

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7916-0068-00

Planning Report Date: November 7, 2016

PROPOSAL:

- **LAP Amendment** to adjust the boundaries of the Open Space Corridors/ Buffers
- **Rezoning** from A-1 to CD
- **Development Permit**
- **Development Variance Permit**

to allow subdivision into 14 business park lots and one (1) lot for the protection of environmental areas.

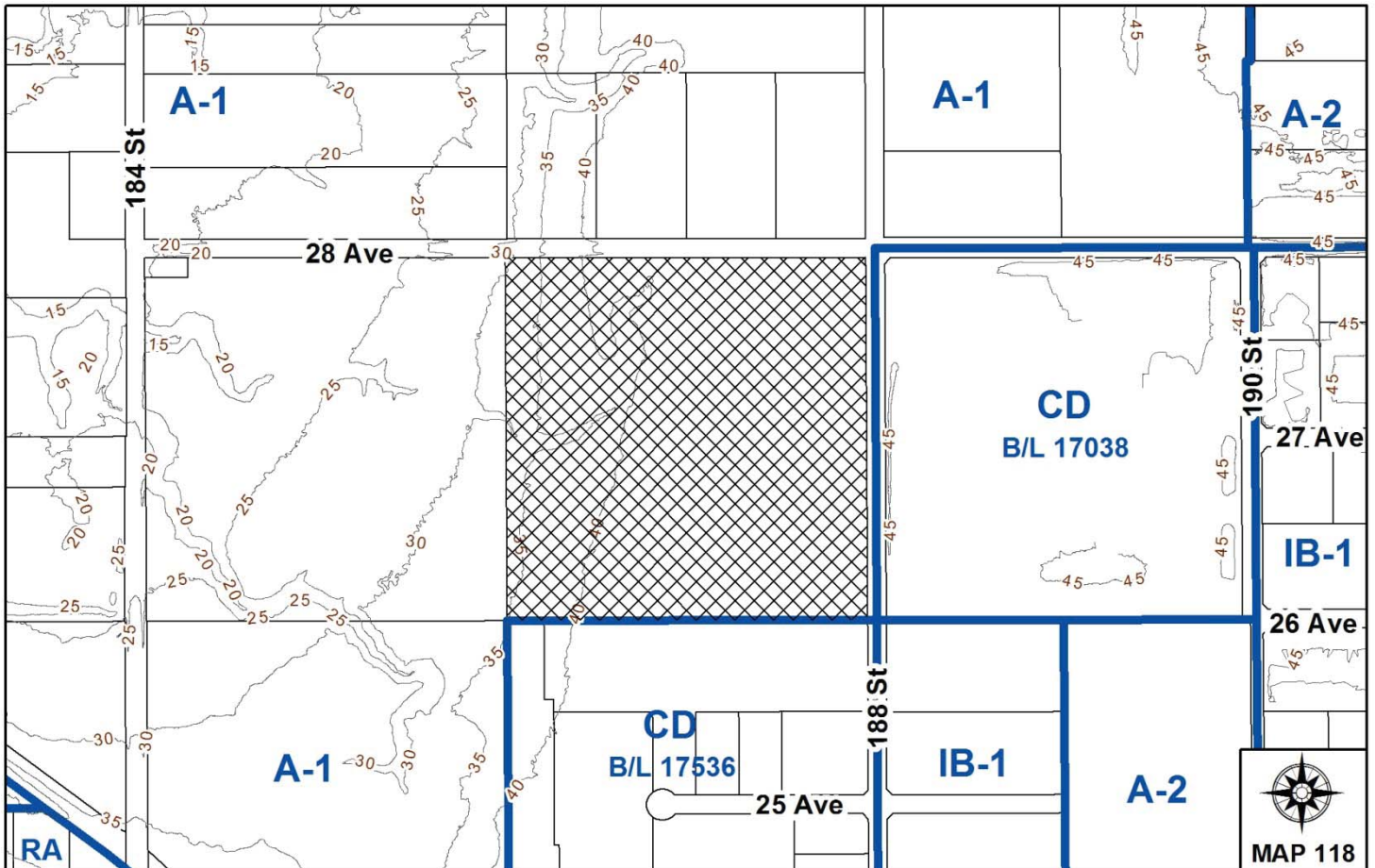
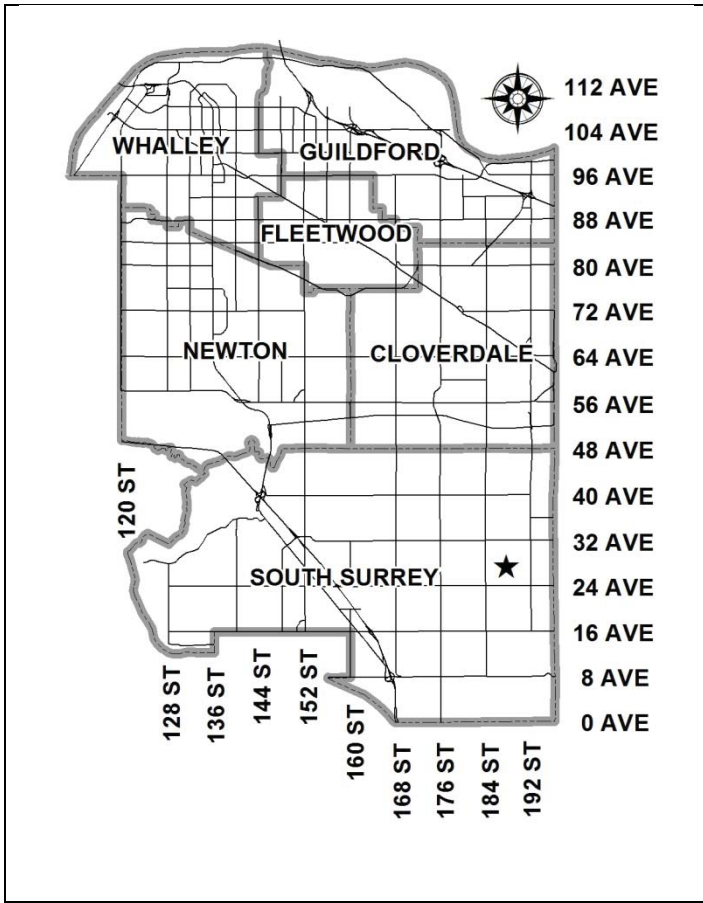
LOCATION: 18718 - 28 Avenue

OWNER: o823207 B.C. Ltd.

ZONING: A-1

OCP DESIGNATION: Mixed Employment

LAP DESIGNATION: Technology or Business Park, Open Space Corridors/ Buffers, Tree Preservation Opportunities, Landscaping Strips



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The proposal requires an amendment to the Campbell Heights Local Area Plan (LAP) to adjust the boundaries of the "Open Space Corridors/Buffers".
- The applicant is proposing to reduce the minimum required streamside setback of Surrey Zoning By-law No. 12000, as amended.

RATIONALE OF RECOMMENDATION

- The proposal complies with the site's "Mixed Employment" Official Community Plan (OCP) Designation.
- The proposed Campbell Heights LAP amendment is required to reflect the site's natural features and functions, and is required to facilitate the development of the site. The proposed amendment is also consistent with the intent of both the "Mixed Employment" designation of the OCP and the "Technology Park or Business Park" designation of the Campbell Heights LAP.
- The proposed "Comprehensive Development Zone (CD)" meets the intent of the OCP and LAP designations for the site and will accommodate light impact industry, limited office and service uses.
- The Western portion of the site, approximately 2.5 hectares (6.1 acres), equivalent to 16% of the total site area, is proposed to be conveyed to the City for conservation purposes and meets the intent of the Biodiversity Conservation Strategy Green Infrastructure Network objectives. This area will also act as a buffer to the Agriculture Land Reserve (ALR) lands to the West.
- The applicant is seeking to vary the minimum distance (setback) from the top-of-bank of a "Natural Class A Stream" in Part 7A of the Zoning By-law, from 30 metres (100 feet) to a minimum of 11 metres (36 feet). In support of the proposed variance, the applicant submitted a Riparian Areas Regulation (RAR) assessment report regarding the on-site Class A watercourse, which recommended a streamside protection and enhancement area (SPEA) of a minimum of 11 metres (36 feet) from the top-of-bank. The RAR assessment report was peer reviewed, and the proposed riparian area setback was found to be acceptable, prior to the adoption of the Part 7A Streamside Protection in the Zoning By-law.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the subject site from "General Agricultural Zone (A-1)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing (Appendix VII).
2. Council authorize staff to draft Development Permit No. 7916-0068-00 generally in accordance with the attached drawings (Appendix II).
3. Council approve Development Variance Permit No. 7916-0068-00 (Appendix VIII), to reduce the setback from the top-of-bank of a "Natural Class A Stream" in Part 7A of Zoning By-law No. 12000, from 30 metres (100 feet) to a minimum of 11 metres (36 feet), to proceed to Public Notification.
4. 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 including conveyance of the land for the protection of environmental areas;
 - (c) confirmation that the proposed land to be conveyed to the City for the protection of riparian areas includes the Tree Protection Zones (TPZ) in accordance with the Riparian Area Regulations reports submitted to the City;
 - (d) the applicant obtain Water Act Approval from the Ministry of the Environment for the removal of the Class B Watercourse on 28 Avenue;
 - (e) execution of a P-15 agreement for monitoring and maintenance of replanting in the conveyed riparian areas to the satisfaction of the General Manager Parks, Recreation and Culture;
 - (f) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (g) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (h) submission of a lot grading plan to the satisfaction of the Planning and Development Department;
 - (i) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture;

- (j) registration of a Section 219 Restrictive Covenant to advise future owners of adjacent agricultural uses, to the satisfaction of the Planning and Development Department;
 - (k) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (l) completion of a Development Permit for Hazard Lands to the satisfaction of the General Manager, Planning & Development Department;
 - (m) completion of a Sensitive Ecosystem Development Permit to the satisfaction of the General Manager, Planning & Development Department; and
 - (n) completion of a Development Permit for the protection of farming to the satisfaction of the General Manager, Planning & Development Department.
5. Council pass a resolution to amend the Campbell Heights Local Area Plan to adjust the boundaries of the "Open Space Corridors/ Buffers" when the project is considered for final adoption (Appendix VI).

REFERRALS

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

Parks, Recreation & Culture: Parks will accept the area as shown on the subdivision plan as "Park/ Conservation Area" without compensation. The area should be conveyed as a lot for the conservation of environmental areas. Exact property boundaries are to be determined through a detailed review of the proposed subdivision layout with the tree protection boundaries visible. The subdivision plan should ensure that the Tree Protection Zones (TPZ) are included in the land conveyed to the City for the protection of environmental areas.

Fencing along the Western property lines of proposed Lots 1 and 11 will be required in keeping with other developments in the area.

Future Development Permits on lots adjacent to land conveyed for the protection of environmental areas must demonstrate there will be no negative impact on the trees in the environmental area. This may require additional setbacks or other measures to ensure survival of the trees in the parkland.

A P-15 agreement is required for monitoring and maintenance of replanting in the conveyed riparian areas.

Surrey Fire Department: No concerns. If any future buildings are over 5,000 square metres (53,821 square feet) in floor area, the E-Comm Radio Amplification By-law will apply.

Agricultural and Food Security Advisory Committee (AFSAC): At their September 1, 2016 meeting, AFSAC recommended that Application No. 7916-0068-00 be supported as proposed. A fence is required between the proposed conservation area and the industrial area.

SITE CHARACTERISTICS

Existing Land Use: Agricultural lot with the Western portion being substantially forested and containing a Natural Class A Watercourse, Dall Brook.

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North (Across 28 Avenue):	Forested land in Keery Park	Agriculture and Mixed Employment/ Open Space Corridors/ Buffers	A-1
East (Across 188 Street):	Existing 39,160 square metre (421,000 square feet) warehouse and distribution facility (Approved under Development Application No. 7907-0395-00)	Mixed Employment/ Technology Park or Business Park	CD Bylaw No. 17038
South:	Under construction for the development of an 8,082 square metre (86,997 square feet) manufacturing facility (Approved under Development Application No. 7914-0360-00)	Mixed Employment/ Technology Park or Business Park and Open Space Corridors/ Buffers	CD Bylaw No. 17536
West:	Agricultural land, within the Agriculture Land Reserve (ALR)	Agricultural in the OCP	A-1

DEVELOPMENT CONSIDERATIONS

Context

- The subject property is 15.3 hectares (37.8 acres) in size. It is located at 28 Avenue and 188 Street in the Campbell Heights area and is designated "Mixed Employment" in the Official Community Plan (OCP). The Campbell Heights Land Use Plan designates the majority of the property for "Technology Park or Business Park," with some area along the West boundary designated "Open Space Corridor/Buffer." The Plan also identifies "Tree Preservation Opportunities" and "Landscaping Strips" on 28 Avenue.
- The site is located along the Western edge of the Campbell Heights Plan area. Lands to the West are outside Campbell Heights and are within the Agricultural Land Reserve (ALR).
- The Western half of the site is heavily forested and contains a Natural Class A Watercourse, Dall Brook. A Class B Watercourse is located in the road right-of-way for 28 Avenue.

Proposal

- The applicant proposes to rezone the property from "General Agriculture Zone (A-1)" to "Comprehensive Development Zone (CD)" based on the "Business Park 1 Zone (IB-1)" in order to allow the creation of business park lots.
- A General Development Permit (DP) for form and character is proposed to establish guidelines and design standards to achieve high quality developments and includes parameters for the detailed site, building and landscape design of the lands (Appendix II). No detailed development permits are proposed at this time. Individual detailed DPs will be required when development occurs on the 14 proposed business park lots in the future.
- The current application will create 14 business park lots ranging in size between 0.8 hectares to 2.3 hectares (1.9 to 5.8 acres).

