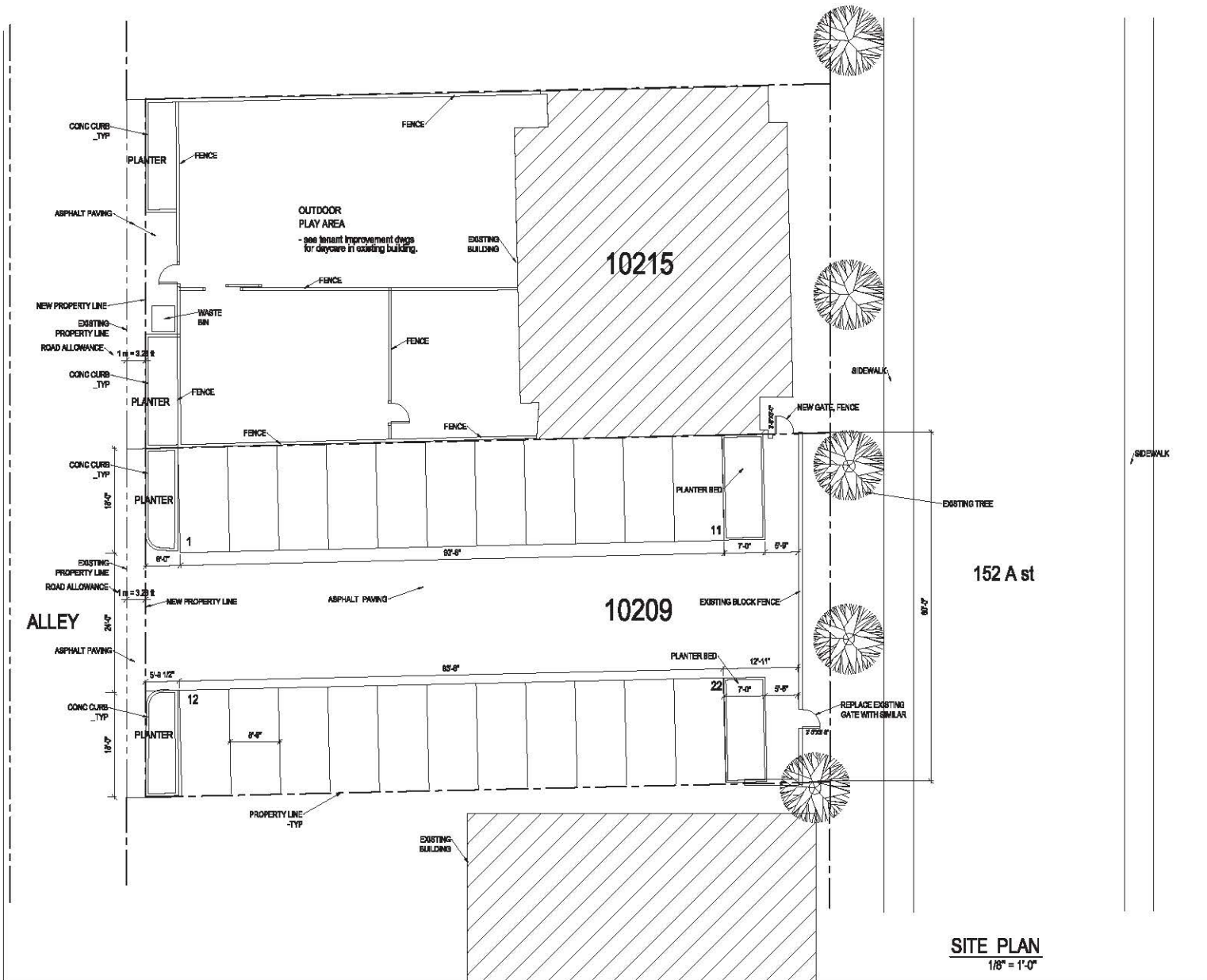
Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		1,348 m ²
Road Widening area		35 m ²
Undevelopable area		
Net Total		1,313 m ²
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	50%	21%
Paved & Hard Surfaced Areas		61%
Total Site Coverage		82%
SETBACKS (in metres)		
Front		2.3 m
Rear		21 m
Side #1 (N)		0.5 m
Side #2 (S)		18 m
BUILDING HEIGHT (in metres/storeys)		
Principal	12 m	9 m
Accessory	4.5 m	
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
FLOOR AREA: Residential		
FLOOR AREA: Commercial		468 m ²
Retail		
Office		
Total		
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA	1,050 m ²	468 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)	0.80	0.36
AMENITY SPACE (area in square metres)		
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial	20	22
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors		
Institutional		
Total Number of Parking Spaces	20	22
Number of disabled stalls	0	0
Number of small cars	0	0
Tandem Parking Spaces: Number / % of Total Number of Units	0	0
Size of Tandem Parking Spaces width/length		

