

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7916-0487-00

Planning Report Date: February 11, 2019

PROPOSAL:

- **NCP Amendment** from Highway Commercial to Light Impact/Business Park
- **Rezoning** from IL-1 to CD (based on IL-1)
- **Development Permit** for Form and Character and Hazard Lands/Flood Plain

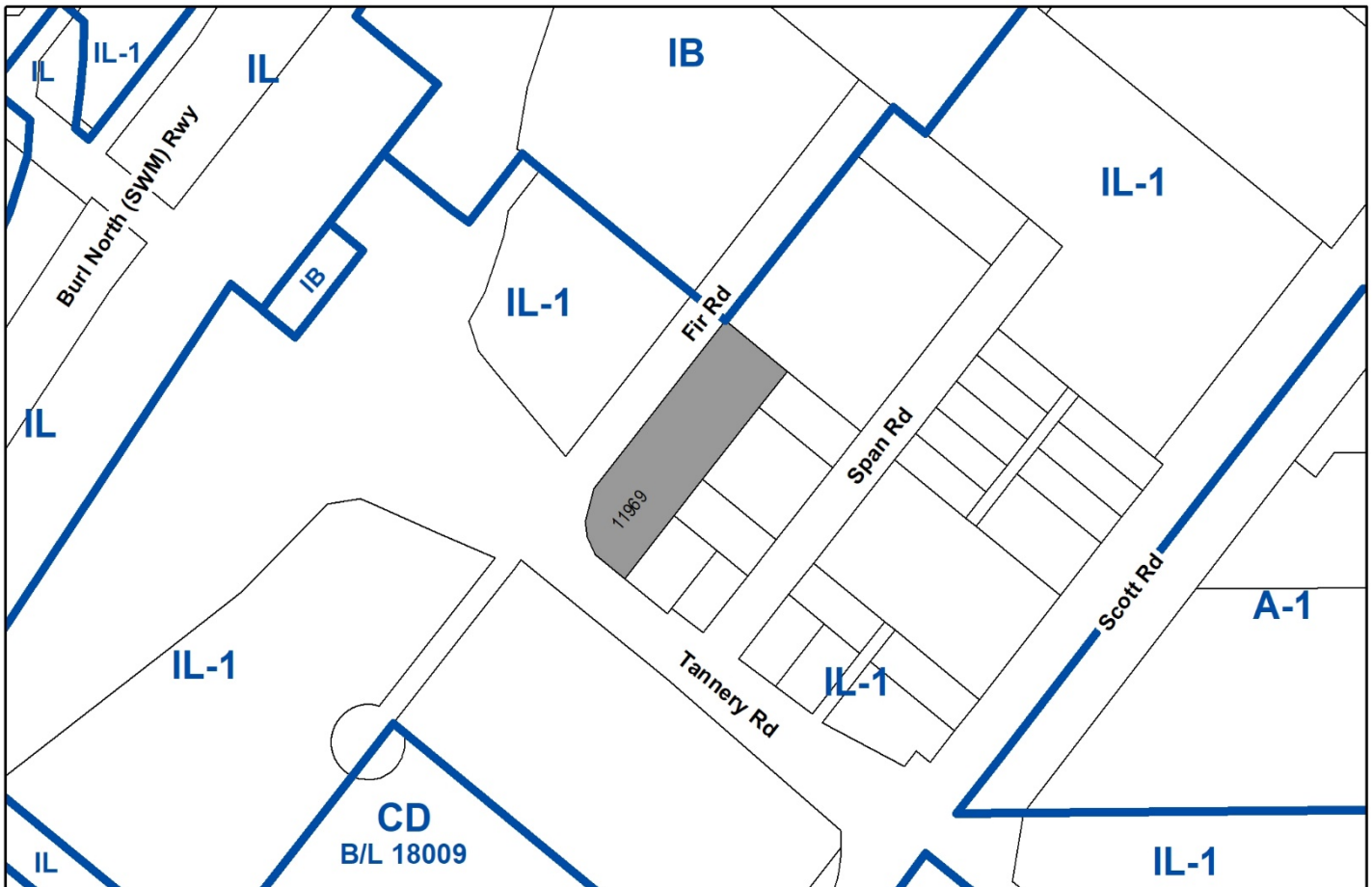
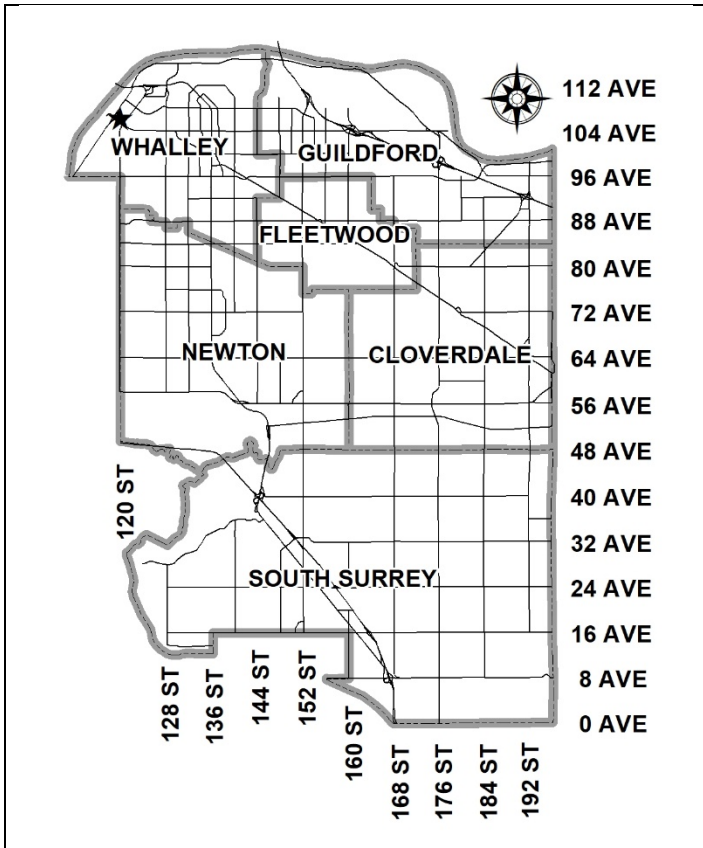
to permit the development of a truck repair facility.

LOCATION: 11969 - Tannery Road

ZONING: IL-1

OCP DESIGNATION: Industrial

NCP DESIGNATION: Highway Commercial



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for Rezoning.
- Approval to draft Development Permit for Form and Character and Hazard Lands/Flood Plain.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Does not comply with the Highway Commercial designation in the South Westminster NCP.

RATIONALE OF RECOMMENDATION

- Complies with OCP Designation.
- The South Fraser Perimeter Road (SFPR) was designed for moving goods to and from the ports and there is strong demand for truck repair facilities in the area. The subject site is located within 200 metres (650 ft.) of the South Fraser Perimeter Road (SFPR).
- The proposed truck repair facility will provide truck repair servicing in support of commercial and industrial business operations throughout South Westminster.
- The proposed CD By-law will require that any truck parking be ancillary to a truck repair facility thereby preventing truck parking as a sole use on the site.
- The proposed CD By-law will also limit outdoor storage and require landscape screening.
- The proposed site is well designed with substantial screening along Tannery Road and Fir Road.

RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to rezone the subject site from "Light Impact Industrial 1 Zone (IL-1)" to "Comprehensive Development (CD)" and a date be set for Public Hearing.
2. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) approval from the Ministry of Transportation & Infrastructure;
 - (c) submission of a finalized geotechnical report to the satisfaction of the Planning and Development Department;
 - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (e) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (f) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (g) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
 - (h) registration of a Section 219 Restrictive Covenant to restrict habitable floor area below the Fraser River Flood Construction Level (FCL) and to inform current and future owners that the subject property is located within a floodplain area and that any buildings or structures constructed upon the lot may be damaged by flooding or erosion.
3. Council pass a resolution to amend the South Westminster NCP to redesignate the site from Highway Commercial to Light Impact/Business Park, as shown in Appendix V, when the project is considered for final adoption.

REFERRALS

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

Ministry of Transportation & Infrastructure (MOTI): MOTI has no objections to this project.

SITE CHARACTERISTICS

Existing Land Use: Unauthorized storage of various trucks and bins.

Adjacent Area:

Direction	Existing Use	NCP Designation	Existing Zone
North:	Unauthorized truck parking.	Highway Commercial	IL-1
East:	Various industrial uses.	Highway Commercial	IL-1
South (Across Tannery Road):	Auto salvage.	Light Impact/Business Park	IL-1
West (Across Fir Road):	Vacant prefilled property.	Business Park	IL-1

DEVELOPMENT CONSIDERATIONSBackground

- The subject site is located at 11969 Tannery Road at the northeast corner of Fir Road and Tannery Road with a site area of 4,269 square metres (1.05 acres). The site is designated Mixed Employment in the Official Community Plan (OCP) and Highway Commercial in the South Westminster Neighbourhood Concept Plan (NCP).

Current Proposal

- The applicant has requested a Rezoning, NCP Amendment and Development Permit to allow for a new truck repair facility. The applicant is also proposing substantial on-site landscaping.

Justification for NCP Amendment

- The subject lot was rezoned in 2005, under Council-initiative, from “Light Impact Industrial Zone (IL)” to “Light Impact Industrial 1 Zone (IL-1)” to better align with the NCP (Corporate Report R034). The IL-1 Zone differs from the IL Zone in that transportation industries are not permitted and outdoor storage is limited. The intent was to ensure clean and aesthetically pleasing development in support of Fraser Port and the increasing demand for port related businesses in the vicinity of the port.
- The subject site is located within 200 metres (650 ft.) of the South Fraser Perimeter Road (SFPR) which was designed for moving goods to and from the ports. There is a high demand for truck repair facilities in the area. The proposed repair facility will support existing and future commercial and industrial business operations in the South Westminster area.
- Across Tannery Road to the south of the subject site are lands designated as Light Impact/Business Park under the South Westminster NCP, which would allow for a truck repair facility.

- The site has been owned by the same owner for 14 years and was operated as an unauthorized truck facility in the past. The owner purchased the property when it was zoned IL with the intention of eventually constructing a truck repair facility.
- The proposed CD By-law will require that any truck parking be accessory to a truck repair facility thereby preventing truck parking as a sole use on the lot. The CD By-law will also limit outdoor storage and require screening consistent with the intent of the IL-1 Zone for a more aesthetically pleasing site.

Truck Repair Facility Design

- The applicant is proposing a 507-square metre (5,460 sq. ft.) single storey industrial building to be used as a truck repair facility.
- The eastern portion of the proposed facility will have four truck service bays. The main floor of the western portion will include a 20-square metre (220 sq. ft.) parts room, a 7-square metre (80 sq. ft.) mechanical/electrical room and a washroom.
- The mezzanine will include a 28 square metre (300 sq. ft.) storage area and 17 square metre (180 sq. ft.) office.
- Hours of operation for the proposed truck repair facility are approximately 6:00 a.m. to 6:00 p.m. Monday to Saturday and will hire approximately 15 employees.

Proposed CD Zone (Appendix IV)

- The proposed CD Zone is based on the IL-1 Zone with modifications to permitted uses, setbacks, building height, floor area ratio, lot coverage and special regulations.
- The proposed CD Zone will allow the service of vehicles over 5,000 kilograms, [11,023 lbs.] G.V.W., which is not permitted in the IL-1 Zone. Truck parking facilities will only be permitted as an accessory use.
- Other uses permitted in the IL-1 Zone but not in the proposed CD Zone include general service uses, office uses, assembly halls, community services, coffee shops, recreational facilities and child care centres.
- The proposed CD Zone incorporates a floor area ratio (FAR) of 1.0 and lot coverage of 60%, which is the same as the IL-1 Zone.
- A comparison of the IL-1 Zone, IL Zone and proposed CD Zone is as follows:

	IL-1 Zone	IL Zone	Proposed CD By-law
Transportation industry	Not permitted	Permitted	Limited to service of large vehicles
Recycling depot (confined to an enclosed building)	Permitted	Permitted	Permitted
Warehouse uses	Permitted	Permitted	Permitted
Distribution centres	Permitted	Permitted	Permitted

Automotive service uses	Not permitted	Permitted	Not Permitted
Industrial equipment rental	Not permitted	Permitted	Not Permitted
Limited general service uses	Permitted	Permitted	Not permitted
Limited office uses	Permitted	Permitted	Not permitted
Accessory uses including assembly halls, community services, coffee shops, recreation facilities and child care centres.	Permitted	Permitted	Truck parking facilities
Dwelling unit	Permitted	Permitted	Not permitted
Floor area ratio	1.0	1.0	1.0
Lot coverage	60%	60%	60%
Principal building height	18 metres (60 ft.)	18 metres (60 ft.)	8 metres (26 ft.)

PRE-NOTIFICATION

- Pre-notification letters were initially sent on October 25, 2016 and a development proposal sign was installed on November 3, 2016. An updated sign was installed and a second round of pre-notification letters were sent, which included the NCP amendment and changes to the proposed rezoning, on January 28, 2019 and January 26, 2019 respectively. To date, staff have not received any comments with respect to the proposal.

DESIGN PROPOSAL AND REVIEW

Building

- The proposed building is single storey with a mezzanine. All four elevations of the building are primarily clad with grey-coloured metal cladding with architectural concrete block along the bottom.
- The north and south elevations both have four sliding truck doors with windows along the top portions of the doors. Both elevations have a 1.2-metre (4 ft.) canopy over the full length of the elevation. Two human doors are located along the east side of the elevation.
- The west elevation has three windows along the top half of the building to provide natural light to the office/parapet. The windows also provide some visual interest from Tannery Road.
- The east elevation has two human doors to provide fire/emergency egresses.

Signage

- The applicant is proposing one fascia sign along the south elevation. The proposed sign is comprised of 0.6 metre (2 ft.) tall red channelized letters spelling "SUPER FAST TRUCKING". The proposed signage complies with the Sign By-law.

Parking and Site Access

- A single site access is proposed along the west side of the site along Fir Road. Trucks will enter the site and drive through the truck shop and turn around on the southern portion of the site before using a drive aisle along the east side of the building to get back to Fir Road.
- There are six truck parking spaces proposed along the north side of the site.
- There are 15 parking spaces along the west and north property lines which comply with the Zoning Bylaw.

