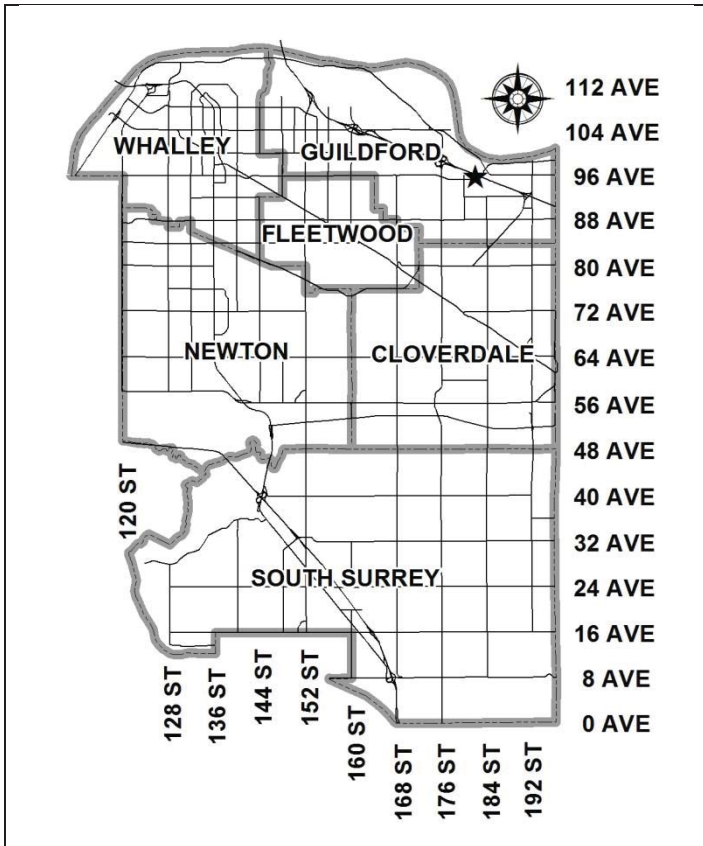


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7915-0307-00

Planning Report Date: June 27, 2016



PROPOSAL:

- **Temporary Use Permit**

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

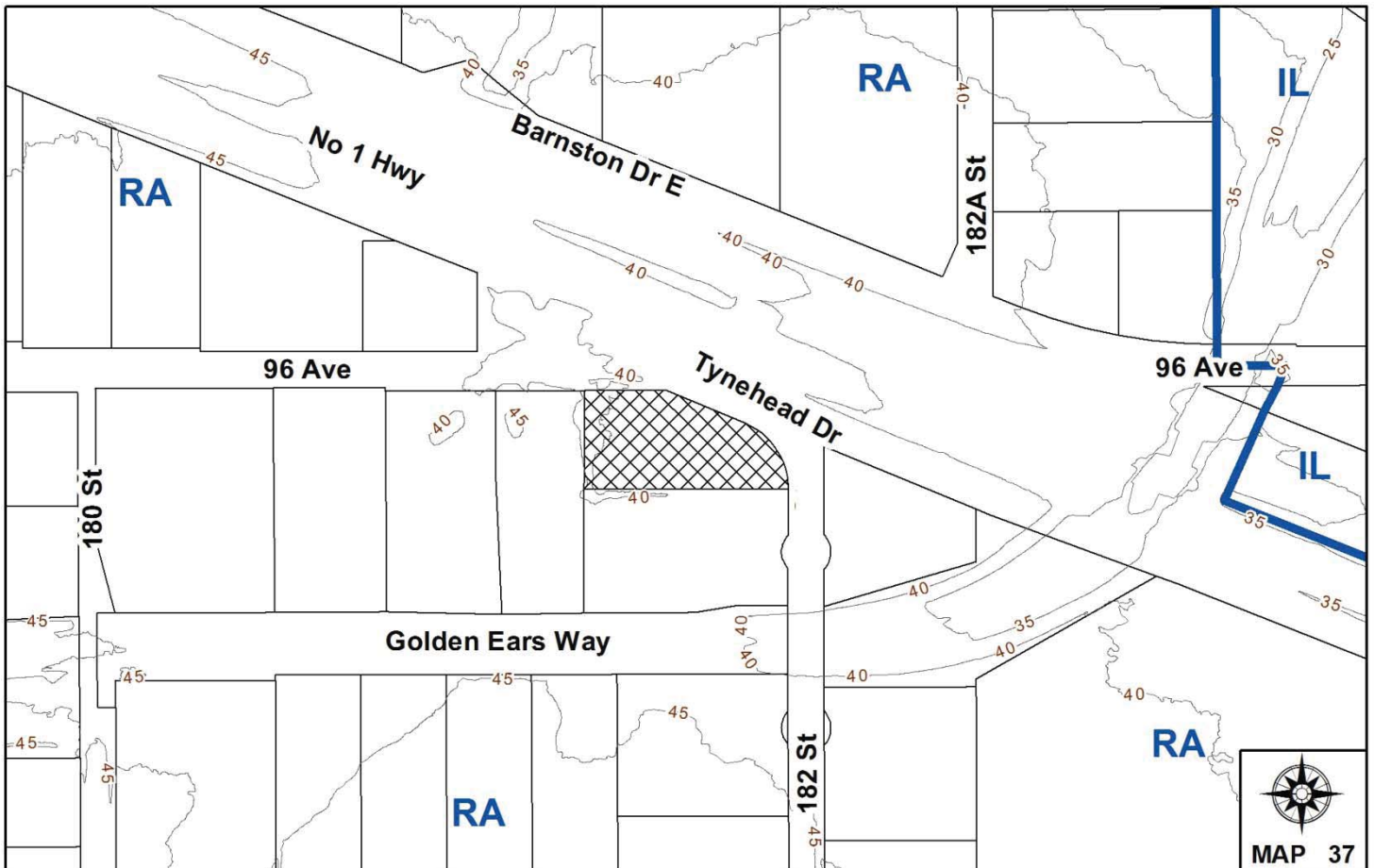
LOCATION: 18150 Tynehead Drive

OWNER: Safeco Transport Ltd.

ZONING: RA

OCP DESIGNATION: Mixed Employment

NCP DESIGNATION: Light Industrial



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- The area and subject site are designated Light Industrial in the Anniedale-Tynehead Neighbourhood Concept Plan (NCP) and cannot be redeveloped to the ultimate land use and density until utility services are extended to the area.
- The proposed truck parking use is consistent with the NCP, but due to lack of servicing, rezoning is premature.
- The site is in close proximity to major truck routes (Highway No. 1 and Golden Ears Way), which provide good access throughout the Lower Mainland.
- The proposal will assist in providing much-needed authorized truck parking spaces in the City, albeit for a limited time period.
- The proposed Temporary Use Permit (TUP) will have an expiry date of 3 years from the date of issuance.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Temporary Use Permit No. 7915-0307-00 (Appendix III) to proceed to Public Notification.
2. Council instruct staff to resolve the following issues prior to 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; and
 - (b) completion of the Pre-Servicing Requirements identified for the proposed truck parking facility, described in Schedule B of Appendix III.
3. Council direct staff to bring forward this application 6 months from the date of approval to proceed (i.e. first Council meeting after December 27, 2016) for consideration of filing, if the Pre-Servicing Requirements (Schedule B of Appendix III) have not been adequately fulfilled by the applicant.

REFERRALS

Engineering: The Engineering Department has no objection to the project.

Ministry of Transportation & Infrastructure (MOTI): MOTI has no objections to the proposed temporary truck parking facility.

SITE CHARACTERISTICS

Existing Land Use: Unauthorized truck parking facility. The previous Temporary Use Permit No. 7912-0354-00 issued by Council on September 8, 2014 to the previous owner, was for only oversized trucks (no trailers) and is non-transferable.

