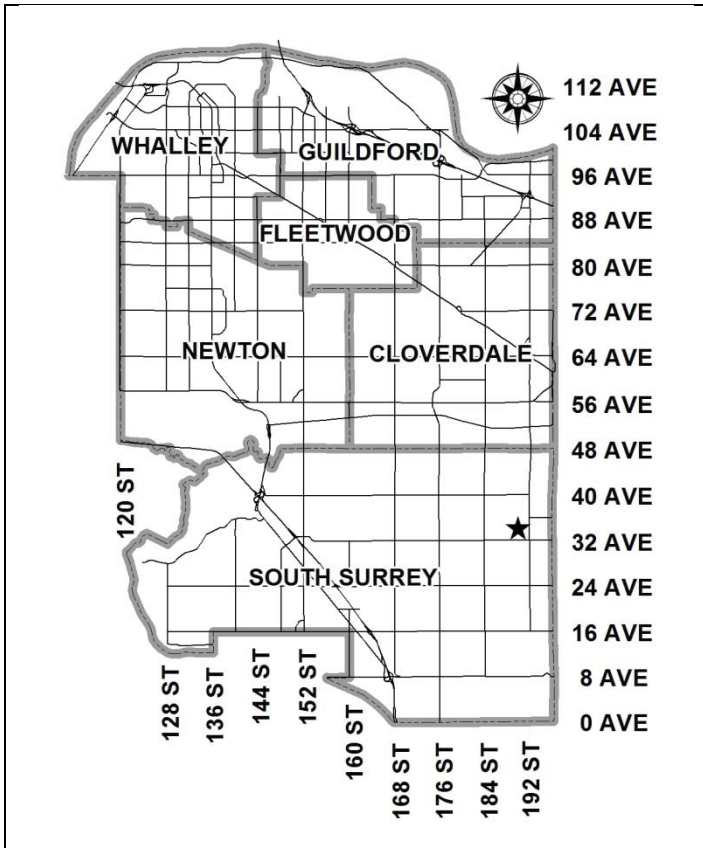


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7917-0204-00

Planning Report Date: July 10, 2017



PROPOSAL:

- **Development Variance Permit**

to increase the maximum area that is permitted for outdoor storage

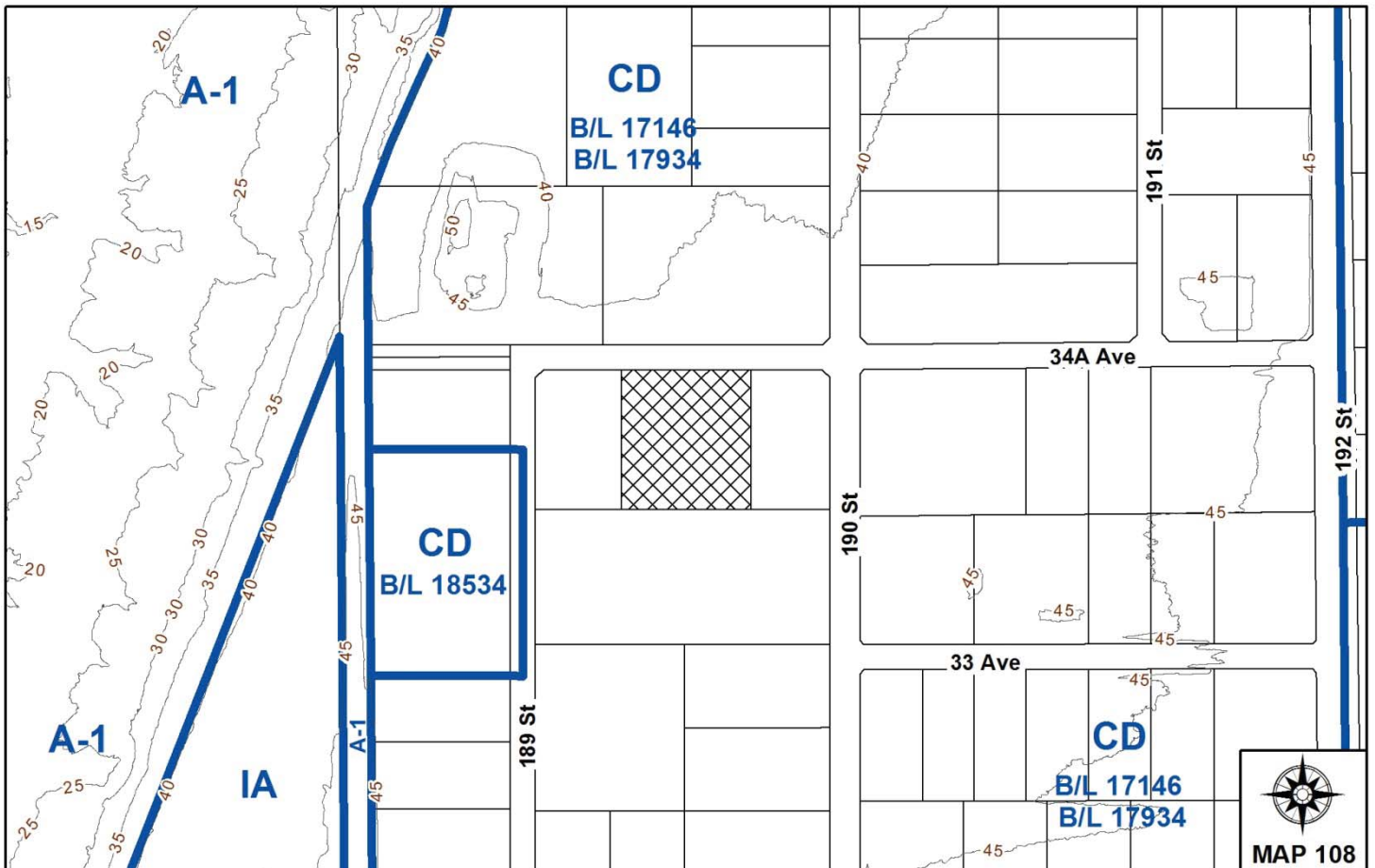
LOCATION: 18960 - 34A Avenue

OWNER: 0973237 B.C. Ltd.

ZONING: CD (By-law No. 17146 & 17934)

OCP DESIGNATION: Mixed Employment

LAP DESIGNATION: Business Park



RECOMMENDATION SUMMARY

- Approval for Development Variance Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- A Development Variance Permit is requested to permit an increase to the maximum outdoor storage.

RATIONALE OF RECOMMENDATION

- The relocation of Blue Pine Enterprises Ltd. from 19070 – 51B Avenue, resolved a non-conforming situation, given the former site's General Agricultural (A-1) zoning and its location in the Agricultural Land Reserve. However, the combination of the outdoor storage limitations of the CD Zone, the small footprint of the principal building relative to the site, and the outdoor storage needs of the landscaping business have created another non-conforming situation on the subject site.
- The "Business Park" designation of the Campbell Heights LAP is intended to accommodate light impact industrial, high-tech, industrial, warehouse, office and service uses, which are to be carried out within enclosed buildings. Approximately 20% of the subject property is currently being used for outdoor storage. The proposed variance would increase this to approximately 22 %.
- The CD By-law limits outdoor storage areas to a maximum of 1.5 times the lot area covered by the principal building. The applicant proposes to vary the maximum permitted outdoor storage to 1.6 times the lot area covered by the principal building.
- The cap on the amount of outdoor storage has generally been adhered to throughout the Campbell Heights business park area. In this case, however, the proposed increase to the outdoor storage area of 165 square metres (1,776 sq. ft.) is noted to be a relatively small area representing a 7% increase to the permitted outdoor storage area. Furthermore, all of the outdoor storage is occurring at the rear of the property, and is well screened from adjacent industrial businesses, and is not visible from the fronting road (34A Avenue).
- Staff supports this proposed variance to proceed to Public Notification.

RECOMMENDATION

The Planning & Development Department recommends that Council approve Development Variance Permit No. 7917-0204-00 (Appendix III), to increase the maximum allowable outdoor storage area under the "Comprehensive Development Zone (CD)" (By-law No. 17146 and 17934), to proceed to public notification.

However, if Council has concerns, the application should be referred back to Staff to work with the applicant on a proposal that is compliant with the current CD zoning.

REFERRALS

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

SITE CHARACTERISTICS

Existing Land Use: Warehouse building with office space and outdoor storage

Adjacent Area:

Direction	Existing Use	OCP/LAP Designation	Existing Zone
North (Across 34 A Avenue):	Vacant development site	Industrial/ Business Park	CD (By-law Nos. 17146 & 17934)
East	Industrial warehouse	Industrial/ Business Park	CD (By-law Nos. 17146 & 17934)
South	Industrial warehouse	Industrial/ Business Park	CD (By-law Nos. 17146 & 17934)
West	Industrial warehouse	Industrial/ Business Park	CD (By-law Nos. 17146 & 17934)

DEVELOPMENT CONSIDERATIONSBackground

- The subject property is 1.15 hectares (2.84 acres) in size and located in the Campbell Heights North area. This property was created under Development Application No. 7912-0160-00.
- The site is occupied by Blue Pine Enterprises Ltd., a landscaping company. In 2015, the company relocated from 19070 – 51B Avenue where their operations were non-conforming, given the property's General Agricultural (A-1) zoning and its location in the Agricultural Land Reserve. Relocating to the current site in Campbell Heights resolved this non-conforming situation.
- The existing development is a two-storey warehouse building comprised of a 1,189 square metre (12,800 sq.ft.) warehouse/shop and 743 square metres (8,000 sq.ft.) of office space on two floors.