Campbell Heights LAP Amendment

- The applicant is proposing to adjust the "Open Space Corridors/Buffers" identified in the Campbell Heights LAP in order to reflect the recommendations of the following environmental reports prepared by Qualified Environmental Professionals (QEP) for the subject site (Appendix VI):
 - Environmental Assessment of the Ecological Communities and Wildlife prepared by EBB Environmental Consulting Inc., May 2016;
 - Riparian Areas Regulation (RAR) Assessment Report prepared by Bruce McTavish dated June 6, 2016; and
 - Peer Review of Riparian Areas Regulation (RAR) Assessment Report prepared by EBB Environmental Consulting Inc. dated August 24, 2016.
- The proposed Campbell Heights LAP amendment is required to reflect the site's natural features and functions, and is required to facilitate the development of the site. The proposed amendment is also consistent with the intent of both the "Mixed Employment"

designation of the OCP and the "Technology Park or Business Park" designation of the Campbell Heights LAP.

- The intended uses of the "Technology Park or Business Park" designation in the LAP are light impact industrial, high tech industrial, warehouse, limited office and service uses.

Comprehensive Development Zoning

- The proposed "Comprehensive Development Zone (CD)" is based on the "Business Park 1 Zone (IB-1)", but will allow for additional outdoor storage towards the interior of the site (Appendix VII).
- Since 28 Avenue and 188 Street are significant roads within the Campbell Heights area, the areas adjacent to them are not appropriate for outdoor storage. The CD By-law does not permit any outdoor storage within an area 80 metres (260 ft.) wide adjacent to these roads. In the interior of the site, outdoor storage will be permitted, but must be screened and cannot exceed the lot area covered by the principal building.
- On the entire site, permitted uses will be consistent with the IB-1 zone.
- As required in the Campbell Heights LAP, and consistent with other developments in the Campbell Heights area, the zoning will require a minimum 6 metre (20 feet) wide landscaping area along major roads, such as 28 Avenue, and a minimum of 3 metre (10 feet) wide landscaping area along all other roads, such as 188 Street.

General Development Permit for Form and Character

- The proposed General Development Permit (DP) was drafted based on the Official Community Plan (OCP) Guidelines for industrial developments and the Campbell Heights LAP Design Guidelines (Appendix II). It will be used to guide future development on the subject site. Future detailed DPs will be needed for development of each proposed lot and the Generalized DP establishes the guidelines to evaluate the future DPs. The following specific areas are detailed in the General DP:
 - Site design, form and architectural character;
 - Transportation;
 - Landscaping;
 - Signage;
 - Crime Prevention Through Environmental Design (CPTED); and
 - Sustainability.

Development Permit for Sensitive Ecosystems

- In July 2014, Council endorsed the Biodiversity Conservation Strategy (BCS). The BCS included implementation measures to protect Surrey's streamside areas, natural habitats and

sensitive ecosystems. This document identifies the use of a Development Permit Area (DPA) as an effective means to protect Surrey's natural environmental assets.

- On September 12, 2016, Council approved amendments to the Official Community Plan (OCP) and the Zoning By-law (No. 12000) to implement a Sensitive Ecosystem DPA and Streamside Protection Measures, collectively known as Surrey's Ecosystem Protection Measures, for the protection of the natural environment, including riparian areas. These changes were detailed in Corporate Report No. R188, which was approved by Council on July 25, 2016. The amendment by-laws were given final adoption on September 12, 2016.
- The OCP is used to identify the specific types of ecosystems that are intended to be protected including Class A, A/O or B streams, and the Zoning Bylaw (Part 7A Streamside Protection) is used to identify the specific protection areas that are required to be established for Streamside Setback Areas.

Streamside Protection and Riparian Areas

- Part 7A Streamside Protection of the Zoning By-law states that the minimum required setback from the top-of-bank of a red-coded (Class 'A') natural watercourse is 30 metres (100 feet). Dall Brook, which runs through the Western portion of the subject site, is a red-coded (Class 'A') watercourse. In accordance with the newly approved streamside setback areas, the minimum required setback measured from the top-of-bank is 30 metres (100 feet).
- Where a development is proposing to reduce the streamside setback area, a Development Variance Permit (DVP) is required and is to include an Impact Mitigation Plan. This is intended to ensure that the proposed setback reduction does not create a negative impact on the sensitive ecosystem.
- The applicant submitted a Riparian Areas Regulation (RAR) assessment report prepared by a Registered Professional Biologist regarding the on-site Class A watercourse recommending a minimum streamside protection and enhancement area of 11 metres (36 feet) from the top-of-bank. The RAR assessment report was peer reviewed, and the proposed riparian area setback was found to be acceptable prior to the adoption of Part 7A Streamside Protection in the Zoning By-law.
- In support of the proposed variance to the streamside setbacks, the applicant's environmental consultant submitted an Impact Mitigation Plan (IMP) on October 26, 2016, (Appendix VIII), which illustrates the proposed setbacks from the Class A watercourse as compared to the setbacks required under the Zoning By-law. The consultant advises that once the setback relaxations and the additional areas provided for protection are factored in, there will be a net increase in riparian area. The applicant will also be required to enter into a P-15 agreement for the monitoring and maintenance of the replanting in the riparian area.
- In addition to the Natural Class A Watercourse on the site, the RAR assessment also identified a Class B Watercourse within the road right-of-way for 28 Avenue. In order to complete the necessary road widening on 28 Avenue, the applicant is proposing to remove the Class B Watercourse. This will require Water Act Approval from the Ministry of the Environment before final approval of this project. Should the applicant not be able to obtain Water Act Approval as suggested, then the applicant will be required to amend their proposal as needed. The applicant is aware that the proposal is contingent on this approval and has accepted that this may delay their proposal, should the Water Act Approval not be supported. It should be

noted that no detailed Development Permits are proposed at this time, and therefore, the applicant has some flexibility in the placement of any future buildings.

- The applicant has taken the appropriate measures to ensure the objectives of the sensitive ecosystems guidelines in the OCP have been met, including agreeing to transfer a large portion of the site, consisting of approximately 2.5 hectares (6.1 acres) to the City for the protection of environmental areas.

Biodiversity Conservation Strategy

- The City of Surrey Biodiversity Conservation Strategy (BCS) Green Infrastructure Network (GIN) map, adopted by Council on July 21, 2014 (Corporate Report No. R141; 2014), identifies a [Regional BCS Corridor](#) within the subject site, in the Campbell Heights BCS management area, with a High ecological value.
- The Corridor along the Campbell Heights Western ridge is considered to be regionally significant from a Green Infrastructure Network perspective, and was identified in the [Metro Vancouver Green Infrastructure Network Plan](#). The target 100 meter (328 feet) corridor is part of the Metro Vancouver Regional GIN and provides an opportunity to maintain and enhance the North-South wildlife movement corridor along the ALR boundary. This corridor provides an important regional ecological link.
- Protecting green infrastructure Hubs (large habitat areas) and Sites (smaller habitat areas) are critical to preserving natural habitat refuges and a diversity of habitat features while maintaining/enhancing Corridors ensures connectivity between fragmented hubs for genetic variation throughout the City. The closest Biodiversity Hub connection in the GIN to the subject site is Hub G, located North of the subject site.
- The development proposal conserves a 40 metre (131 feet) wide corridor and total land area of 2.5 hectares (6.1 acres) of the subject site through land that is proposed to be conveyed to the City for the protection of environmental areas. This represents 16% of the total area of the subject site. In support of the proposed conservation areas, the applicant submitted environmental reports prepared by Qualified Environmental Professionals (QEP) for the subject site.
- The proposed method of GIN retention will assist in the long term protection of the natural features and allows the City to better achieve biodiversity at this location consistent with the guidelines contained in the BCS. This dedicated area will also act as a buffer between the proposed development and the ALR lands to the West.
- Issuance of the Sensitive Ecosystems DP for streamside protection and the BCS corridor would be required prior to final adoption of the rezoning by-law.

Development Permit for Hazard Slopes

- The site is subject to a Development Permit for Hazard Lands in the OCP, due to steep slopes on the subject site. In order to address this requirement, the applicant has submitted a geotechnical report and an arborist report to confirm that the site can accommodate the proposed development.

- The geotechnical report, prepared by Able Geotechnical Ltd. dated May 16, 2016, states that the site is considered safe for its intended use, and that based on the subsurface investigation, the site has satisfactory soil conditions for the proposed industrial development.
- The geotechnical report makes recommendations on subgrade preparation, building foundations, pavement details, structural fill, and utility excavation's and backfill.
- Staff have reviewed the geotechnical report, and found it to be generally acceptable, subject to the geotechnical engineer reviewing and accepting the final building and lot grading designs.
- The geotechnical study and recommendations will be incorporated into the requirements of the Hazard Lands Development Permit (DP). Issuance of the DP would be required prior to final adoption of the rezoning by-law.

Development Permit for Farming Protection

- The site is located directly adjacent to the Agriculture Land Reserve (ALR) and within a Farming Protection Development Permit Area in the OCP.
- The DP guidelines in the OCP prescribe a minimum building setback of 30 metres (100 feet) from the ALR boundary. The Campbell Heights Local Area Plan (LAP) requires a minimum building setback of 30 metres (100 feet) from the ALR boundary, consistent with the guidelines in the OCP.
- The applicant proposes to dedicate the Western portion of the subject property, consisting of a 40 metre (131 feet) wide corridor that is designated "Open Space Corridors/ Buffers" in the Campbell Heights LAP where the property borders the ALR. This dedicated area will act as a buffer between the proposed development and the ALR lands to the West.
- The open space dedication and minimum setbacks of the proposed CD Zone ensure that the minimum building setback of 30 metres (100 feet) will be achieved from the ALR boundary when development is proposed, which satisfies the Farming Protection DP requirements. Issuance of the DP will be required prior to final adoption of the rezoning by-law.
- At their September 1, 2016 meeting, the Agricultural and Food Security Advisory Committee (AFSAC) recommended that the proposed development be supported as proposed with a requirement that a fence be installed at the boundary between the open space area and the proposed industrial land.

PRE-NOTIFICATION

- Pre-notification letters were sent on July 20, 2016 to 92 properties within 100 metres (328 feet) of the subject site and staff received a combination of five (5) letters and e-mail in response as a result of the notification.
- Staff received a letter from the Little Campbell Watershed Society (LCWS) indicating that there will be minimal negative impact on the Little Campbell River if all current by-laws and regulations are followed. In addition, the LCWS did note the following areas of concern:

- Construction Issues: The developers and the City need to ensure that the construction of the lots does not create environmental issues with any increase in stormwater, infiltration, pollution, and siltation into nearby creeks or ditches; and
- Stream Setback: The LCWS is opposed to the proposed reduction of setback to the Class A Watercourse on the site and request that any variance to the City's new regulations be denied.
- Staff also received letters from area residents that were concerned about the proposed development. These residents were opposed to the proposed industrial development due to the environmental significance of this site and the intrusion of dirty industrial businesses adjacent to an agricultural area.

(A substantial portion of the Western half of the property is proposed to be protected as part of the proposed development. The applicant is conveying 2.5 hectares (6.1 acres) of land to the City for the protection of the environmental area which includes a 40 metre (131 feet) wide buffer adjacent to the ALR.

The CD Zone will allow "Light Impact Industrial" uses on the site, which is defined in the Zoning By-law as: "an industrial use which is enclosed within a building, and is not offensive by reason of smoke, vibration, smell, toxic fumes, electrical or electronic interference and produces no significant noise which in any way interferes with the use of any contiguous lots. High impact industrial uses are not permitted in the CD Zone".)

TREES

- Andrew Connell, Kristian Short and Dan Brown, ISA Certified Arborists of Diamond Head Consulting Limited prepared Arborist Assessments for the subject property. The Arborist Assessments state that there are a total of 1201 trees on the entire property. In order to create the proposed 14 business park lots, and to construct the required roads and services for these lots, the applicant is proposing to remove 73 protected trees at this time as identified in Table 1. The remaining trees on the site will be retained at this time.

Table 1: Summary of Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Alder and Cottonwood Trees			
Alder	1	1	0
Cottonwood	0	0	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Bigleaf Maple	1	1	0
Paper Birch	6	6	0

Tree Species	Existing	Remove	Retain
Coniferous Trees			
Western Red Cedar	8	8	0
Douglas Fir	55	55	0
Grand Fir	2	2	0
Total (excluding Alder and Cottonwood Trees)	72	72	0
Estimated Additional Trees in the proposed Open Space	570		570
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		0	
Total Retained and Replacement Trees		0	
Contribution to the Green City Fund		\$58,000.00	

- Table 1 includes an estimated additional 570 protected trees that are located within land that is proposed to be conveyed to the City for the protection of environmental areas. The trees within the proposed open space/conservation area will be retained, except where removal is required due to hazardous conditions. This will be determined at a later time, in consultation with the Parks, Recreation and Culture Department.
- The Campbell Heights LAP identifies "Tree Preservation Opportunities" on this property. At the time of future Development Permits for individual business park lots, additional arborist reports will be required and tree preservation will be evaluated in detail.
- For those trees that cannot be retained, the applicant is required to plant trees on a 1 to 1 replacement ratio for Alder and Cottonwood trees, and a 2 to 1 replacement ratio for all other trees. This requires a total of 145 replacement trees on the site. Since there are no replacement trees proposed at this time, the deficit of 145 replacement trees will require a cash-in-lieu payment of \$58,000, representing \$400 per tree, to the Green City Fund, in accordance with the City's Tree Protection By-law.
- In addition to the replacement trees, boulevard street trees will be planted on 28 Avenue and 188 Street. This will be determined by the Engineering Department during the servicing design review process.
- In summary, a total of 570 trees are proposed to be retained on the land that will be conveyed to the City for the protection of environmental areas with a contribution of \$58,000 to the Green City Fund.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on October 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.

