

City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7917-0536-00

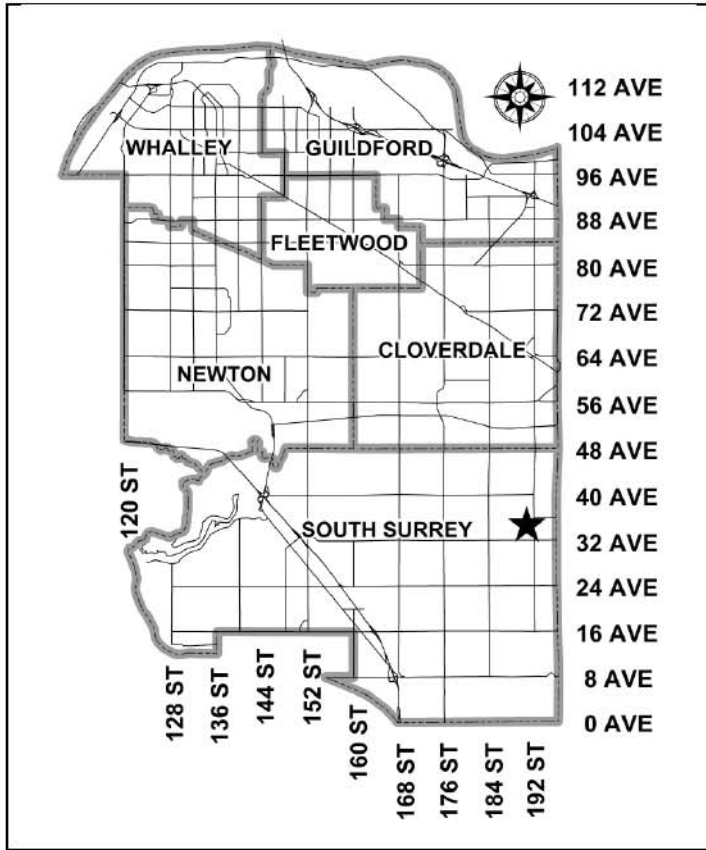
Planning Report Date: February 05, 2018

**PROPOSAL:**

- **Development Permit**
- **Development Variance Permit**

to permit the development of a 2,401 square-metre (25,847 sq. ft.) multi-tenant industrial building.

**LOCATION:** 19181 - 34A Avenue  
**ZONING:** CD (By-law Nos. 17146 and 17934)  
**OCP DESIGNATION:** Mixed Employment  
**LAP DESIGNATION:** Business Park and Landscaping Strips



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is seeking to reduce the rear yard setback.

RATIONALE OF RECOMMENDATION

- Complies with the "Mixed Employment" designation in the Official Community Plan (OCP) and the "Business Park" designation in the Campbell Heights Land Use Plan (LAP).
- The form and character of the proposed building are appropriate for this part of Campbell Heights and is consistent with the guidelines outlined in the General Development Permit and Design guidelines for Campbell Heights North.
- The applicant is seeking to vary the rear yard setback to 0.0 metres (0 ft.). The CD (By-law Nos. 17146 and 17934) allows 0.0 metres (0 ft.) setback for one of the side yards, but given the site location at a corner and with the loading area needing to be along the longer side of the building, neither side yard was an option for a reduced setback of 0.0 metres (0 ft.). To maximize the efficiency of the site, the applicant is seeking to vary the rear yard setback from 7.5 metres (25 ft.) to 0.0 m (0 ft.).

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council authorize staff to draft Development Permit No. 7917-0536-00 generally in accordance with the attached drawings (Appendix II).
2. Council approve Development Variance Permit No. 7917-0536-00 (Appendix IV), to reduce the minimum rear yard setback of the Comprehensive Development Zone from 7.5 metres (25 ft.) to 0.0 metres (0 ft.), to proceed to Public Notification.
3. Council instruct staff to resolve the following issues prior to final approval:
  - (a) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
  - (b) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
  - (c) registration of a Section 219 Restrictive Covenant to prohibit any use that requires a Metro Vancouver air quality permit from locating on the site; and
  - (d) registration of a Section 219 Restrictive Covenant to restrict the maximum amount of mezzanine space.