Adjacent Area:

Direction	Existing Use	NCP/LAP Designation	Existing Zone
North (Across Tynehead Drive and Highway No. 1):	Vacant acreage lots	Medium Density Cluster 10-12 UPA Gross and Urban Residential 8-10 UPA in Abbey Ridge Local Area Plan – Stage 1.	RA

Direction	Existing Use	NCP/LAP Designation	Existing Zone
East (Across 182 Street):	Vacant acreage lot	Light Industrial in Anniedale-Tynehead NCP	RA
South:	Transit-owned vacant acreage lot	Light Industrial in Anniedale-Tynehead NCP	RA
West:	Vacant acreage lot	Future Park in Anniedale-Tynehead NCP	RA

DEVELOPMENT CONSIDERATIONS

- The subject lot, at 18150 Tynehead Drive, encompasses an area of 0.53 hectare (1.3 acres). It is designated Mixed Employment under the Official Community Plan (OCP) and is currently zoned One-Acre Residential Zone (RA).
- The subject lot is located within the Anniedale-Tynehead Neighbourhood Concept Plan (NCP) area, which was adopted by Council in April 23, 2012. The NCP identifies the properties north of the Golden Ears Way to Highway No. 1 and east of 176 Street as a future Light Industrial area.
- Due to the high cost of extending services to the area, it is not economically viable to develop the subject site to the ultimate light industrial land use and densities envisioned under the Anniedale-Tynehead NCP at this time.
- The subject lot has an existing single family dwelling on the east portion of the property.
- An existing Temporary Use Permit (TUP) No. 7912-0354-00 (see Appendix V for layout) was approved by Council on September 8, 2014 for a period of time not to exceed three years. The TUP allows for the parking of 23 oversized trucks (no trailers) and expires on September 8, 2017.

Current Proposal:

- In approximately July 2015, the applicant purchased the property with the intention of parking approximately 13 oversized trucks with trailers. Due to TUP No. 7912-0354-00 not being transferable and the inclusion of trailers, which were not permitted under TUP No. 7912-0354-00, the applicant has had to apply for a new Temporary Use Permit (TUP) and to redesign the site by reducing the number of parking spaces from 23 to 13 and increasing the width of the drive aisle and driveway access to facilitate truck and trailer turning.
- The existing single family dwelling and its septic field located on the eastern portion of the lot are intended to be retained. The house is currently vacant.
- The proposed temporary truck parking use will allow the new owner to generate some revenue from the property and will create truck parking spaces, which are in high demand in the City.

- No truck repairs or truck washing are proposed. Truck repairs and washing will be prohibited in the TUP.
- In accordance with Corporate Report No. R069:2009, approved by Council on May 25, 2009, the applicant will be required to complete all pre-servicing requirements (Schedule B of Appendix III) prior to Council considering approving the TUP. If the applicant fails to complete all requirements within six months of Council's approval to proceed, staff will bring forward the application for consideration of filing and By-law Enforcement will be apprised accordingly.

TUP's Within the Anniedale-Tynehead NCP:

- The Anniedale-Tynehead NCP, which was adopted by Council on April 23, 2012, identifies the properties north of the Golden Ears Way to Highway No. 1 and east of 176 Street as a future Light Industrial area.
- However, due to the high cost of extending services to the area, it is not economically viable to develop the subject site to the ultimate light industrial land use and densities envisioned under the Anniedale-Tynehead NCP at this time.
- As a result, four TUP applications (Appendix IV) have been issued in the area to allow for interim uses until the area can be serviced and redeveloped to the ultimate land use. It is anticipated that more TUP applications will be submitted in the future.
- As part of the evaluation of TUP applications in this area, staff have reviewed access routes and the suitability for heavy vehicles. If roads are not capable of handling the truck traffic, applicants will be required to upgrade roads or provide alternate access. As 180 Street and 96 Avenue are in good condition, and able to handle heavy vehicles, the current application does not require any road improvements.
- Impact on the existing residents is also an important consideration in evaluating TUP applications in this area. Due to its close proximity to Golden Ears Way, the proposed temporary truck parking facility will have minimal impact on the existing residents in the area and is, therefore, supported.

PRE-NOTIFICATION

In accordance with Council policy, a Development Proposal Sign has been erected on the property and pre-notification letters were sent to area residents. To date, staff have not received any comments with respect to the proposal.

DESIGN PROPOSAL AND REVIEW

- The proposed layout accommodates parking for 13 trucks with trailers.
- Access to the proposed truck parking portion of the site is from Tynehead Drive which will be widened to facilitate the increased turning radius required by including trailers in the TUP.

- The property has existing vegetation along the Tynehead Drive road frontage which consists of a mixture of deciduous and coniferous trees
- Existing yellow-coded watercourses surround the property on all three sides. As part of the existing TUP No. 7912-0354-00, the applicant received relaxations from 30 metres (100 ft.) to 10 metres (33 ft.) for the riparian setback protection area of the north and west yellow coded watercourses and to 2 metres (7 ft.) for the south watercourse (see Schedule C of Appendix III). The applicant was required to install riparian planting to compensate for the relaxations.
- The applicant installed a fence along the reduced riparian setback line to ensure that the riparian area adjacent to the yellow-coded ditches are not encroached upon by the trucks.
- As a condition of the proposed TUP, the applicant will be required to restore any landscaping and fencing that has fallen into disrepair. The previous restoration work was primarily plantings along the west and northeast watercourses and included a mix of trees, shrubs and dead debris (see Schedule C of Appendix III).

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners and Action Summary
Appendix II.	Site Plan and Landscape Plan
Appendix III.	Temporary Use Permit No. 7915-0307-00
Appendix IV.	Existing Temporary Use Permits in Anniedale-Tynehead
Appendix V.	Site Plan from Temporary Industrial Use Permit No. 7912-0354-00

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

JKS/ar

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KD 6/23/16 7:53 AM

Information for City Clerk

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

1. (a) Agent: Name: Tony Sahota
 Safeco Truck Lines Ltd.
 Address: 18509 - 96 Avenue, Unit B
 Surrey, BC V4N 3P7

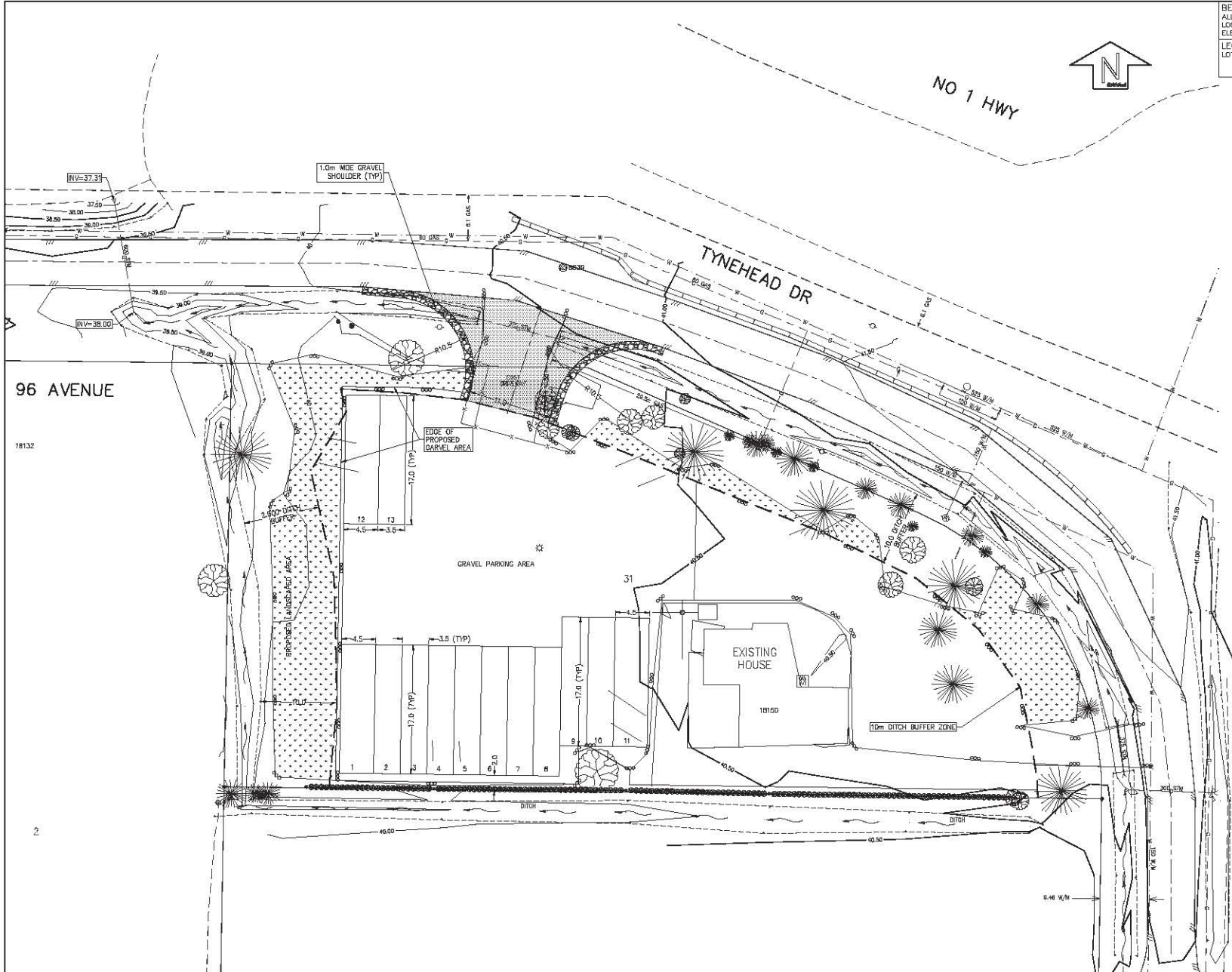
 Tel: 604-888-6088

2. Properties involved in the Application
 - (a) Civic Address: 18150 - Tynehead Drive

 - (b) Civic Address: 18150 - Tynehead Drive
 Owner: Safeco Transport Ltd.
 PID: 001-093-517
 Lot 31 Section 32 Township 8 New Westminster District Plan 49653