- The rear yard of the property is occupied by the outdoor storage of various landscaping materials related to the operations of the business and parking for fleet vehicles and trailers.
- Development Permit No. 7913-0118-00 permitted up to 2,174 m square metres (23,400 sq.ft.) of outdoor storage on site, which is in compliance with the maximum coverage permitted for outdoor storage under the site's current Comprehensive Development (CD) zoning (By-law Nos. 17146 & 17934).
- In order to comply with the maximum allowable outdoor storage of the CD By-law, a 3.7 metre (12 ft.) wide landscaping strip was required in the rear yard, adjacent to the east property line and the eastern portion of the south property line. This landscaping was to ensure that this area would not be used for outdoor storage in excess of what the zoning permits. To date, the owner has not installed this landscaping.

Proposal

- The applicant proposes a Development Variance Permit to allow an increase to the maximum area of outdoor storage permitted under CD Zone (By-law No. 17146 & 17934) from 2,341 square metres (25,200 sq. ft.) to 2,506 square metres (26,976 sq. ft.).
- The CD By-law states that the outdoor display and storage of any containers, goods, materials or supplies shall 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.
- Based on the lot coverage of the existing principal building of 1,561 square metres (16,800 sq. ft.), the maximum outdoor storage permitted is 2,341 square metres (25,200 sq. ft.).
- The applicant proposes to vary the maximum permitted outdoor storage to 2,506 square metres (26,976 sq. ft.), or 1.6 times the lot area covered by the principal building, which represents an increase of 165 square metres (1,776 sq. ft.) over the current maximum (Appendix III).

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To vary the outdoor storage provisions of the CD By-law to allow an increase to the maximum total area of outdoor storage from 2,341 square metres (25,200 sq. ft.) to 2,506 square metres (26,976 sq. ft.) (Appendix III).
- The CD By-law limits outdoor storage areas to a maximum of 1.5 times the lot area covered by the principal building. The applicant proposes to vary the maximum permitted outdoor storage to 1.6 times the lot area covered by the principal building.

Applicant's Reasons:

- The owner of the site is a landscaping company and requires the additional area in the rear yard to store materials and equipment related to the business.

- As part of the original Development Permit for the site, the applicant installed a 3.6 metre (12 ft.) high fence along the front of the property to screen the outdoor storage uses contained in the rear yard from the street. The fence is constructed of high-quality materials that were consistent with the materials and design of the principal building.
- The outdoor storage area in the rear yard is also screened from the adjacent properties by a 2.4 metre (8 ft.) high concrete, tilt-up fence along both the side and rear property lines. This type of fence is of higher quality than the chain-link fences that are typical in Campbell Heights.
- The owners have also provided more intensive landscaping in the front yard of the building, including a water fountain and stone features that are above and beyond the requirements of the Campbell Heights Design Guidelines.
- The landscaping that was required in the rear yard as part of Development Application No. 7913-0118-00 offered little benefit in the way of screening or aesthetics.
- The additional outdoor storage area is relatively small at 165 square metres (1,776 sq. ft.) and will allow the business to grow in its current location.

Staff Comments:

- The relocation of Blue Pine Enterprises Ltd. from 19070 – 51B Avenue, resolved a non-conforming situation, given the former site's General Agricultural (A-1) zoning and its location in the Agricultural Land Reserve. However, the combination of the outdoor storage limitations of the CD Zone, the small footprint of the principal building relative to the site, and the outdoor storage needs of the landscaping business have created another non-conforming situation on the subject site.
- Under Development Application No. 7913-0118-00, the applicant was required to install a 3.7 metre (12 ft.) wide landscaping strip in the rear yard, adjacent to the east property line and the eastern portion of the south property line, in order to comply with the maximum allowable outdoor storage of the CD By-law and to ensure that this area would not be used for outdoor storage in excess of what the zoning permits. This landscaping was never installed.
- The existing outdoor storage in the rear yard of the site is well screened on the east and west by the adjacent industrial warehouse buildings. Portions of the rear yard not screened by buildings interface with the rear yards and loading areas of the adjacent industrial buildings and are screened by a 2.4 metre (8 ft.) high concrete fence.
- The "Business Park" designation of the Campbell Heights LAP is intended to accommodate light impact industrial, high-tech, industrial, warehouse, office and service uses, which are to be carried out within enclosed buildings. Approximately 20% of the subject property is currently being used for outdoor storage. The proposed variance would increase this to approximately 22 %.

- Outdoor storage in the CD By-law is divided into "Outdoor Storage Area A" and "Outdoor Storage Area B". The subject property is located within "Outdoor Storage Area B", which is the more permissive of the two areas, permitting 50% more of the lot area covered by the principal building to be used as outdoor storage than Area A.
- The CD By-law limits outdoor storage areas to a maximum of 1.5 times the lot area covered by the principal building. The applicant proposes to vary the maximum permitted outdoor storage to 1.6 times the lot area covered by the principal building.
- The existing outdoor storage in the rear yard of the site is well screened on the east and west by the adjacent industrial warehouse buildings. Portions of the rear yard not screened by buildings interface with the rear yards and loading areas of the adjacent industrial buildings and are screened by a 2.4 metre (8 ft.) high concrete fence.
- The cap on the amount of outdoor storage has generally been adhered to throughout the Campbell Heights business park area. In this case, however, the proposed increase to the outdoor storage area of 165 square metres (1,776 sq. ft.) is noted to be a relatively small area representing a 7% increase to the permitted outdoor storage area. Furthermore, all of the outdoor storage is occurring at the rear of the property, and is well screened from adjacent industrial businesses, and is not visible from the fronting road (34A Avenue).
- In light of this, staff supports this proposed variance to proceed to Public Notification.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners and Action Summary
Appendix II.	Site Plan and Landscape Plans
Appendix III	Development Variance Permit No. 7917-0204-00

