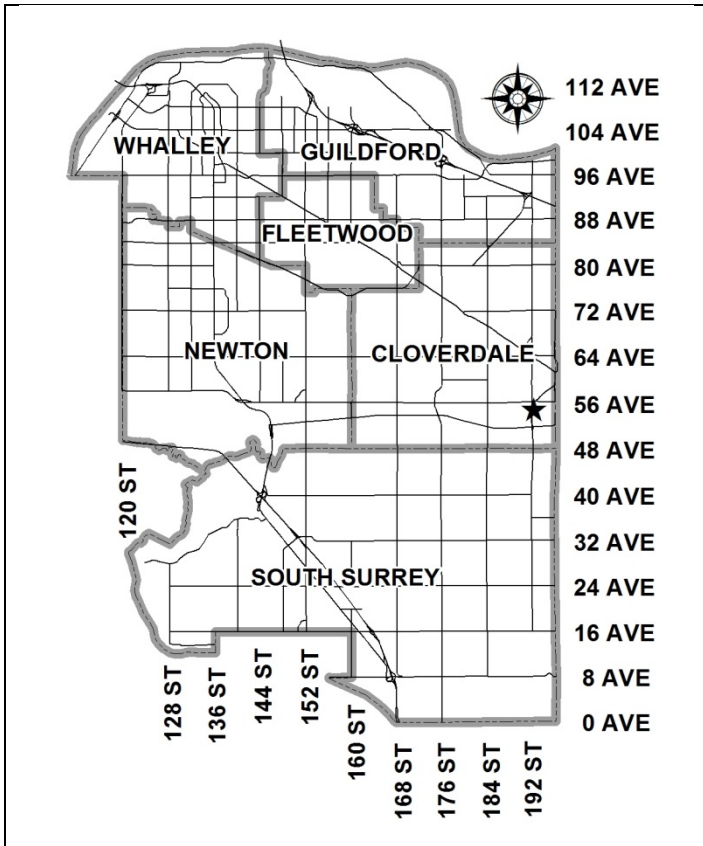


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7915-0324-00

Planning Report Date: March 7, 2016



**PROPOSAL:**

- **Development Permit**

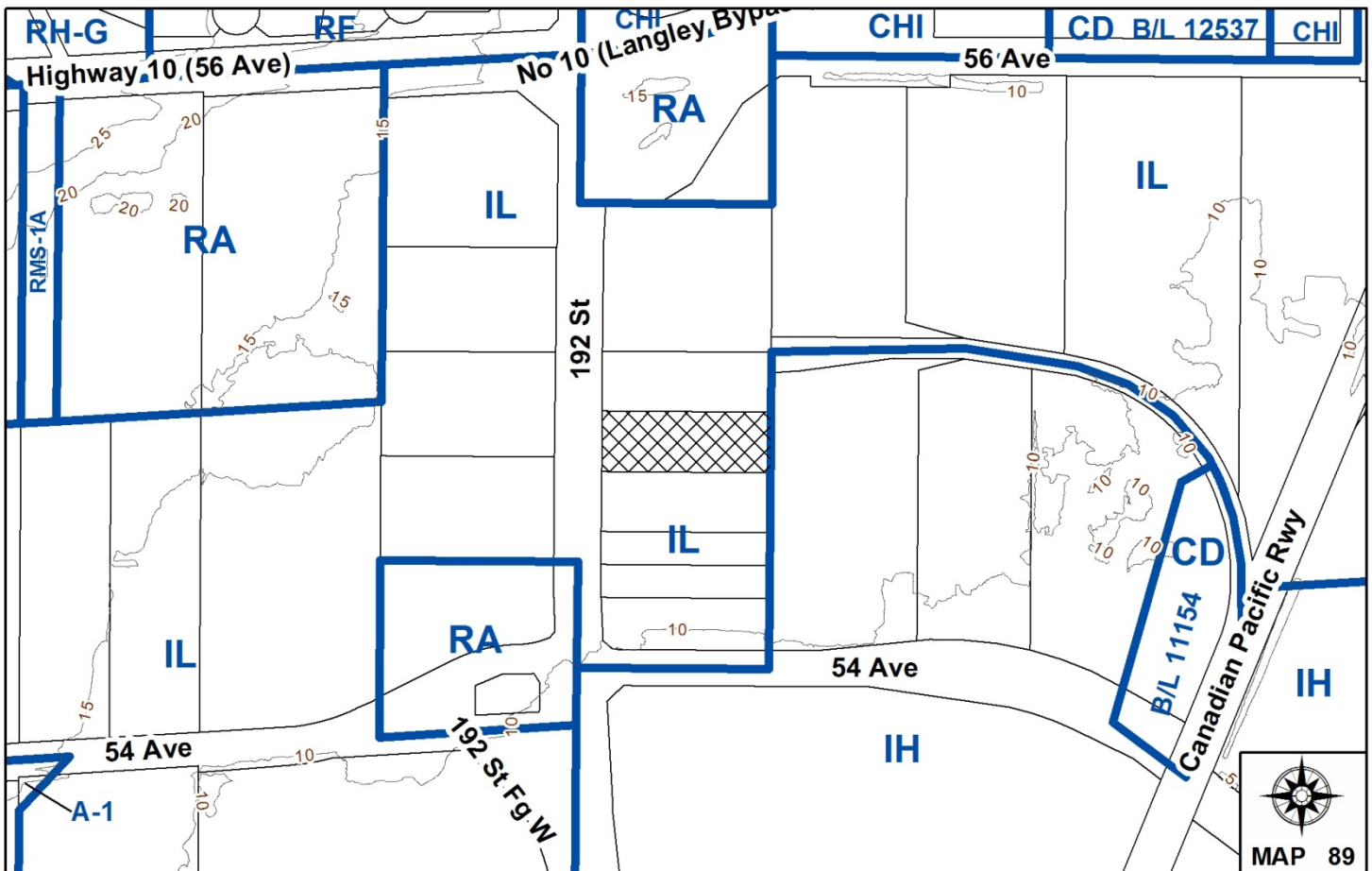
to permit the construction of a second industrial building on the subject site.

**LOCATION:** 5488 - 192 Street

**OWNER:** o821369 BC Ltd.

**ZONING:** IL

**OCP DESIGNATION:** Industrial



RECOMMENDATION SUMMARY

- Approval to draft Development Permit.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- Complies with the Industrial Designation in the Official Community Plan.
- The proposed development is consistent with, and completes the pattern of development along this block of 192 Street in the South Cloverdale Industrial area.
- The proposed pre-fabricated building is set back from the street and painted to match the corporate colours of the business.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council authorize staff to draft Development Permit No. 7915-0324-00 generally in accordance with the attached drawings (Appendix II).
2. Council instruct staff to resolve the following issues prior to approval:
  - (a) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
  - (b) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
  - (c) submission of sufficient bonding to ensure that the existing unauthorized structure located at the south portion of the site is removed upon completion for the proposed building, to the satisfaction of the Planning and Development Department.

REFERRALS

Engineering: The Engineering Department has no objection to the project (Appendix IV).

Surrey Fire Department: No concerns.