3. Summary of Actions for City Clerk's Office
 - (a) Proceed with Public Notification for Temporary Use Permit No. 7915-0307-00 and bring the Temporary Use Permit forward for an indication of support by Council. If supported, the Temporary Use permit will be brought forward for issuance and execution by the Mayor and City Clerk once all outstanding conditions are satisfied.

BENCHMARK & CONTROL
 ALL ELEV. ARE GEODETIC AND REFER TO MON. NO. 8639
 LOCATED 43.46m EAST OF N/W CORNER AND 13.14m NORTH OF NORTH P/L
 ELEV. 40.3790
 LEGAL DESCRIPTION OF PROPERTY
 LOT 31, SEC 32, TWP 3, NMD, PLAN 48653



182 STREET

NOTE:
 PRIOR TO ANY CONSTRUCTION THE CONTRACTOR IS TO
 VERIFY INVERTS & LOCATIONS OF EXISTING SERVICES
 AND NOTIFY THE ENGINEER OF ANY CONFLICTS

PRELIMINARY SUBMISSION

No	Date	Revision	Dr	Ch

CitiWest Consulting Ltd.
 No.101-9030 KING GEORGE BLVD., SURREY, BC, V3V 7Y3
 TELEPHONE 604-591-2213 FAX 604-591-5518
 E-MAIL: office@citiwest.com



SAFECO TRUCKLINE LTD.
 UNIT B, 18509 - 98 AVENUE, SURREY, BC PG 604-888-8088 FAX 604-888-8065
KEY PLAN
 SITE AT 18150 - TYNEHEAD DRIVE, SURREY, BC

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Designed: DC	Job No. 16-3300	Of
P.W. P.U.	Date DEC/2015	Revision
Approved:		

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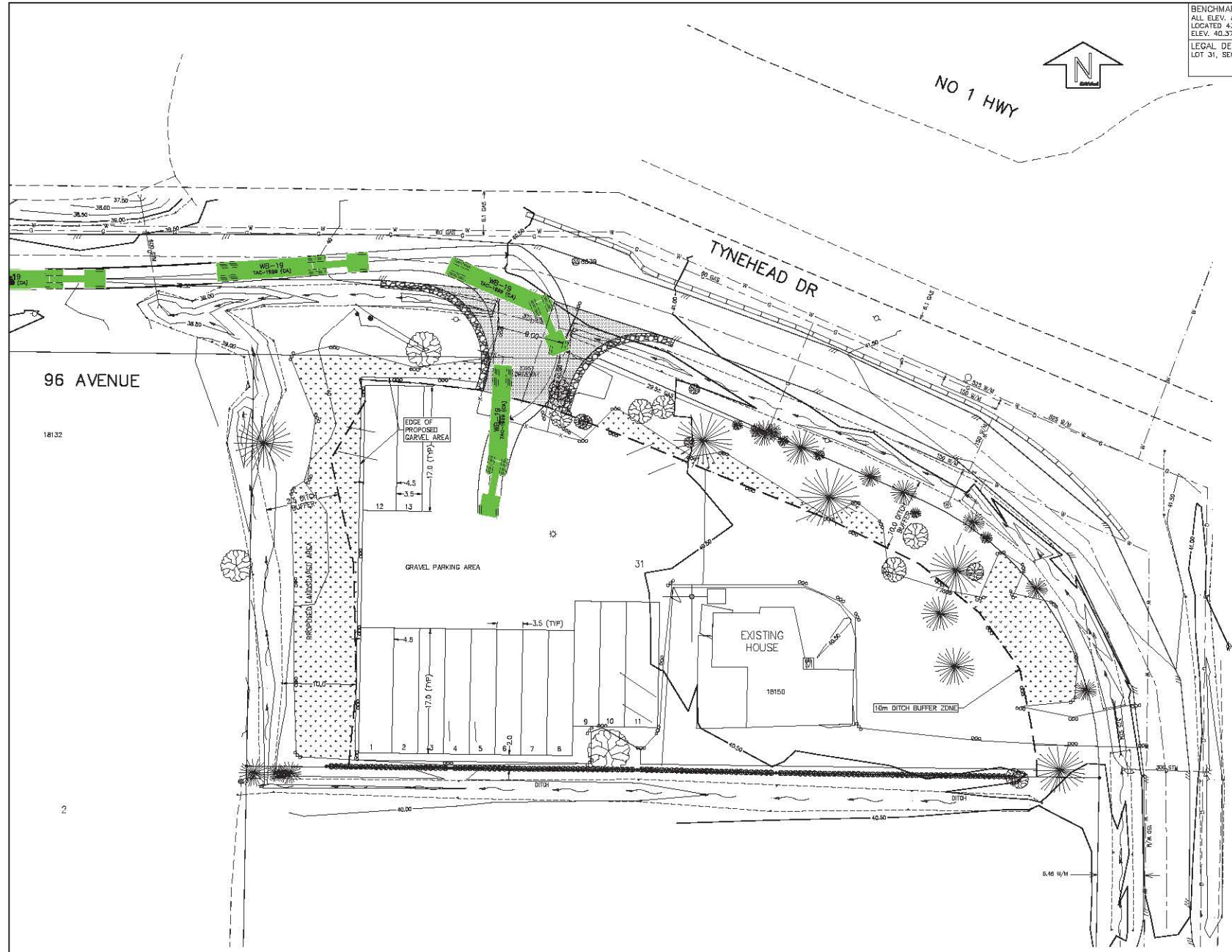
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BENCHMARK & CONTROL
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NO 1 HWY