original signed by Ron Hintsche

Jean Lamontagne
General Manager
Planning and Development

RJG/da

Information for City Clerk

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

1. (a) Agent: Name: Ryan Yapyuco
Teck Construction LLP
Address: 5197 - 216 Street
Langley, BC V3A 2N4

2. Properties involved in the Application

- (a) Civic Address: 18960 - 34A Avenue

- (b) Civic Address: 18960 - 34A Avenue
Owner: 0973237 B.C. Ltd.
Director Information:
John Devries
Michel Lalonde
David Wayne Moe

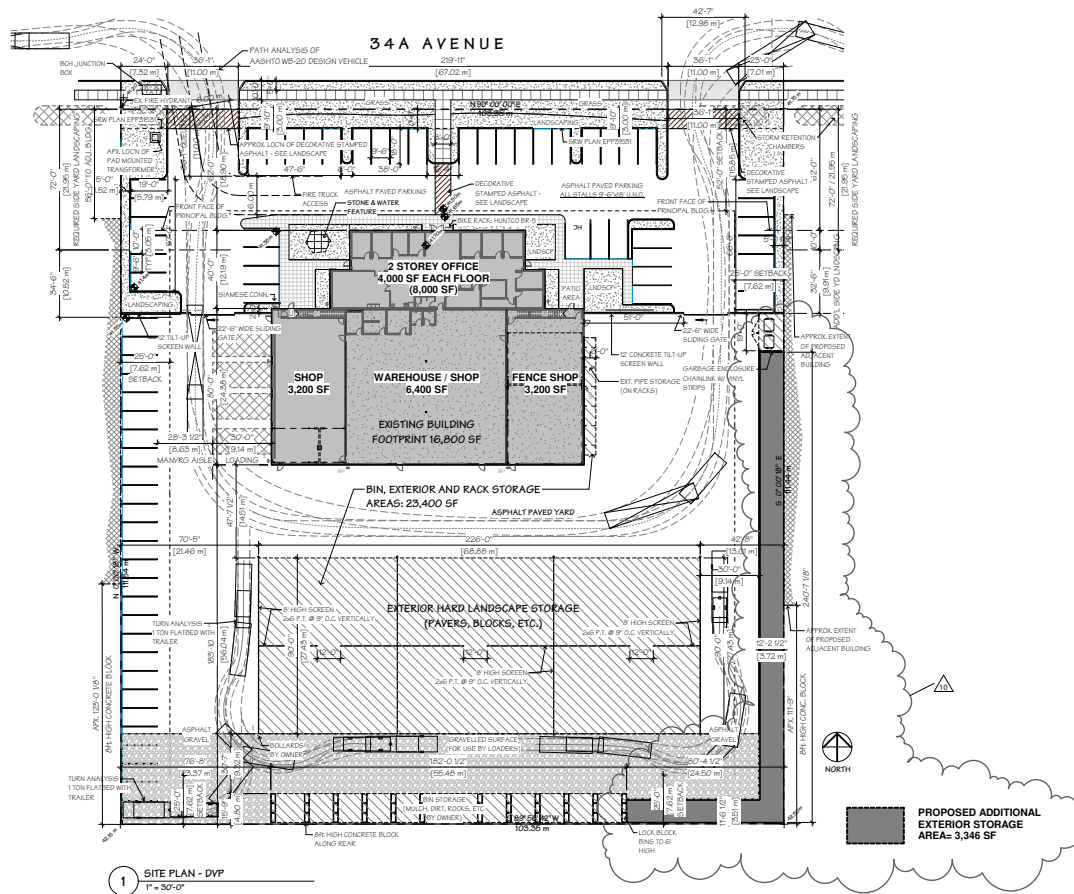
Officer Information as at June 21, 2016:

John Devries (Treasurer)
Michel Lalonde (President)
David Wayne Moe (Secretary)

PID: 029-167-019
Lot 2 Section 28 Township 7 New Westminster District Plan EPP31532

3. Summary of Actions for City Clerk's Office

- (a) Proceed with Public Notification for Development Variance Permit No. 7917-0204-00 and bring the Development Variance Permit forward for issuance and execution by the Mayor and City Clerk.



1 SITE PLAN - DVP
1" = 30'-0"

ZONING SUMMARY

LEGAL DESCRIPTION
LOT 2, SECTION 28 TOWNSHIP 7, NEW WESTMINSTER
DISTRICT PLAN FP93532

CIVIC ADDRESS
18960 34A AVENUE, SURREY, B.C.