Landscaping

- The applicant proposes a 3-metre (10 ft.) landscape buffer along both Fir Road and Tannery Road. The proposed buffer is comprised of 5 - flowering autumn higan cherry, 6 - white wonder dogwood, 15 - dwarf variety and 20 - stag horn sumac trees. Ground cover consists of 190 small shrubs. The landscaping and proposed black picket style steel fence along Fir Road and Tannery Road will provide adequate screening.
- Along Tannery Road a 2.7 metre (9 ft.) SRW is requested for a future multi-use pathway, this area is proposed to be grassed.
- There are no existing by-law sized trees located on the subject site and one cottonwood tree is to be removed from a neighbouring site.
- A garbage compound is proposed in the northwest corner of the site which is further screened by metal black picket fence and landscaping.
- Stamped coloured cobble concrete is proposed along the entrance to the site.

TREES

- Krisanna Mazur, ISA Certified Arborist of Woodridge Tree Consulting Arborists Ltd. prepared an Arborist Assessment for the subject property.
- The Arborist Assessment states that there are no protected trees on the site and there is one offsite Cottonwood that is proposed to be removed.
- The 53 new trees proposed to be planted on the site will consist of a variety of trees including flowering autumn higan cherry, white wonder dogwood, dwarf variety and stag horn sumac.
- In summary, a total of 53 trees are proposed to be replaced on the site.

Development Permit for Hazard Lands/Flood Plain

- The subject site is entirely within the Hazard Lands Development Permit area for flood plain which requires a flood plain elevation of approximately 4.4 metre geodetic elevation. The applicant is proposing a main floor elevation of 2.8 metre geodetic elevation which is

approximately 1.6 metre below the optimum elevation. The mezzanine office area is proposed to be at 5.5 metre geodetic elevation.

- Due to the narrowness of the site and proposed use as primarily a repair garage, filling the site with several metres of preload/fill would be costly, take several years to settle and cause transition/drainage issues with neighbouring properties. Therefore, the proposed main floor elevation is acceptable.
- A geotechnical report has been submitted, which requires revisions to address construction of the bathroom and the mechanical/electrical room within the floodplain, and will be incorporated into the Development Permit.
- The proposed construction will be undertaken in accordance with the recommendations of the geotechnical report.
- The applicant will be required to register a Section 219 Restrictive Covenant on title informing future owners that the subject property is located within a floodplain area and that any building or structure constructed may be susceptible to damage due to flooding. Additionally, the RC will indicate that the Surrey Zoning By-law places restrictions on the minimum floor elevation of habitable areas within any buildings or structures constructed on the lot.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on September 20, 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)	• Provides a use that is needed in the area.
2. Density & Diversity (B1-B7)	• N/A
3. Ecology & Stewardship (C1-C4)	• The landscaping provides 53 trees on site and 190 shrubs.
4. Sustainable Transport & Mobility (D1-D2)	• N/A
5. Accessibility & Safety (E1-E3)	• Windows are provided along both road frontages to provide eyes on the street.
6. Green Certification (F1)	• N/A
7. Education & Awareness (G1-G4)	• N/A

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Lot Owners, Action Summary (Confidential) and Project Data Sheets
- Appendix II. Survey Plan, Proposed Subdivision Layout, Site Plan, Building Elevations, Landscape Plans and Perspective
- Appendix III. Engineering Summary
- Appendix IV. Summary of Tree Survey and Tree Preservation
- Appendix V. South Westminster NCP Plan
- Appendix VI. Proposed CD By-law

original signed by Ron Gill

Jean Lamontagne
General Manager
Planning and Development

JKS/cm

APPENDIX I HAS BEEN
REMOVED AS IT CONTAINS
CONFIDENTIAL INFORMATION

DEVELOPMENT DATA SHEET

Proposed Zoning: CD (based on IL-1)

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total	4,200 m ²	4,270 m ²
Road Widening area		110 m ²
Undevelopable area		74 m ²
Net Total		4,086 m ²
LOT COVERAGE (in % of net lot area)		
Buildings & Structures		10.9%
Paved & Hard Surfaced Areas		78.9%
Total Site Coverage		89.8%
SETBACKS (in metres)		
Front	7.5 m	42.8 m
Rear	7.5 m	51.8 m
Side (West)	7.5 m	8.5 m
Side (East)	3.8 m	3.8 m
BUILDING HEIGHT (in metres/storeys)		
Principal	8 m	7.25 m
Accessory		
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
FLOOR AREA: Residential		
FLOOR AREA: Commercial		
Retail		
Office		
Total		
FLOOR AREA: Industrial		507 m ²
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA		507 m ²

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

Development Data Sheet cont'd

Required Development Data	Minimum Required / Maximum Allowed	Proposed
DENSITY		
# of units/ha /# units/acre (gross)		
# of units/ha /# units/acre (net)		
FAR (gross)	1.0	.12
FAR (net)	1.0	.12
AMENITY SPACE (area in square metres)		
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial	1	7
Industrial (2 spaces per service bay)	8	8
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors		
Institutional		
Total Number of Parking Spaces	9	15
Number of disabled stalls		
Number of small cars		
Tandem Parking Spaces: Number / % of Total Number of Units		
Size of Tandem Parking Spaces width/length		

Heritage Site	NO	Tree Survey/Assessment Provided	YES
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REV	DATE	DR	REVISION
A	2016-09-21	RLO	ISSUED FOR DP & RE-ZONING
B	2018-09-10	RLO	RE-ISSUED FOR DP & RE-ZONING
C	2018-11-19	JD	RE-ISSUED FOR DP & RE-ZONING
D	2018-12-12	JD	RE-ISSUED FOR DP & RE-ZONING



SUPER FAST TRUCKING
SURREY, BC

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File No. 16001

Project

SUPER FAST TRUCKING

Surrey, BC

Drawing Title

PERSPECTIVE VIEW

Date:
May 2016

Project No.
16001

Scale:

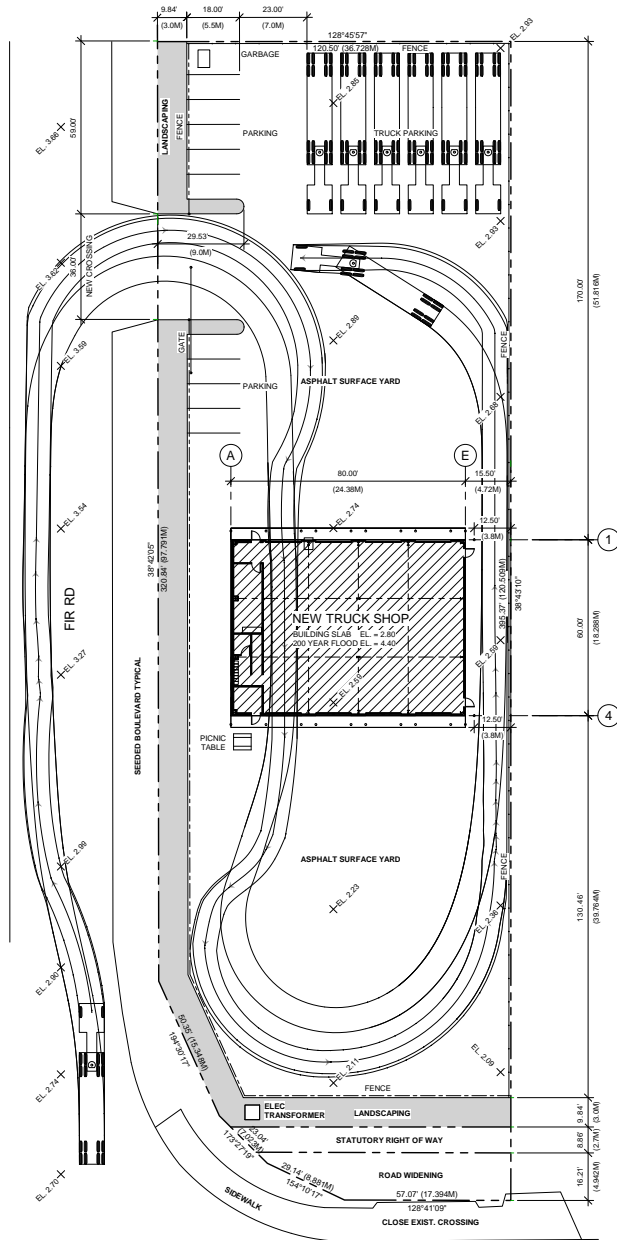
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Drawn By:
RLO

Drawing No.

Approved By:
RCL

16001- A4



TANNERY RD

CIVIC ADDRESS	11969 TANNERY RD., SURREY, BC
LEGAL DESCRIPTION	LOT 6, DL'S 7&8, GP2, NWD PLAN 14086, EXCEPT PLAN EPP 25474
GENERAL INFORMATION	THIS PROJECT INVOLVES RE-ZONING THE SUBJECT PROPERTY FROM IL-1 TO IL-12 TO ALLOW TRANSPORTATION INDUSTRY USE AND THE CONSTRUCTION OF A NEW 4,800 SQ FT TRUCK MAINTENANCE SHOP
EXISTING ZONING	LIGHT IMPACT INDUSTRIAL ZONE, IL-1
PROPOSED ZONING	LIGHT IMPACT INDUSTRIAL ZONE, IL
PERMITTED USE	TRANSPORTATION INDUSTRY
LOT AREA	45,969 SQ FT (4,270.5 SQ M)
BUILDING AREA	4,800 SQ FT (445.9 SQ M)
LOT COVERAGE	MAXIMUM LOT COVERAGE = 60.0 % PROPOSED LOT COVERAGE = 10.4 %
FLOOR AREA	5,460 SQ FT (507.2 SQ M)
DENSITY	MAXIMUM DENSITY = 1.00 PROPOSED DENSITY = 0.12
FRONT YARD	25.0 FT (7.5 M) REQUIRED 140.3 FT (42.8 M) PROPOSED
REAR YARD	25.0 FT (7.5 M) REQUIRED 170.0 FT (51.8 M) PROPOSED
SIDE YARD	25.0 FT (7.5 M) OR ZERO REQUIRED 15.5 FT (4.7 M) PROPOSED
SIDE YARD FLANKING STREET	25.0 FT (7.5 M) REQUIRED 25.0 FT (7.5 M) REQUIRED
HEIGHT OF BUILDING	MAXIMUM BUILDING HEIGHT = 60.0 FT (18.0 M) PROPOSED BUILDING HEIGHT = 23.8 FT (7.25 M)
OFF STREET PARKING	OFFICE 220 SQ FT / 1,075 = 0.2 x 3 = 0.6 MEZZANINE 440 SQ FT / 1,075 = 0.4 4 SERVICE BAYS x 2 = 8 SPACES REQUIRED = 9 SPACES PROVIDED = 9
LANDSCAPING	REQUIRED: 5 FT (1.5 M) ADJACENT A HIGHWAY PROPOSED: 9.8 FT (3.0 M) ADJACENT TANNERY RD 9.8 FT (3.0 M) ADJACENT FIR RD

EXISTING SITE ELEVATIONS TAKEN FROM TOPOGRAPHIC SURVEY PLAN PREPARED BY DHALIWA AND ASSOCIATES LAND SURVEYING INC DATED FEB. 25, 2016

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D	2018-12-12	JD	RE-ISSUED FOR DP & RE ZONING

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File No. 16001

Project

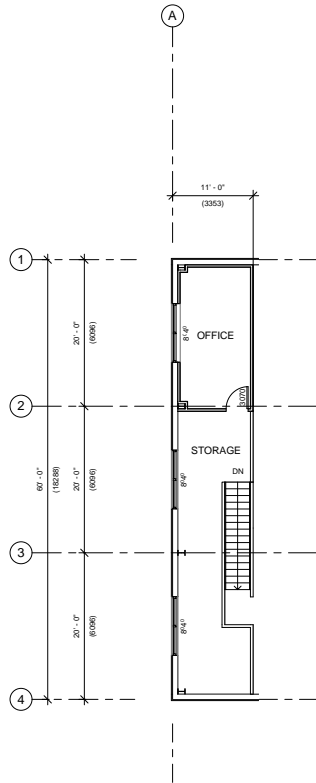
SUPER FAST TRUCKING

Surrey, BC

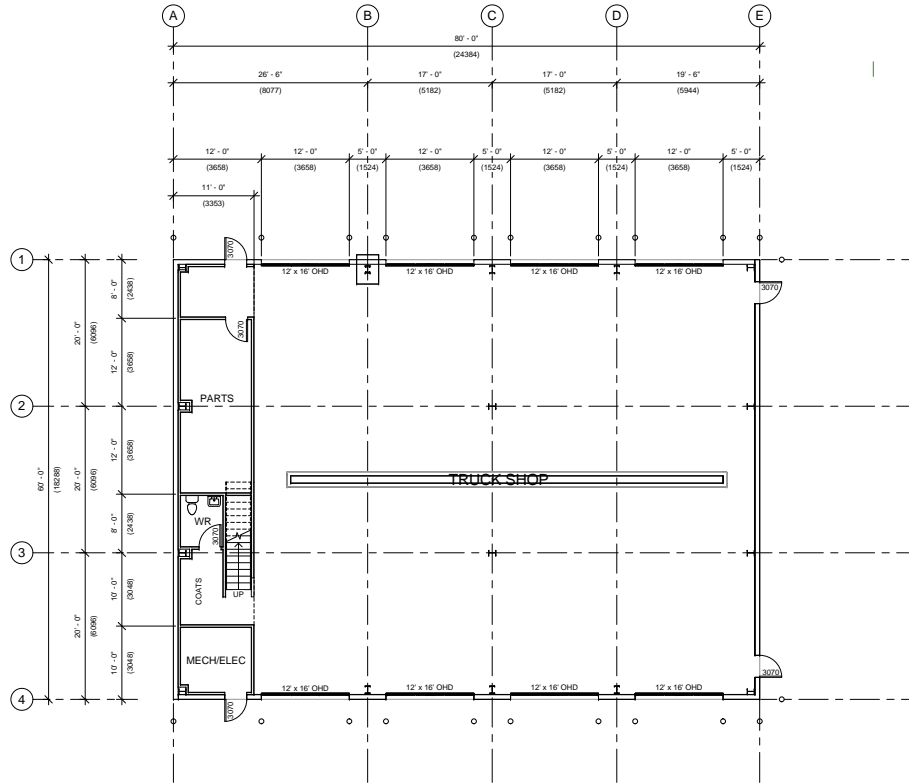
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SITE PLAN

Date: May 2016	Project No. 16001
Scale: 1" = 20'-0"	Date Printed
Drawn By: RLO	Drawing No.
Approved By: RCL	16001- A1



MEZZANINE PLAN



GROUND FLOOR PLAN

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File No. 16001

Project

SUPER FAST TRUCKING

Surrey, BC

Drawing Title

FLOOR PLANS

Date:
May 2016

Project No.
16001

Scale:
1/8" = 1'-0"

Date Printed

Drawn By:
RLO

Drawing No.