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TRUCK TEMP
 SITE AT 18150 - TYNEHEAD DRIVE, SURREY, BC

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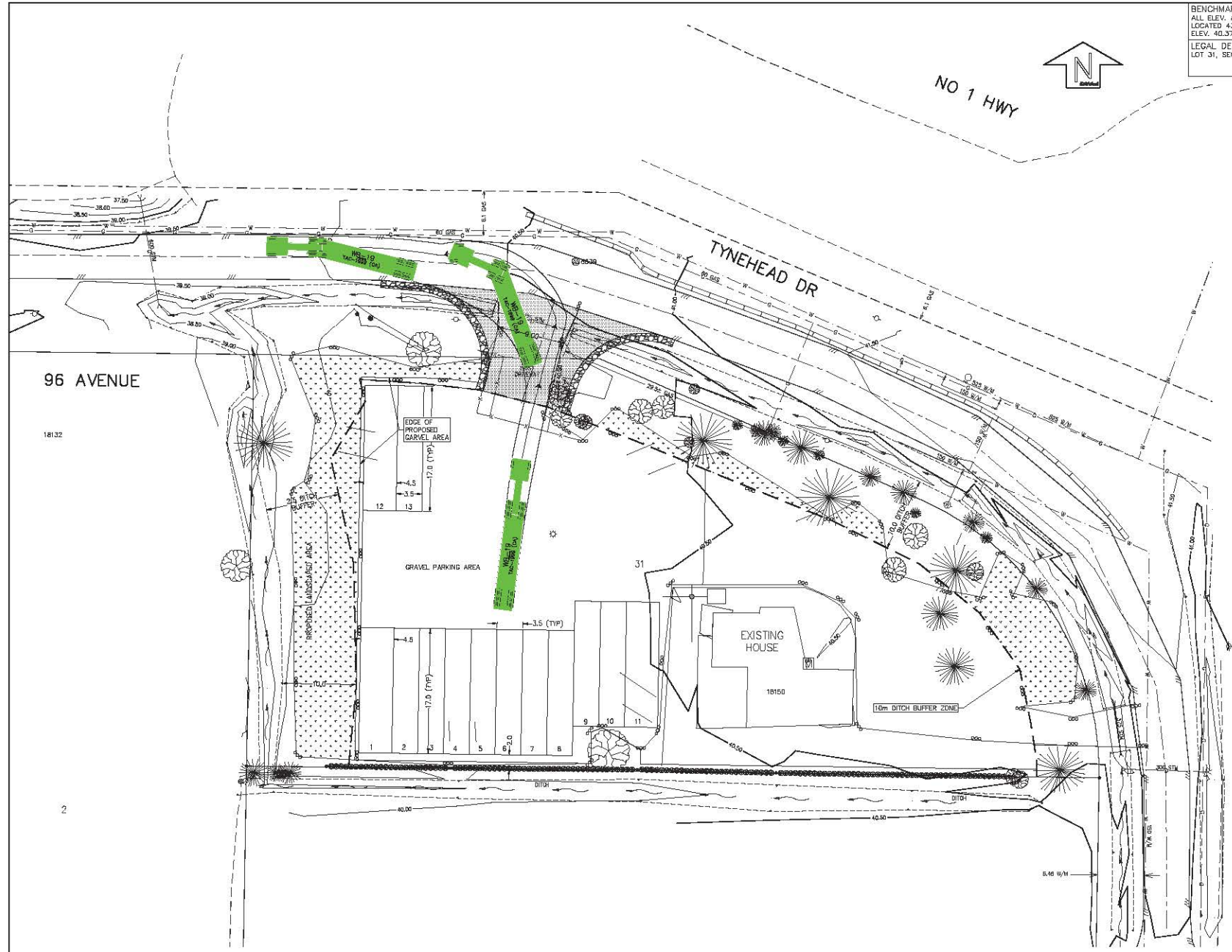
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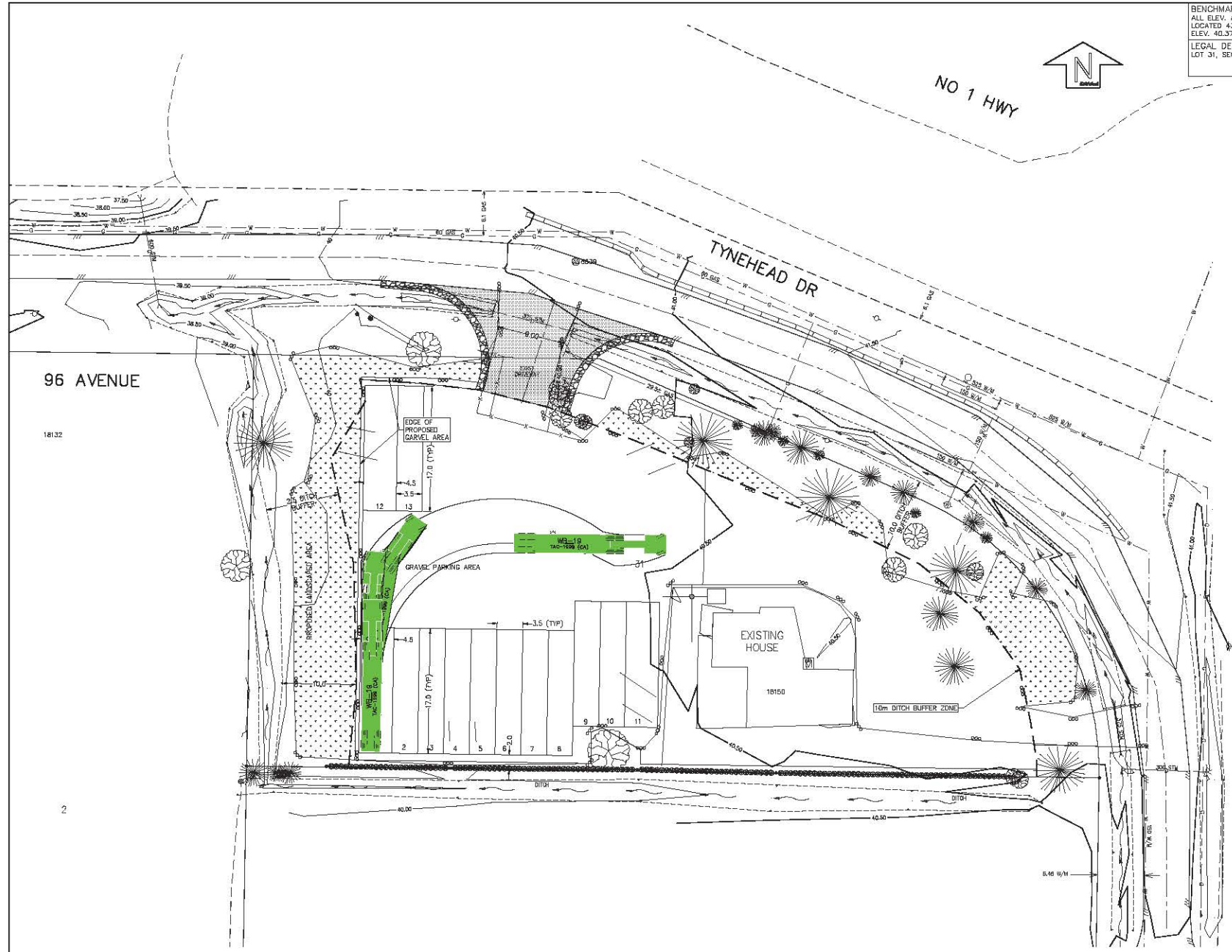
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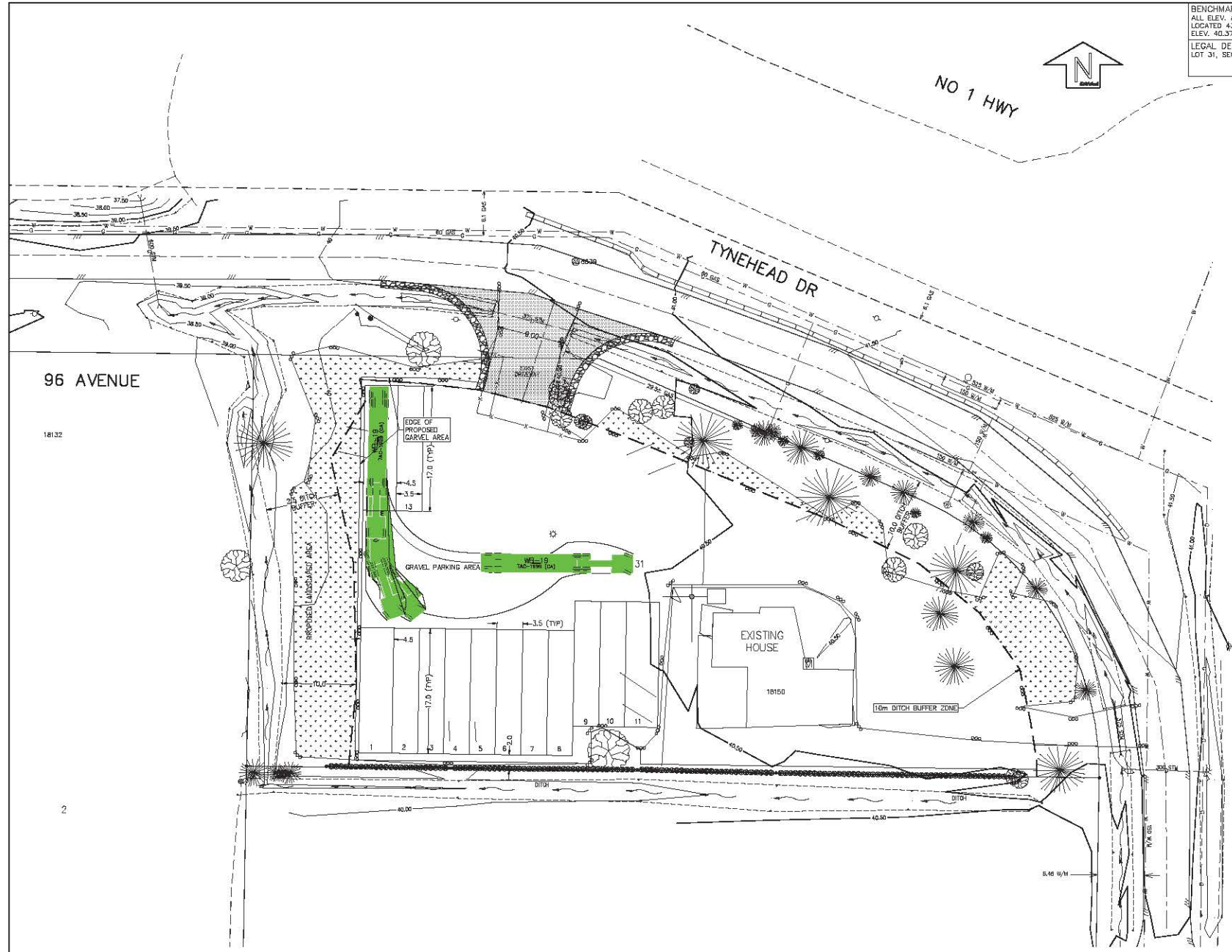
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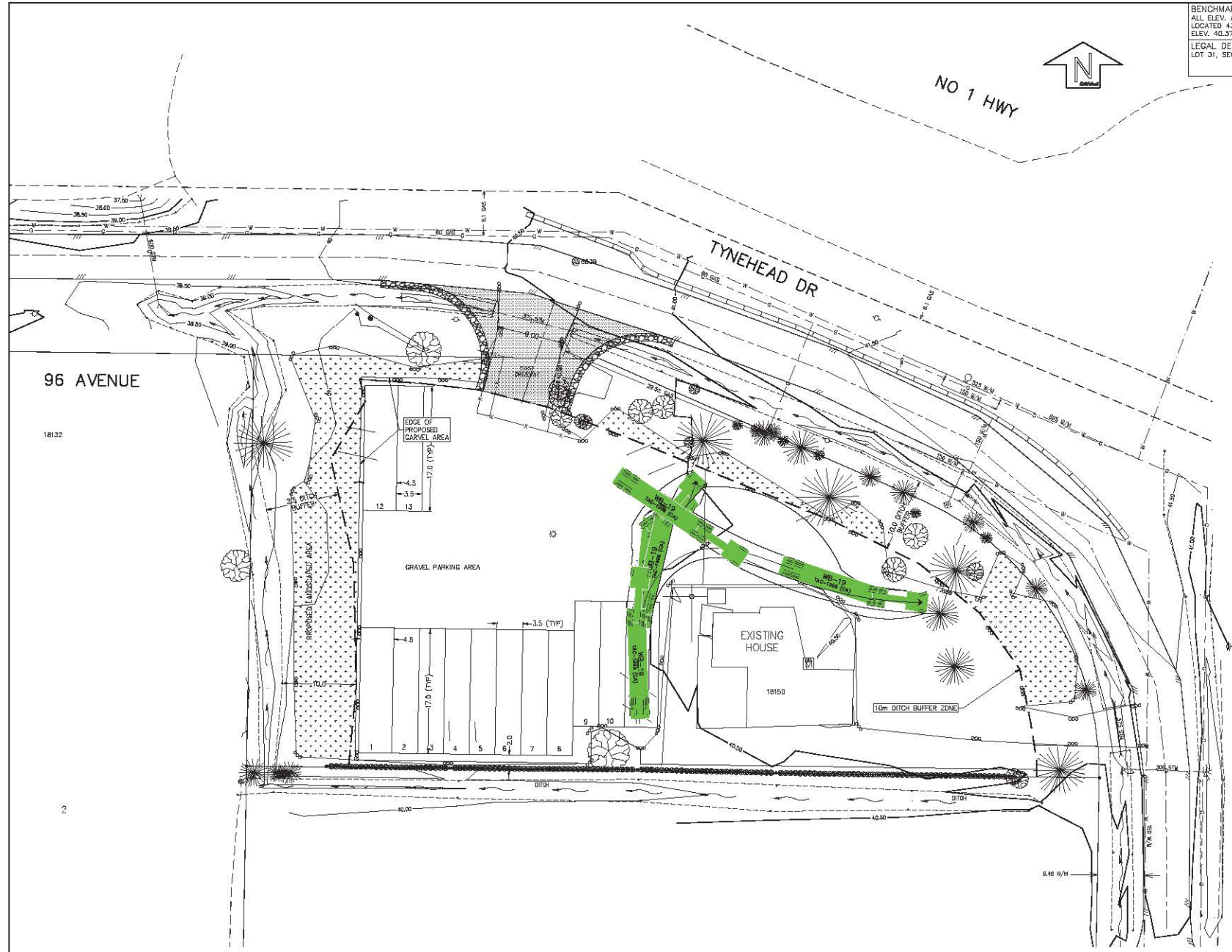
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CITY OF SURREY