Heritage Site	NO	Tree Survey/Assessment Provided	NO
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SITE PLAN
1/8" = 1'-0"

ABA

PROJECT# 1502
PROJECT NAME Parking Lot
STREET ADDRESS 10200 - 152 A st

REVISIONS		
NO.	ISSUE	DATE
1	Issued for review	15.01.21
2	Revised for Pre-Application	15.03.18
3	Issued for Construction	15.05.04
4	Issued for Approval	15.08.13



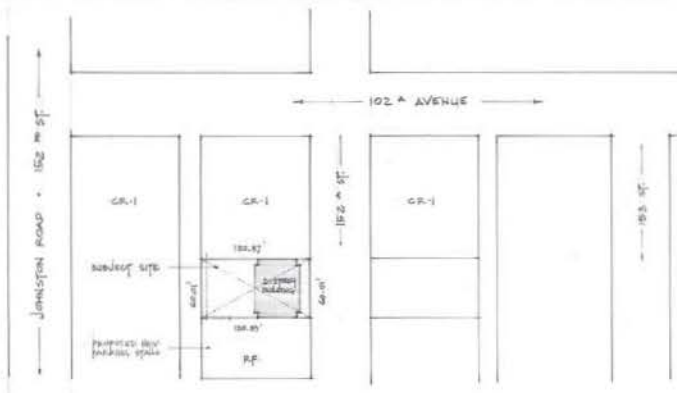
ALAN BROWN ARCHITECT

110 - 5 AVE
NEW WESTMINSTER BC V3K 1L8
p(604)925-4358
D(604)925-4320
email: alanbrown@albrown.ca

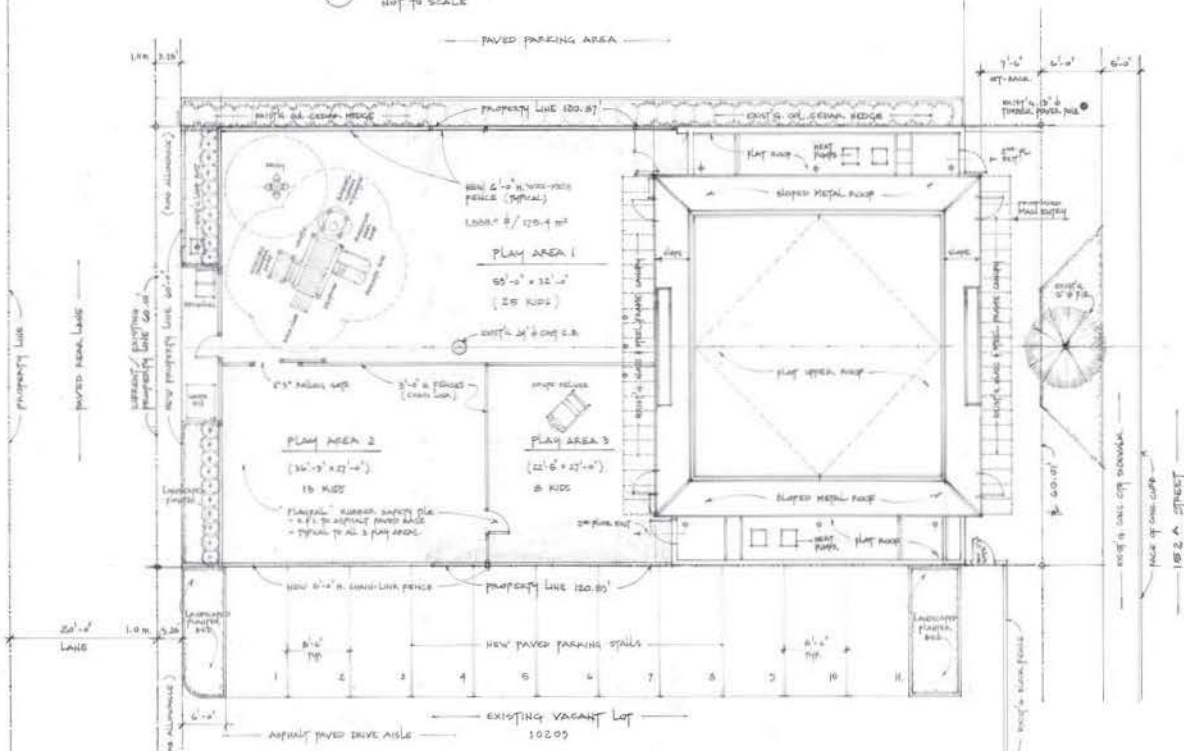
COPYRIGHT OF THIS DRAWING IS RESERVED BY THE ARCHITECT. THE OWNER AND THE ARCHITECT AGREE THAT THE ARCHITECT'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES OF THE ARCHITECT. THE ARCHITECT DOES NOT ASSUME ANY LIABILITY FOR THE ACCIDENTS OR DAMAGES THAT MAY OCCUR AS A RESULT OF THE USE OF THIS DRAWING.