PID
029-167-019

ZONING
CD - IL BYLAW 17146

SITE INFORMATION

EXISTING

SITE AREA: 11,522.3 SF (124,025 SF)
SITE COVERAGE: 13% / 1,557.5 SF (16,769 SF)
*EXISTING TO REMAIN THE SAME

GROSS FLOOR AREA

EXISTING

MAX ALLOWED G.F.A.: 100%
MAIN FLOOR (SHOP): 11,892.3 SF (12,800 SF)
MAIN FLOOR (OFFICE): 371.6 SF (4,000 SF)
2ND FLOOR (OFFICE): 371.6 SF (4,000 SF)
TOTAL G.F.A.: 12,635.5 SF (23,200 SF)
FUTURE MEZZANINE: 223.0 SF (2,400 SF)

PROPOSED F.A.R. = 0.17
*EXISTING TO REMAIN THE SAME

LOT COVERAGE

EXISTING

MAX LOT COVERAGE: 60%
LOT AREA: 11,522.3 SF
PROPOSED COVERAGE: 1,560.5 SF / 13.5%
*EXISTING TO REMAIN THE SAME

PARKING REQUIREMENTS

EXISTING

PARKING REQUIRED: 1 / 1,075 SF FLOOR AREA
23,200 / 1,075 SF = 22 STALLS
PARKING PROVIDED = 69 + 11 CL + 70 STALLS
* ADDITIONAL ASBLE WIDTH BEING PROVIDED AT CLIENTS REQUEST
*EXISTING TO REMAIN THE SAME

OUTDOOR STORAGE
BYLAW 17146 ALLOWS FOR 1.5x THE PRINCIPAL BUILDING FOOTPRINT, UP TO A MAXIMUM 40% COVERAGE OF THE LOT.

MAXIMUM ALLOWED BY FAR: 16,768 SF x 1.5 = 25,152 SF (2,336.7m²)
MAXIMUM ALLOWED BY SITE AREA = 124,025 SF x 0.4 = 49,610 SF (4,608.9m²)

EXISTING = 23,630 SF (2,195.3m²)
PROPOSED ADDITION = 3,346 SF (310.8m²)
TOTAL COVERAGE = 26,976 SF (2,506.1m²) / 25,152 SF ALLOWABLE BY BLDG AREA = 26,976 SF + 49,610 SF ALLOWABLE BY SITE AREA

LEGEND

- LANDSCAPING
- STORAGE
- LOADING
- PROPERTY LINE
- SETBACK

PROPOSED ADDITIONAL EXTERIOR STORAGE AREA= 3,346 SF



INTENSIVE LANDSCAPING ALONG FRONT YARD/STREET



STONE & WATER FEATURE

JUSTIFICATION TO PROPOSED VARIANCE

This building at 18960 – 34A Avenue has been completed and operational since 2015. With the extra added landscape features provided to the site, the owners would like a Variance to Zoning By-Law 17146 Section J. Special Regulations 6D. This regulation limits the outdoor storage area of goods and materials to not exceed 1.5 times the area of the principal building and the owners would like to increase this ratio to 1.6 times the area of the principal building.

The City of Surrey has yet to release the landscape bond since the area shaded in grey shown on the site plan is required to be permanently landscaped using trees and shrubs. However, the building is owned by Blue Pine Enterprises, a landscaping company that requires the area shaded in grey for additional storage of landscaping materials.

The owners have already provided 12ft high fence/screening along the front of the site using more durable materials with concrete tilt-up and split face concrete blocks along the rear and sides which are higher level of finishes and more aesthetically pleasing than the 8ft high Chain-link fence typically accepted in the area.

In addition, the owners provided a more intensive landscaping along the front yard of the building which includes a pedestrian water fountain and stone feature that is above and beyond the requirements of the Campbell Heights Design Guidelines.

This proposed variance, if approved, essentially allows the owners to store similar landscaping materials to that of the materials the City has requested instead of making the materials permanent.

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EVERYTHING SHOWN HEREON IS FOR USE ON THIS PROJECT ONLY AND MAY NOT BE REPRODUCED WITHOUT WRITTEN PERMISSION. WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS.

REVISIONS

REV	DATE	DESCRIPTION
1	11.10.22	REVISED PER PLANNING COMMENTS
2	11.08.20	RF COMMENTS
3	11.03.20	RF COMMENTS PER CIVIS
4	11.04.24	DEVELOPMENT VARIANCE PERMIT

ATA
ATA ARCHITECTURAL SERVICES LTD
200-1687 West Broadway
Vancouver, B.C. V6J 1X2
TEL: (604) 736-3730 FAX: (604) 736-3771

PROJECT
BLUE PINE ENTERPRISES

18960 34A AVENUE,
SURREY, B.C.