(the "City")

TEMPORARY USE PERMIT

NO.: 7915-0307-00

Issued To: Safeco Transport Ltd., Inc. No. BC0748336
("the Owner")

Address of Owner: Unit B – 18509 – 96 Avenue
SURREY BC V3N 3P7

1. This temporary use permit is issued subject to compliance by the Owner with all statutes, by-laws, orders, regulations or agreements, except as specifically varied by this temporary use permit.
2. This temporary use permit applies to that real property including land with or without improvements located within the City of Surrey, with the legal description and civic address as follows:

Parcel Identifier: 001-093-517
Lot 31 Section 32 Township 8 New Westminster District Plan 49653
18150 Tynehead Drive

(the "Land")

3. The authority to issue Temporary Use Permits is granted to municipalities under Sections 492 and 493 of the *Local Government Act* R.S.B.C. 2015, c.1. Pursuant to Implementation, II(c) Implementation Instruments, Temporary Use Permits of Surrey Official Community Plan, 2013, No. 18020, as amended, the entire City of Surrey is designated a Temporary Use Permit area.
4. The temporary use permitted on the Land shall be for a truck parking facility for vehicles exceeding 5,000 kilograms G.V.W., with the access, number of parking spaces, and the location of the structures, substantially in compliance with Schedule A (the "Site Plan") which is attached hereto and forms part of this permit.
5. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) Section A.5 of Part 5 Off-Street Parking and Loading/Unloading, the requirement to pave the parking area with asphalt, concrete or other similar pavement, is modified to allow the use of other surfacing materials suitable for truck traffic as approved by the General Manager, Engineering.

6. The Owner covenants and agrees that the pre-servicing requirements attached as Schedule B (the "Pre-Servicing Requirements) which is attached herto and forms part of this permit, have been completed and will be maintained for the duration of the Temporary Use Permit.

7. The temporary use shall be carried out according to the following conditions:
 - (a) temporary washroom facilities are to be provided and maintained on the Land to the satisfaction of the General Manager, Planning and Development but in any case there shall be a minimum of one washroom facility on the Land;

 - (b) the parking spaces are to be visually delineated at all times to the satisfaction of the General Manager, Planning and Development so as to assist in ensuring the orderly parking of vehicles and lumber storage on the site at all times; and

 - (c) the following activities are prohibited on the Land, :
 - i. vehicle washing;
 - ii. vehicle maintenance except if it is on an asphalt or concrete pad and excludes all oil, coolant or chemical use as per the Environmental Management Act, S.B.C. 2002 Chapter 43;
 - iii. truck fuel storage or refuelling;
 - iv. storage of waste petroleum fluids; and
 - v. parking or storage of vehicles containing Dangerous Goods as defined by the *Transport of Dangerous Goods Act* R.S.B.C. 1996,Chapter 458.

8. The Owner covenants and agrees as a condition of the issuance of this Temporary Use Permit to:
 - (a) demolish or remove all buildings and/or structures that are permitted to be constructed pursuant to this Temporary Use Permit; and

 - (b) restore the Land to the condition is was prior to the parking of vehicles;

all of which shall be done not later than the termination date set out on this Temporary Use Permit.

9. The Owner agrees that should the Owner not comply with the Temporary Use Permit, the City or its agents may enter upon the Land and perform such work as is necessary to eliminate the temporary use and bring the use and occupancy of the Land in compliance with Surrey Zoning By-law, 1993, No. 12000, as amended. These costs and expenses are recoverable by the City as a debt and may be collected in the same manner and with the same remedies as ordinary taxes on land and improvements under Section 258.1(c) of the *Community Charter*, S.B.C. 2003, c. 26, as amended and if it is due and payable by December 31 and unpaid on that date, the debt is deemed to be taxes in arrears.

10. This Temporary Use Permit is not transferable.
11. This Temporary Use Permit shall lapse on or before three years from date of issuance.