DRAWING TITLE
**COVER SHEET
SITE PLAN**

SCALE	AS NOTED	DRAWING NO.
CHECKED	A.B.	A 001
DATE	07.11.21	
FILE		



1 LOCATION PLAN
NOT TO SCALE



2 SITE PLAN / ROOF PLAN
SCALE = 1/8" = 1'-0"

SITE DATA

- LEGAL DESCRIPTION: LOT 16, SECTION 28, BLOCK 3 NORTH, RANGE 1 WEST, PLAN 17442, U.W.D.
- ZONING: CR-1
- SITE AREA: $100.80' \times 60.01' = 7,254.0$ SQ. FT.
- BUILDING AREA:
 - GROUND FLOOR: 2,634.17 SQ. FT.
 - SECOND FLOOR: 2,401.73 SQ. FT.
 - TOTAL AREA: 5,036.90 SQ. FT.
- SITE COVERAGE: $\frac{2,634.17}{7,254.0} = 36.31\%$
- FLOOR SPACE RATIO: $\frac{5,036.90}{7,254.0} = 69.44\%$
- PARKING ON SITE:
 - EXISTING PROVIDED: 12 SPALLS
 - PROPOSED (REDUCED): 0 SPALLS
 - AREA OF 12 PARKING SPALLS DEDICATED TO NEW ACTIVITY AREA
- NOTE: 2 SPALLS DEDICATED BY AGREEMENT WITH LANDLORD OF ADJACENT PROPERTY - SEE PROPOSED PARKING PLAN LAYOUT AS PROVIDED BY LANDLORD'S ARCHITECT.