SITE CHARACTERISTICS

Existing Land Use: Industrial warehouse building on the northwest portion.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Industrial warehouse building	Industrial	IL
East:	Ready-mix concrete business	Industrial	IH
South:	Industrial warehouse building	Industrial	IL
West (Across 192 Street):	Multi-tenant industrial buildings	Industrial	IL

### DEVELOPMENT CONSIDERATIONS

- The subject site is located on 192 Street, south of Highway No. 10 in Cloverdale. The property is designated Industrial in the Official Community Plan (OCP), zoned "Light Impact Industrial Zone (IL)" and is 3,559 square metres (0.9 acre) in size.
- A 571-square metre (6,150 sq.ft.) industrial warehouse building currently exists on the north-west portion of the site and is occupied by Babco Sales, an automotive equipment distributor.
- The applicant is proposing to construct a new 955-square metre (10,280 sq.ft.) warehouse building at the rear of the site.
- The combined building area of the existing and proposed buildings is 1,526 square metres (16,430 sq.ft.), representing a floor area ratio (FAR) of 0.49 which complies with the maximum permitted FAR of 1.0 under the IL Zone. The proposed combined lot coverage is 37%, which complies with the maximum lot coverage of 60% permitted in the IL Zone.
- There are two Stop Work Orders issued for the subject site:
  - On April 28, 2015, a Stop Work Order was issued for construction of a mezzanine, caretaker suite, and two accessory structures without permits. The applicant subsequently submitted a building permit to bring the interior renovations into compliance, and one of the accessory structures was removed. The second accessory structure is used to store equipment, and the applicant has agreed to post a bond in order to ensure the structure is removed once the subject proposed building is constructed.
  - On December 3, 2015, a second Stop Work Order was issued for construction that started before the building permit was issued. This construction is related to the subject proposed building. The building permit cannot be issued until the subject Development Permit No. 7915-0324-00 is issued.

### PRE-NOTIFICATION

According to Council policy, a Development Proposal Sign was installed on the site to inform adjacent property owners about the proposed development. Staff received no comments.

### DESIGN PROPOSAL AND REVIEW

- The applicant is proposing to construct a new warehouse building and office at the rear of the subject site.
- The proposed building consists of 876 square metres (9,430 sq.ft.) of industrial and ancillary office space on the main floor, and 79 square metres (850 sq.ft.) of associated ancillary office space on second-storey mezzanine, for a total of 955 square metres (10,280 sq.ft.) of building area.

- This building is proposed to be sited 0.0 metre (0 ft.) from the north property line, and 7.5 metres from the east and south property lines, which comply with the setback requirements of the IL Zone.
- The proposed building is pre-fabricated with pre-finished vertical siding in ash grey. A horizontal band of metal flashing painted in red, along with overhead doors painted in charcoal grey will add detail to the building.
- The subject property will continue to have vehicular access from 192 Street.
- Surrey Zoning By-law No. 12000 requires one parking space for every 100 square metres (1,075 sq. ft.) of gross floor area for light impact industrial uses and ancillary office space, and 2 parking spaces for a caretaker suite. Therefore, the existing and proposed buildings require a total of 17 parking spaces for employees, customers, and caretaker.
- As the applicant is providing 17 parking spaces which includes 1 accessible parking space, the proposed building complies with Zoning By-law No. 12000 based on the light impact industrial use.
- The OCP Development Permit Guidelines recommend that overhead doors be located away from the street. Due to the narrowness of the lot (35 metres/115 ft. in width) two overhead doors are proposed to face 192 Street. These doors are located on the recessed portion of the building farthest from the street. The overhead doors will be painted charcoal grey to blend in with the ash grey siding of the building.

#### Landscaping and Signage:

- In 2012 the City acquired 1.7 metres (5.5 ft.) of road dedication from the subject site for the widening of 192 Street. As a result, there is limited space remaining within the front yard for additional landscaping.
- The applicant proposes 3 small landscape islands at the front of the site, with a 3.0-metre (10 ft.) wide landscaping strip along 192 Street. The landscaping will include one new Pacific Dogwood tree in each of the three landscape islands, and a mixture of shrubs including rhododendron, David's Vibernum, juniper, and Meidiland rose.
- There is one fascia sign located on the second storey of the existing building, facing 192 Street (Appendix III). No additional fascia or free-standing signs are proposed. The existing sign is 1.5 metres (5 ft.) high, 2.7 metres (9 ft.) wide, and 4 square metres (45 sq.ft.) in area. The sign is made of aluminum/flexi glass with the copy "babco automotive equipment".
- There is no sign permit for the proposed sign. While the sign dimensions comply with the Sign By-law, a sign is not permitted on the second storey of a building unless it is made of individual channel letters. The applicant has agreed to apply for a sign permit and bring the sign into compliance by relocating the sign to the first storey of the building.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on February 26, 2016. The table below summarizes the applicable development features of the proposal based on the seven (7) criteria listed in the Surrey Sustainable Development Checklist.

<b>Sustainability Criteria</b>	<b>Sustainable Development Features Summary</b>
1. Site Context & Location (A1-A2)	<ul style="list-style-type: none"> <li>• Complies with the OCP</li> </ul>
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> <li>• The subject site includes a caretaker suite.</li> </ul>
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> <li>• The proposal includes underground stormwater detention tanks.</li> <li>• The applicant is planting 3 new trees on the subject site</li> </ul>
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> <li>• Subject site is connected to a public sidewalk</li> <li>• The subject site is located within 200m of a bus stop</li> </ul>
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> <li>• N/A</li> </ul>
6. Green Certification (F1)	<ul style="list-style-type: none"> <li>• N/A</li> </ul>
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> <li>• N/A</li> </ul>

ADVISORY DESIGN PANEL

Based on the scale of this development proposal, the proposal was not referred to the Advisory Design Panel but reviewed by staff and found acceptable.

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 and Building Elevations
- Appendix III. Existing Fascia Sign
- Appendix IV. Engineering Summary

*original signed by Judith Robertson*

Jean Lamontagne  
General Manager  
Planning and Development

SAL/ar

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RA 3/3/16 11:53 AM

Information for City Clerk

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

1. Agent:           Name:           Gerry Blonski  
                              Gerry Blonski Architect  
                              Address:       Unit 1A, 12468 - 82 Avenue  
   Surrey, BC V3W3E9  
  
                              Tel:                 604-572-3608

2. Properties involved in the Application

(a) Civic Address:         5488 - 192 Street

(b) Civic Address:         5488 - 192 Street  
Owner:                     0821369 Bc Ltd.  
                                   Director Information:  
                                   Garth A. Anderson  
                                   Bruce Buckborough

Officer Information as of April 7, 2015:  
Garth A. Anderson (Secretary)  
Bruce Buckborough (President)  
PID:                         012-216-968  
Lot 2 Section 3 Township 8 Plan 79481 NWD Except Plan BCP50024



# DEVELOPMENT DATA SHEET

Existing Zoning: IL

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		
Road Widening area		
Undevelopable area		
Net Total		3,563 sq.m.
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	60%	37%
Paved & Hard Surfaced Areas		48%
Total Site Coverage		85%
SETBACKS ( in metres)		
Front	7.5 m	52.0 m
Rear	7.5 m	7.5 m
Side #1 (N)	0.0 m	0.0 m
Side #2 (S)	7.5 m	7.5 m
BUILDING HEIGHT (in metres/storeys)		
Principal	18.0 m	9.6 m
Accessory		
NUMBER OF RESIDENTIAL UNITS	1	1
Bachelor		
One Bed		
Two Bedroom		1
Three Bedroom +		
Total		1
FLOOR AREA: Residential	140 sq.m.	139 sq.m.
FLOOR AREA: Commercial		
Retail		
Office		
Total		
FLOOR AREA: Industrial – Existing		571 sq.m.
Proposed		955 sq.m.
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA	3,563 sq.m.	1,526 sq.m.

*\* 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>
DENSITY		
# of units/ha /# units/acre (gross)		
# of units/ha /# units/acre (net)		
FAR (gross)		
FAR (net)	1.0	0.49
AMENITY SPACE (area in square metres)		
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial		
Industrial	15	15
Residential Bachelor + 1 Bedroom	2	2
2-Bed		
3-Bed		
Residential Visitors		
Institutional		
Total Number of Parking Spaces	17	17
Number of disabled stalls	0	1
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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# MULTIPLE BUILDINGS DATA SHEET

Existing Zoning: IL

Required Development Data	Building #1 (Existing)	Building #2 (Proposed)
SETBACK (in metres)		
Front	14.0 m	52.7 m
Rear	53.0 m	7.5 m
Side #1 (N)	1.2 m	0.0 m
Side #2 (S)	10.4 m	7.5 m
BUILDING HEIGHT (in metres/storeys)	7.6 m	9.6 m
NUMBER OF RESIDENTIAL UNITS/ SIZE RANGE		
Bachelor		
One Bedroom	1	0
Two Bedroom		
Three Bedroom +		
TOTAL FLOOR AREA	571.4 sq.m.	955 sq.m.