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

Mayor – Linda Hepner

City Clerk – Jane Sullivan

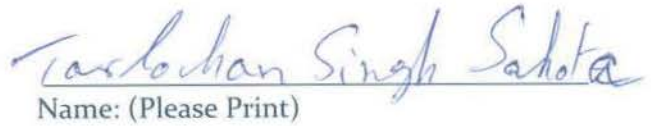
IN CONSIDERATION OF COUNCIL'S APPROVAL OF THIS TEMPORARY USE PERMIT AND OTHER GOOD AND VALUABLE CONSIDERATION, I/WE THE UNDERSIGNED AGREED TO THE TERMS AND CONDITIONS OF THIS TEMPORARY USE PERMIT AND ACKNOWLEDGE THAT WE HAVE READ AND UNDERSTOOD IT.

Authorized Agent: Signature

Name (Please Print)



Owner: Signature



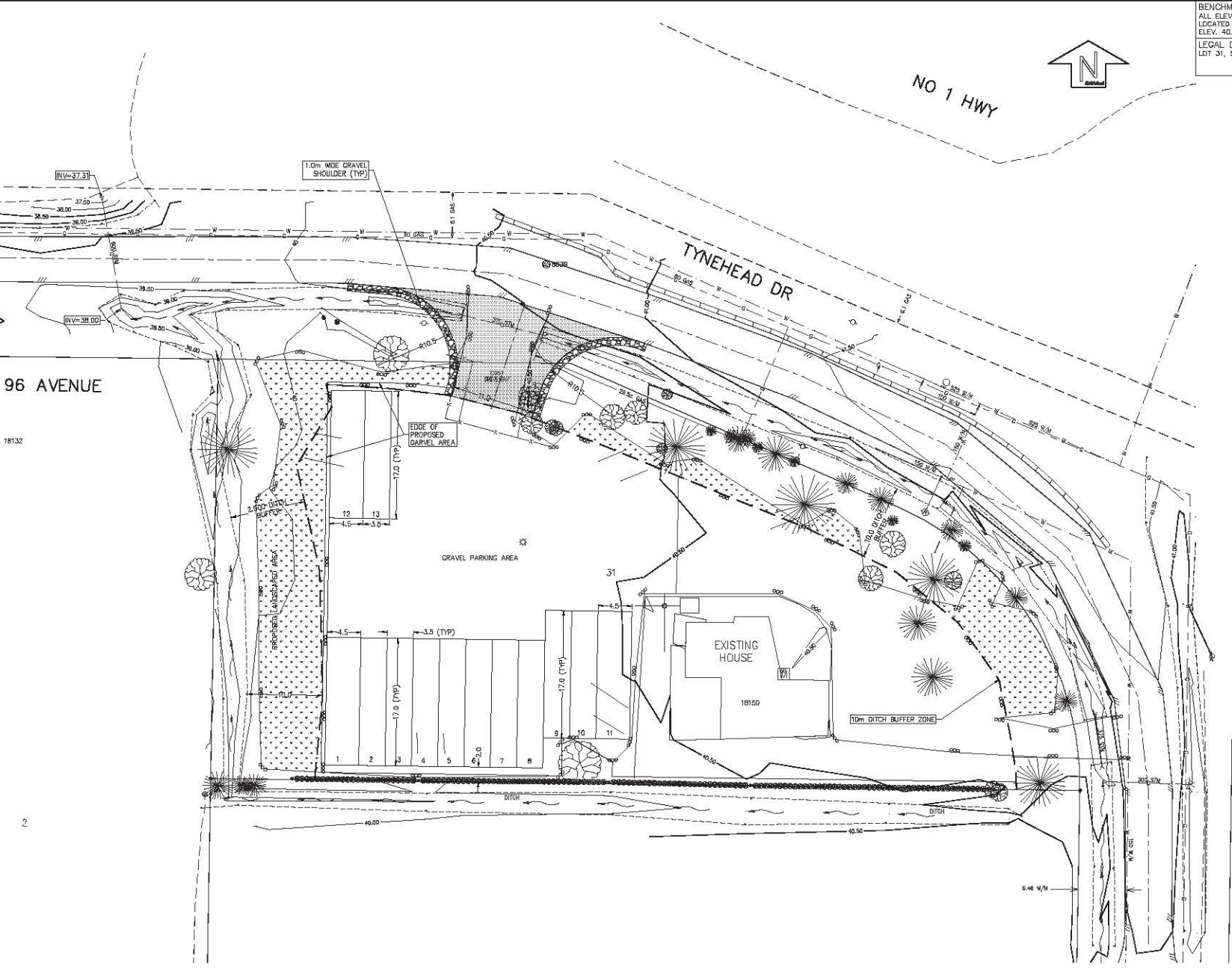
Name: (Please Print)

OR

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NO 1 HWY



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PRELIMINARY SUBMIT

No.	Date	Revision	Dr	Ch

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 TELEPHONE 604-591-2213 FAX 604-591-5518
 E-MAIL: office@citiwest.com



SAFECO TRUCKLINE LTD.
 UNIT B, 18509 - 98 AVENUE, SURREY, BC PG 604-888-8088 FAX 604-888-8065
KEY PLAN
 SITE AT 18150 - TYNEHEAD DRIVE, SURREY, BC

Scale: 1:250	Mun. Proj. No. 7915-0307-00	Dwg. No.
Drawn: LC	Mun. Dwg. No.	
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Pre-Servicing Requirements

Landscaping Requirements

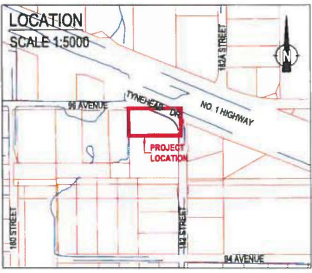
- Remediation of landscaping and fencing to the specifications of Schedule C.

Planning Requirements

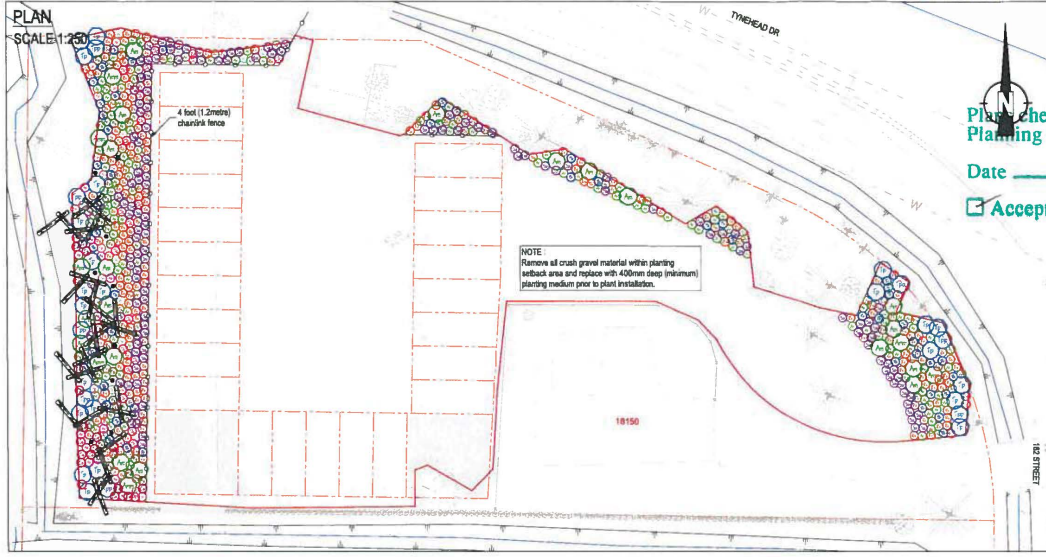
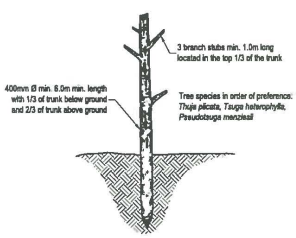
- The parking spaces in the truck parking lot are to be visually delineated at all times to the satisfaction of the General Manager, Planning and Development, so as to assist in ensuring the orderly parking of vehicles on the site at all times; and
- Adequate washroom facilities are to be provided on the site to the satisfaction of the General Manager, Planning and Development, but in any case there shall be a minimum of one such facility on the site.

Engineering Requirements

- Driveway must be widened (as per Schedule A) to accommodate increased length and turning radius of trucks and trailers.
- Qualified Environment Professional (QEP) review and associated approvals required to widen the driveway over the yellow-coded watercourse.
- Submission of a geotechnical report that confirms a minimum 8-metre (26 ft.) wide structurally sound pavement exists from Golden Ears way to the site.
- Provide a 24-metre (78 ft.) paved queuing storage.



TYPICAL SNAG PLACEMENT DETAIL
N.T.S.