Sustainability Criteria	Sustainable Development Features Summary
1. Site Context & Location (A1-A2)	<ul style="list-style-type: none"> Located within the Campbell Heights LAP. The proposed development will generate industrial employment in the community.
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> The proposed CD Zoning is in keeping with the density envisioned in the Campbell Heights area.
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> Conveyance of approximately 16% of the total site to the City, for the protection of the environmental area.
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> N/A
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> The proposed Design Guidelines include Crime Prevention Through Environmental Design (CPTED) principles in order to ensure that community safety is incorporated into the detailed design as part of the DP process.
6. Green Certification (F1)	<ul style="list-style-type: none"> N/A
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> N/A

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To vary Part 7A Streamside Protection of the Zoning By-law to reduce the minimum required streamside setback area, measured from the top-of-bank, from 30 metres (100 feet) to a minimum of 11 metres (36 feet).

Justification for Variance:

- Dall Brook, a natural Class A watercourse, flows through the Western portion of the site. In accordance with the newly approved streamside setback areas, the minimum required setback measured from the top-of-bank is 30 metres (100 feet).

- Where a development is proposing to reduce the streamside setback area, a Development Variance Permit (DVP) is required and is to include an Impact Mitigation Plan. This is intended to ensure that the proposed setback reduction does not create a negative impact on the sensitive ecosystem.
- The applicant submitted a Riparian Areas Regulation (RAR) assessment report prepared by a Registered Professional Biologist regarding the on-site Class A watercourse recommending a minimum streamside protection and enhancement area of 11 metres (36 feet) from the top-of-bank. The RAR assessment report was peer reviewed, and the proposed riparian area setback was found to be acceptable, prior to the adoption of Part 7A Streamside Protection in the Zoning By-law.
- In support of the proposed variance to the streamside setbacks, the applicant's environmental consultant submitted an Impact Mitigation Plan (IMP) on October 26, 2016, (Appendix VIII), which illustrates the proposed setbacks from the Class A watercourse as compared to the setbacks required under the Zoning By-law. The consultant advises that once the setback relaxations and the additional areas provided for protection are factored in, there will be a net increase in riparian area. The applicant will also be required to enter into a P-15 agreement for the monitoring and maintenance of the replanting in the riparian area.
- The applicant has taken the appropriate measures to ensure the objectives of the sensitive ecosystems guidelines in the OCP have been met, including agreeing to transfer a large portion of the site, consisting of 2.5 hectares (6.1 acres) to the City for the protection of environmental areas.

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 and General Development Permit Guidelines
Appendix III.	Engineering Summary
Appendix IV.	Agricultural and Food Security Advisory Committee Minutes
Appendix V.	Summary of Tree Survey and Tree Preservation
Appendix VI.	Proposed Amendment to the Campbell Heights Land Use Plan
Appendix VII.	Proposed Comprehensive Development Zone
Appendix VIII.	Development Variance Permit No. 7916-0068-00

original signed by Ron Hintsche

Jean Lamontagne
General Manager
Planning and Development

Information for City Clerk

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

1. (a) Agent: Name: Christopher Correia
 Pacific Land Group
 Address: 12992 - 76 Avenue, Unit 212
 Surrey, BC V3W 2V6

2. Properties involved in the Application
 - (a) Civic Address: 18718 - 28 Avenue

 - (b) Civic Address: 18718 - 28 Avenue
 Owner: o823207 B.C. Ltd.
 Director Information
 Satnam Singh Shoker

 Officer Information as at April 24, 2015:
 Satnam Singh Shoker (President, Secretary)
 PID: 009-190-210
 East Half of the North Half of the South West Quarter Section 21 Township 7 Except:
 Firstly: North 33 Feet Secondly: East 33 Feet, New Westminster District

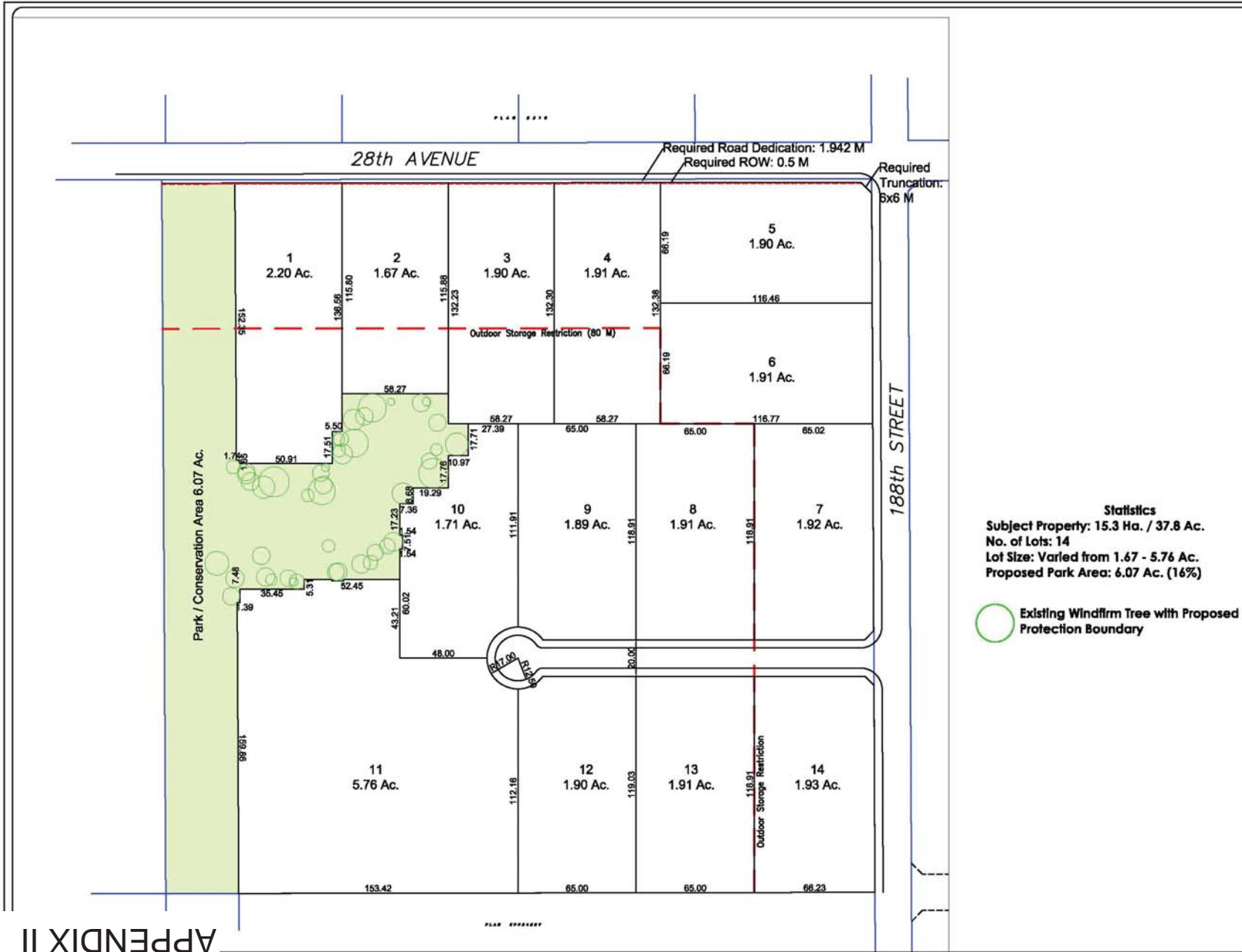
3. Summary of Actions for City Clerk's Office
 - (a) Introduce a By-law to rezone the site.

 - (b) Proceed with Public Notification for Development Variance Permit No. 7916-0068-00 and bring the Development Variance Permit forward for an indication of support by Council. If supported, the Development Variance Permit will be brought forward for issuance and execution by the Mayor and City Clerk in conjunction with the final adoption of the associated Rezoning By-law.

SUBDIVISION DATA SHEET

Proposed Zoning: CD (Based on IB-1)

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	37.8 acres
Hectares	15.3 hectares
NUMBER OF LOTS	
Existing	1
Proposed	14 business park lots + 1 lot for the protection of environmental areas
SIZE OF LOTS	
Range of lot widths (metres)	48 metres to 66 metres
Range of lot areas (hectares)	0.8 hectares to 2.3 hectares
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	
Lots/Hectare & Lots/Acre (Net)	
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	
Estimated Road, Lane & Driveway Coverage	
Total Site Coverage	
PARKLAND	
Area (hectares)	2.5 hectares
% of Site	16%
	Required
PARKLAND	
5% money in lieu	NO
TREE SURVEY/ASSESSMENT	
	YES
MODEL BUILDING SCHEME	
	NO
HERITAGE SITE Retention	
	NO
FRASER HEALTH Approval	
	NO
DEV. VARIANCE PERMIT required	
Road Length/Standards	NO
Works and Services	NO
Building Retention	NO
Others	YES



Statistics
 Subject Property: 15.3 Ha. / 37.8 Ac.
 No. of Lots: 14
 Lot Size: Varied from 1.67 - 5.76 Ac.
 Proposed Park Area: 6.07 Ac. (16%)

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PROJECT:

18718 28 Avenue, Surrey

DRAWING TITLE:

Subdivision Layout

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

CLIENT:

0823207 BC Ltd.

SCALE:

1:2000

DATE:

October 20, 2016

PROJECT No:

12-992

DRAWING No:

01-1

DESIGNED BY:

IP

CHECKED BY:

CC

Campbell Heights 28

Design Guidelines

October 14, 2016



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Introduction

Intent

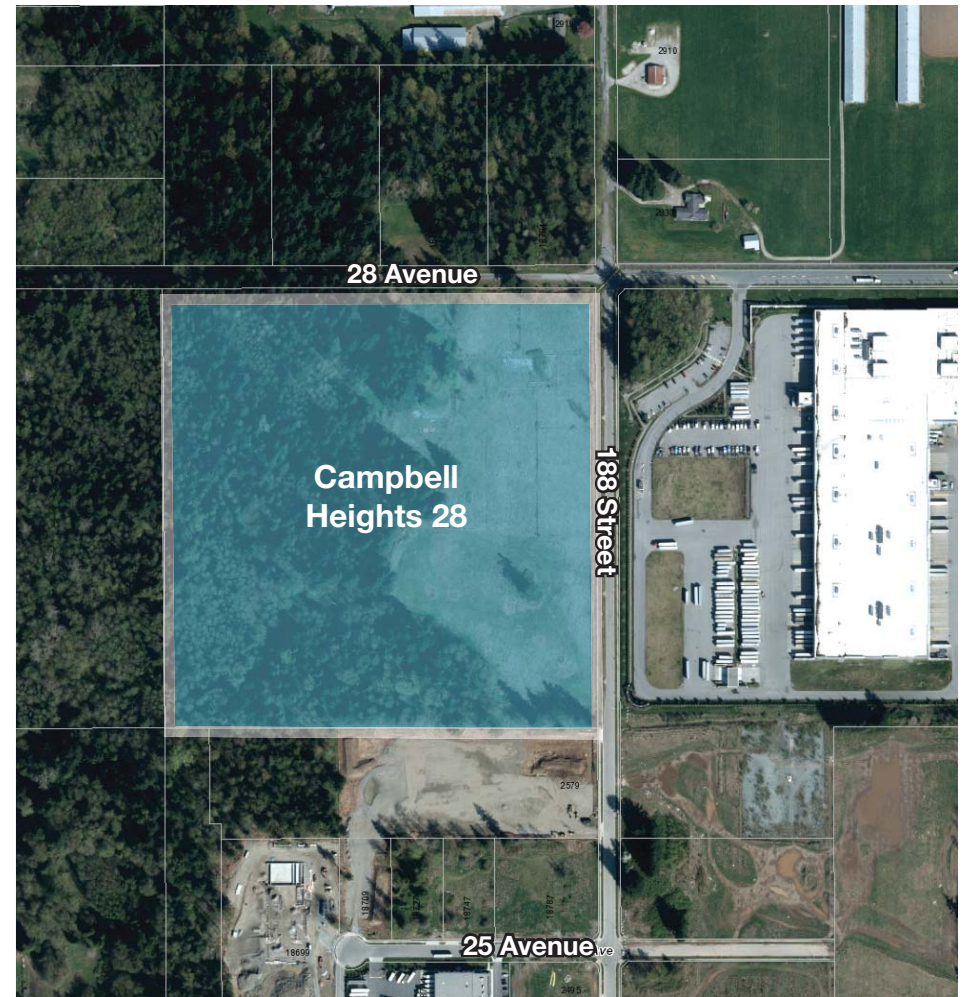
The intent of these guidelines is to provide overall direction, guidance and context to the planning and design of Campbell Heights 28 Industrial Subdivision (hereafter Campbell Heights 28) in order to promote a sustainable, cohesive, high-quality business park.

Application

These guidelines will assist the design of individual developments within the Campbell Heights 28 to ensure the compatibility of the overall urban design concept and principles with development on adjacent lands.

These guidelines are to be used in conjunction with:

- The development policies and design guidelines for the Campbell Heights industrial area contained within the Campbell Heights Local Area Plan; and
- The Development Permit Area Guidelines contained in the Surrey Official Community Plan.