**PARKING SYNOPSIS:**

**REQUIRED**

**INDUSTRIAL :**

EXISTING BUILDING:	
FIRST FLOOR -----	4 552
MEZZANINE -----	548
	5 100

NEW BUILDING:	
FIRST FLOOR -----	9 430
MEZZANINE -----	850
	10 280

TOTAL INDUSTRIAL -----	15 380 S.F.
15 380	
1 075	= 14.31 → = 14 CARS

**CARETAKER SUITE :**

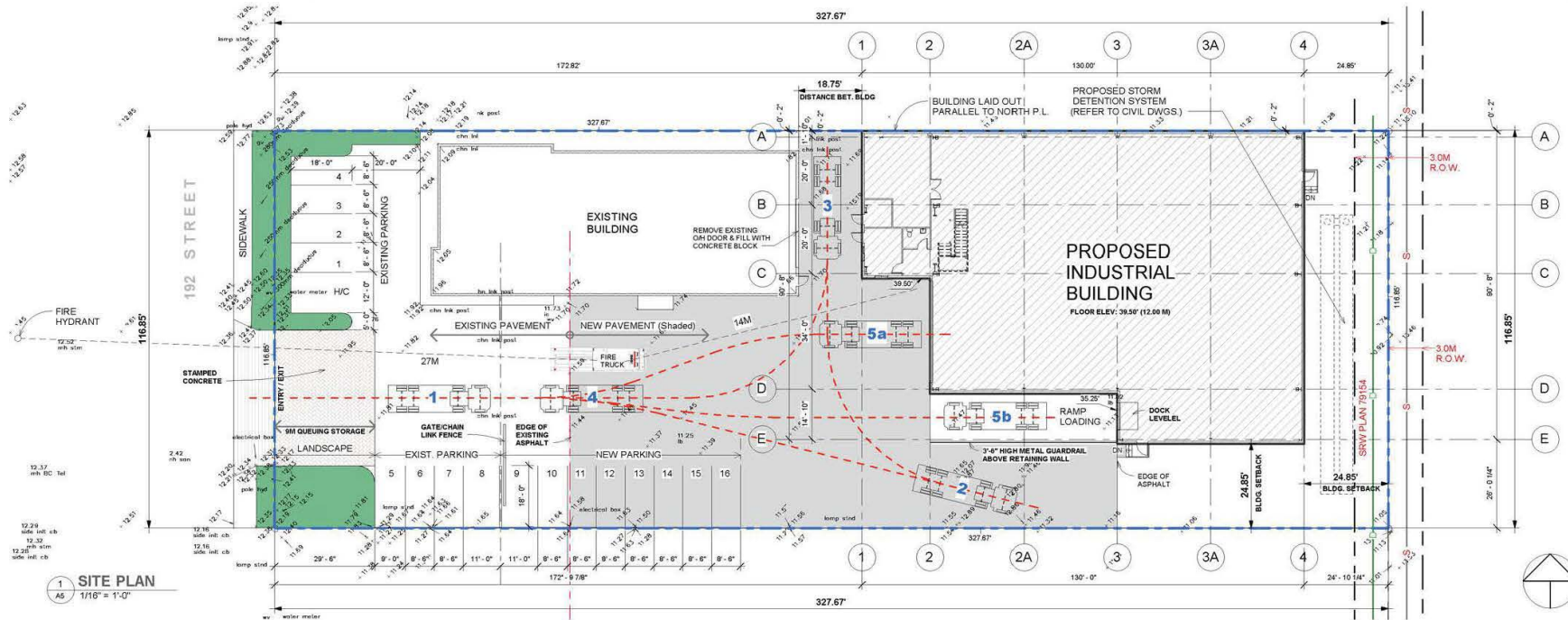
CARETAKER SUITE REQ'D. ---- 2 CARS

**GRAND TOTAL REQUIRED ----- 16 CARS**

**PROVIDED ----- 17 CARS**  
(Including 1 HC Stall)



SOUTH WEST VIEW

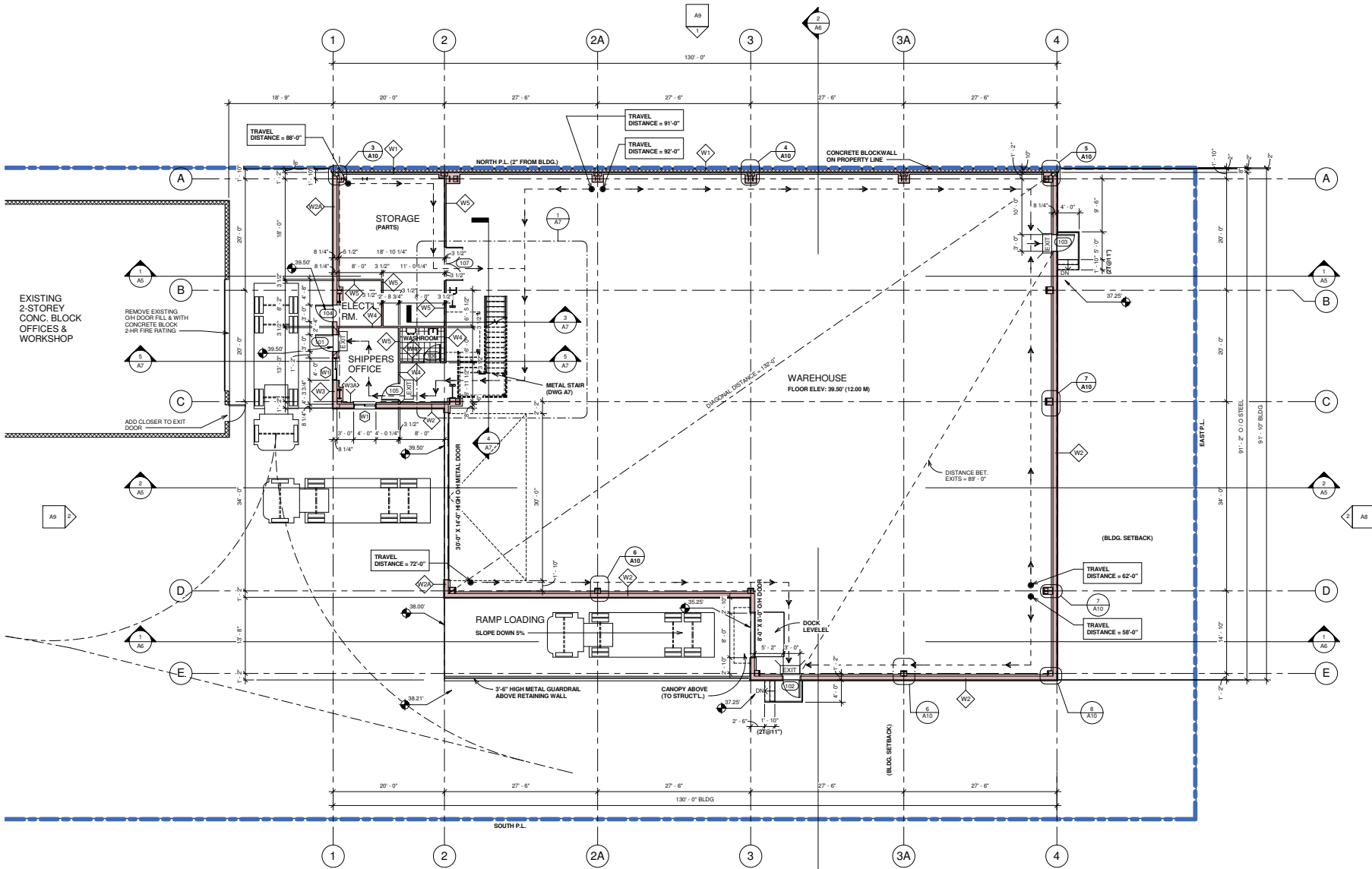


1 SITE PLAN  
AS 1/16" = 1'-0"

Gerry Blonski  
 architect B.L.B.C.  
 Suite 1A - 12485 - 132nd Ave - Surrey, B.C. V3W 3E9  
 Ph: 672-2908  
 Fax: 672-2190

**BABCO WAREHOUSE**  
**SITE PLAN**

5488 - 192 ST., SURREY, BC  
 Checked: GB  
 Drawn: RB.M  
 Job No. 14-19  
 25 FEB. 2016 DEVELOPMENT PERMIT



1 FIRST FLOOR  
 AS 1/8" = 1'-0"

25 FEB 2016 - DEVELOPMENT PERMIT

FIRST FLOOR

BABCO WAREHOUSE

Cherry Plonst  
 architect a.i.b.c.