REFERRALS

- Engineering: The Engineering Department has no objection to the project, as outlined in Appendix III.
- Surrey Fire Department: No concerns.

SITE CHARACTERISTICS

Existing Land Use: The site is a vacant pre-serviced lot, devoid of trees and vegetation.

Adjacent Area:

Direction	Existing Use	LAP Designation	Existing Zone
North:	Vacant industrial land	Business Park and Landscaping Strips	CD (By-law No. 17146 and 17934)



Direction	Existing Use	LAP Designation	Existing Zone
East (Across 192 Street):	Vacant industrial land	Business Park (Office) and Landscaping Strips	IB-1
South (Across 34A Avenue):	Van Gogh Designs (furniture warehousing and manufacturing facility)	Business Park and Landscaping Strips	CD (By-law No. 17146 and 17934)
West:	Vacant industrial land	Business Park	CD (By-law No. 17146 and 17934)

## DEVELOPMENT CONSIDERATIONS

### Context

- The subject 0.69 hectare (1.72 acres) site is located at the northwest corner of 192 Street and 34A Avenue. The site is designated Mixed Employment in the Official Community Plan (OCP) and Business Park and Landscaping Strips in the Campbell Heights Local Area Plan.
- The site is bounded by mixed-employment and business park lands on all sides, with landscaping strips and a greenway (multi-use pathway) along both sides of 192 Street.
- The property was rezoned from A-1 to CD (based on IB-2) as part of Development Application No. 7910-0032-00, that also created design guidelines through a General Development Permit. Development Application No. 7912-0159-00 further subdivided the site to create the subject site.
- CD By-law No. 17146, as amended by By-law No. 17934, permits light impact industry, warehouse uses, distribution centres, transportation industry, office uses, and other accessory uses, forming part of a comprehensive design.
- The site was cleared and serviced for development under the original rezoning and subdivision applications. There are no trees or vegetation on the site.

### Proposal

- The applicant is proposing a Development Permit for a multi-tenant industrial building that will contain 11 units.
- The development proposes a gross floor area of 2,401 square metres (25,847 sq. ft.), representing a net floor area ration (FAR) of 0.35, which is less than the 1.0 FAR permitted in the CD (By-law No. 17146 and 17934) Zone.

### Air Emissions

- At the April 3, 2017 Regular Council –Land Use meeting, Council instructed staff to review the City’s business park zones and subsequently provide a report regarding the Metro Vancouver air emissions permitting process.

- Because the review of the business park zones has not been completed, staff are recommending that the applicant register a restrictive covenant to prohibit any business that requires a Metro Vancouver air quality permit from locating on the site.
- If any applicable amendments to the business park zones are completed before the subject application receives final approval, the requirement for the restrictive covenant may no longer apply.

### PRE-NOTIFICATION

On January 12, 2018 a development sign was posted on the site and the project was referred to the Little Campbell Watershed Society (LCWS) for review and comments. The LCWS has indicated no objection to the proposal. Staff have received no other responses for the proposal.

### DESIGN PROPOSAL AND REVIEW

#### Building and Site Design

- The proposed building is consistent with the design guidelines outlined in the Campbell Heights Local Area Plan and the OCP, and is reflective of the existing design standards within the area, as well as guidelines from General Development Permit No. 7910-0032-00 which regulates development in this portion of Campbell Heights. The development concept behind Campbell Heights is a high quality, sustainable industrial business park.
- The building is proposed to have a modern linear appearance. The building is proposed as a concrete tilt-up with longboard metal cladding in Light Fir colour, vision glazing and spandrel glazing. Colours for the concrete panels are proposed in light and dark grey.
- Longboard is proposed in horizontal lines on the second storey, assisting in marking the individual units. Main pedestrian entrances are proposed along 192 Street.

#### Signage

- No free standing sign is proposed. Fascia signs are proposed for each individual unit along 192 Street.
- The applicant is proposing channel letter fascia signs above each unit entrance, that will project 8 centimetres (3 in.) from the canopy. The signs will have a maximum height of 0.8 metres (2.6 ft.). A maximum of 11 signs are proposed: one sign for each premise.
- The proposed signage meets the maximum sign area permitted under the Sign By-law, is of high-quality, and is well-coordinated.