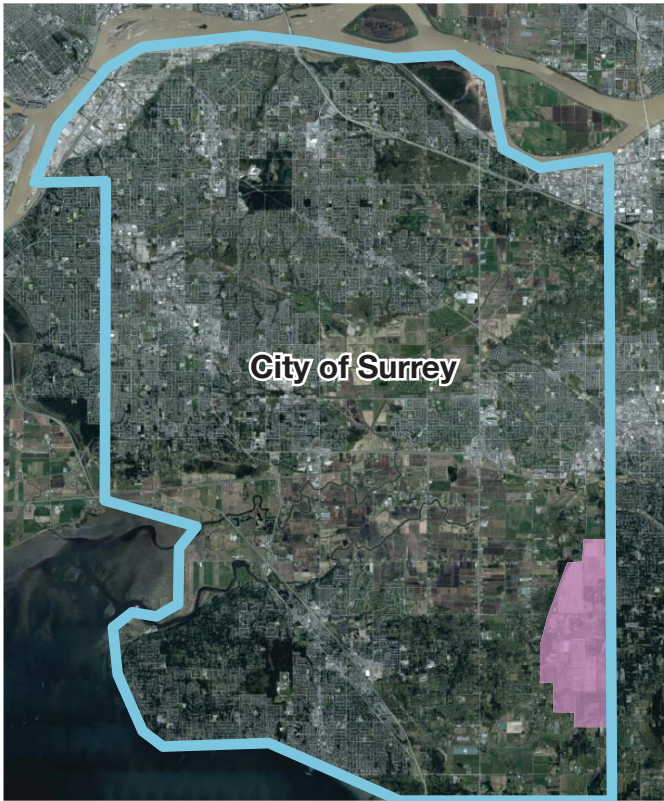


Location of Campbell Heights 28

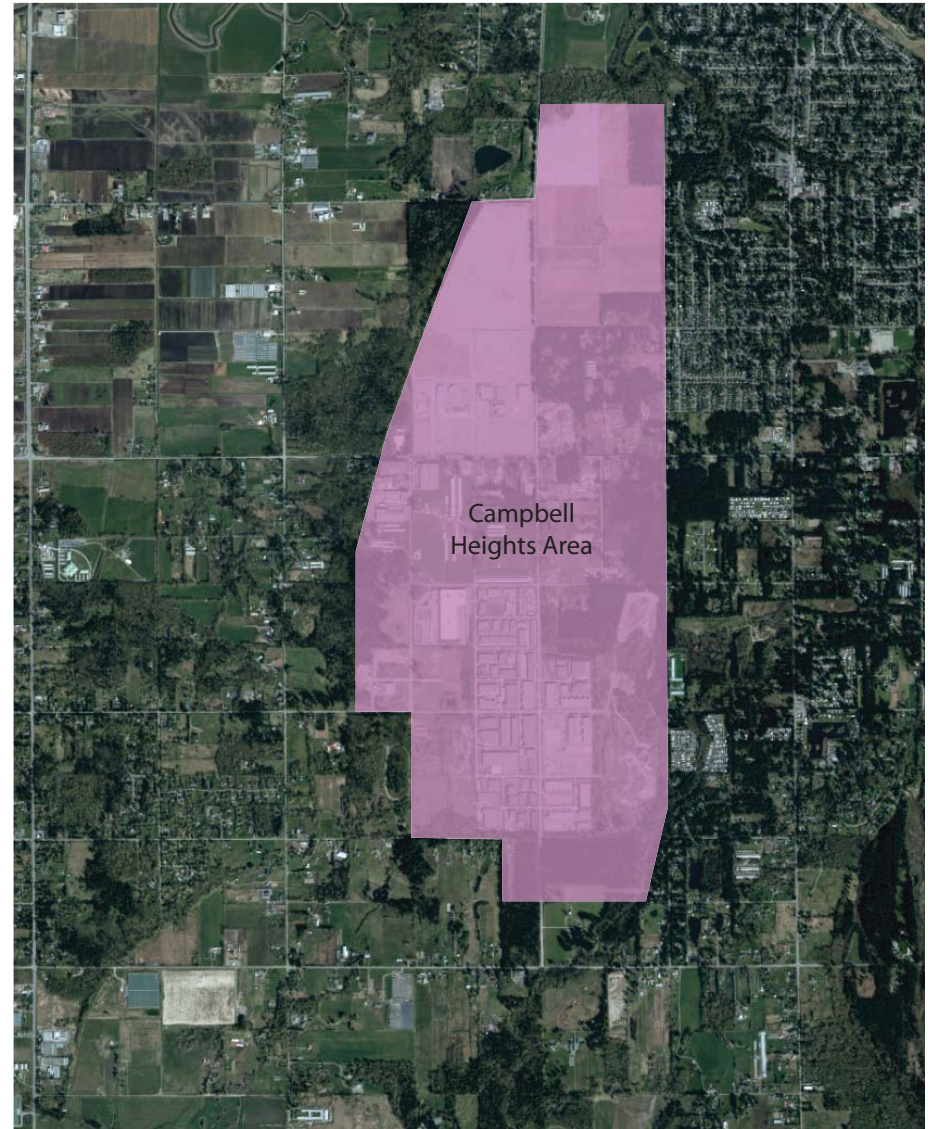
Background

The Campbell Heights 28 is located in the Campbell Heights area of Surrey, British Columbia and within the Greater Vancouver Regional District.

The objective of the City with the Campbell Heights Industrial Plan Area is to create an industrial business park that is competitively positioned and marketed to be a catalyst for significant business investment and job creation in the City of Surrey.



Regional Context



Campbell Heights Area

Vision

Development Concept

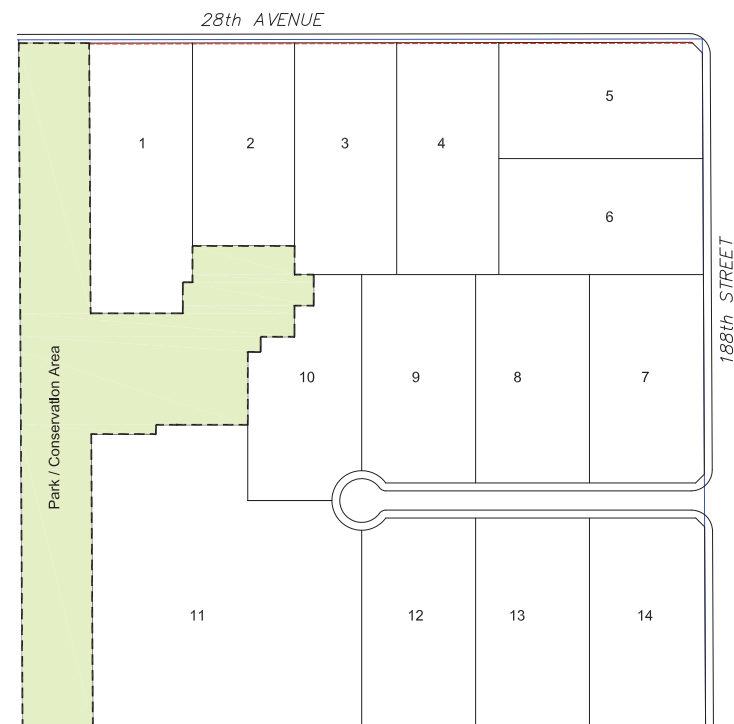
The overall development concept for Campbell Heights 28 is to create a high-quality, business park environment that:

- Provides functional, modern industrial uses in a landscape setting that will contribute to the overall identity of the business community;
- Supports a mix of office, warehouse, and service functions for the various users;
- Utilizes technology and efficiencies to reduce the ecological footprint of individual sites;
- Provides for employment and business investment opportunities;
- Reflects and is compatible with the natural characteristics of its setting and adjacent land uses;
- Is aesthetically pleasing, through quality design, architecture and landscaping; and
- Contributes to a balanced resident to business property tax base ratio in the City of Surrey.

Comprised of approximately 15.3 ha. (37.8 ac.) of land, it is bounded generally by 28 Avenue to the north, 188 Street to the east, industrial land to the south, and agricultural land to the west.

To optimize flexibility and accommodate a range of uses and building types, the plan for Campbell Heights 28 provides for a variety of lot sizes and configurations. Lots may be consolidated or adjusted by the developer in conjunction with the City to accommodate specific

site requirements which are appropriate to the zoning and individual needs of businesses.



Conceptual Subdivision Plan

Design Objectives

The design objectives for the Campbell Heights 28 are to:

- Promote business investment and increase the attractiveness of Campbell Heights through high quality sustainable design and good planning principles;
- Accommodate a wide range of user types within the context of the Campbell Heights Land Use Plan;
- Maintain a high quality standard in landscape and building design;
- Integrate urban design and environmental stewardship within the development process by maintaining, preserving and enhancing the natural environment where possible;
- Encourage a pedestrian-friendly environment;
- Coordinate and maintain the continuity of wildlife corridors, buffers, landscaped strips, and multi-use trails from one development site to another;
- Ensure appropriate and compatible interfacing with adjacent non-industrial land uses;
- Promote a harmonious and cohesive character of development; and
- Ensure that the integrity of the public and private domains within the park are not compromised by the development of any particular lot.



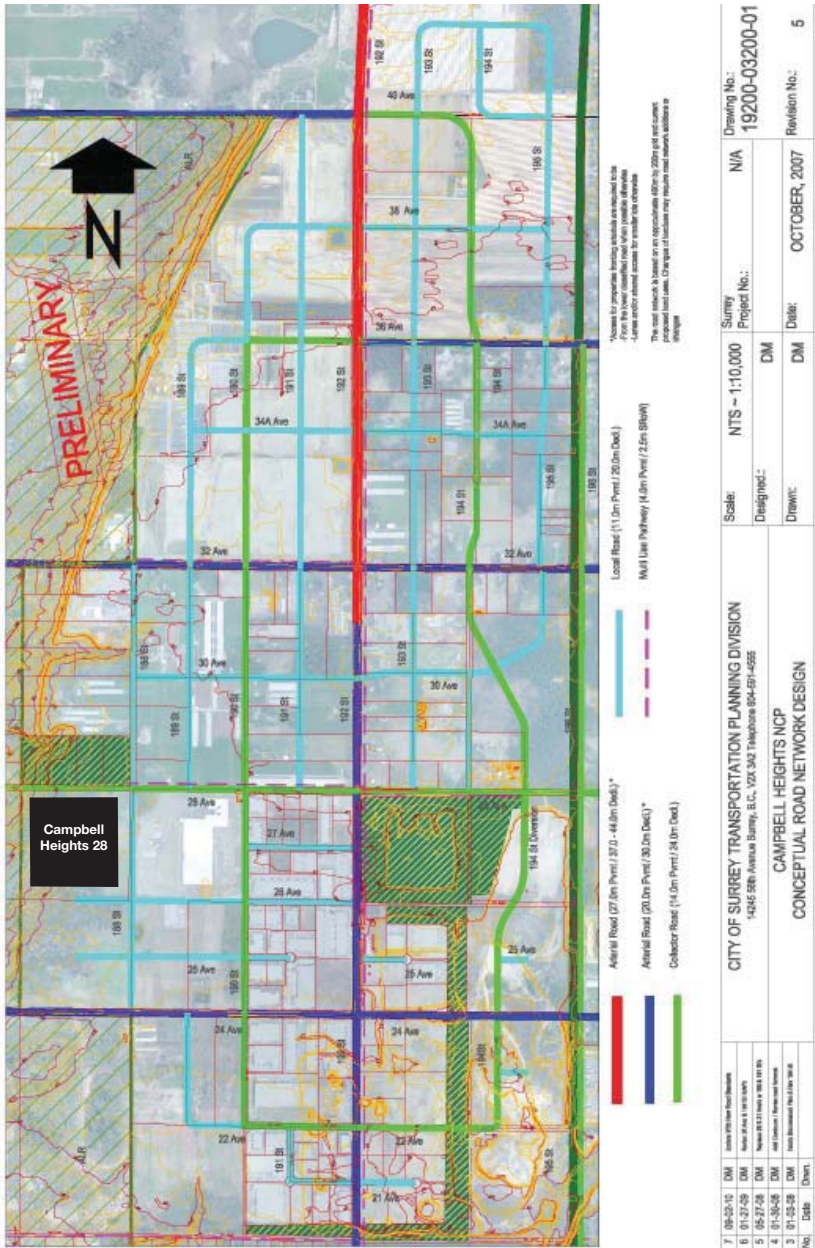
Transportation

Campbell Heights Road Network

The Campbell Heights area is served by a number of arterial roads, including 40 Avenue, 32 Avenue, 24 Avenue and 16 Avenue for east-west traffic, and 192 Street and 184 Street for north-south movement.

A multi-use trail system is proposed in the southern part of Campbell Heights. The walking and cycling pathways are proposed to be incorporated in the landscaping strips to be provided along 28 Avenue, 32 Avenue, 192 Street, 196 Street, and the section of 188 Street between 28 Avenue and 32 Avenue.

The proposed Campbell Heights 28 Industrial Subdivision will provide pedestrian sidewalks along 188 Street, 28 Avenue, and 27 Avenue (proposed cul-de-sac) and link to future transit bus stop locations.



Campbell Heights Conceptual Road Network

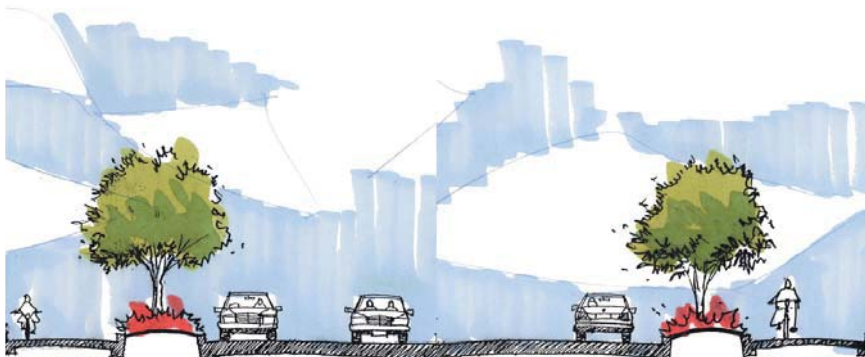
Street Types

Developments on the corner of 28 Avenue and 188 Street should be designed to a high standard, with consideration for their corner location.