5486 - 192 ST. - SURREY BC

Checked: GB

Drawn: RB-M

Job No. 14-19

Ph: 522-8008

Suite 111, 12088 - 82nd Ave, Surrey, B.C. V3W 6J9

architect a.i.b.c.

architect a.i.b.c.

architect a.i.b.c.

architect a.i.b.c.

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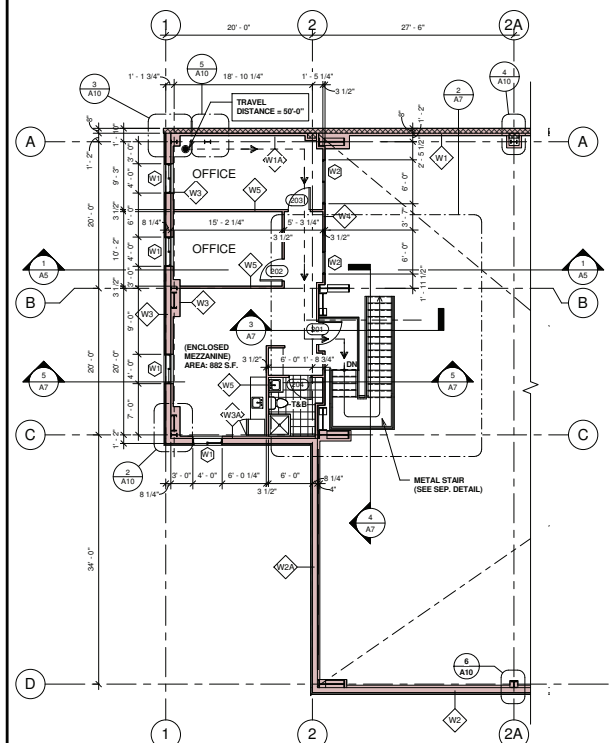
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architect a.i.b.c.