Revisions		
No.	Description	Date

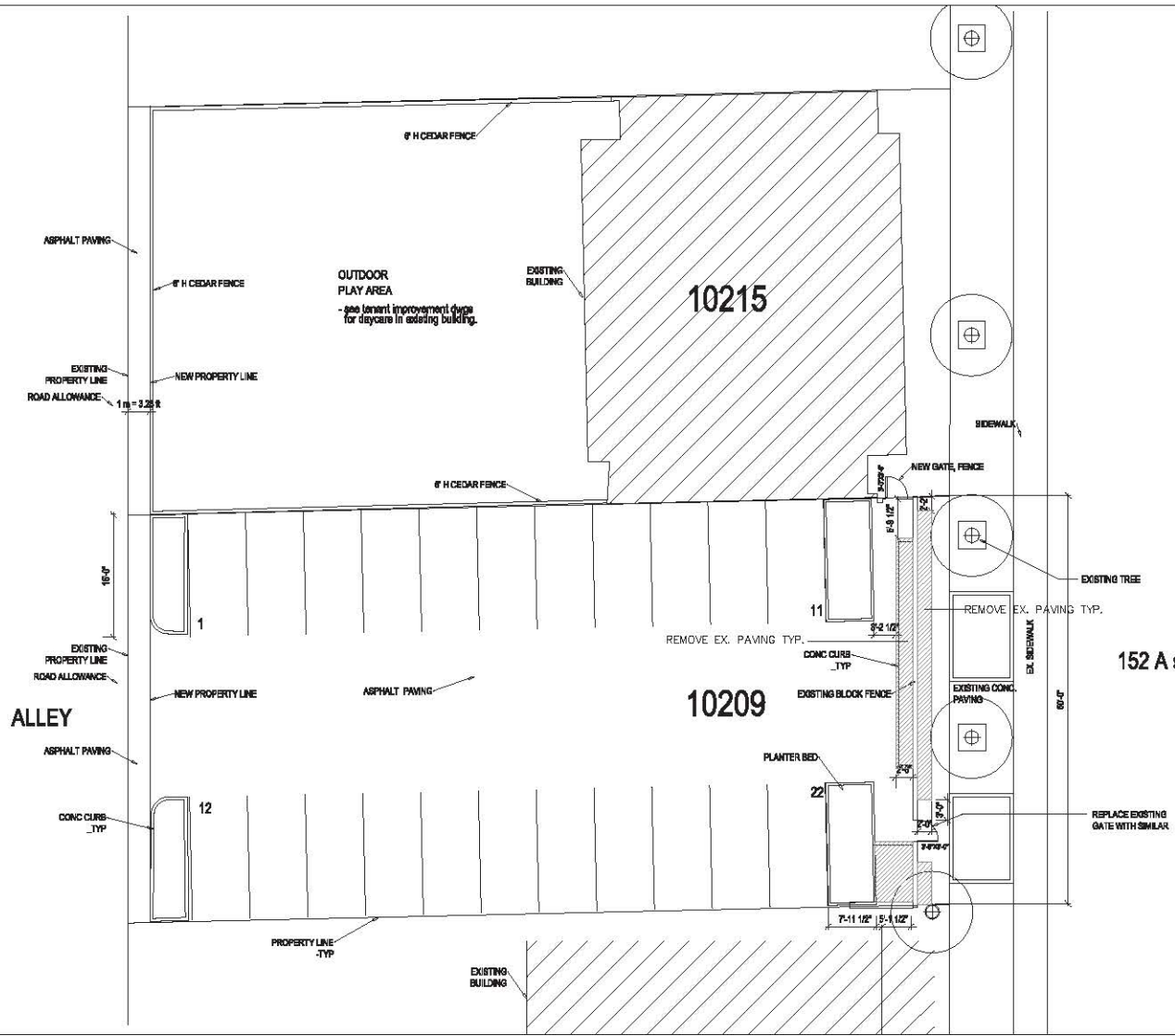
Andrew I. Davis ARCHITECTS INC.

ARCHITECT
COMMERCIAL
RESIDENTIAL

2000 W. 27th Ave., Vancouver, BC, Canada V6L 2K1
TEL: 604-271-1418

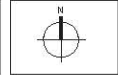
STRONGSTART CHILDREN'S LEARNING CENTRE
10216 152 A ST., SURREY, B.C.

Job No.	
Drawn By	Date
ANDREW I. DAVIS	
Checked By	Date
MAY 5, 2015	
Drawing No.	
Scale:	AS NOTED
Sheet	A-1 of 3