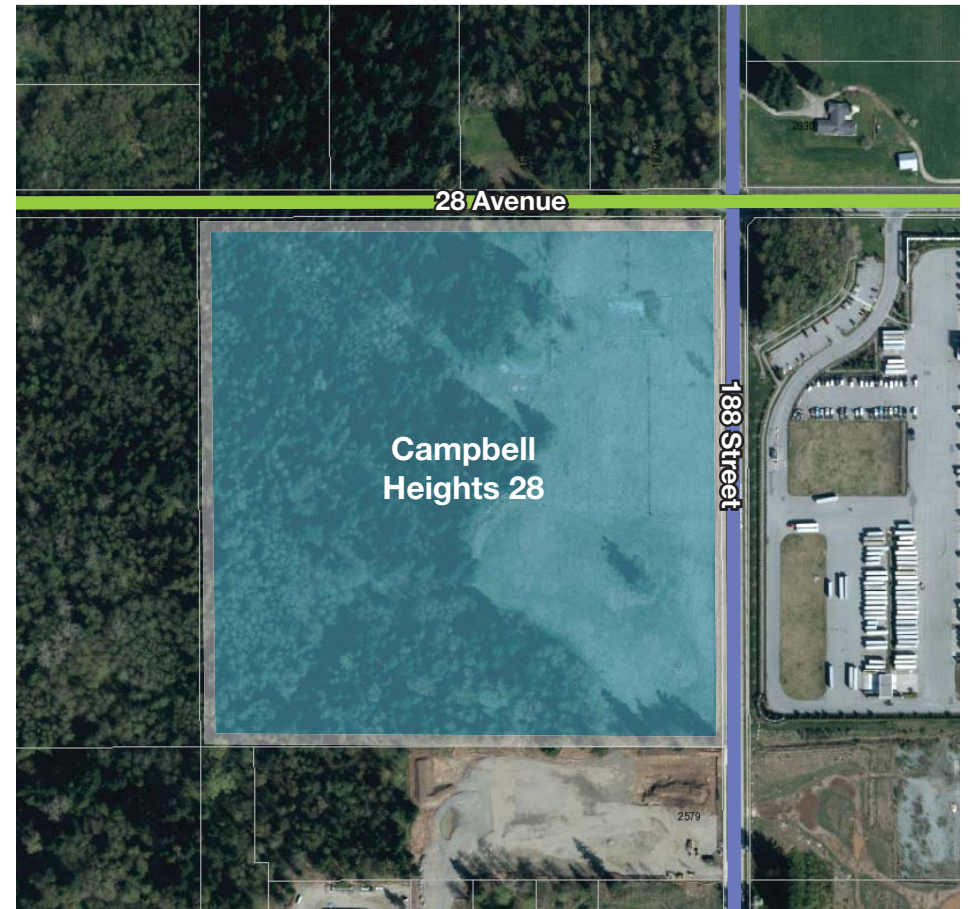
Street Cross-Sections

Roads shall be designed and built in accordance with City of Surrey Engineering Department standards and requirements.

28 Avenue is designated as a Collector road with a 24 metre dedication width. 188 Street is designated as Local road with a 20 metre dedication width.



Conceptual cross-section of a Local Industrial Road and Collector Industrial Road



Collector Road

Local Road

Boulevards

The streetscape of roads throughout the business park shall feature a landscaped boulevard with a public sidewalk on both sides of the street.

The landscape concept for local roads is a regular row of street trees at intervals within a grassed boulevard strip. Tree planting is constrained at the cul-de-sac ends due to driveway access locations.



Site Design

This section is intended to assist developers in the planning and design of individual sites within the Campbell Heights 28.

It will provide guidance towards creating an aesthetically pleasing and functional relationship between physical site elements such as buildings, parking, loading areas, landscaping, and open spaces.

Overall, the design of new development shall be reflective of the characteristics of surrounding development while enhancing the area through quality architecture, landscaping and site layout.



Site Layout

A greater architectural emphasis should apply to building articulation, facade elements and building entry which address the fronting streets (28 Avenue & 188 Street).

On corner sites, the principal building shall be anchored at the corner and designed to be visually attractive from both abutting streets.

Buildings shall be oriented towards the street with the primary public functions located at the front of the building.

Cooperation and coordination is encouraged between sites in terms of layout and design to ensure a harmonious and compatible interface.

Building locations on site shall be determined in accordance with the setbacks outlined in the Surrey Zoning Bylaw.

Main building entries are to be clearly identifiable from public roads and on-site car parking areas.

Provide outdoor amenities such as small plazas with seating where appropriate, in order to enhance the environment for workers by providing areas to eat lunch, etc.

Protect the environmental buffer along the new west property line with a fence. Fencing requirements will be identified at the Development Permit stage.

Maximizing wildlife movements should be considered at the site planning stage.



Site Access

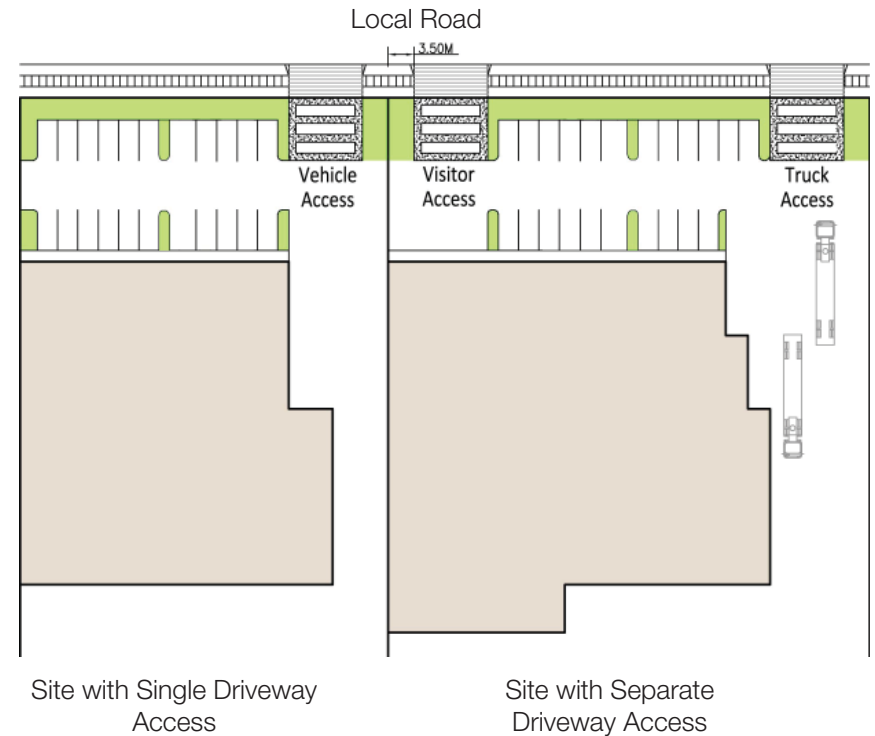
All site access points shall conform to City of Surrey Engineering standards, and be located to provide the most efficient and functional flow of traffic while mitigating potential conflicts with adjacent streetscapes, intersections, and site features.

Site access must not be located within 3.5 metres of the side property line, except in a shared access arrangement.

A single point of entry to individual sites is preferred. Where high volume heavy truck access is required, provisions may be made for a shared service entry point, provided it is clearly identified as such and is separated from visitor / on site parking.

No more than one independent driveway access will be permitted for each lot fronting 28 Avenue.

Common easements for shared entrances between adjacent sites are encouraged.



Single Driveway Access

On-Site Circulation

Parking lots and driveways shall be designed so as to minimize conflicts between vehicles and pedestrians.

All truck turning movements must be accommodated on site.

Different colour or texture shall be used to define primary pedestrian access from the fronting street.

Walkways shall be provided for pedestrian movement to and from entrances, connecting to parking areas and public sidewalks.



Parking Requirements

Parking should be provided in accordance with the City of Surrey Off-Street Parking and Loading/Unloading requirements.

Landscaping amongst parking stalls is to be provided as per the Site Landscaping Common Guidelines within the Official Community Plan.

Parking spaces at the end of the row shall be protected from turning movements of other vehicles by a curbed landscaped area with a minimum of 1.5 metres width.

Parking for persons with disabilities shall be located near building entrances.

At grade bicycle storage should be provided close to building entrances in areas with good lighting and visibility.

Permeable paving should be used wherever applicable.



Off-Street Loading

Loading areas are permitted according to the regulations of the applicable Zoning by-law.

Active loading areas must be separated from vehicle parking.

Loading areas shall be screened to a height of at least 2.5 metres (8 feet) by buildings, a landscape screen, a solid decorative fence, or a combination thereof (see Section 7.0 – Landscaping).



Typical loading bays at the back



Outside Storage, Staging, and Display Areas

Where permitted, outdoor storage, display, parking of truck and trailers may be located in the rear or interior side yard, subject to appropriate screening by a building, landscaping, or fence. Site specific designs will be considered in the event of varying lot configurations.

Outside displays, if permitted, shall be located so as not to detract from the character of the building.

All outside display areas shall be adequately screened and landscaped.

Garbage and recycling containers shall be located as specified by the applicable Zoning by-law.

Garbage and recycling containers shall be screened to a height of at least 2.5 metres (8 feet) by buildings, a landscaping screen, solid decorative fence, or a combination thereof.



Example outdoor storage screening



Example landscaped screening wall

Significant landscaping
for outdoor storage



Architectural Design

This section is intended to guide owners and their consultants in the design of buildings to ensure that the built form of Campbell Heights is of the highest possible quality within the framework of functional requirements and cost effectiveness so as to create a positive and unique built environment.

Architectural Design Integrity

Building design in terms of scale, architectural character, roof lines and building mass shall be compatible with other buildings on neighbouring sites.

Ancillary or secondary buildings shall be designed and constructed consistent with the architecture of the principal building.

The exterior of buildings shall be coordinated in design on all elevations with regard to colours, materials, architectural form and detailing to achieve design harmony and continuity. All doors and windows should be trimmed whenever such treatment would be compatible with the architectural style of the buildings. Painted or false detailing that detracts from the integrity of structures should be avoided.

Blank walls facing a street must be avoided. Windows and glazing to allow for a visual connection to the interior space from outside should be considered.



Example of Building Articulation

Form and Articulation

The desired built form for the Campbell Heights 28 Business Park shall be in concert with existing industrial development in Campbell Heights.

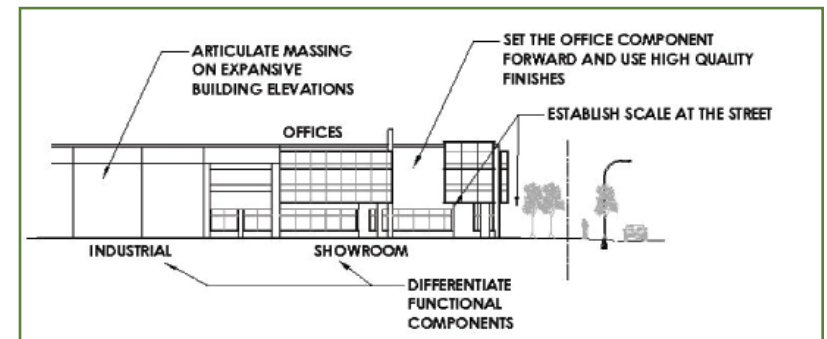
Building facades on 28 Avenue and 188 Street should be given special attention by:

- Articulating the facade alignment and height;
- Varying the materials and colours;
- The use of sun shading devices;
- Appropriate sized roof overhangs;
- Cantilevered or overhanging elements;
- Expressing the interior function;
- Breaking up the facade with windows or the use of structural features.

Building design should be appropriate to the use intended and responsive to site opportunities and conditions. Building heights may be increased up to 18 m to permit multi-storey buildings, in order to support a use requiring a large horizontal area on the lot, and if the design of the each storey is complementary to the main building elements.

Office components at the front face of buildings should be visually distinguished.

Facades facing the street in particular must be articulated to establish scale and identity.



Developments should avoid the use of large, undifferentiated wall areas; therefore, textures, patterns, colours, secondary materials, and building form variations must be incorporated into expansive building elevations.

Glazing is encouraged on all street facades.

Elements to which the public relate, such as the main entries, should be located and designed so as to be clearly identified from the public entry.

Buildings must orient towards the street with the primary functions located at the front of the building.

On a corner site, the principal building shall be oriented towards the corner and be designed to be visually attractive from both abutting streets.

Promote green 'living walls' to break-up massing, and add visual interest to buildings.

Mechanical equipment including electrical kiosks, gas metres etc., must be screened from the street.



Exterior Materials

Materials are to be of high quality with a sense of permanence; therefore, entirely pre-engineered or pre-fabricated metal buildings are not acceptable. In addition, the use of sheet and profiled metal cladding is strongly discouraged as a primary cladding material and will not be acceptable except in cases of significant architectural merit.

All metal products must be preformed, pre-finished, and installed using the appropriate manufacturers' accessories. Panel systems are recommended for office components.

Other exterior materials are encouraged to be unfinished, clear coated or painted with a "natural" finish. Articulation can be achieved by reveal lines, texturing, and recessing of materials.

Standard concrete block is not acceptable as an exterior finish anywhere on the building.