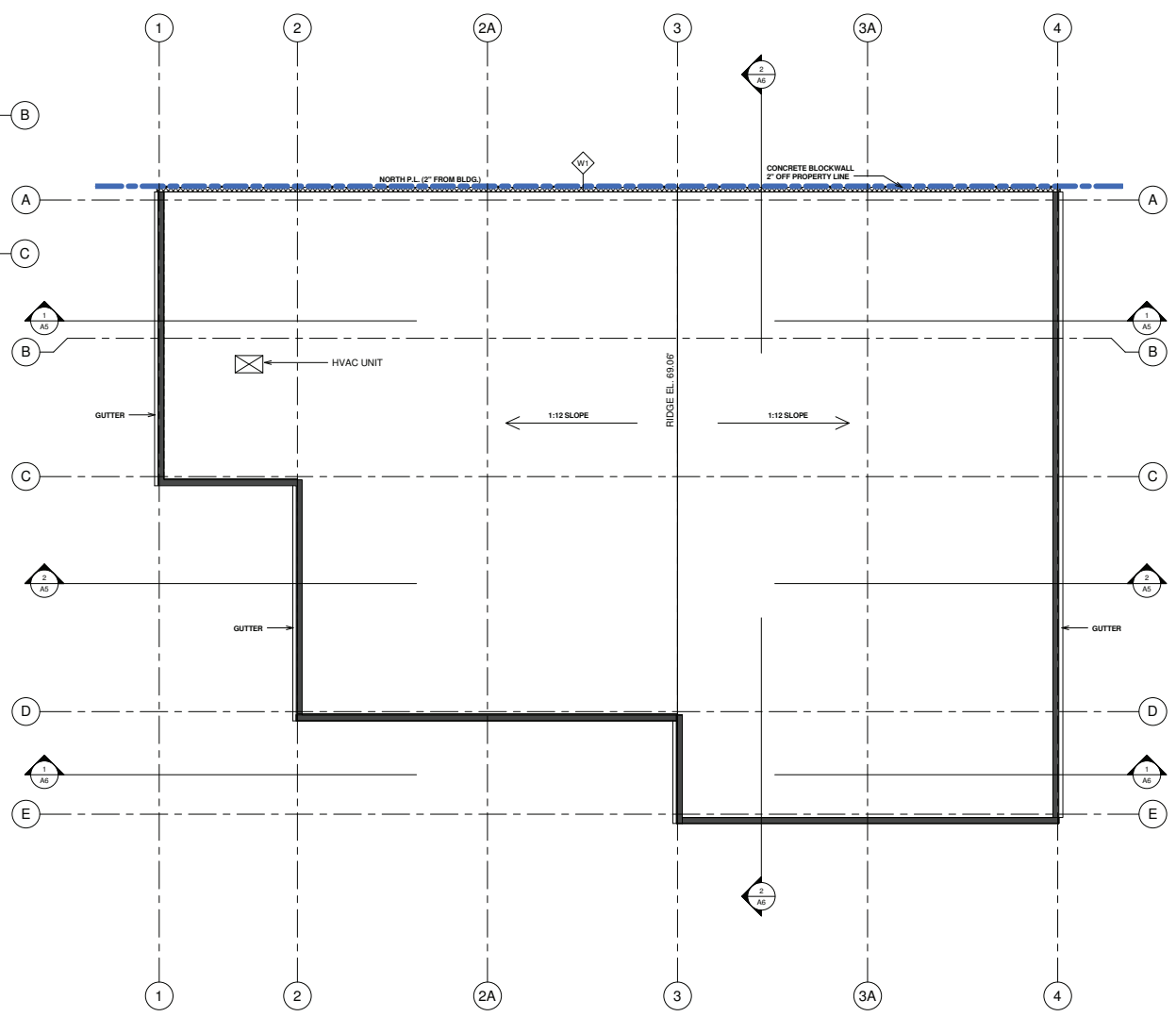


3 FIRST FLOOR - CEILING  
1/8" = 1'-0"

4 MEZZANINE - CEILING  
1/8" = 1'-0"



1 MEZZANINE FLOOR  
1/8" = 1'-0"



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

Ph: 572-9008  
 Suite 111, 12408 - 82nd Ave., Surrey, B.C. V3V 9J9

**Cherry Plonst**  
 architect a.i.b.c.

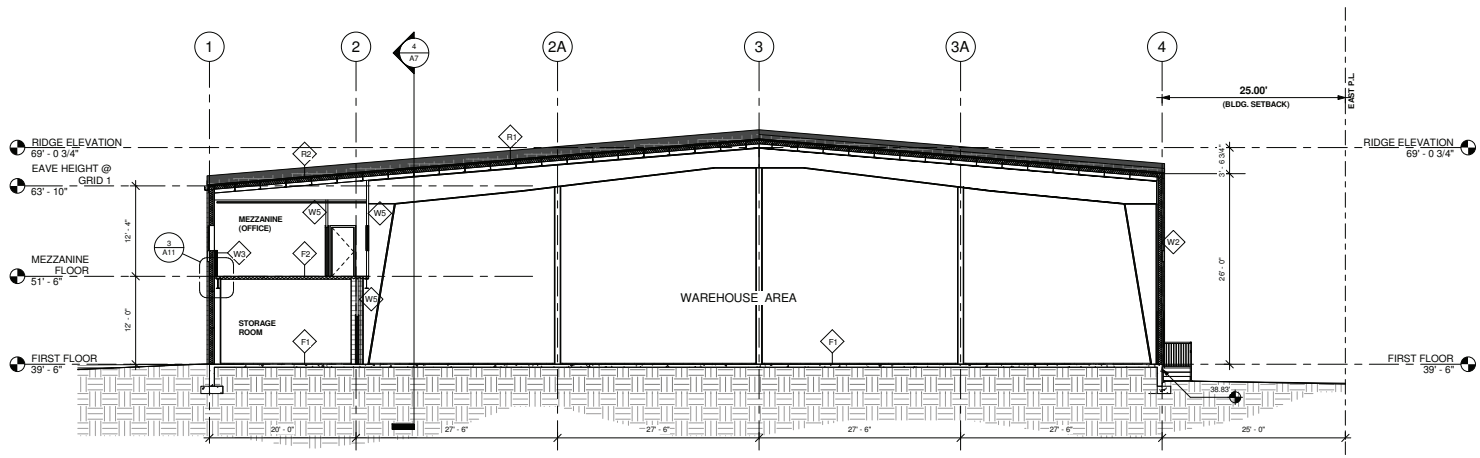
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**BABCO WAREHOUSE**  
 5486 - 192 ST., SURREY, BC

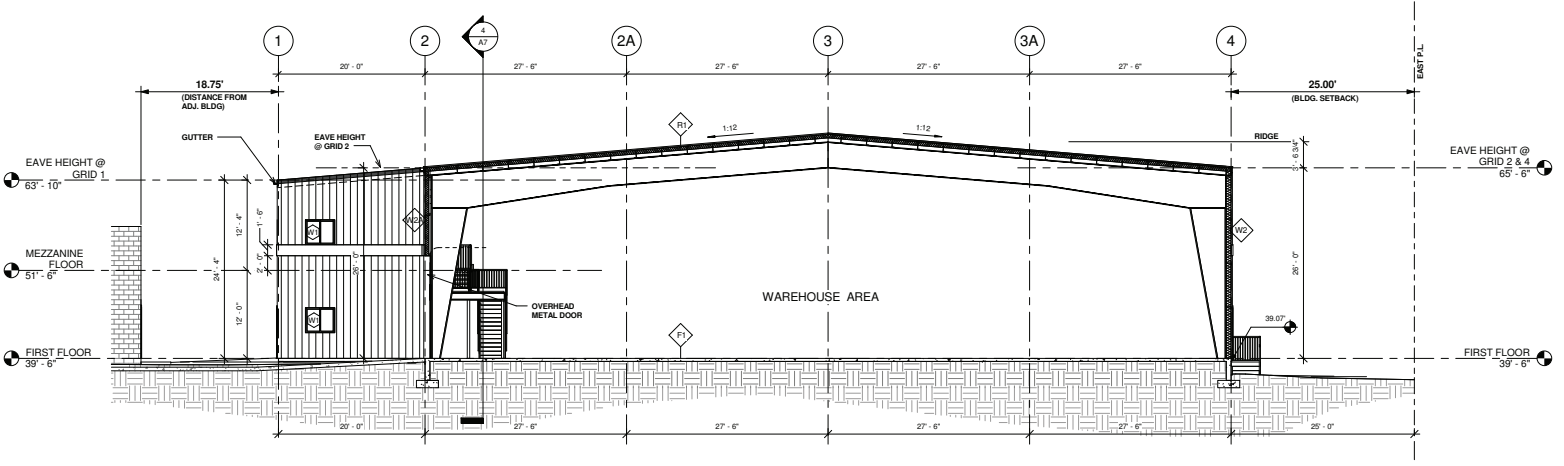
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**MEZZANINE FLOOR & ROOF PLAN**  
 Job No. 14-19 Drawn: RB-M Checked: GB

25 FEB 2016 - DEVELOPMENT PERMIT  
**A4**



1 CROSS-SECTION 1  
A3 1/8" = 1'-0"



2 CROSS-SECTION 2  
A3 1/8" = 1'-0"

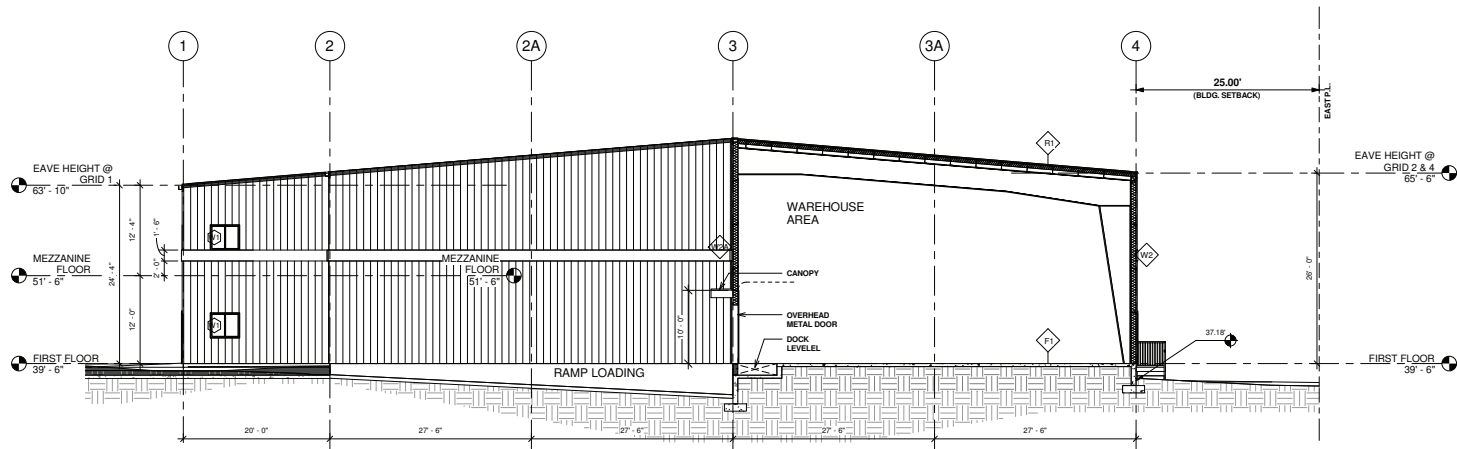
**BABCO WAREHOUSE**  
 BUILDING SECTIONS  
 25 FEB 2016 - DEVELOPMENT PERMIT  
A5

Job No. 14-19  
Drawn: R/B/M  
Checked: GB

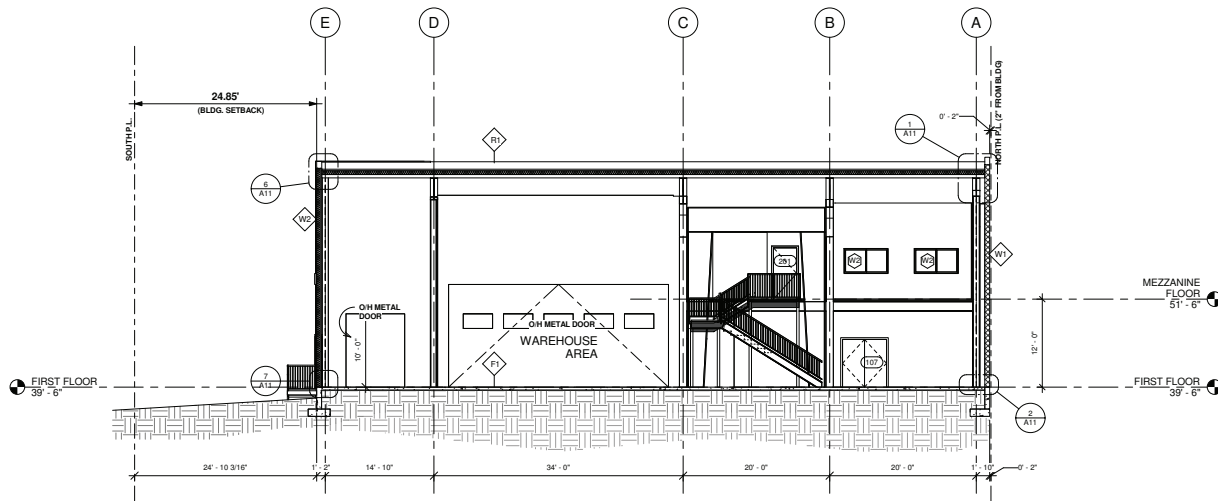
5486 - 192 ST., SURREY BC  
5486-192 ST., SURREY BC