TECK CONSTRUCTION I

5197 -- 216th STREET
LANGLEY E

PROJECT NUMBER
SITE PLAN F0 DVP

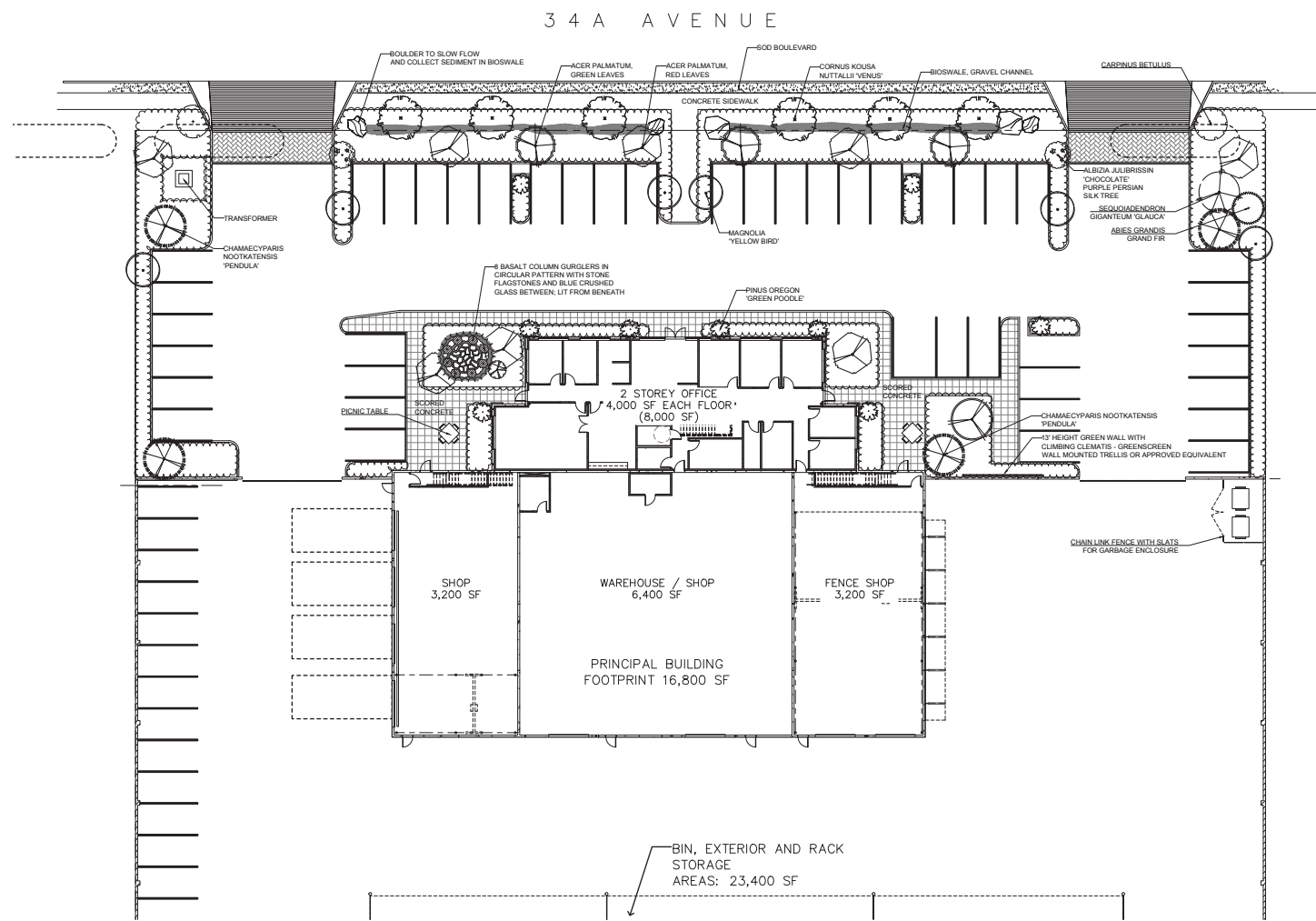
SCALE: As Indicated
DATE: 17.04.24
CHKD BY: ATATH
DRN BY: RMT

SHEET NO. **DVP**
OF-1

SEAL:



- AS BUILT TREE LIST**
- 1 ABIES GRANDIS
 - 3 ACER PALMATUM - GREEN LEAF CULTIVAR
 - 8 ACER PALMATUM - RED LEAF CULTIVAR
 - 1 ACER PALMATUM DISSECTUM
 - 1 ACER PLATANOIDES 'ROYAL RED'
 - 2 ALBIZIA JULIBRISIN 'CHOCOLATE'
 - 2 CARPINUS BETULUS
 - 4 CHAMAECYPARIS NOOTKATENSIS 'PENDULA'
 - 6 CORNUS KOUSA X NUTTALLI 'VENUS'
 - 6 MAGNOLIA 'YELLOW BIRD'
 - 9 PINUS OREGON 'GREEN POODLE'
 - 1 SEQUOIAENDRON GIGANTEUM