Plan checked by RB
Planning & Development, City of Surrey

Date 2013/11/14

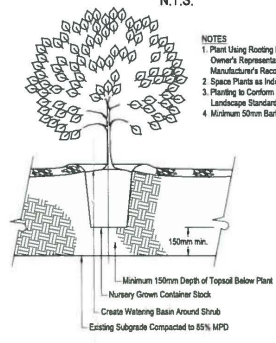
Acceptable Not Acceptable

* APPROVAL IS FOR THE NON-RIPARIAN AREA ONLY. ENGINEERING APPROVAL IS REQUIRED FOR THE RIPARIAN AREA.

PLANT SPECIES LIST AND SPECIFICATIONS

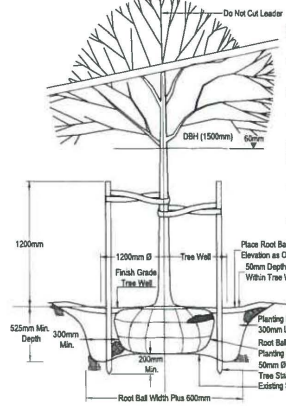
SYMBOL	COMMON NAME	LATIN NAME	NUMBER	COMMENTS
	broadleaf maple	<i>Acer macrophyllum</i>	9	5cm caliper, densely branched, well established
	broadleaf maple	<i>Acer macrophyllum</i>	18	1.5m container grown (min. no. 5 pot), densely branched, well established
	western redcedar	<i>Thuja plicata</i>	8	1.5m BAB, densely branched, well established
	western redcedar	<i>Thuja plicata</i>	23	1.0m container grown (min. no. 5 pot), densely branched, well established
	vine maple	<i>Acer circinnatum</i>	10	1.0m container grown (min. no. 5 pot), densely branched, well established
	grand-fir	<i>Abies grandis</i>	17	no. 2 pot, densely branched, densely branched, well established
	red alder	<i>Alnus rubra</i>	128	no. 2 pot, densely branched, well established
	Sitka spruce	<i>Picea sitchensis</i>	22	no. 2 pot, densely branched, well established
	western hemlock	<i>Tsuga heterophylla</i>	52	no. 2 pot, densely branched, well established
	indian plum	<i>Osmorhiza cinnamomea</i>	20	no. 2 pot, densely branched, well established
	red elderberry	<i>Sambucus racemosa</i>	27	no. 2 pot, densely branched, well established
	red-osier dogwood	<i>Cornus stolonifera</i>	19	no. 2 pot, densely branched, well established
	salmonberry	<i>Rubus spectabilis</i>	202	no. 2 pot, multi-stemmed; densely branched, well established
	snowberry	<i>Symphoricarpos albus</i>	123	no. 2 pot, densely branched, well established
	snag	Min. 15% composition of the following: <i>Tsuga heterophylla</i> <i>Pseudotsuga menziesii</i> <i>Alnus rubra</i> <i>Acer macrophyllum</i>	28	400mm Ø min., 8.6m min. length; 1/3 below ground, 2/3 above ground; 3.0m - 5.0m in length, 300mm Ø min.
	woody debris			

CITY OF SURREY SHRUB PLANTING DETAIL
N.T.S.



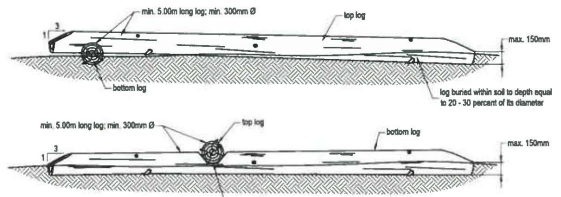
- NOTES**
- Plant Using Rooting Powder Approved by Owner's Representative According to Manufacturer's Recommendations
 - Space Plants as Indicated in Planting Plan
 - Planting to Conform to BCSLA/BCNTA Landscape Standard - Current Edition.
 - Minimum 50mm Bark Mulch Setted Depth.

CITY OF SURREY TREE PLANTING DETAIL
N.T.S.



- NOTES**
- Refer to Specifications for Composition of Tree Pit Planting Medium.
 - Tree to be Selected From Appendix A List of Recommended Plant Material City of Surrey Parks Division Standard Construction Documents.
 - Protect Tree From Damage During Transportation and Planting.
 - Locate and Flag all Buried Utilities in Tree Planting Site Prior to Digging Tree Pit - Ensure That Utilities are During Construction.
 - Do Not Expose Tree Roots to Direct sun or Frost.
 - Securely Tree Pit Prior to Planting Tree.
 - If Tree is to be Staked in Place do not Damage or Penetrate Root Ball While Placing Tree Stakes.
 - Use 50mm Wide Fabric Bolt in Figure 8 Pattern Attached to Tree Stakes with Single Hole for Tree Support.
 - Prune Only in Accordance with Standard Construction Documents.

TYPICAL LOG ON LOG DETAIL
N.T.S.



GENERAL LANDSCAPE SPECIFICATIONS

- Plant material and the planting of such material are to be in accordance with the British Columbia Landscape Standard (seventh edition) jointly published by the British Columbia Society of Landscape Architects and the British Columbia Landscape Nursery Association.
- All works are to be conducted in accordance with the sediment control provisions of the "Land Development Guidelines for the Protection of Aquatic Habitat" jointly published by BC Ministry of Environment and Fisheries and Oceans Canada.
- All plant material is to be inspected and approved by Envirowest prior to installation.
- Growing medium is to be free of any sublethal roots, noxious grass, weeds, toxic materials, stone over 30 mm diameter, foreign objects, and possess an acidity range (pH) of 5.5 to 7.5. Growing medium is to be inspected by Envirowest prior to placement.
- All slabs (Rubus discolor and R. laciniatus) to be cleaned and grubbed from project site.
- All debris and/or excess material from landscape operations are to be collected and disposed offsite in accordance with all regulatory requirements.
- Disturbed areas to be seeded with red fescue (*Festuca rubra*) augmented with fescue (*Elymus angustifolius*) and galeweed (*Collinsia canadensis*) seed; percentage composition and application rate of fine seed mix to be determined by Envirowest.

REFERENCE DRAWING

- Job No. 12-2981, Drawing No. A, "Site Plan", November 2012, Citivest Consulting Ltd.
- 2011 Legal Base From City of Surrey.

0816897 BC LTD.
Surrey, BC

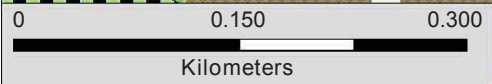
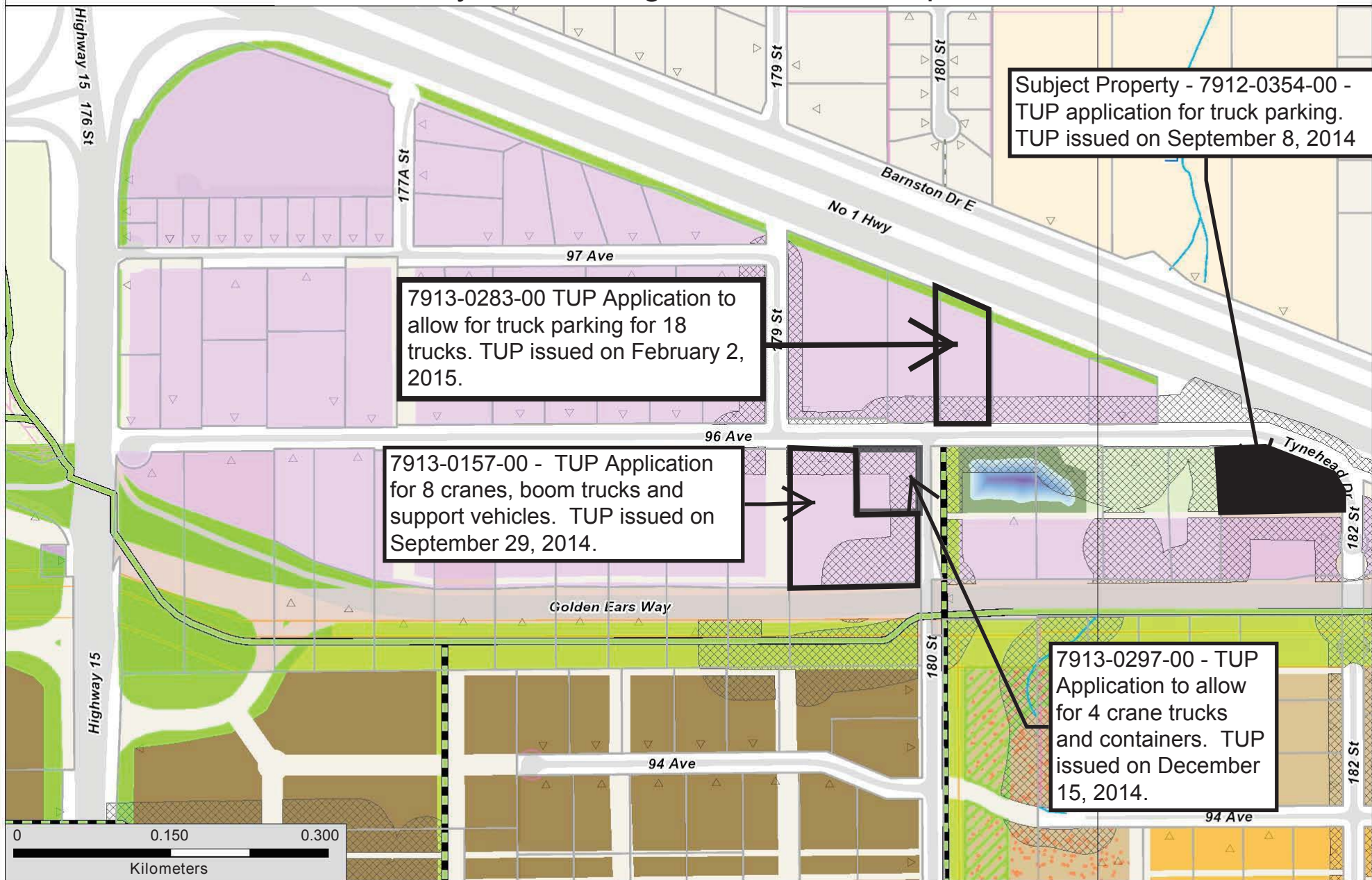