**Cherry Plonst**  
architect a.i.b.c.

Ph: 1-272-8008  
Suite 111, 12488 - 82nd Ave., Surrey, B.C., V3W 0J9



1 CROSS-SECTION 3  
AS 1/8" = 1'-0"



2 CROSS-SECTION 4  
AS 1/8" = 1'-0"

25 FEB 2016 - DEVELOPMENT PERMIT

A6

BUILDING SECTIONS

BABCO WAREHOUSE

Cerry Plonst  
architect a.i.b.c.

Job No. 14-19 Drawn: RB-M Checked: GB

5486 - 192 ST., SURREY BC

Ph: 522-8008

Suite 114, 12488 - 82nd Ave, Surrey, B.C. V3V 2J9



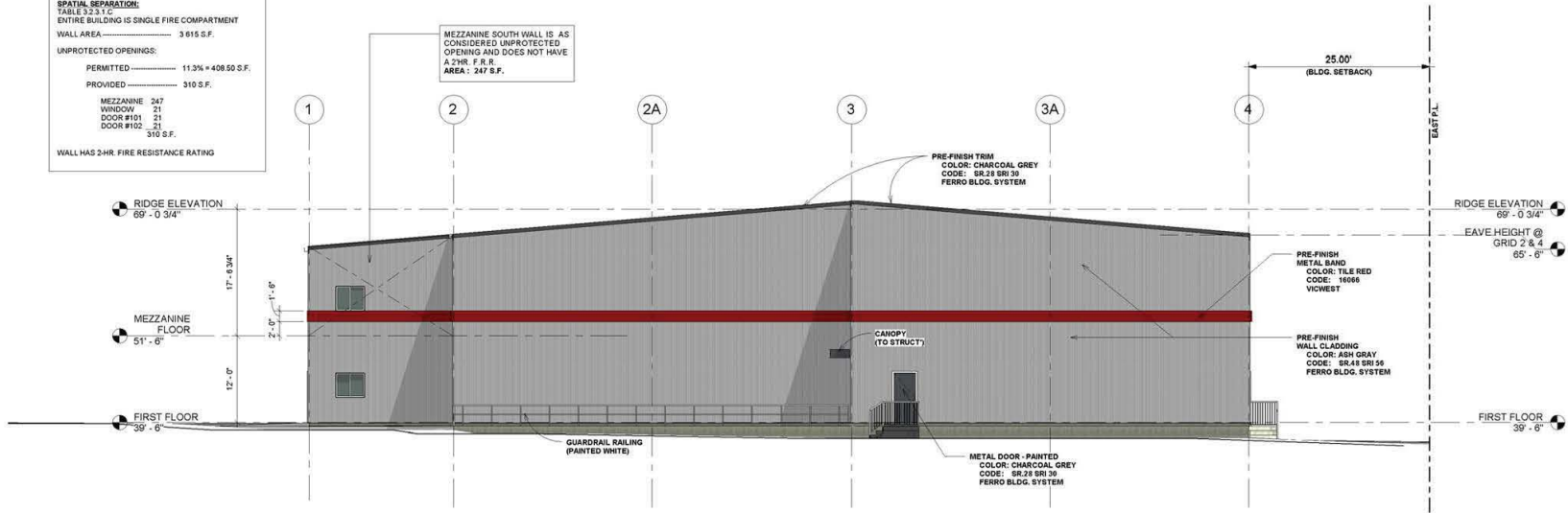


**SPATIAL SEPARATION:**  
 TABLE 2.2.3.1 C  
 ENTIRE BUILDING IS SINGLE FIRE COMPARTMENT  
 WALL AREA ..... 3 615 S.F.  
 UNPROTECTED OPENINGS:  
 PERMITTED ..... 11.3% = 408.50 S.F.  
 PROVIDED ..... 310 S.F.

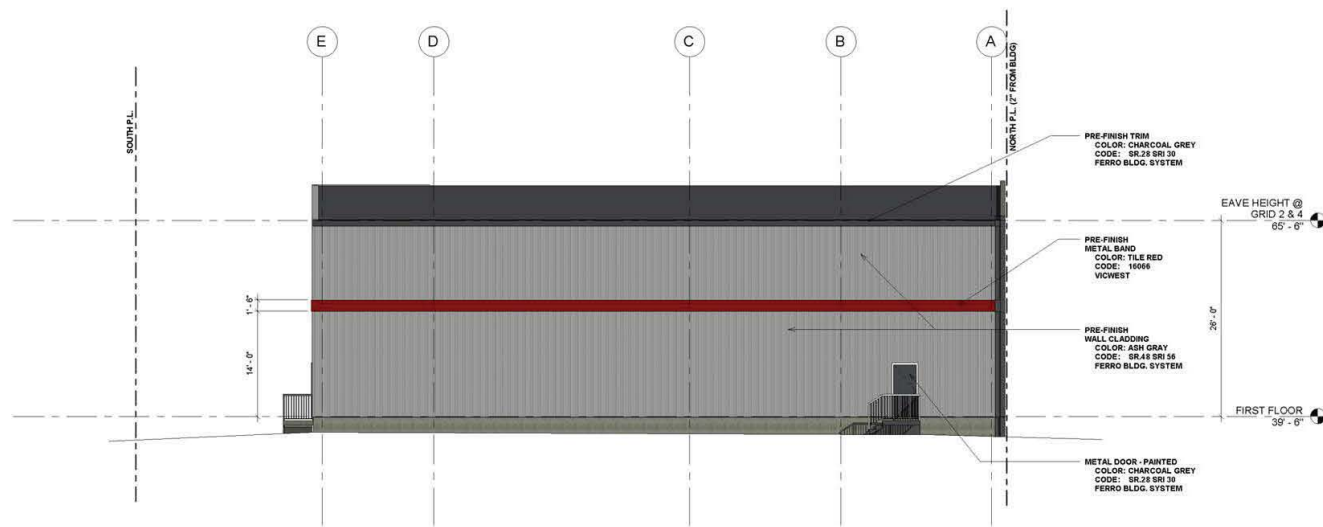
MEZZANINE	247
WINDOW	21
DOOR #101	21
DOOR #102	21
	310 S.F.

WALL HAS 2HR FIRE RESISTANCE RATING

MEZZANINE SOUTH WALL IS AS CONSIDERED UNPROTECTED OPENING AND DOES NOT HAVE A 2HR F.R.R. AREA = 247 S.F.



1 SOUTH ELEVATION  
 A3 1/8" = 1'-0"



2 EAST ELEVATION  
 A3 1/8" = 1'-0"

25 FEB. 2016 DEVELOPMENT PERMIT

A8

BUILDING ELEVATION

BABCO WAREHOUSE

Gerry Blonski  
 architect a.i.d.c.