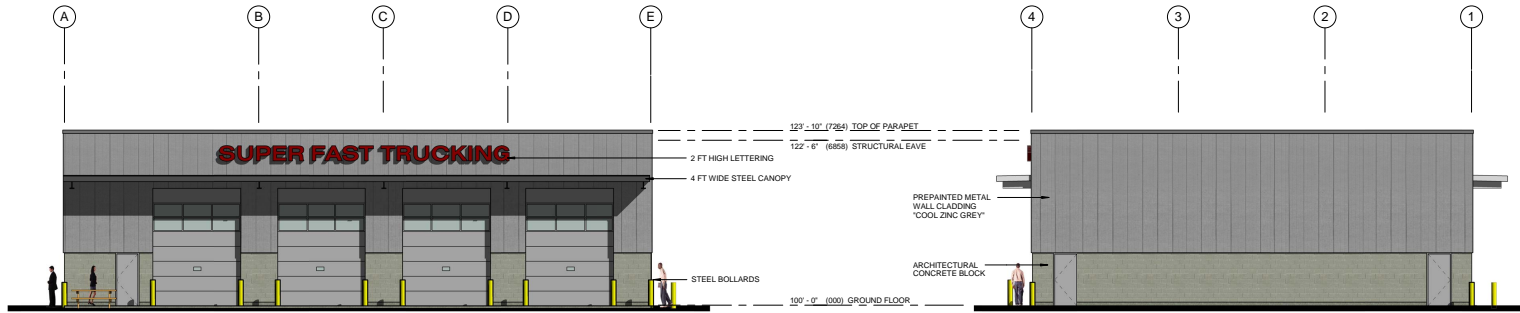
Approved By:
RCL

16001- A2

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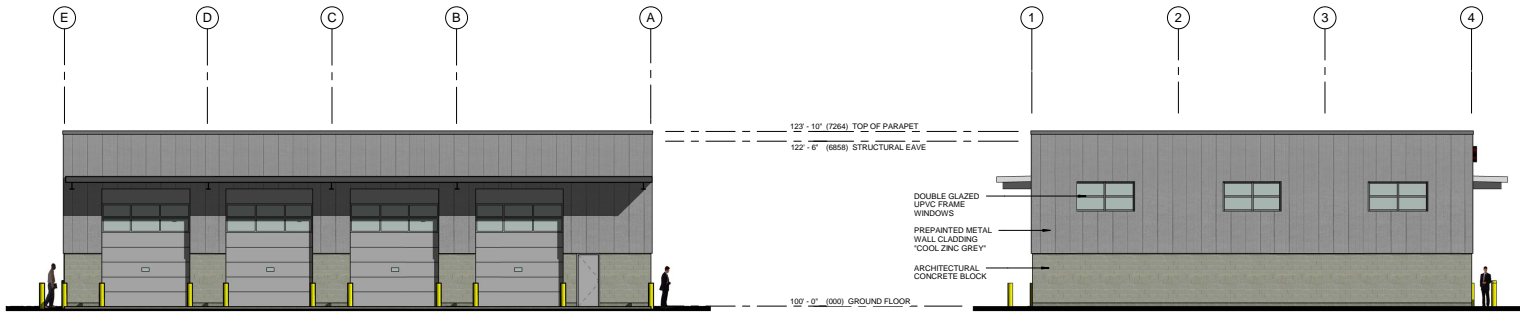
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D	2016-11-12	JD	RE-ISSUED FOR DP & RE-ZONING



SOUTH ELEVATION

EAST ELEVATION



NORTH ELEVATION

WEST ELEVATION

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File No. 16001

Project

SUPER FAST TRUCKING

Surrey, BC

Drawing Title

BUILDING ELEVATIONS

Date:
May 2016

Project No.
16001

Scale:
1/8" = 1'-0"

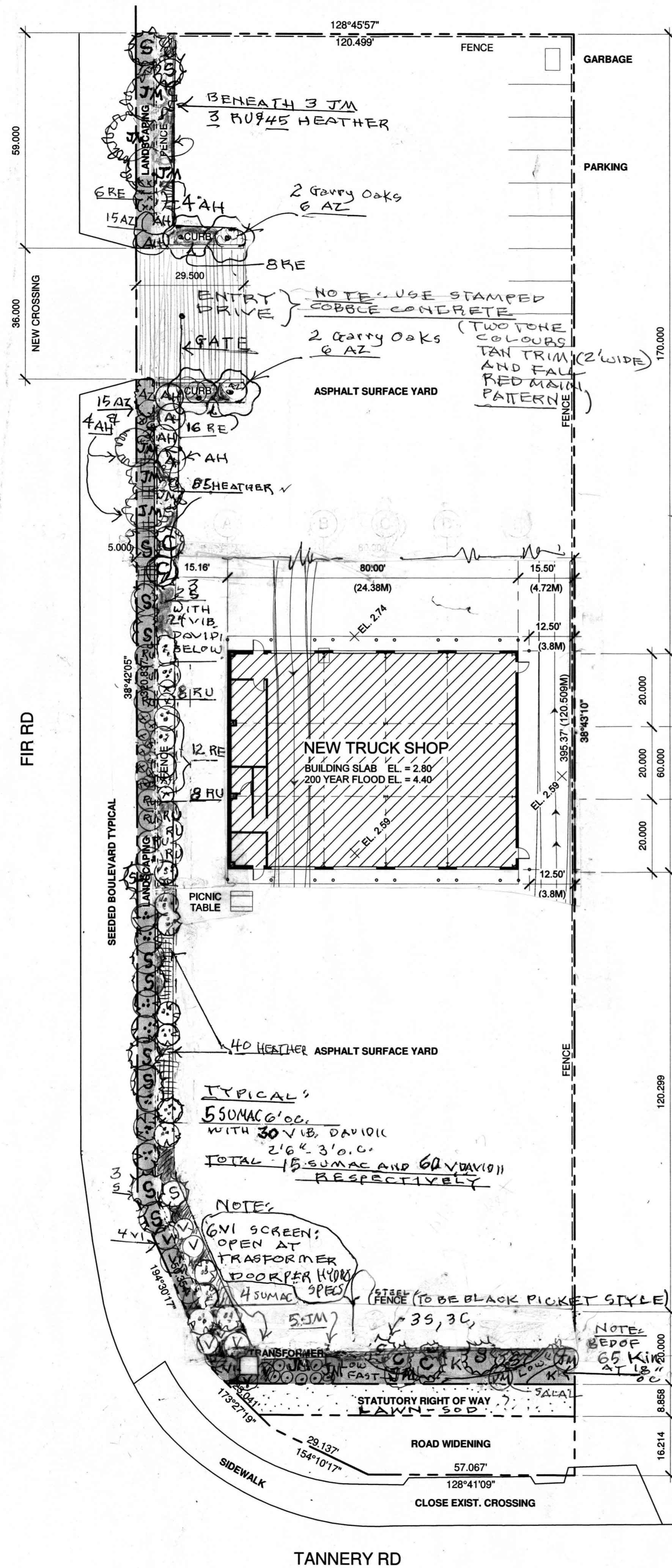
Date Printed

Drawn By:
RLO

Drawing No.