- NOTES:
1. Maintain min. 2% slope away from building.
 2. All plants and landscape installation to conform to BCSLA Landscape Standards Latest Edition.
 3. All growing medium to be tested by PSAI (604-273-8228) and amended accordingly if necessary, and to be tested again at Substantial Completion.
 4. Minimum planting medium depths:
 lawn-6"/150mm, 9" on slab
 groundcover &
 shrubs-18"/450mm, min 18" on slab
 trees-12"/300mm, all around the rootball, 24" small trees on slab, 30" medium sized trees on slab
 For detailed info see specifications
 5. All plant material shall meet minimum size requirements as indicated in plant list.
 6. Trees planted in lawn areas to have 1 m dia. mulched ring.
 7. Make sure twine around rootballs to be cut and removed to prevent girdling.
 8. All proposed trees should be planted min. 3 m away from building foundation or face of buildings or retaining walls.
 9. Install min. 2" of composted bark mulch on all shrub beds after planting and rake smooth. Mulch to be "9.5mm screened composted bark mulch".
 10. Contractor to ensure all plant material delivered to site is from nurseries certified to be free from the Phytophthora ramorum virus (Sudden Oak Death).
 11. Contractor to report any discrepancies in plant numbers immediately to Landscape Architect.

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DATE	REVISIONS
May 15	DP Submission

JHL Design Group Inc.
 Landscape Architecture + Urban Design

4370, Maple Street, Vancouver, BC
 Tel: 604-283-8933
 Fax: 1-888-277-4854
 Email: jhl@jhlgroup.com

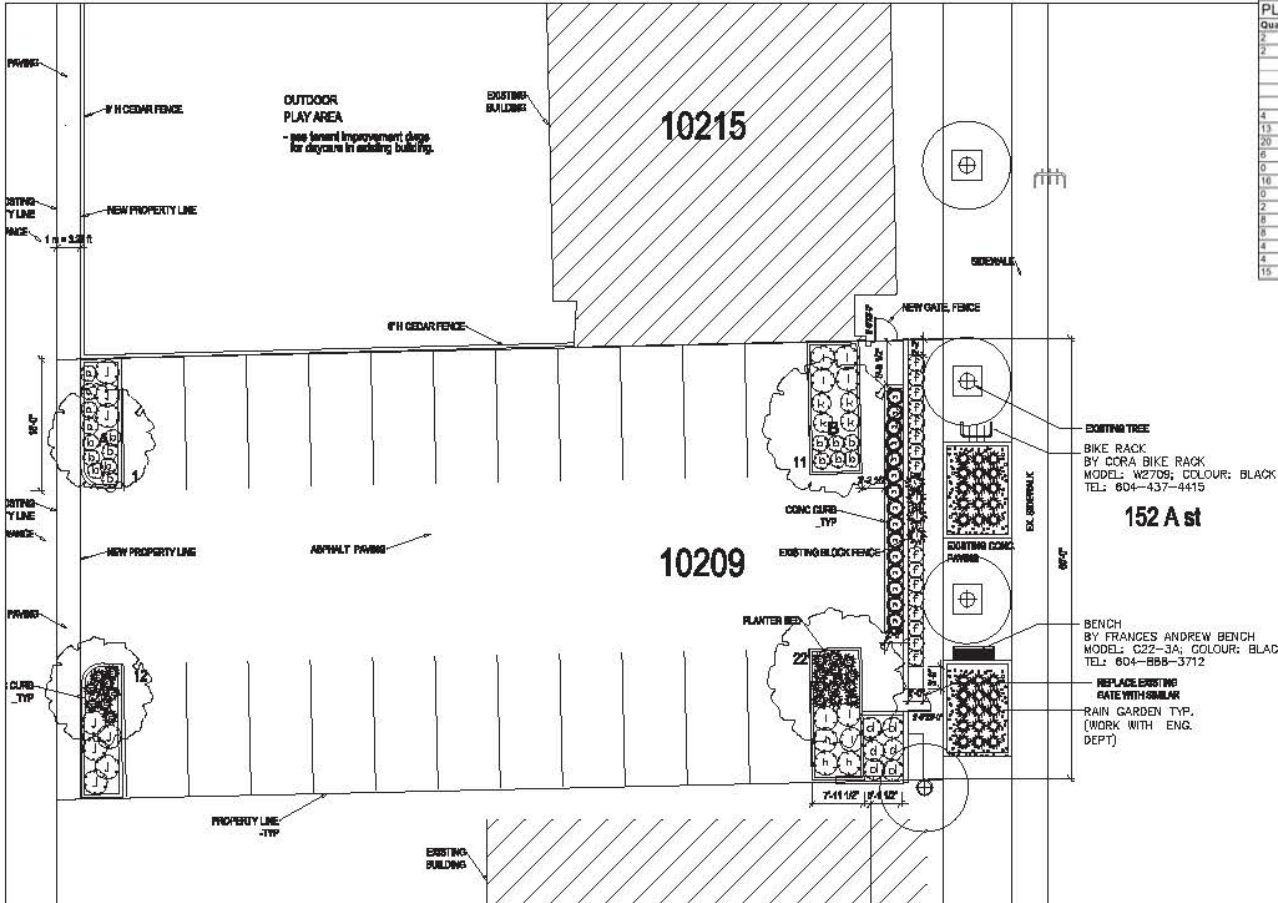
SCALE 1/8"=1'-0"