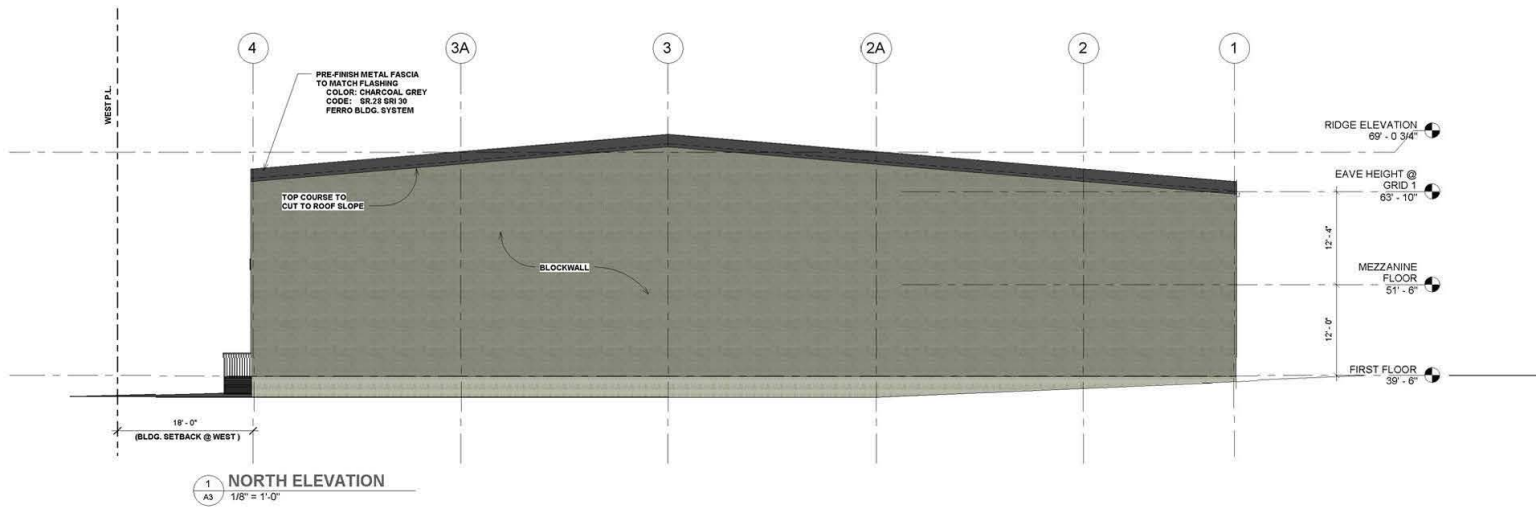
5488 - 102 ST., SURREY BC

Checked: CB

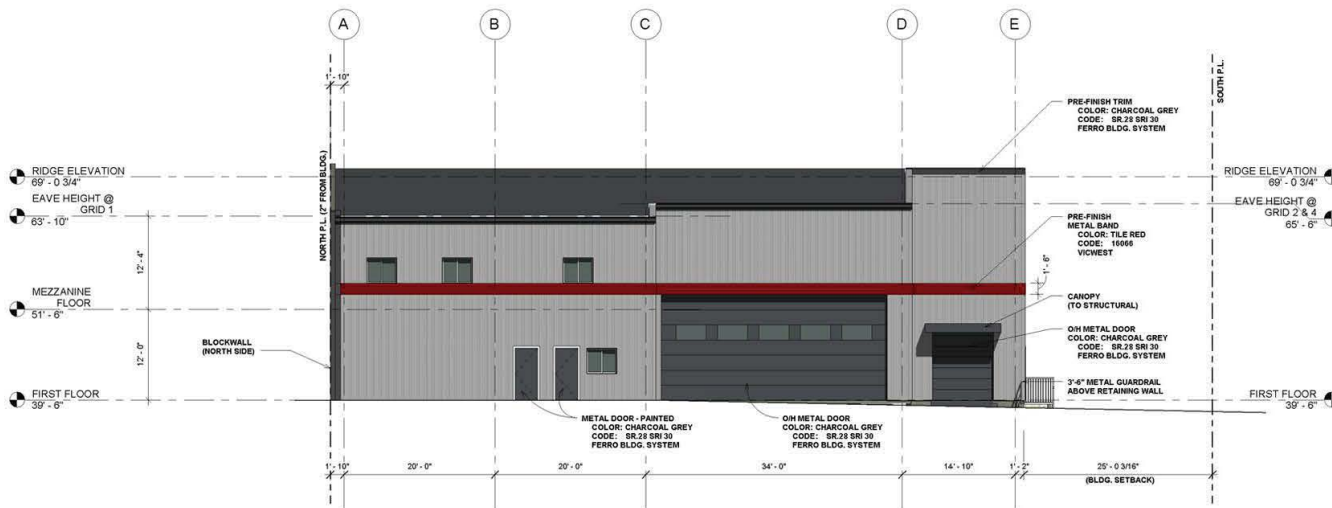
Drawn: RB-M

Job No. 14-19

PH: 572-3000  
 FX: 572-3100  
 Suite 1A - 12480 - 82nd Ave. Surrey, B.C. V3W 2E9



1 NORTH ELEVATION  
1/8" = 1'-0"



2 WEST ELEVATION  
1/8" = 1'-0"

25 FEB. 2016 DEVELOPMENT PERMIT

A9

BUILDING ELEVATIONS

BABCO WAREHOUSE

Gerry Blonski  
architect a.i.d.c.

PH: 572-3808  
FAX: 572-3100

Suite 1A - 12485 - 52nd Ave. Surrey, B.C. V3W 2E9

5488 - 102 ST. - SURREY BC

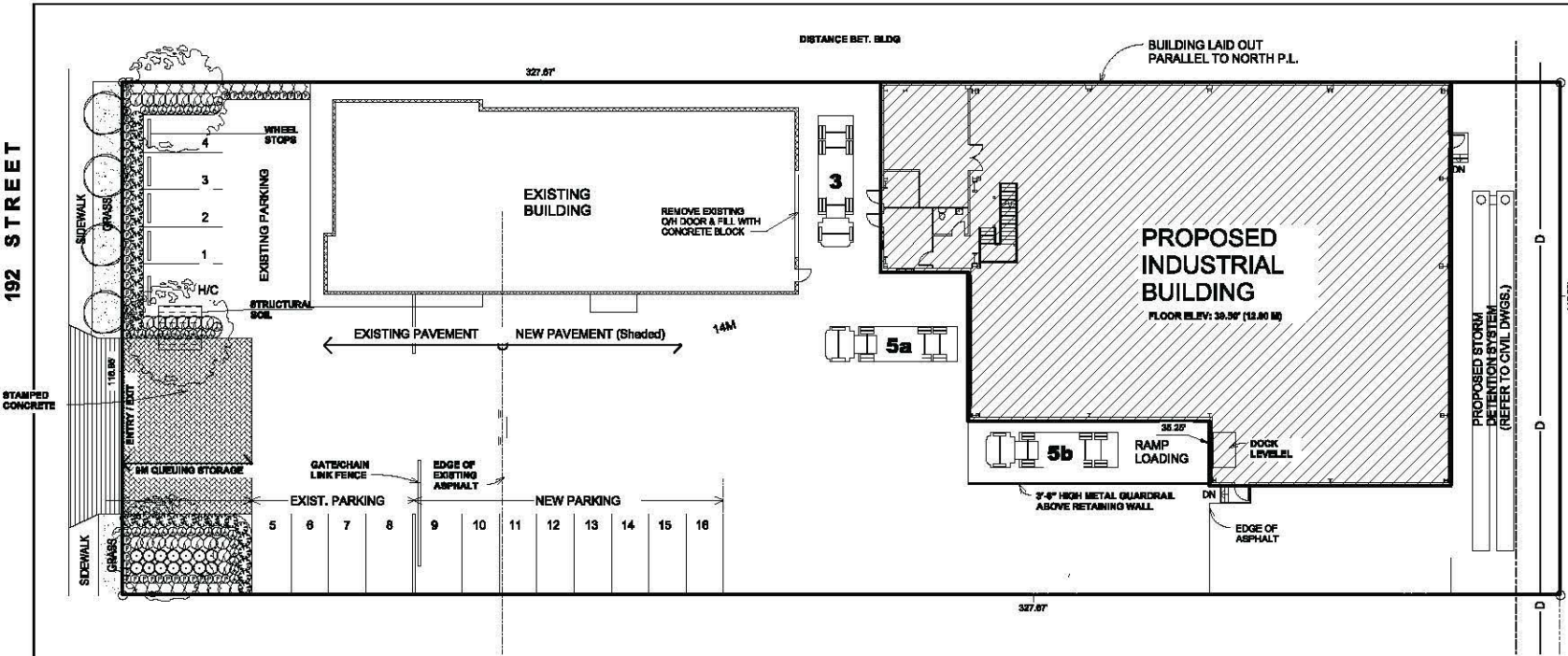
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Drawn: RB-M