Approved By:
RCL

16001- A3



SITE PLAN
1" = 20'-0"

TANNERY RD

NOTE - PLANTS ADDED PER CITY REQUEST PER REVISION © SEPT DEC. 18, 2018

CIVIC ADDRESS 11969 TANNERY RD., SURREY, BC

LEGAL DESCRIPTION LOT 6, DL'S 7&8, GP2, NWD PLAN 14086, EXCEPT PLAN EPP 25474

GENERAL INFORMATION THIS PROJECT INVOLVES RE-ZONING THE SUBJECT PROPERTY FROM IL-1 TO IL TO ALLOW TRANSPORTATION INDUSTRY USE AND THE CONSTRUCTION OF A NEW 4,800 SQ FT TRUCK MAINTENANCE SHOP

EXISTING ZONING LIGHT IMPACT INDUSTRIAL ZONE, IL-1

PROPOSED ZONING LIGHT IMPACT INDUSTRIAL ZONE, IL

PERMITTED USE TRANSPORTATION INDUSTRY

LOT AREA 45,969 SQ FT (4,270.5 SQ M)

BUILDING AREA 4,800 SQ FT (445.9 SQ M)

LANDSCAPING
REQUIRED: 5 FT (1.5 M) ADJACENT A HIGHWAY
PROPOSED: 20 FT (6.1 M) ADJACENT TANNERY RD
5 FT (1.5 M) ADJACENT FIR RD

WRITTEN SPECIFICATIONS (FOR LANDSCAPE)

- All work, installation, materials etc. to be per B.C.S.L.A. and B.C.N.T.A. standards and specifications.
- Add good friable topsoil (maximum 4% clay and maximum 4% peat / sand) to depths as listed: lawn 6", groundcover 12", shrubs 18", and trees 24" to 36"
- All trees and shrubs on mound slope to have a 6" high earth watering dish.
- Positive drainage throughout site to be provided by Landscape Contractor after planting and lawn installation (all existing trees left at natural grade with positive drainage).
- After all planting add minimum 2" fir bark mulch (salt free) throughout and road finish grades.
- Fir bark mulch finish grades throughout to be 1" below top of asphalt and road finish grades.
- Plant inspections upon request by Landscape Contractor to include as a minimum of three to be:
 - Plant inspection at time of plant arrival.
 - Interim site inspections.
 - Final site inspection after last plant in place and fir bark mulch in place.
- One year guarantee to begin after last plant in place and the final inspection has been carried out and reported by letter to this office.
- A thirty (30) day maintenance of plants to include pruning, watering etc. Said 30-day maintenance to begin after item 7-C above.
- The written specifications (8 1/2" x 12") form an integral part of these drawings.
- All dimensions, locations, grades, etc. are approximate and are to be verified on site prior to bidding by the respective contractors.
- The greater number of plant quantities whether on the plan or the plant list is the number for which the Landscape Contractor is responsible for.

LANDSCAPING ITEMS

(PLANT LIST) Note: ULT HT. INDICATES PLANT ULTIMATE HEIGHT IN SAID SOIL CONDITION

ITEM	SYMBOL	QUANTITY	SCIENTIFIC NAME	COMMON NAME	SIZE	COND	SPACING	ULT HT.
TREES	(C)	12	PRUNUS (SUB-HIR - TELLA) 'AUTUMNALIS'	FLOWERING AUTUMN HICAN CHERRY	5cm	B&B	2'0C	
	(C)	6	CORUNUS EDIE'S WHITE WONDER	WHITE WONDER DOGWOOD	5cm	"	RANDOM	
	(S)	15	SEQUOIA DENDRON PENDULA	DWARF VARIETY	#7	CONT.	RANDOM	8'
	(S)	20	RHUS TYPHINA	STAG HORN SUMAC	#5	CONTAINER	2'6"	6'
SHRUBS	(M)	36	MAHONIA AQUIFOLIA	OREGON GRAPE	#2	CONTAINER	ULT HT. 3' TALL	
	(X)	20	RHODODENDRON ELIZABETH	RED FLOWER	#3	CONTAINER	3'6" TALL	
	(RU)	19	RHODODENDRON UNIQUE	CREAM FLOWER	#5	CONTAINER	6' TALL	
GROUND COVER	(AZ)		AZELEA ROSE DE GIARD	PINK/PEACH FLOWER	#1	CONTAINER	18"-2' TALL	
	(LW)	115	COTONEASTER	"LOW FAST"	#1	CONTAINER	AT 15" OC	
	(E)	12	EUPHORBIA MARGINATA		#2	CONTAINER	2-3' BY ENC	
	(K)	TOTAL 190	BOERHA GARNIA AND SPRINGS HEATHER	DARYLYNSES/ KING GEORGE HEATHER	#2	CONTAINER	18" HT	
	(K)	85	ARCTOSTAPHYLOS UVA-URSIF	KINNICK KINNICK	#1	CONT.	18" HT	



Sept 12, 2018
Revised
Rev C Nov. 31 - 2018

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REV	DATE	DR	REVISION
1	2016-09-21	RLO	ISSUED FOR DP & RE-ZONING
-	2018-08-20	RLO	REVISION IN PROGRESS
(A)	SEPT 2, 2018	HLH	LANDSCAPE PLAN
(B)	SEPT 12, 2018	HLH	FINALIZED
(C)	NOV 31, 2018	HLH	COST ESTIM.

(2) PLANTERS ON BLVD WIDEN TO 9.84' AND (3) ALONG TANNERY RD REDUCE TO 9.84' WIDTH

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File No. 16001

Project
SUPER FAST TRUCKING
Surrey, BC

Drawing Title
SITE PLAN WITH LANDSCAPE PLAN: PLANT LIST AND WRITTEN SPECIFICATIONS

Date: May 2016
SEPT 2, 2018
Scale: 1" = 20'-0"
Drawn By: RLO, HLH
Approved By: RLO & HLH

Project No. 16001
Date Printed: Dec. 2018
Drawing No. L.1 OF 1.0
16001-A1

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

FROM: Development Services Manager, Engineering Department

DATE: Feb 06, 2019 PROJECT FILE: **7816-0487-00**

**RE: Engineering Requirements (Commercial/Industrial)
Location: 11969 Tannery Rd**

NCP AMENDMENT

There are no engineering requirements relative to the NCP Amendment beyond those noted below.

REZONE

Property and Right-of-Way Requirements

- dedicate 4.942-metre along Tannery Road (15.0-metre from centerline, arterial road).
- register 2.7-metre statutory right-of-way (SRW) along Tannery Road.
- register 0.5-metre SRW along Fir Road.