The predominant exterior form construction method should be tilt up or poured in place concrete, with quality reveals, and a panel system or curtain wall style glazing for office components. Construction must be detailed to avoid extensive blank or uniform wall surfaces.

Stucco use is to be limited and must be applied in conformance with good industry practice, paying particular attention to joint details and potential staining problems arising from the local climate.

The use of stucco is not acceptable on the office component.

Wood siding may be used as an accent material only and protected by a roof overhang.

The use of glass and high quality materials and finishes is required of buildings facing the streets. Blank walls should be avoided.



Windows and Entrances

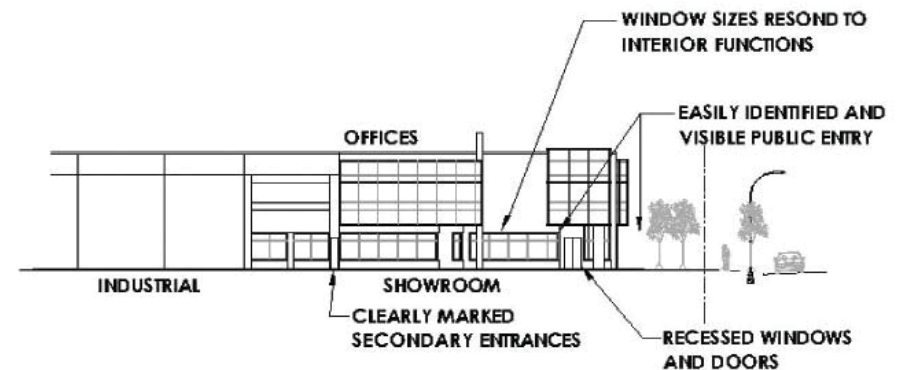
Façade articulation such as recessed windows and door areas are encouraged to create depth and variation.

Window sizes should respond to interior functions (i.e. the expression of showrooms with large windows).

Residential style windows are not permitted.

A main public entrance must be easily identifiable from the street.

Employee and service entrances must be clearly marked by architectural as well as graphic means.



Example Windows and Entrances

Roofscapes

Place roof top equipment to avoid exposure to the streets and public access routes.

Roof vents and stacks must be grouped.

All roof top equipment must be considered as part of the architectural vocabulary and screened from street view.

Utilize living green roofs where possible.

Encourage roof designs that promote sustainability and outdoor use.



Living Green Roof - Ford Motor Company, Michigan, USA



Landscaping

This section is intended to assist owners and their consultants in the design and installation of landscape works that will enhance the character of Campbell Heights 28. The general landscape intent for private lots is to create a coherent landscape which responds to and reinforces the character of adjacent streetscapes and open spaces. Of particular importance will be maintaining and enhancing tree retention at the edge of the park area.

General

Retain existing significant trees on lots where applicable. Consideration should be given to tree retention along the edge of the buffer if such area is not utilized for parking or operations.

Landscaping adjacent to places where people move should have a clear zone from 1 metre above the ground to 2.5 metre in order to promote visibility.

Deciduous and coniferous planting should be alternated for variety.

Shrubs, flowers, and ground covers are encouraged to be grouped together in clusters rather than in individual scattered locations.

Consider the mature state of plants in terms of long term maintenance.

Selection of plant materials to be based on their year-round interests as well as their form, texture, and shape. The use of native species that enhance environmental qualities and provide wildlife habitat is encouraged.

Site elements such as outdoor lighting, signage, garbage disposal, and fencing should be included on the landscaping plans since they are integral elements.

All landscape and plant materials shall meet B.C. Society of landscape Architect/B.C. Nursery Trades Association Standards.

All landscape work shall be completed within one year of the start of construction.

All landscape works shall include a one year material guarantee.

Tree Preservation

The City of Surrey has identified a tree preservation area at this location through its Biodiversity Conservation Strategy. In addition to the dedicated buffer along the west boundary, additional tree preservation for lots adjacent to the buffer will be an objective at Development Permit stage.

The City of Surrey may require a tree protection Restrictive Covenant at the individual site Development Permit stage.

Front Yard Landscaping

A continuous landscape strip of not less than 6.0 metres (20 feet) in width shall be provided within the lot along the developed side of properties fronting 28 Avenue.

A continuous landscape strip of not less than 3.0 metres (10 feet) in width shall be provided within the lot along the developed side of properties fronting all other roadways.

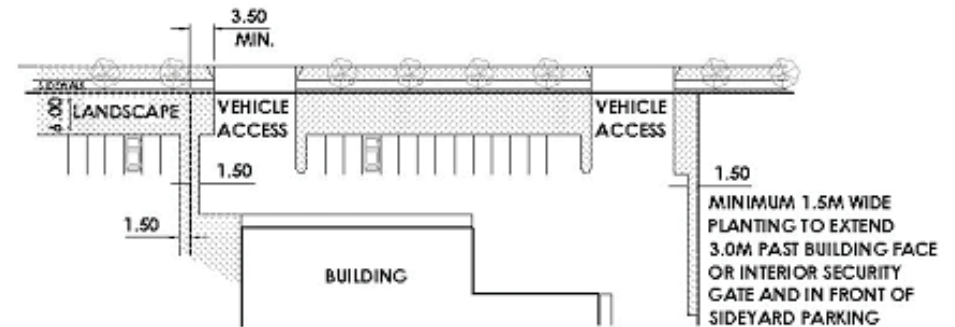
Areas not surfaced with driveway or walkway paving or ornamental planting shall be grassed.

Highlight trees, highlight shrubs, and perennials/annuals shall be installed adjacent to signage, entry plazas, drive aisle entries, and pedestrian accesses from the sidewalk.



Side/Rear Yard

A continuous landscape strip of not less than 1.5 metres (5 feet) in width shall be provided along all side lot lines measured from the front property line to 3.0 metres (10 feet) back from the front face of the closest principle building fronting the street.



Side Yard Landscape Strip



Parking Area

Different coloured or textured material shall be used to define primary pedestrian access ways on site. Pedestrian access ways and vehicles access ways are to be separate and clearly distinguishable.

Provide landscaping within and at the periphery of surface parking lots in order to visually break up and partially screen parking from public streets and neighbouring properties. Landscaping should also be used to define parking clusters, highlight pedestrian routes, increase human comfort, provide visual relief, and interrupt paved surfaces to increase natural drainage.

In addition to the landscaping and trees required at the periphery of surface parking areas, landscaping and shade trees (6 cm [2.5 in] caliper preferred) should be provided within parking areas. The following should also be considered:

- Provide shade trees and landscaping at the ends of each parking rank (i.e. a group of parking spaces separated by driving aisles) within a landscaping strip located along the side of parking spaces; and
- At least one shade tree at the ends of a single row of parking spaces and two shade trees at the ends of two adjoining rows (front to front) of parking spaces.

Landscaping in parking areas is to be provided according to Schedule C: Development Permit Area Guidelines of Surrey's Official Community Plan

Each landscaping strip should be curbed and at least 1.5 metres (5 feet) in width. It should contain a combination of shrubs and ground

covering plants in addition to shade trees.

Consider reducing the amount of asphalt paving in large fronting street parking areas by introducing variation in paving materials.



Screening and Fencing

Loading areas, outdoor storage, service areas, garbage containers, and utility boxes shall be integrated into the landscaping and screened from view.

Avoid using fences along property lines that abut streets to screen the development. When a fence is unavoidable, a transparent fence (e.g. full lattice, wrought iron fence etc.) should be used. Transparent fences combined with landscaping (such as hedge or shrubs) can be provided at the property line, with landscaping placed in front of fencing, in order for fencing to be screened from street view.

Fencing should only be installed where required for specific screening, security, and safety reasons.

A chain-link fence shall be provided adjacent to any environmental conservation area.



Site Lighting

All site lighting must be designed to minimize glare to adjacent properties or streets. Full cut-off fixtures are required.

Sidewalk lighting should be mounted as to direct light onto the walking surfaces. Vandal-proof bollard lighting is recommended for pedestrian areas. Where security and identification are primary importance, post-top units 3-6 metres in height may be more appropriate.

Specially lit and landscaped identification signs, ponds, fountains, decorative pavers, and enhanced landscaped medians are encouraged.

For consistency between developments, the type of street lamps on public streets, their height, intensity, and spacing, etc., will be coordinated by the Engineering Department through the servicing agreement process.

Public spaces, entrances, outdoor amenities, and pedestrian routes should be well lit.

In landscaped open spaces, particular attention should be given to relationship between lighting and planting.

Where appropriate, consider installing outdoor lighting activated by photocells and/or timers.

Design, location, and distribution of lighting to ensure even illumination where needed.

Consider light intrusion to residences and glare to motorists/pedestrians when providing appropriate light levels. This may

concentrate brighter levels in areas such as entries and paths, and create a transition to lower light levels away from areas where light is not needed.



Luminary design should take vulnerability to vandalism into account. In high-risk areas, the body and refractors should be virtually unbreakable (i.e. metal body with polycarbonate lens).

Lamps to be located in stairwells should protect the bulb from removal and breakage.

In landscaped open spaces, particular attention should be given to relationship between lighting and planting.

Lighting along pedestrian pathways is recommended and should not exceed 4 metres (13 feet) in height. Fixtures and poles should be in a colour that complements the building architecture and parking lot lighting.

Parking lot light standards are not to exceed 9 metres (30 feet) in height. Fixtures and poles should be in a colour that compliments the building's architecture.

For consistency between developments, the type of street lamps on public streets, their height, intensity, and spacing, etc., will be co-ordinated by the Engineering Department through the servicing agreement process.

Building lighting should be considerate of potential impacts on wildlife corridors and sensitive to the interfacing adjacent environmental areas by avoiding up-lighting.



Locate luminaries in difficult to reach places. Mount fixtures high on walls, in inaccessible locations or recessed into the building structure.

Consider limiting building lighting on upper stories and use motion sensors where possible.

Entrances to buildings should be illuminated to enhance their impact.

Where building facades comprise significant area of opaque materials visible to public roads and paths, decorative floodlighting is encouraged to accent recessed or articulated surfaces.

Where building mounted lighting is proposed on the front facade, it must be integrated with the architectural expression of the building.

Signage

This section is intended to assist owners and their consultants in accommodating development signage requirements within an overall signage system that will both contribute to and reinforce the character and image of the Business Park.

All signage shall meet the requirements of the City of Surrey.

Integrate signs into the building design and design signs to present a unified appearance.

Avoid locating illuminated signs next to residential sites.

The signage system for any development shall integrate the various types of signs into a single aesthetic concept.

Animated electronic signs are not permitted.

Building facade signs shall be oriented to a single fronting street. Double-fronting developments are anomalies and signage may be oriented accordingly subject to the requirements of the Surrey Sign By-law.

The area of a building facade sign shall reflect the scale and proportion of the building subject to the requirements of the Surrey Sign By-law.

Free standing signs should be integrated into the site landscaping and designed to complement the architecture of the buildings on site.

Both single and double pole freestanding pylon signs are not

permitted.

The maximum height of any free-standing sign is 2.4 metres (8 feet) above grade. The grade at the base of the sign should not exceed the average adjacent grade by more than 0.6 metres (2 feet).



Proportional building façade sign



Free standing sign integrated into landscaping

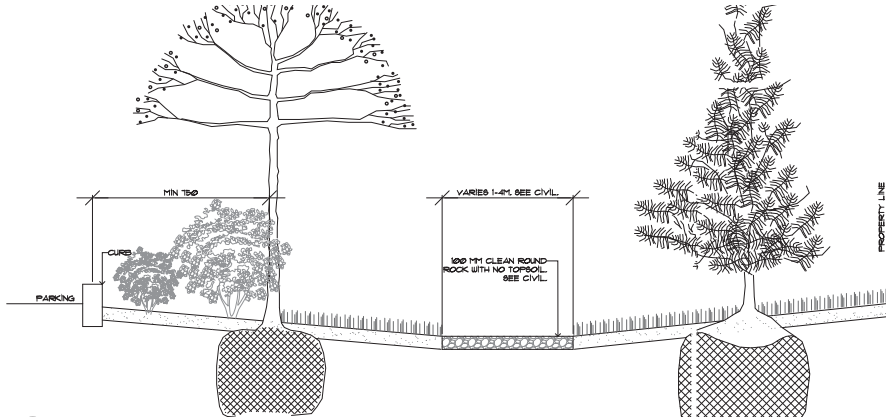
Sustainability

A primary goal in the development of the Campbell Heights 28 is to be a leader in the implementation of sustainable design measures while acting on opportunities to preserve and enhance the natural environment where possible.

Natural Drainage

Proposed Campbell Heights 28 is to be constructed on an unconfined aquifer with significant deposits. To protect downstream fisheries watercourses, capture runoff from paved areas and customer parking and offset impact of proposed new developments, a planted area with a bioswale is proposed along 28 Avenue and 188 Street. The width of the planted area is to match landscaping requirements set within the zoning.

Bioswales are typically moderate gradient devices (approximately one to five percent in channel slope) and may be covered by grasses, semi-aquatic plants or river rocks.



Typical Bioswale Cross-Section

Buildings and Design

New development is to strive to achieve Build Green or LEED (Leadership in Energy and Environmental Design) Silver or similar standards in areas such as sustainable sites, materials and resources, water efficiency, and indoor environmental quality.

Utilize materials which have been manufactured from recycled or waste materials for use during building construction or for outdoor paved areas (e.g. structural components manufactured from wood chips or plywood waste, paving blocks made from recycled or discarded tires, recycled asphalt, etc.).

Incorporate green-screen/living-screen walls as screening, that utilize landscaping and vines rather than concrete materials, in conjunction with landscaping features such as berming.

Buildings should be designed to reduce their contribution to the urban heat island effect by reducing the use of surface and roof materials that absorb heat and utilizing high albedo value roof materials.