DATE	May 15
DRAWN	
JOB NO.	

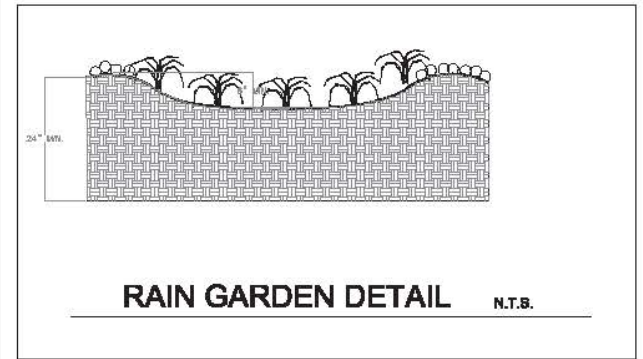
PROJECT TITLE
PARKING LOT ADDITION
 10209, 142 A STREET
 SURREY, BC

DRAWING TITLE
LANDSCAPE DEMOLITION PLAN/NOTES





Quantity	Symbol	Botanical Name	Common Name	Size	Spacing
2	A	Cercidiphyllum magnificum	Small Katsura	6cm cal B&B	as shown
2	B	Cercidiphyllum japonicum	Katsura	7cm cal B&B	as shown
	C	Betula platyphylla japonica 'Whitespire'	Asian White Birch	6cm cal B&B	as shown
	D	Pyrus calleryana 'Aristocr'	Aristocral Callery Pear	6cm cal B&B	as shown
Shrubs & Others					
4	a	Azalea japonica 'Mother's Day'	Azalea	# 2 pot	as shown
13	b	Erica carnea 'Myretoun Ruby'	Winter Red Heather	# 1 pot	as shown
20	c	Carex montana 'Aureovariegata'	Variegated Sedge	# 1 pot	as shown
6	d	Osmanthus heterophyllus 'Variegatus'	Variegated False Holly	# 2 pot	as shown
0	e	Polygonatum quinquefolia	Virginia Creeper	# 1 pot	as shown
16	f	Buxus microphylla 'Winter Gem'	Asian Boxwood	# 2 pot, 2' high min.	as shown
0	g	Prunus laurocerasus 'Otto Luyken'	Otto Luyken English Laurel	# 2 pot	as shown
2	h	Prunus lusitana	Portugal Laurel	# 3 pot	as shown
8	i	Rhododendron 'Hoto'	Rhododendron (yellow flower)	# 2 pot	as shown
5	j	Rhododendron 'Cream Crest'	Rhododendron (yellow flower)	# 2 pot	as shown
4	k	Rosa rugosa 'Alba'	White Rose	# 2 pot	as shown
4	l	Calamagrostis x acutiflora 'Karl Foerster'	Foerster's Reed Grass	# 3 pot	as shown
15	m	Taxus x media 'H. M. Eder'	Eddes Yew	4' High B&B	as shown



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DATE	REVISION
Nov. 15	DP Sillmann

JHL Design Group Inc.
Landscape Architecture + Urban Design

1270, North Street, Vancouver, BC
Tel: 604-281-8813
Fax: 1-866-377-8554
Email: jhl@jhl.ca

SCALE
1/8" = 1'-0"
DATE: Nov. 15
DRAWN: [Signature]
CHECKED: [Signature]
JOB NO.:

PROJECT TITLE
PARKING LOT ADDITION
12206, 152 A STREET
BURRURY, BC

DRAWING TITLE
LANDSCAPE PLAN
PLANTING DESIGN
DETAIL/ PLANT LIST

L-2

CLIENT: THE LEARNING CIRCLE CHILDCARE CENTRE
PROJECT: 1 EXTERIOR NON-ILLUMINATED FASCIA SIGN
ADDRESS: 10215 - 152A STREET
ZONE: C-8
LEGAL DESCRIPTION: LOT 16 BLOCK 5N SEC. 28 RANGE 1W PLAN 19442 NWD
SIGN WEIGHT: ROUND LOGO - 25 LBS
"CIRCLE" - 1 LBS PER LETTER

1 NON-ILLUMINATED SHAPED CHANNEL
- 3/16" HIGH IMPACT ACRYLIC FACE WITH OPAQUE GREEN & BLACK VINYL
- 3" DEEP BLACK LET-R-EDGE RETURNS
- 1/2" NON-CORROSIVE SINTRA PLASTIC BACK

2 NON-ILLUMINATED SHAPED CHANNEL
- 3/16" HIGH IMPACT ACRYLIC FACES WITH OPAQUE GREEN VINYL
- 3" DEEP BLACK LET-R-EDGE RETURNS
- 1/2" NON-CORROSIVE SINTRA PLASTIC BACKS



NEONWorks.ca
NEON SIGN SPECIALISTS
58 Glacier St., Coquitlam,
Email: sales@neonworks.ca
Tel: 604-552-3521 Fax: 552-3511
Toll Free: 1-877-522-3500

SIGN SKETCH
COPY DRAWING
SCALE: 3/4" = 1'0"