Works and Services

- construct Fir Road frontage with 5.5-metre pavement from centerline, barrier curb and gutter, boulevard/ utility strip, 1.5-metre concrete sidewalk adjacent to property line, and street lighting.
- pay cash-in-lieu for construction of the multi-use pathway in the ultimate location within the 2.7-meter SRW.
- address storm water mitigation requirements of the NCP and ISMP.
- construct 300mm water mains along the full frontages of Tannery Road and Fir Road.
- construct low pressure sanitary sewer mains along the full frontages of Tannery Road and Fir Road.
- provide storm, water, and sanitary service connections to service the lot.

A Servicing Agreement is required prior to Rezone.

DEVELOPMENT PERMIT

There are no engineering requirements relative to issuance of the Development Permit beyond those noted above.



Tommy Buchmann, P.Eng.
Acting Development Services Manager
SK2

NOTE: Detailed Land Development Engineering Review available on file

Summary of Tree Preservation by Species

The site inventoried 1 tree which is recommended for removal.

Alders and Cottonwoods			
Tree Species	Existing	Remove	Retain
Cottonwood	1	1	0
Total	1	1	0

Total Deciduous and Coniferous Trees (excluding Alders and Cottonwoods)			
	Existing	Remove	Retain
Total	0	0	0

Replacement Trees	
Total Replacement Trees Proposed	0
Total Retained and Replacement Trees	0