Job No. 14-19

192 STREET

STAMPED CONCRETE



Feb/18	city comments	2
Dec/17	revised site plan	1
DATE	REVISED	NO.
REVISION		

K.KAVOLINAS & ASSOCIATES INC  
BCSLA CSLA  
2462 JENSEN COURT  
ARRESTOOD, B.C.  
V3B 3E8  
PHONE (604) 857-2378

CLIENT  
MR. GERRY BLONSKI  
GERRY BLONSKI ARCHITECT  
SUITE #16  
12468 - 82 AVENUE  
SURREY, B.C.  
V3W 3E8  
604-672-4228

PROJECT  
LANDSCAPE PLAN  
BOBCO WAREHOUSE  
ADDITION  
54186 - 192 STREET  
SURREY, B.C.

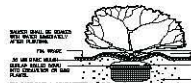
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DRAWN	DMT	CHECKED	DMT
DATE	DATE	DATE	DATE
APPROVED	AS BUILT	DATE	DATE

PRINTED  
JOB No.  
DRAWING No.  
L-1

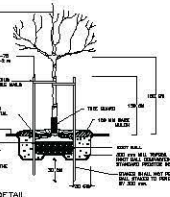
PLANT LIST						
KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	SPACING	REMARKS
●	CORNUS NUTTALLII 'EDDIE'S WHITE WONDER'	PACIFIC DOGWOOD	3	6 CM. CAL.	AS SHOWN	B. & B.
●	EXISTING STREET TREES		4	25-30 CM. CAL.	AS SHOWN	B. & B.
○	PIERIS JAPONICA 'FOREST FLAME'	JAPANESE PIERIS	24	#3 POT	90 CM. O.C.	
○	PRUNUS LAUROCARASUS OTTO LUYKEN	OTTO LUYKEN LAUREL	60	#3 POT	70 CM. O.C.	
○	MEDIUM RHODODENDRON (VAR.)	RHODODENDRON	14	#3 POT	90 CM. O.C.	
○	ROSA MEIDLAND 'PINK'	MEIDLAND ROSE	39	#3 POT	70 CM. O.C.	
○	VBURNUM DAVIDII	DAVID'S VBURNUM	23	#3 POT	90 CM. O.C.	
○	JUNIPERUS HORIZONTALIS HUGHES	HUGHES JUNIPER	34	#3 POT	90 CM. O.C.	

NOTES / GENERAL

- 1) PLANT SPECIES IN THIS LIST ARE SPECIFIED ACCORDING TO BC LANDSCAPE STANDARDS. LATEST EDITIONS OF THESE STANDARDS ARE AVAILABLE AT THE VERNICULAR DESIGN CENTER. PLANTS NOT LISTED IN THE BC LANDSCAPE STANDARDS SHALL BE OF THE SAME OR SIMILAR QUALITY AND CALIBER AS THOSE LISTED IN THE BC LANDSCAPE STANDARDS. SUBSTITUTIONS MUST BE APPROVED BY THE ARCHITECT AND THE LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION. SUBSTITUTIONS ARE SUBJECT TO THE LANDSCAPE ARCHITECT'S APPROVAL.
- 2) ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE BC LANDSCAPE STANDARDS, LATEST EDITION. ALL PLANT MATERIAL MUST BE OF THE LATEST EDITION OF THE BC LANDSCAPE STANDARDS. PLANTING SPECIFICATIONS AND SYMBOLS ARE SUBJECT TO THE ARCHITECT'S APPROVAL AND SHOULD BE SUBJECT TO THE ARCHITECT'S APPROVAL.
- 3) SOIL PREPAREDNESS SHALL BE AS FOLLOWS:  
LAWN AREAS: 150 mm  
BEDS: 100 mm  
ALL OTHER AREAS: 150 mm  
ALL AREAS SHALL BE AMENDED WITH TOP SOIL.
- 4) CONCRETE SHALL BE PLACED AND FINISHED ACCORDING TO THE BC CONCRETE INSTITUTE (BCCI) CODE OF PRACTICE FOR CONCRETE. THE MIXTURE SHALL BE APPROVED BY THE ARCHITECT. PROTECTIVE PROTECTION SHALL BE PROVIDED BY THE ARCHITECT. PROTECTIVE PROTECTION SHALL BE PROVIDED BY THE ARCHITECT. PROTECTIVE PROTECTION SHALL BE PROVIDED BY THE ARCHITECT.
- 5) ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE BC LANDSCAPE STANDARDS, LATEST EDITION. ALL PLANT MATERIAL MUST BE OF THE LATEST EDITION OF THE BC LANDSCAPE STANDARDS. PLANTING SPECIFICATIONS AND SYMBOLS ARE SUBJECT TO THE ARCHITECT'S APPROVAL AND SHOULD BE SUBJECT TO THE ARCHITECT'S APPROVAL.
- 6) ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE BC LANDSCAPE STANDARDS, LATEST EDITION. ALL PLANT MATERIAL MUST BE OF THE LATEST EDITION OF THE BC LANDSCAPE STANDARDS. PLANTING SPECIFICATIONS AND SYMBOLS ARE SUBJECT TO THE ARCHITECT'S APPROVAL AND SHOULD BE SUBJECT TO THE ARCHITECT'S APPROVAL.
- 7) THE CONTRACTOR SHALL MAINTAIN ALL MATERIALS AND EQUIPMENT FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF COMPLETION OF THE WORK. THE CONTRACTOR SHALL MAINTAIN ALL MATERIALS AND EQUIPMENT FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF COMPLETION OF THE WORK. THE CONTRACTOR SHALL MAINTAIN ALL MATERIALS AND EQUIPMENT FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF COMPLETION OF THE WORK.
- 8) THE CONTRACTOR SHALL CLEAR AWAY FROM THE SITE ALL RUBBISH AS IT ACCUMULATES AND SHALL BE THE RESPONSIBLE PARTY FOR THE REMOVAL AND DISPOSAL OF THE SAME. THE CONTRACTOR SHALL CLEAR AWAY FROM THE SITE ALL RUBBISH AS IT ACCUMULATES AND SHALL BE THE RESPONSIBLE PARTY FOR THE REMOVAL AND DISPOSAL OF THE SAME. THE CONTRACTOR SHALL CLEAR AWAY FROM THE SITE ALL RUBBISH AS IT ACCUMULATES AND SHALL BE THE RESPONSIBLE PARTY FOR THE REMOVAL AND DISPOSAL OF THE SAME.



PLANTING DETAIL - SHRUBS & GROUND COVER PLANTS  
SECTION



TREE PLANTING DETAIL  
SECTION

M.P.S.





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

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

**DATE: Feb. 15, 2016**                      **PROJECT FILE: 7815-0324-00**

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**RE: Engineering Requirements (Commercial/Industrial)  
Location: 5488 192 Street**

**DEVELOPMENT PERMIT**

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

The following issues are to be addressed as a condition of issuance of the associated Building Permit:

- Provide a minimum on-site queuing distance of 9.0 metres.
- Construct on-site detention features in accordance with the Restrictive Covenant (RC) registered on title.
- Register an RC on title for the installation and maintenance of a water quality/sediment control feature.
- Provide a video inspection report for the existing sanitary and storm service connections to remain. Replace if necessary.
- Provide an adequately-sized metered water service connection to service the property.

A Servicing Agreement is not required as part of this application.



Rémi Dubé, P.Eng.  
Development Services Manager

CE