CLIENT: THE LEARNING CIRCLE CHILDCARE CENTRE
PROJECT: 1 EXTERIOR NON-ILLUMINATED FASCIA SIGN

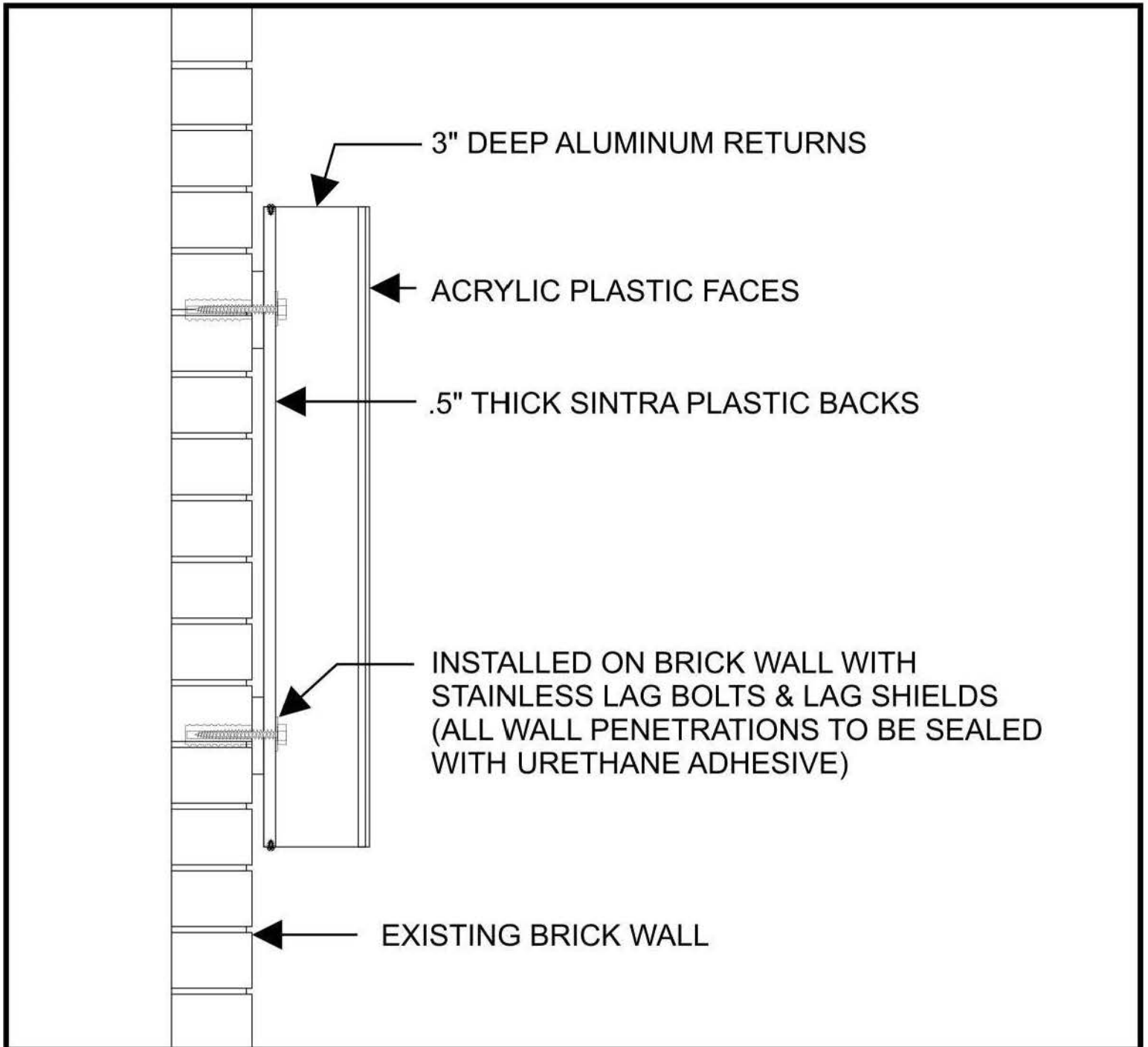
ADDRESS: 10215 - 152A STREET

ZONE: C-8

LEGAL DESCRIPTION: LOT 16 BLOCK 5N SEC. 28 RANGE 1W PLAN 19442 NWD

SIGN WEIGHT: ROUND LOGO - 25 LBS

"CIRCLE" - 1 LBS PER LETTER



CLIENT: THE LEARNING CIRCLE CHILDCARE CENTRE
 PROJECT: 1 EXTERIOR NON-ILLUMINATED FASCIA SIGN
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NEONWorks.ca
 NEON SIGN SPECIALISTS
 58 Glacier St., Coquitlam,
 Email: sales@neonworks.ca
 Tel: 604-552-3521 Fax: 552-3511
 Toll Free: 1-877-522-3500

SIGN SKETCH
 WEST ELEVATION
 SCALE: 3/16" = 1'0"

NON-ILLUMINATED SHAPED CHANNEL WITH 3/16" HIGH IMPACT ACRYLIC FACE,
 3" DEEP BLACK LET-R-EDGE RETURNS, 1/2" NON-CORROSIIVE SINTRA PLASTIC BACK.
 INSTALLED ON BRICK WALL WITH .375" x 3" STAINLESS LAG BOLTS & LAG SHIELDS
 (ALL WALL PENETRATIONS TO BE SEALED WITH URETHANE ADHESIVE)

NON-ILLUMINATED CHANNEL LETTERS WITH 3/16" HIGH IMPACT ACRYLIC FACES,
 3" DEEP BLACK LET-R-EDGE RETURNS, 1/2" NON-CORROSIIVE SINTRA PLASTIC BACKS.
 INSTALLED ON BRICK WALL WITH .25" x 3" STAINLESS LAG BOLTS & LAG SHIELDS
 (ALL WALL PENETRATIONS TO BE SEALED WITH URETHANE ADHESIVE)



INTER-OFFICE MEMO

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

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

DATE: **June 9, 2015** PROJECT FILE: **7815-0082-00**

RE: **Engineering Requirements (Commercial/Industrial)
Location: 10209 and 10215 152A Street**

REZONE/SUBDIVISION***Property and Right-of-Way Requirements***

- Dedicate 0.952 m along the existing lane for an ultimate 8 m commercial lane.

Works and Services

- Construct rollover curb within the lane on the east side.
- Construct a storm main along the existing lane.
- Provide boulevard upgrades on 152A Street similar to Surrey Project 7811-0236-00.
- Provide onsite stormwater mitigation features, as determined through detailed design.
- Provide water, storm, and sanitary service connections to service the development.
- Abandon any unused water, storm, 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

CE