envirowest consultants inc.
Suite 101 - 1515 Broadway Street
Port Coquitlam, British Columbia

LANDSCAPE PLAN



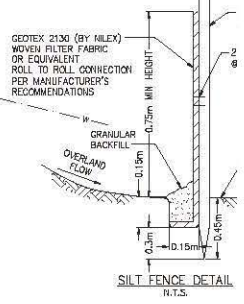
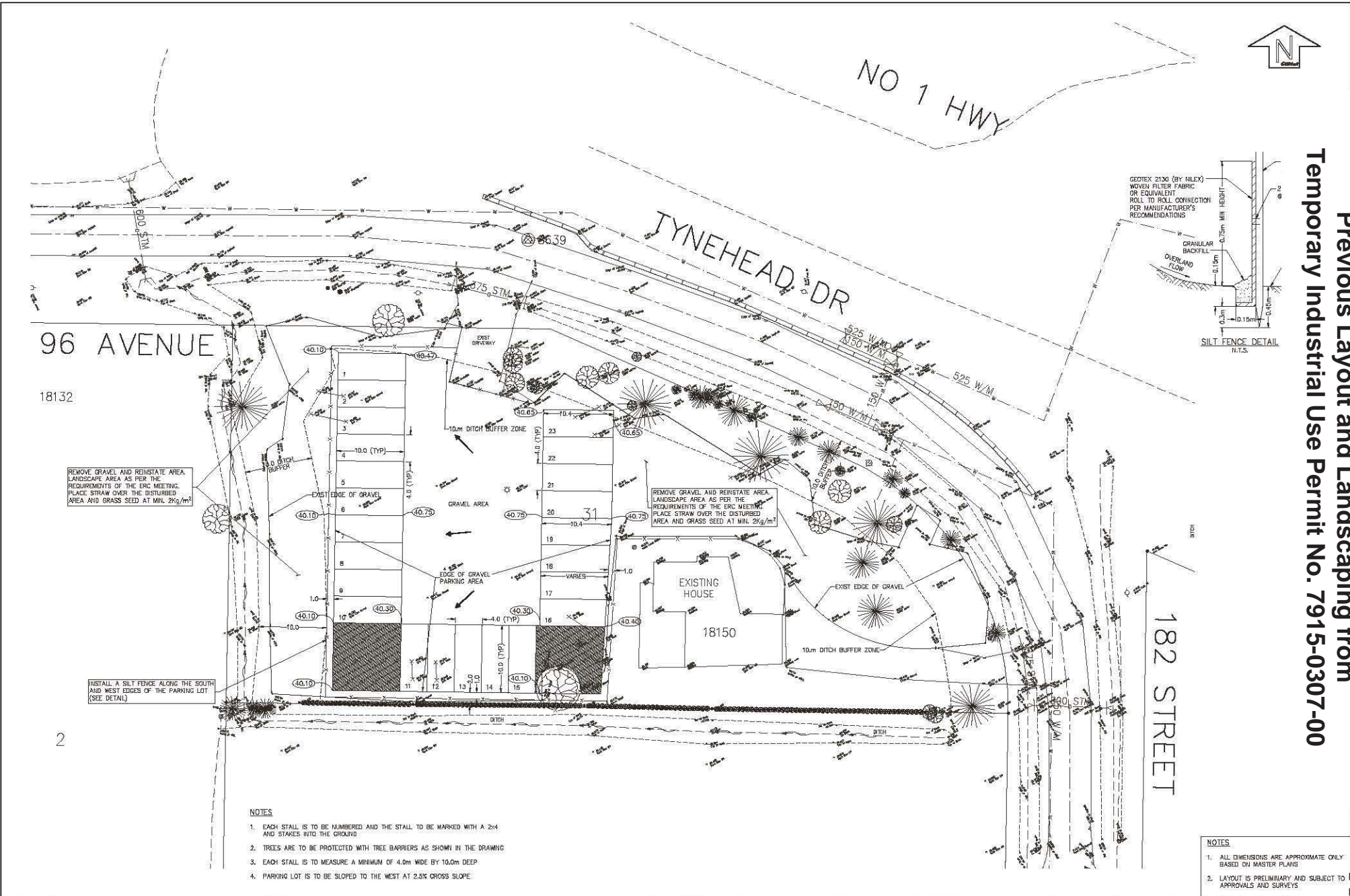
Current Temporary Industrial Use Permits Applications within the Anniedale Tynehead Neighbourhood Concept Plan



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Enter Map Description

Scale: 1: 5,000
Map created on: September-23-13



REMOVE GRAVEL AND REINSTATE AREA. LANDSCAPE AREA AS PER THE REQUIREMENTS OF THE ERC MEETING. PLACE STRAW OVER THE DISTURBED AREA AND GRASS SEED AT MIN. 2kg/m²

REMOVE GRAVEL AND REINSTATE AREA. LANDSCAPE AREA AS PER THE REQUIREMENTS OF THE ERC MEETING. PLACE STRAW OVER THE DISTURBED AREA AND GRASS SEED AT MIN. 2kg/m²

INSTALL A SILT FENCE ALONG THE SOUTH AND WEST EDGES OF THE PARKING LOT. (SEE DETAIL)

- NOTES**
1. EACH STALL IS TO BE NUMBERED AND THE STALL TO BE MARKED WITH A 2x4 AND STAKES INTO THE GROUND
 2. TREES ARE TO BE PROTECTED WITH TREE BARRIERS AS SHOWN IN THE DRAWING
 3. EACH STALL IS TO MEASURE A MINIMUM OF 4.0m WIDE BY 10.0m DEEP
 4. PARKING LOT IS TO BE SLOPED TO THE WEST AT 2.5% CROSS SLOPE

- NOTES**
1. ALL DIMENSIONS ARE APPROXIMATE ONLY. BASED ON MASTER PLANS
 2. LAYOUT IS PRELIMINARY AND SUBJECT TO APPROVALS AND SURVEYS

No	Date	Revision	Dr	Ch

CitiWest Consulting Ltd.
 No.101-9030 KING GEORGE BLVD., SURREY, BC, V3V 7Y3
 TELEPHONE 604-591-2213 FAX 604-591-5518
 E-MAIL: office@citiwest.com



0816897 B.C. LTD. (HARVEY MANN)
 13975 - 82 AVENUE, SURREY, B.C., V3V 1J3, PH: 804-825-4513
SITE PLAN
 LOCATED AT 18150 - 96 AVENUE, SURREY, B.C.

Scale: 1:500	Mun. Proj. No.	Dwg. No.
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Designed: SS	Job No. 12-2981	Of
P.W. P.U.	Date NOV /12	Revision
Approved:	destroy all prints bearing previous number	

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