NO.	DATE	REVISION DESCRIPTION	DR.
1	15 NOV 20	ISSUED FOR AS-BUILT	
2	14 JAN 20	REV. NEW SITE PLAN	RC
3	14 JAN 17	REV. NEW SITE PLAN	RC

CLIENT:

PROJECT:

BLUE PINE WAREHOUSE
18960 34A AVENUE
SURREY, BC
LOT 2 34TH AVE CAMPBELL HEIGHTS

DRAWING TITLE:
LANDSCAPE AS BUILT PLAN

DATE: 13.MAR.20 DRAWING NUMBER:
SCALE: 1/16" = 1'-0"
DRAWN: RC
DESIGN: RC
CHKD: MCV

L1
OF 2

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
1	15 NOV 20	ISSUED FOR AS-BUILT	
2	14 JAN 20	REV. NEW SITE PLAN	RC
3	14 JAN 17	REV. NEW SITE PLAN	RC

CLIENT:

PROJECT:

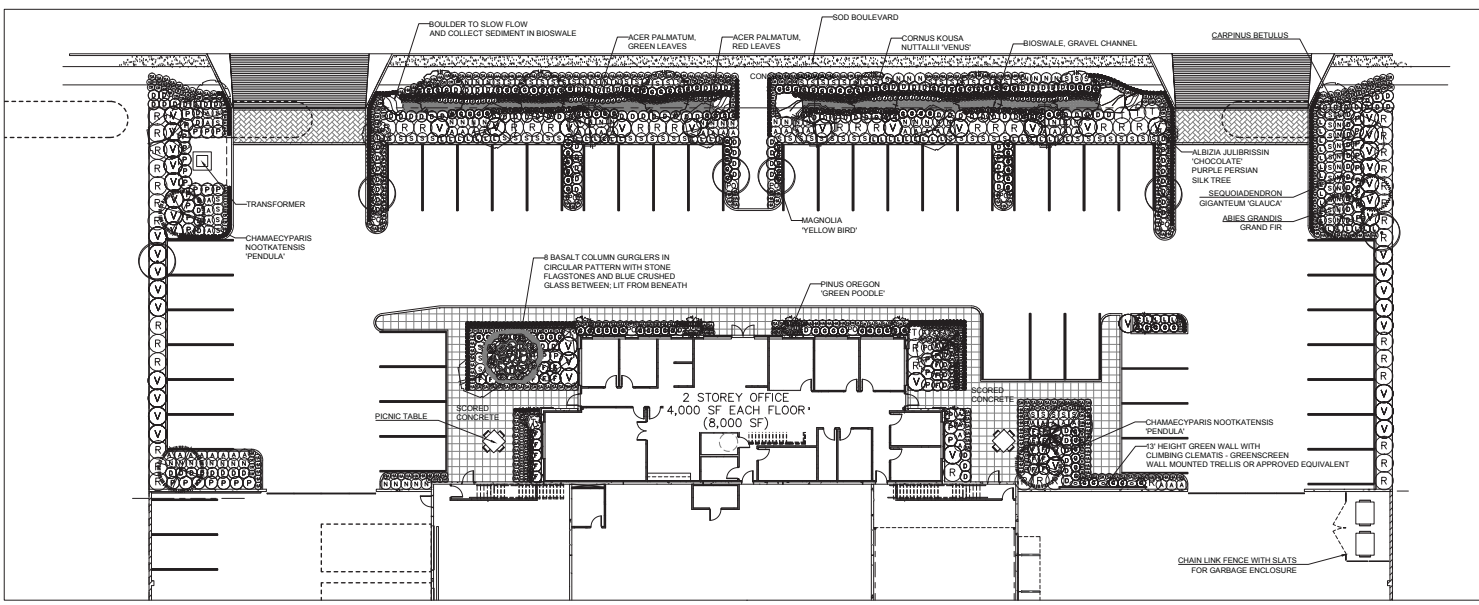
BLUE PINE WAREHOUSE
18960 34A AVENUE
SURREY, BC
LOT 2 34TH AVE CAMPBELL HEIGHTS

DRAWING TITLE:
SHRUB PLAN

DATE: 13.MAR.20 DRAWING NUMBER:
SCALE: 1/16" = 1'-0"
DRAWN: RC
DESIGN: RC
CHKD: MCV

L2

OF 2



KEY		COMPREHENSIVE PLANT SCHEDULE				PMG JOB NUMBER: 13045
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS		
TREE						
1		ABIES GRANDIS	GRAND FIR	2.5M HT; B&B		
3		ACER PALMATUM	GREEN JAPANESE MAPLE	50M CAL		
8		ACER PALMATUM	RED JAPANESE MAPLE	50M CAL; B&B		
1		ACER PALMATUM DISSECTUM	CUTLEAF JAPANESE MAPLE	1M SPRD		
1		ACER PLATANOIDES 'ROYAL RED'	ROYAL RED MAPLE	60M CAL; 2M STD; B&B		
2		ALBIZIA JULIBRISIN 'CHOCOLATE'	PURPLE LEAF PERSIAN SILK TREE	3M HT		
2		CARPINUS BETULUS	EUROPEAN HORNBEEAM	50M CAL; 1.2M STD; B&B		
4		CHAMAECYPARIS NOOTKATENSIS 'PENDULA'	WEeping NOOTKA CYPRESS	2.5M HT; B&B		
6		CORNUS KOUSA X NUTTALLI 'VENUS'	VENUS HYBRID DOGWOOD	2.5M HT; B&B		
8		MAGNOLIA 'YELLOW BIRD'	YELLOW MAGNOLIA	50M CAL		
9		PINUS OREGON 'GREEN POODLE'	GREEN POODLE PINE	7' HT		
1		SEQUIADENDRON GIGANTEUM	GIANT REDWOOD	3M HT; B&B		
SHRUB						
57		AZALEA JAPONICA 'MOTHER'S DAY'	AZALEA; DARK-RED	#3 POT; 40CM		
3		CALLICARPA DICHOTOMA	BEAUTYBERRY	#10 POT; 1M STD.		
185		CORNUS SERICEA 'NELSEY'	NELSEY DOGWOOD	#3 POT; 80CM		
63		NANDINA DOMESTICA 'GULF STREAM'	HEAVENLY BAMBOO; DWARF	#3 POT; 50CM		
45		PHILADELPHUS X VIRGINALIS 'DWARF SNOWFLAKE'	DWARF SNOWFLAKE MOCK ORANGE	#3 POT; 60CM		
9		PICEA ORIENTALIS 'BERGMAN'S GEM'	DWARF ORIENTAL SPRUCE	0.5M HT		
82		RHODOENDRON NAH KRSUSKIKI	RHODOENDRON BLUE	#3 POT; 50CM		
129		SARCOCOCCA HOOKERIANA VAR. HUMILIS	HIMALAYAN SWEET BOX	#3 POT; 35CM		
100		SPIRAEA JAPONICA 'GOLDDMOUND'	DWARF GOLDDMOUND SPIREA	#3 POT 40CM		
6		TSUGA CANADENSIS 'GRACILIS'	DWARF CANADIAN HEMLOCK	#10 POT		
51		VIBURNUM TINUS 'SPRING BOUQUET'	DWARF VIBURNUM	#3 POT; 50CM		
GRASS						