Energy and Water Efficiency

Buildings should be designed to reduce energy consumption by incorporating such considerations as solar access, shading, maximizing the amount of daylight into the interior spaces, and providing windows that can open. For example:

- maximize the southern exposure with shading devices to minimize penetration of the interior by the high summer sun;
- maximize the amount of glazing and windows on the exterior walls; and
- incorporate skylights, interior courtyards, or provide terracing that allows for daylight penetration into the interior, etc.

Explore opportunities for the use of low-energy appliances and fixtures such as such as LED lighting, and low-flow plumbing.

Incorporate alternative and renewable energy production systems (geothermal heat pumps, solar heating, wind turbines, or district heating in large developments, etc.) at the outset of the design stage to reduce dependence on traditional energy sources for heating, lighting and cooling purposes. Consider integrating the proposed new energy source into the overall design (e.g., a wind turbine as an architectural or visual art features).



Vegetation and Landscaping

Maximize the quantity of native species and plant trees that provide shade.

Drought resistant landscaping should be used where possible to minimize the need for irrigation.

A native buffer of at least 3 m shall be provided along the rear of the lots adjacent to the environmental conservation area.



Stormwater Management

Reduce stormwater run-off and maximize pervious surfaces through the use of features such as bioswales and rain gardens.

Use permeable materials for outdoor surfaces such as parking areas (subject to consideration of the water table in the area, and approval by the Engineering Department).

Promote living green roofs and green walls.

Drainage from developed portions of the Campbell Heights North 28 Business Park shall not flow into the environmentally sensitive conservation area.



Alternative Transportation Options

Provide incentives for alternative transportation methods such as carpool and cycling by incorporating bike racks (covered where possible) and on-site shower facilities into building and site design.

Developers to provide walkways to public sidewalks especially in locations near future transit stop(s).



Crime Prevention Through Environmental Design

Design of the built environment has a significant impact on crime, nuisance behaviour and citizens' sense of well-being. Implementing Crime Prevention Through Environmental Design (CPTED) principles is a proactive approach to addressing crime-related issues at the design stage.

To address CPTED concerns, consideration at the design stage should occur towards building massing, location of windows, bollards, window grilles, and landscaping etc. Some general recommendations from the Surrey's OCP are:

- Avoid “no-man’s land” at rear of buildings, particularly for external exit corridors. In these cases, consider use of zero lot line solutions and internal corridors which are often more desirable from a CPTED perspective;
- Minimize opportunity for climbing onto the roof in industrial and commercial/industrial warehouse buildings;
- On-grade parking areas not readily visible from the street should be designed with gate(s) to restrict access after hours;
- Consider security cameras at main lobby entrances and parking lot; and
- Open Space areas should be designed with reference to CPTED principles.

Any building proposed to utilize a 0.0 m setback from the side yard and adjacent to an existing building utilizing a 0.0 m setback from the side yard, must ensure that any gap between the buildings is covered by a suitable material to ensure no access to the gap is possible.



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

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

DATE: **November 2, 2016** PROJECT FILE: **7816-0068-00**

RE: **Engineering Requirements (Commercial/Industrial)
Location: 18718 28 Avenue**

LAP AMENDMENT

There are no engineering requirements relative to the LAP Amendment.

REZONE/SUBDIVISION

Water Act Approval is required to complete the necessary works associated with this project. This external approval is required as a condition of 3rd reading and may lead to changes in the project layout.

Property and Right-of-Way Requirements

- dedicate 1.942 metres fronting 28 Avenue.
- dedicate 20.0 metres for 27 Avenue.
- dedicate Bylaw #1434 without compensation on 28 Avenue and 188 Street.
- dedicate 6.0m x 6.0m corner cut at the intersection of 28 Avenue and 188 Street.
- dedicate 3.0m x 3.0m corner cuts at 27 Avenue and 188 Street.
- provide 0.5 metre ROWs fronting all roads.

Works and Services

- construct 28 Avenue to a collector standard.
- construct 188 Street to a through road standard.
- construct 27 Avenue to a limited local standard.
- construct water, sanitary and storm sewers to service the proposed development.

A Servicing Agreement is required prior to Rezone/Subdivision.

DEVELOPMENT PERMIT/DEVELOPMENT VARIANCE PERMIT

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

BUILDING PERMIT

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

- provide driveways at Building Permit stage.



Rémi Dubé, P.Eng.
Development Services Manager
LR1

D. NEW BUSINESS

- 1. Development Proposal of 18718 -28 Avenue**
Catherina Lisiak, Planner, Planning and Development
File: 7916-0068-00; 6880-750

The following comments were made:

- The subject development proposal is for 14 industrial lots and one lot for the protection of environmental areas. The site is located adjacent to the Agriculture Land Reserve (ALR) and is designated as a Farming Protection Development Area in the Official Community Plan (OCP). The following are required applications for this proposal:
 - Campbell Heights Local Area Plan (LAP) Amendment to reduce the Open Space Corridors;
 - Rezoning from General Agriculture Zone (A-1) to Comprehensive Development Zone (CD), based on Business Park 3 Zone (IB-3);
 - Development Permits (DP) for Form and Character, Hazard Lands and Farm Protection; and
 - Subdivision.
- A fence would be required at the boundary between the designated park area and industrial area; members support the fence placement.

It was

Moved by M. Bose

Seconded by D. Arnold

That the Agriculture and Food Security

Advisory Committee recommend to the General Manager of Planning and Development to support the proposed Development Application 7916-0068-00.

Carried

Table 4. Tree Preservation Summary.

TREE PRESERVATION SUMMARY

Surrey Project No: Unknown
 Address: 18718 28 Avenue, Surrey, BC
 Registered Arborist: Trevor Cox, MCIP
 ISA Certified Arborist (PN1920A)
 Certified Tree Risk Assessor (43)
 BC Parks Wildlife and Danger Tree Assessor

On-Site Trees	Number of Trees
Protected Trees Identified (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	73
Protected Trees to be Removed	73
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	0
Total Replacement Trees Required: - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio $\frac{1}{1} \times \text{one (1)} = 1$ - All other Trees Requiring 2 to 1 Replacement Ratio $72 \times \text{two (2)} = 144$	145
Replacement Trees Proposed	0
Replacement Trees in Deficit	145
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	
Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	
Total Replacement Trees Required: - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio $\frac{\quad}{1} \times \text{one (1)} = 0$ - All other Trees Requiring 2 to 1 Replacement Ratio $\quad \times \text{two (2)} = 0$	
Replacement Trees Proposed	0
Replacement Trees in Deficit	145

Summary prepared and submitted by:

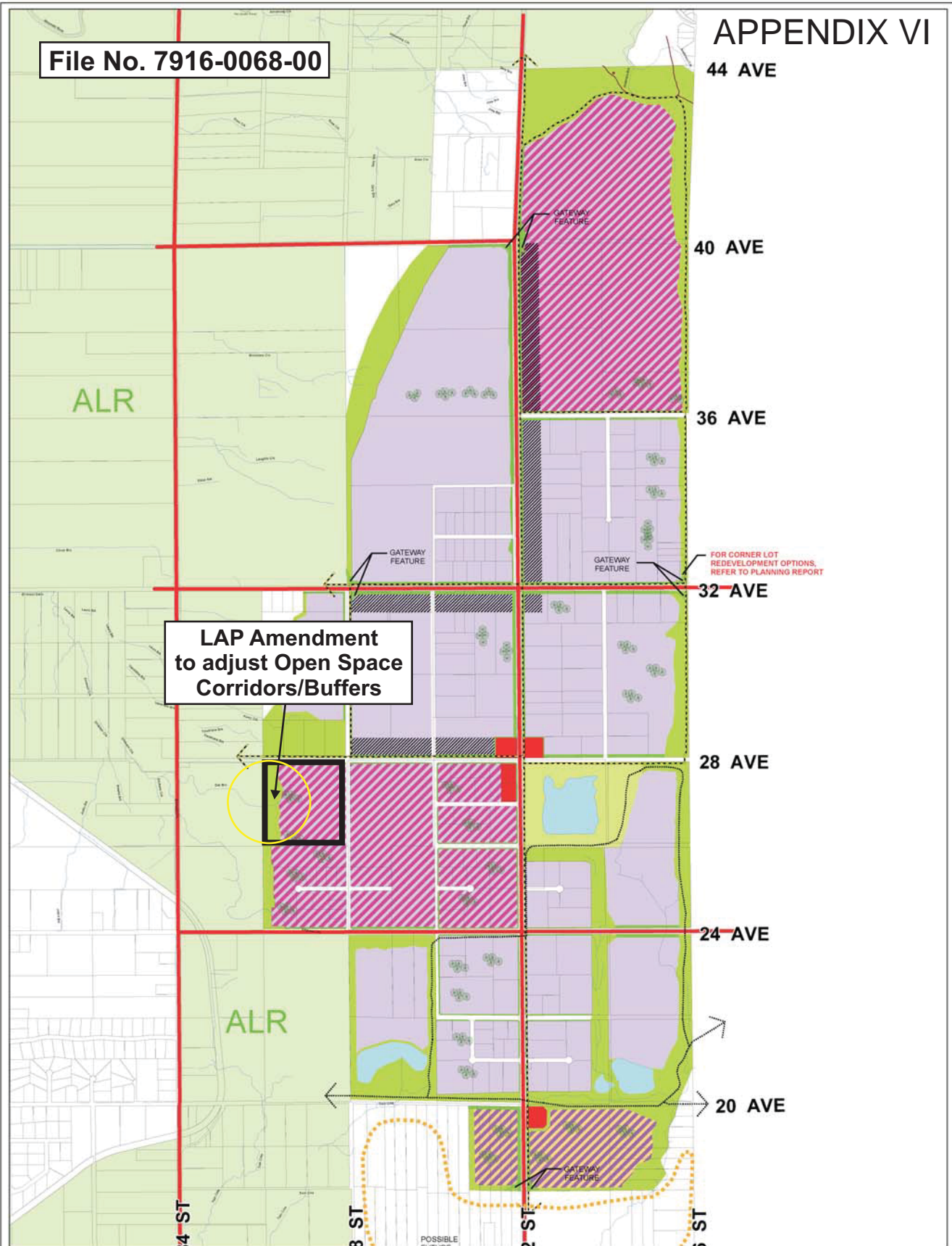


Arborist

September 23,
2016
Date

File No. 7916-0068-00

APPENDIX VI



**LAP Amendment
to adjust Open Space
Corridors/Buffers**

44 AVE

40 AVE

36 AVE

32 AVE

28 AVE

24 AVE

20 AVE

184 ST

188 ST

192 ST

196 ST

CAMPBELL HEIGHTS LAND USE PLAN

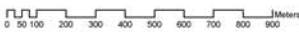
City of Surrey Planning & Development Department

Legend

- Campbell Heights Local Area Plan
- Business Park (Office)
- Business Park
- Technology Park or Business Park
- Business Park or Live/Work in Cluster Housing Form
- Commercial

- Campbell Heights Local Area Plan, City Park
- Open Space Corridors/Buffers
- Landscaping Strips
- Stormwater Management Facilities
- Creeks and Rivers

- ALR Boundary
- Tree Preservation Opportunities
- Multi-Use Trail (Walking, Cycling and Horseback Riding)
- Walking and Cycling Pathways
- Arterial Roads



Approved by Council: December 11, 2000
Amended 18 Dec. 2012

This map is provided as general reference only. The City of Surrey makes no warranties, express or implied, as to the fitness of the information for any purpose, or to the results obtained by individuals using the information and is not responsible for any action taken in reliance on the information contained herein.

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 479 of the Local Government Act, R.S.B.C. 2015 c. 1, 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:

FROM: GENERAL AGRICULTURE ZONE (A-1)
 TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

Parcel Identifier: 009-190-210
 East Half of the North Half of the South West Quarter Section 21 Township 7 Except:
 Firstly: North 33 Feet Secondly: East 33 Feet, New Westminster District

18718 - 28 Avenue

(hereinafter referred to as the "*Lands*")

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

A. Intent

This zone is intended to accommodate and regulate the development of *light impact industry, warehouse uses, distribution centres*, limited office and service uses, and limited ancillary uses, forming part of a *comprehensive design*.

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* including wholesale and retail sales of products produced within the business premises or as part of the wholesale operations provided that the total floor area used or intended to be used for retail sales and display to the public shall not exceed 20% of the *gross floor area* for each individual business or establishment, or 460 square metres [5,000 sq.ft.], whichever is less.
2. *Warehouse uses.*
3. *Distribution centres.*
4. Office uses excluding:
 - (a) *Social escort services;*
 - (b) *Methadone clinics; and*
 - (c) Offices of professionals including without limitation, accountants, lawyers, doctors, dentists, chiropractors, physiotherapists, massage therapists and related health care practitioners and notary publics, and the offices of real estate, advertising and insurance.
5. *Accessory uses* including the following:
 - (a) *General service uses* excluding *drive-through banks;*
 - (b) *Eating establishments* limited to a maximum of 200 seats and excluding *drive-through restaurants;*
 - (c) *Community services;*
 - (d) *Child care centre; and*
 - (e) *Dwelling unit(s)* provided that the *dwelling unit(s)* is (are):
 - i. Contained within a *principal building;*
 - ii. Occupied by the owner or a caretaker, for the protection of the businesses permitted;
 - iii. Restricted to a maximum number of:
 - a. One *dwelling unit* in each *principal building* less than 2,800 square metres [30,000 sq.ft.] in floor area;
 - b. Two *dwelling units* in each *principal building* of 2,800 square metres [30,000 sq.ft.] or greater in floor area; and

- iv. Restricted to a maximum floor area of:
 - a. 140 square metres [1,500 sq.ft.] for one (first) *dwelling unit* on a lot;
 - b. 90 square metres [970 sq.ft.] for each additional *dwelling unit*; and
 - c. Notwithstanding Sub-sections B.5.(e)iv.a. and iv.b., the maximum floor area shall not exceed 33% of the total floor area of the *principal building* within which the *dwelling unit* is contained.