**Tree Plan for Development at
11969 Tannery Road
Surrey, BC**

Date: August 16, 2018

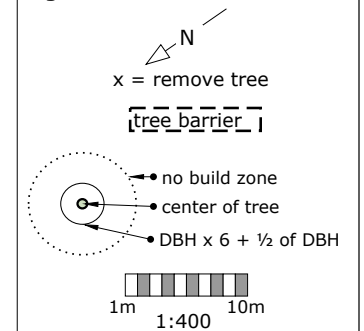
Tree Inventory

Tag	Species	DBH (cm)	TPZ (m)
os1	Cottonwood	100	6.00

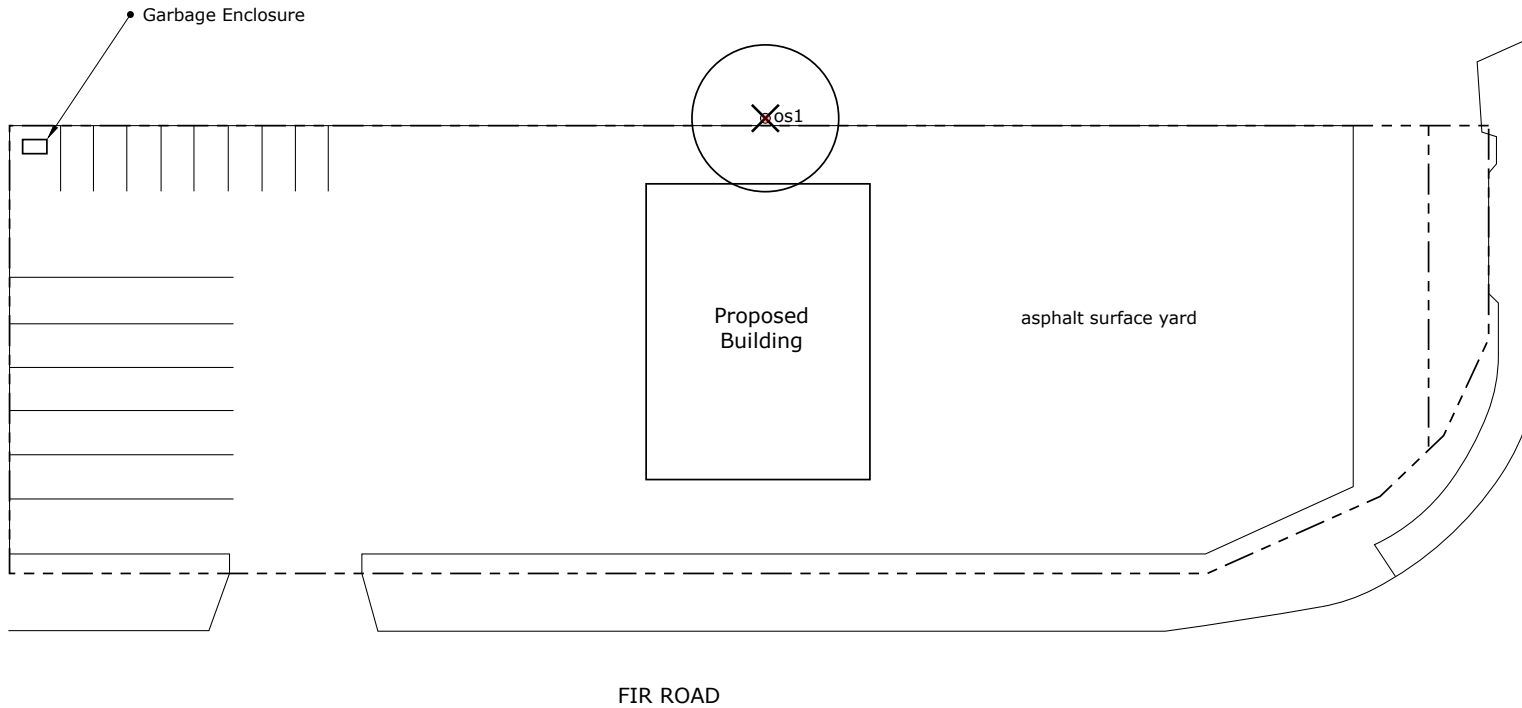
Notes

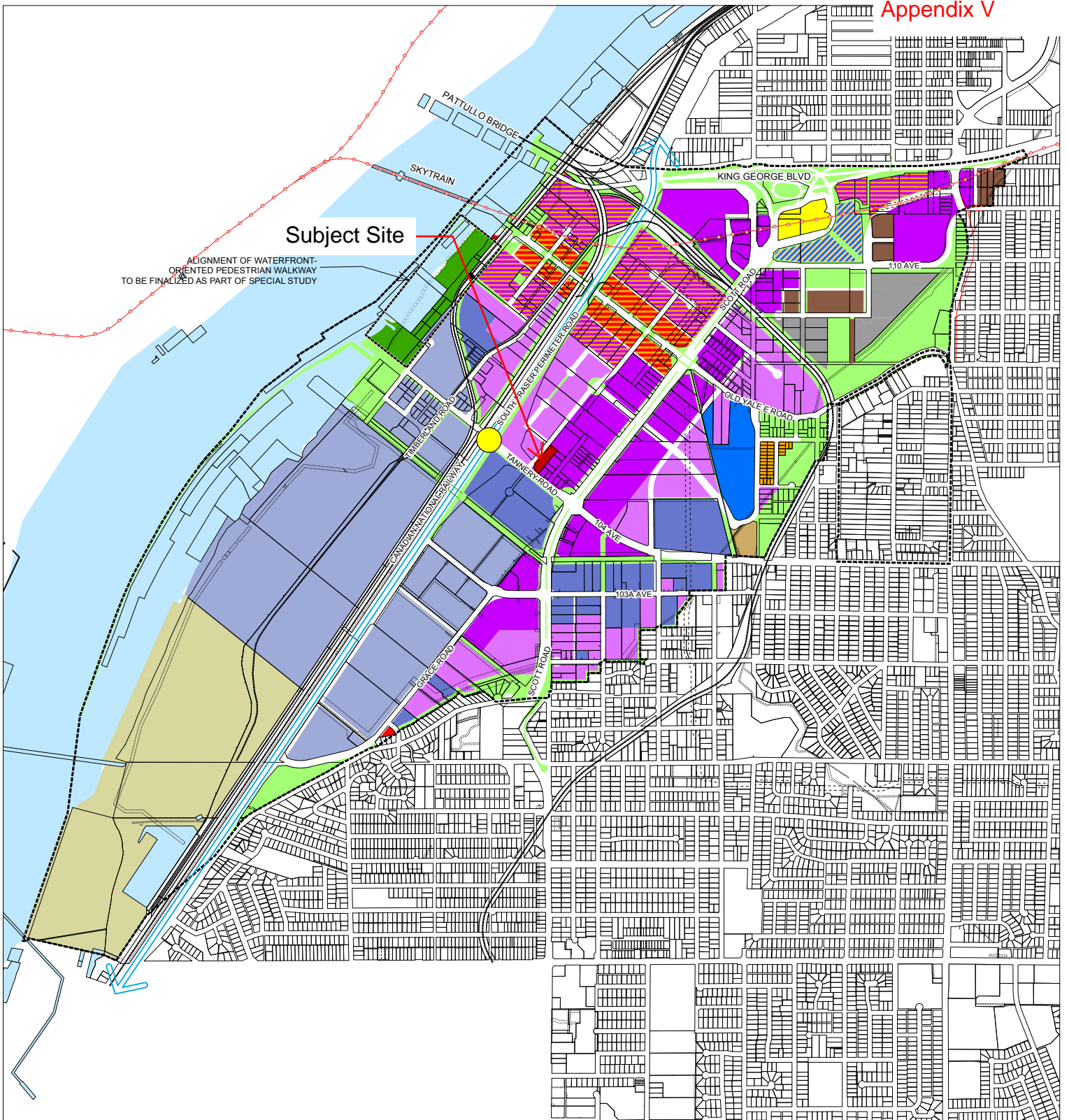
Tree #CW has not been surveyed, location is approximate. Its trunk was inaccessible, the DBH is also approximate. Neighbour's permission is required for removal.

Legend



N
 x = remove tree
 [tree barrier]
 • no build zone
 • center of tree
 • DBH x 6 + 1/2 of DBH
 1m 10m
 1:400

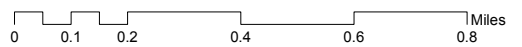




SOUTH WESTMINSTER PLAN

CITY OF SURREY
PLANNING AND DEVELOPMENT DEPARTMENT

APPROVED BY COUNCIL RESOLUTION R03 - 3189, 15 Jan 2019



Legend

- SkyTrain
- Overpass
- Waterfront Oriented Pedestrian Walkway
- Special Study Area
- Interchange
- South Fraser Perimeter Road
- Business Park

- Business Residential Park
- Commercial
- Highway Commercial
- Light Impact Industrial
- Light Industrial Business Park
- Low Density Townhouses
- Multiple Residential
- Port Related Industrial
- Retail Residential
- Special Residential
- Schools
- Institutional
- Skytrain
- Transit Oriented Urban Village
- Public Open Space and Park
- Waterfront Strip
- Overpass

CITY OF SURREY

BYLAW NO. _____

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

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

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

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

Parcel Identifier: 009-907-408
 Lot 6 District Lot 7 & 8 Block 19 Plan 14086 NWD Except Plan Epp25474
 11969 - Tannery Road

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

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

A. Intent

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

B. Permitted Uses

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

- 1. *Light impact industry*.
- 2. Service of *vehicles* exceeding 5,000 kilograms [11,023 lbs.] G.V.W.

3. *Recycling depots* provided that:
 - (a) The use is confined to an enclosed *building*; and
 - (b) The storage of used tires is prohibited.
4. *Warehouse uses*.
5. *Distribution centres*.
6. *Accessory uses* including the following:
 - (a) *Truck parking facility*.

C. Lot Area

Not applicable to this Zone.

D. Density

The maximum *density* shall not exceed a *floor area ratio* of 0.1. The maximum *density* may be increased to a *floor area ratio* of 1.0 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			Side Yard on
	Front Yard	Rear Yard	Side Yard	Flanking Street
<i>Principal Buildings</i> and <i>Accessory Buildings</i> and <i>Structures</i>	7.5 m. [25 ft.]	7.5 m. [25 ft.]	3.8 m. [12 ft.]	7.5 m. [25 ft.]

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

G. Height of Buildings

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

1. Principal building: The *building height* shall not exceed 8 metres [26 ft.].
2. Accessory buildings and structures: The *building height* shall not exceed 6 metres [20 ft.].

H. Off-Street Parking

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

I. Landscaping

1. All developed portions of the *lot* not covered by *buildings, structures* or paved areas shall be landscaped including the retention of mature trees. This *landscaping* shall be maintained.
2. Along the developed sides of the *lot* which abut a *highway*, a continuous *landscaping strip* of not less than 3 metres [10 ft.] in width shall be provided within the *lot*.
3. The boulevard areas of *highways* abutting a *lot* shall be seeded or sodded with grass on the side of the *highway* abutting the *lot*, except at *driveways*.
4. Garbage containers and *passive recycling containers* shall be screened to a height of at least 2.5 metres [8 ft.] by *buildings, a landscaping screen, a solid decorative fence, or a combination thereof*.

J. Special Regulations

1. Area for outdoor display and storage of any containers, goods, materials or supplies shall:
 - (a) Not exceed a total area greater than 1.5 times the *lot* area covered by the *principal building* up to a maximum of 40% *lot coverage* of the *lot*;
 - (b) Not to be used for storage of trucks (>5,000 kg. G.V.W.) or trailers unless *accessory* to a use permitted in Section B.2 of this Zone;
 - (c) Not be located within any *front yard* or *side yard*; and
 - (d) 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 any material shall be piled to a height exceeding 2.5 metres [8 ft.]

within 5 metres [16 ft.] of the said screen. In no case any material, except shipping containers, shall be piled to a height of more than 3.5 metres [12 ft.].

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

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>
4,200 sq. m. [1 ac.]	35 metres [115 ft.]	110 metres [360 ft.]

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

L. Other Regulations

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

1. Prior to any use, the *Lands* must be serviced as set out in Part 2 Uses Limited, of Surrey Zoning By-law, 1993, No. 12000, as amended and in accordance with the servicing requirements for the IL Zone as set forth in the Surrey Subdivision and Development By-law, 1986, No. 8830, as amended.
2. General provisions on use are as set out in Part 4 General Provisions, of Surrey Zoning By-law, 1993, No. 12000, as amended.

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

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

PASSED FIRST READING on the _____ th day of _____, 20__ .

PASSED SECOND READING on the _____ th day of _____, 20__ .

PUBLIC HEARING HELD thereon on the _____ th day of _____, 20__ .

PASSED THIRD READING on the _____ th day of _____, 20__ .

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

MAYOR

CLERK

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