40		ASPLENIDIUM SCOLOPENDRUM	HART'S TONGUE FERN	#1 POT		
96		CAREX GLAUCA	BLUE SEDGE	#1 POT		
160		HAKONECHLOA MACRA 'ALL GOLD'	GOLDEN JAPANESE FOREST GRASS	#1 POT		
52		JUNCUS EFFUSUS	COMMON RUSH	#1 POT		
PERENNIAL						
3		CLEMATIS ARMANDI 'SNOWDRIFT'	EVERGREEN CLEMATIS	#3 POT; 75CM; STAKED		
97		'CROCOSMA 'LUCIFER'	RED CROCOSMA	#1 POT		
53		HELLEBORUS x HYBRIDUS	LENTE ROSE	#2 POT		
199		HEMEROCALLIS 'WHITE TEMPTATION'	DAYLILY, WHITE	#2 POT; 2-3 FAN		
77		BLECHNUM SPICANT	DEER FERN	#1 POT; 20CM		
120		CORNUS CANADENSIS	BUNCHBERRY	#1 POT; 20CM		
305		GAULTHERIA PROCUMBENS	WINTERGREEN	#1 POT; 20CM		
143		GAULTHERIA SHALLOON	SALAL	#2 POT; 20CM		
58		LONICERA PILEATA	PRIVET HONEYSUCKLE	#2 POT; 25CM		
34		POLYSTICHUM MUNITUM	WESTERN SWORD FERN	#3 POT; 20CM		

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. ** REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS SUBJECT TO CANADIAN LANDSCAPE STANDARD. * DEFINITION OF CONDITIONS OF AVAILABILITY. ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED CANADIAN LANDSCAPE STANDARD'S LATEST EDITION. ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7917-0204-00

Issued To: 0973237 B.C. LTD.
(the Owner")

Address of Owner: 18960 – 34A Avenue
Surrey, BC V3Z 1A7

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: 029-167-019
Lot 2 Section 28 Township 7 New Westminster District Plan EPP31532
18960 - 34A Avenue

(the "Land")

4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Section J.2 of Special Regulations of "Comprehensive Development Zone (CD By-law 17146, as amended by By-law No. 17934)" in Area B, outdoor display and storage of any containers, goods, materials or supplies shall not exceed a total area greater than 1.6 times the lot area covered by the *principal building* up to a maximum of 40% *lot coverage* of the *lot*.
5. This development variance permit applies to only the portion of the Land shown on Schedule A which is attached hereto and forms part of this development variance permit. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached Schedule A, which is attached hereto and forms part of this development variance permit.

6. Landscape screening shall be provided and maintained in accordance with attached Schedule B.
7. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
8. 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.
9. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
10. 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