C. Lot Area

Not applicable to this Zone.

D. Density

The *floor area ratio* shall not exceed 0.1 or a gross floor area of 300 square metres [3,230 sq.ft.], whichever is smaller. The maximum *floor area ratio* may be increased to 1.00 if amenities are provided in accordance with Schedule G of Surrey Zoning By-law, 1993, No. 12000, as amended.

E. Lot Coverage

The *lot coverage* shall not exceed 60 %.

F. Yards and Setbacks

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

Use	Setback	<i>Front Yard</i>	<i>Rear Yard</i>	<i>Side Yard</i>	<i>Side Yard on Flanking Street</i>
<i>Principal Buildings</i> and <i>Accessory Buildings</i> and <i>Structures</i>		16.0 m.* [52 ft.]	7.5 m. [25 ft.]	7.5 m.** [25 ft.]	9.0 m.*** [30 ft.]

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

* The *front yard setback* may be reduced to 7.5 metres [25 ft.] if the area between the front face of any *building* or *structure* and a *highway* is not used for parking and is landscaped.

- ** One (1) *side yard setback* shall be 7.5 metres [25 ft.] or 0.0 metre if the said *side yard* abuts land which is *commercial, industrial or mixed employment*.
- *** The *side yard setback* on a *flanking street* may be reduced to 7.5 metres [25 ft.] if the area between the *flanking street* face of any *building or structure* and a *highway* is not used for parking and is landscaped.

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 buildings*: The *building height* shall not exceed 14 metres [45 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 in accordance with 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*.
3. For the purpose of Sections B.1 and B.2 of this Zone, parking, storage or service of trucks and trailers on any portion of the *lot* not associated with the uses or operations permitted thereof shall be specifically prohibited.
4. Notwithstanding Sub-section E.1.(b) of Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended, additional areas for parking of trucks and trailers associated with the uses and operations allowed on the *lot* may be permitted within the designated loading/unloading areas provided that:
 - (a) The number of *parking spaces* shall not exceed the number of loading spaces and/or shipping/receiving doors; and
 - (b) The *parking spaces* shall not be visible from the *highways* abutting the
 - (c) *lot*.

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 Major Road as shown in the "Surrey Major Road Allowance Map," attached as Schedule K to the "Surrey Subdivision and Development By-law, 1986, No. 8830" as amended, a continuous *landscaping* strip of not less than 6.0 metres [20 ft.] in width shall be provided within the *lot*.
3. Along the developed sides of the *lot* which abut all *highways* other than a Major Road, as shown in the "Surrey Major Road Allowance Map," attached as Schedule K to the "Surrey Subdivision and Development By-law, 1986, No. 8830" as amended, a continuous *landscaping* strip of not less than 3.0 metres [10 ft.] in width shall be provided within the *lot*.
4. A continuous *landscaping* strip of not less than 1.5 metres [5 ft.] in width shall be provided along all *side lot lines* between a *highway* and 3.0 metres [10 ft.] back from the front face of the closest *principal building* fronting a *highway*.
5. Loading areas, 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.
6. 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*.

J. Special Regulations

The *Lands* are divided into Blocks A and B as shown on the Survey Plan attached hereto and forming part of this Bylaw as Schedule A, certified correct by Gene Paul Nikula, B.C.L.S. on the 13th day of October, 2016.

1. Land and *structures* shall be used for the uses permitted in this By-law only if such uses:
 - (a) Constitute no unusual fire, explosion or safety hazard;
 - (b) Do not emit noise in excess of 70 dB 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 boundary of the *lot* on which the use is located.
2. In Block A, outdoor storage of any goods, materials or supplies is specifically prohibited.
3. In Block B, area for outdoor display and storage of any goods, materials or supplies, and areas for parking of trucks and trailers associated with the uses and operations allowed on the *lot*, other than the loading spaces in front of loading doors, shall be in compliance with the following:

- (a) Not located within any *front yard setback* or *side yard setback*;
 - (b) Not exceed a total area greater than the *lot coverage* of by the *principal building*; and
 - (c) Be completely screened to a height of at least 2.5 metres [8 ft.] by *buildings* and/or solid decorative fencing and/or substantial *landscaping* strips of not less than 2.5 metres [8 ft.] in height and not less than 1.5 metres [5 ft.] in width. No display or storage of material shall be piled up to a height of 2.5 metres [8 ft.] within 5 metres [16 ft.] of the said screen and in no case shall these materials be piled up to the height of more than 3.5 metres [12 ft.].
4. Loading areas shall not be located within any required *front yard setback* or *flanking street setback*.
 5. Garbage containers and *passive recycling containers* shall not be located within any required *front yard setback* or *flanking street setback*.
 6. *Child care centres* shall be located on the *lot* such that these centres have direct access to an *open space* and play area within the *lot*.

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>
6,070 sq. m. [1.5 acres]	30 metres [100 ft.]	30 metres [100 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. Definitions are as set out in Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended.

2. 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 IB-1 Zone as set forth in the Surrey Subdivision and Development By-law, 1986, No. 8830, as amended.
3. General provisions are as set out in Part 4 General Provisions of Surrey Zoning By-law, 1993, No. 12000, as amended.
4. 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.
5. Sign regulations are as set out in Surrey Sign By-law, 1999, No. 13656, as amended.
6. Special *building setbacks* are as set out in Part 7 Special Building Setbacks, of Surrey Zoning By-law, 1993, No. 12000, as amended.
7. Streamside protection regulations are as set out in Part 7A Streamside Protection, of Surrey Zoning By-law, 1993, No. 12000, as amended.
8. *Building* permits shall be subject to the Surrey Building Bylaw, 2012, No. 17850, as amended.
9. Subdivisions shall be subject to the applicable Surrey Development Cost Charge Bylaw, 2014, No. 18148, as may be amended or replaced from time to time, and the development cost charges shall be based on the IB-1 Zone.
10. Tree regulations are set out in Surrey Tree Protection Bylaw, 2006, No. 16100, as amended.
11. Development permits may be required in accordance with the Surrey *Official Community Plan* By-law, 2013, No. 18020, as amended.
12. Provincial licensing of *child care centres* is regulated by the Community Care and Assisted Living Act S.B.C. 2002, c. 75, as amended, and the Regulations pursuant thereto including without limitation B.C. Reg 319/89/213.

3. This By-law shall be cited for all purposes as "Surrey Zoning By-law, 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

SURVEY PLAN TO ACCOMPANY CITY OF SURREY ZONING BYLAW No. _____
 OF EAST HALF OF THE NORTH HALF OF THE SOUTH WEST QUARTER
 SECTION 21 TOWNSHIP 7 EXCEPT: FIRSTLY: NORTH 33 FEET
 SECONDLY: EAST 33 FEET NEW WESTMINSTER DISTRICT

Schedule A

CITY OF SURREY
 B.C.G.S. 926.007

P.I.D. 009-190-210
 CIVIC ADDRESS: #18718 28th AVENUE

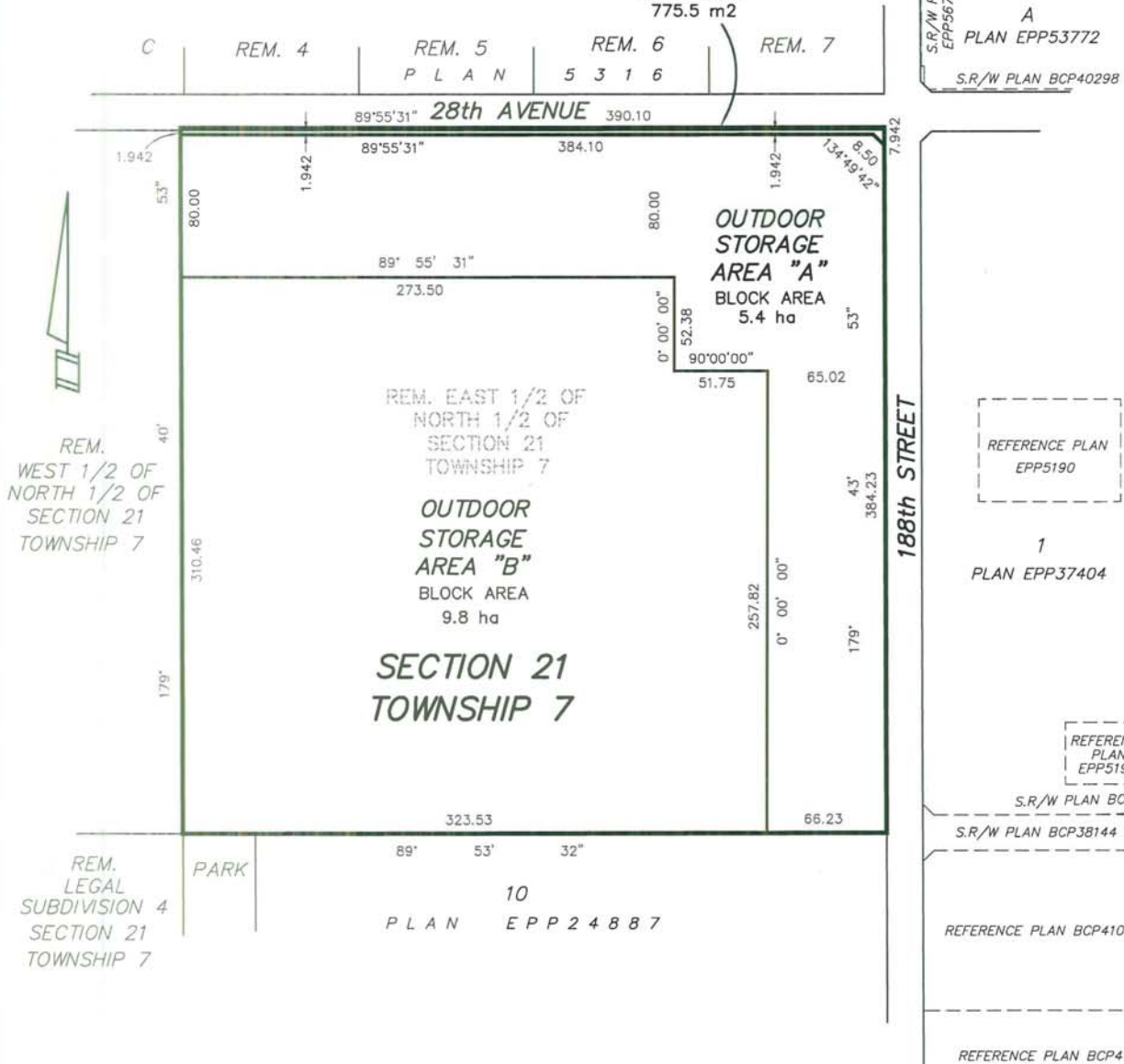


"ALL DISTANCES ARE IN METRES"

LOT	BOOK OF REFERENCE		AREA	BLOCK
	DESCRIPTION	PLAN		
PART OF Rem E. 1/2 OF N. 1/2 of SW 1/4	SECTION 21 TOWNSHIP 7	----	5.4 ha	OUTDOOR STORAGE AREA "A"
PART OF Rem E. 1/2 OF N. 1/2 of SW 1/4	SECTION 21 TOWNSHIP 7	----	9.8 ha	OUTDOOR STORAGE AREA "B"
PART OF Rem E. 1/2 OF N. 1/2 of SW 1/4	SECTION 21 TOWNSHIP 7	----	775.5 m ²	PROPOSED ROAD DEDICATION

PROPOSED ROAD DEDICATION

ROAD AREA
775.5 m²



SOUTH FRASER LAND SURVEYING LTD.
 B.C. LAND SURVEYORS
 SUITE 212 - 12992 76th AVENUE
 SUR
 TEL
 FILE

SCHEDULE A REAS

THIS PLAN LIES WITHIN THE
 GREATER VANCOUVER REGIONAL DISTRICT

CERTIFIED CORRECT ACCORDING TO
 LAND TITLE OFFICE RECORDS DATED
 THIS 13th DAY OF OCTOBER, 2016

Gene Paul Nikula
 GENE PAUL NIKULA B.C.L.S. (806)
 181047 OUTDOOR STORAGE AREAS

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7916-0068-00

Issued To: o823207 BC LTD
(the "Owner")

Address of Owner: 5566 - 120 Street
Surrey, BC V3X 1Z3

1. This development variance permit is issued subject to compliance by the Owner with all statutes, by-laws, orders, regulations or agreements, except as specifically varied by this development variance permit.

2. This development variance permit applies to that real property including land with or without improvements located within the City of Surrey, with the legal description and civic address as follows:

Parcel Identifier: 009-190-210
East Half of the North Half of the South West Quarter Section 21 Township 7 Except:
Firstly: North 33 Feet Secondly: East 33 Feet, New Westminster District

18718 - 28 Avenue

(the "Land")

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

Parcel Identifier:

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

4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In the table in Section B.1 of Part 7A Streamside Protection, the minimum required distance from the top-of-bank of a "Natural Class A Stream" is reduced from 30 metres (100 feet) to a minimum of 11 metres (36 feet).
5. This development variance permit applies to the Land shown on Schedule A, which is attached hereto and forms part of this development variance permit.
6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
7. This development variance permit shall lapse if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two (2) years after the date this development variance permit is issued.
8. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
9. This development variance permit is not a building permit.

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

Mayor – Linda Hepner

City Clerk – Jane Sullivan