#### Landscaping

- The proposed landscaping consists of a 6.0 metres (20 ft.) wide landscape strip along 192 Street and along 34A Avenue.



- Landscaping has been designed with high quality drought resistant planting. Planting includes the following trees: Celebration Maple, Mountain Ash, Galaxy Magnolia, Weeping Nootka Falsecypress and a variety of shrubs and ground covers.
- Benches are provided at the corner of 192 Street and 34A Avenue where an amenity space is planned. This amenity area is intended to be used mostly by staff.
- Bike racks are provided off the 192 Street pedestrian entrance.

Access and Parking

- Pedestrian access is provided on 192 Street and on 34A Avenue. Vehicular access is proposed on 34A Avenue at the west end of the site. A drive aisle is proposed east for access to the visitor parking area east of the building, and loading/unloading area, as well as additional parking is provided west of the building.
- The proposal includes a total of 43 parking stalls, which exceeds the minimum 24 parking spaces required under the Zoning By-law. Most of the parking is located along the south property line, with some stalls for staff located between the loading bays and along the northeast portion of the site. There are 11 loading stalls proposed.
- The BC Building Code permits up to 40% of the ground floor area to be constructed as second-storey mezzanine space. The proposed development currently does not include any mezzanine space. The additional 19 parking spaces provided would accommodate a mezzanine area of 759 square metres (8,170 sq. ft.), which represents approximately 31% of the proposed ground floor area. The applicant has agreed to register a Section 219 Restrictive Covenant restricting the maximum mezzanine space to be constructed to avoid a situation where there may be insufficient parking for the future development of the site.

TREES

- An arborist report was not required as there are currently no trees and little vegetation on the property.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on November 20, 2017. 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)	• The site is located in the Campbell Heights LAP and the proposed development is reflective of the land use designation.
2. Density & Diversity (B1-B7)	• The proposed density and FAR is in keeping with the Zoning By-law.

Sustainability Criteria	Sustainable Development Features Summary
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> <li>• The development incorporates rain water management design:               <ul style="list-style-type: none"> <li>○ Bio-swales;</li> <li>○ Natural landscaping;</li> <li>○ Sediment control devices; and</li> <li>○ Perforated pavement / surfaces.</li> </ul> </li> </ul>
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> <li>• Bicycle parking will be provided on site.</li> <li>• The site is adjacent to a multi-use pathway on 192 Street.</li> </ul>
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> <li>• CPTED principles haven been incorporated into the site design</li> </ul>
6. Green Certification (F1)	<ul style="list-style-type: none"> <li>• n/a</li> </ul>
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> <li>• n/a</li> </ul>

### ADVISORY DESIGN PANEL

- The application was not referred to the Advisory Design Panel (ADP), but was reviewed by City staff and found acceptable.
- The proposed development was evaluated based on compliance with the design guidelines approved under General Development Permit No. 7910-0032-00, the Campbell Heights Local Area Plan Design Guidelines and the OCP.

### BY-LAW VARIANCE AND JUSTIFICATION

#### (a) Requested Variance:

- To reduce the minimum rear yard setback of the CD Zone (By-law Nos. 17146 and 17934) from 7.5 metres (25 ft.) to 0.0 metres (0 ft.).

#### Applicant's Reasons:

- The rear yard relaxation would allow the developable area of the site to be maximized while still maintaining good setbacks at the corner and allowing for maneuvering and loading/unloading.

#### Staff Comments:

- The site's CD Zone (By-law Nos. 17146 and 17934) allows one sideyard setback to be reduced to 0.0 metres (0 ft.). However with the site being located at a corner, and the desire to not have the loading area facing the street, neither side yard was an option for a 0.0 metres (0 ft.) setback.



- The requested variance allows the applicant to use the site efficiently, while avoiding having loading visible from the street and maintaining a minimum setback along all streets.
- The site directly to the north is currently vacant. That site will have the option of a 0.0 metres (0 ft.) setback either to the north or to the south, and no impact is expected on that site from this requested variance.

#### INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners and Action Summary (Confidential) and Project Data Sheets
Appendix II.	Site Plan, Building Elevations, Landscape Plans and Perspective
Appendix III.	Engineering Summary
Appendix IV.	Development Variance Permit No. 7917-0536-00

#### INFORMATION AVAILABLE ON FILE

- Complete Set of Architectural and Landscape Plans prepared by Krahn Group of Companies and KD Planning & Design Ltd., respectively, dated January 23, 2018 and January 22, 2018.

*original signed by Ron Hintsche*

Jean Lamontagne  
General Manager  
Planning and Development

LFM/da





## DEVELOPMENT DATA SHEET

Existing Zoning: CD (By-law Nos. 17146 and 17934)

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		6,948 m <sup>2</sup>
Road Widening area		n/a
Undevelopable area		n/a
Net Total		6,948 m <sup>2</sup>
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	60%	34.7%
Paved & Hard Surfaced Areas	-	-
Total Site Coverage	-	-
SETBACKS ( in metres)		
Front	16 m	16 m
Rear	7.5 m	0.0 m (DVP)
Side #1 (W)	7.5 m	14 m
Side #2 (E)	9.0 m	20 m
BUILDING HEIGHT (in metres/storeys)		
Principal	14 m	10.1 m
Accessory	6 m	n/a
FLOOR AREA: Industrial	(2,401 m <sup>2</sup> + 31% mezzanine [759 m <sup>2</sup> ])	2,401 m <sup>2</sup>
TOTAL BUILDING FLOOR AREA	3,160 m <sup>2</sup>	2,401 m <sup>2</sup>
DENSITY		
FAR (net)	1.00	.35
AMENITY SPACE (outdoor)	n/a	Corner plaza
PARKING (number of stalls)		
Total Number of Parking Spaces	34 (no mezzanine proposed)	43 (max. 31% mezzanine)
Number of accessible stalls		2
Number of small cars		n/a

Heritage Site	NO	Tree Survey/Assessment Provided	NO
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# CLUTCH CONTRACTING - 34A Avenue

19181 - 34A Avenue, Surrey, BC

## SHEET LIST

- ARCHITECTURAL**
- DP-1.0 COVER PAGE
  - DP-1.1 PERSPECTIVES
  - DP-2.0 ANALYSIS
  - DP-2.1 SITE BASE
  - DP-2.2 SITE DETAILS
  - DP-3.1 FLOOR PLAN
  - DP-3.2 SECTION
  - DP-4.0 ELEVATIONS
  - DP-4.1 ELEVATIONS
  - DP-4.2 BUILDING SECTIONS

- CIVIL**
- C1 LOCATION PLAN AND GENERAL NOTES
  - C2 SITE GRADING PLAN
  - C3 SITE SERVICES PLAN

- LANDSCAPE**
- L1 LANDSCAPE PLAN AND NOTES
  - L1.1 FINANCED PLANT AND NOTES
  - L1.2 FINANCED PLANT DETAILS

- ARCHITECT OF RECORD**
- LARRY PODHORA, ARCHITECT  
1090 BRACKMAN WAY  
SAANICH B.C. V8L 0C2
- CONTACT: LARRY PODHORA

- BUILDING DESIGN**
- VRSAK ENGINEERS, LTD  
400-34077 GLADYS AVENUE  
ABBOTSFORD B.C. V2S 2E8  
P. 604.853.8831 F. 604.853.1580
- CONTACT: CURTIS GRAY

- CIVIL**
- HM CIVIL CONSULTANTS LTD  
400-34077 GLADYS AVENUE  
ABBOTSFORD B.C. V2S 2E8  
P. 604.853.8831 F. 604.853.1580
- CONTACT: STUART MCGREGOR

- LANDSCAPE**
- HM CIVIL CONSULTANTS LTD  
400-34077 GLADYS AVENUE  
ABBOTSFORD B.C. V2S 2E8  
P. 604.853.8831 F. 604.853.1580
- CONTACT: SHAN TENNYSON

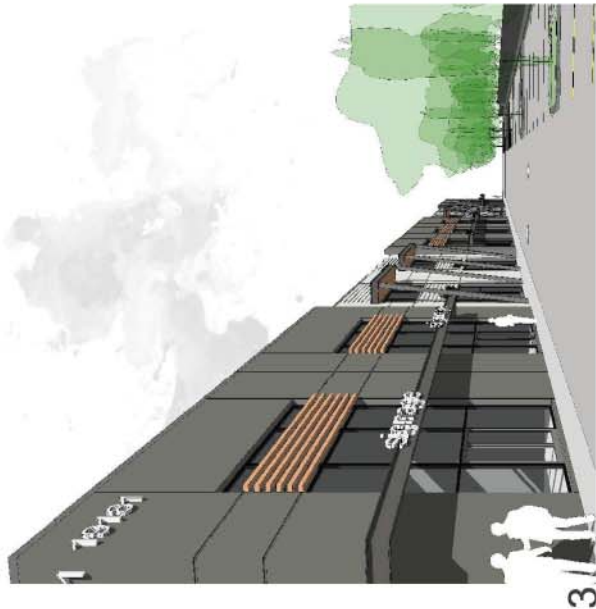
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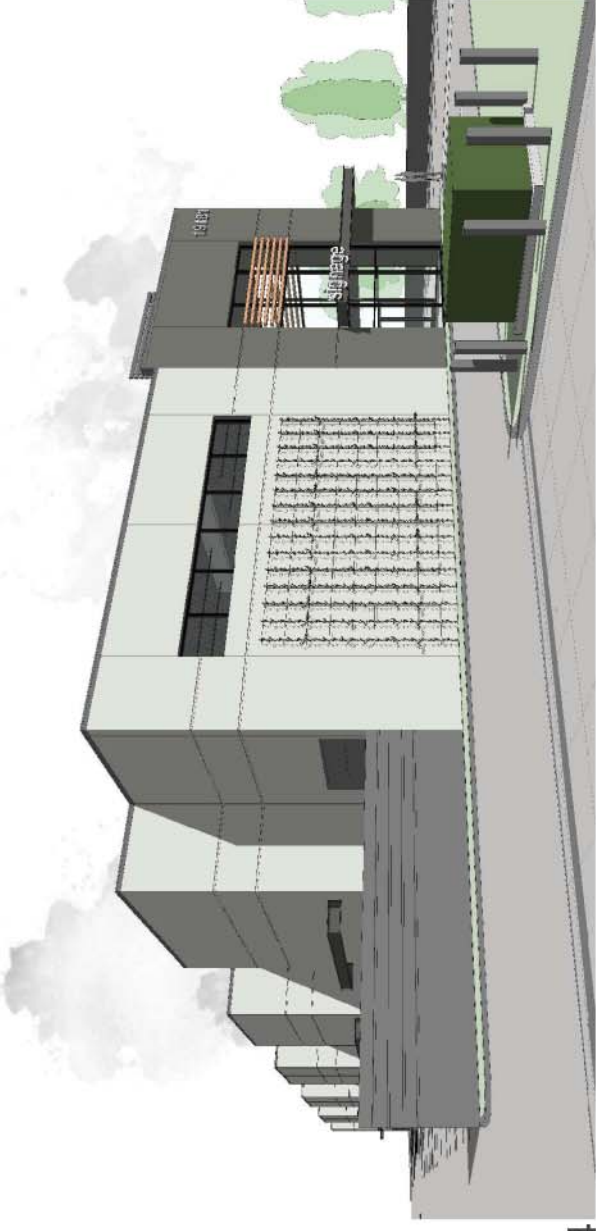
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2



3



4



**PROJECT DATA**  
 191 - 34A AVENUE, SUITE 307, DC  
 LOT 14, SECTION 24, TOWNSHIP 7  
 PLAN EXHIBIT 100  
 ZONING: CD - COMPREHENSIVE DEVELOPMENT  
 BUILDING USE: OFFICE/RETAIL  
 PROJECT NAME: **34A AVENUE, SUITE 307, DC**

**1. ZONING:** CD - COMPREHENSIVE DEVELOPMENT  
**2. SITE AREA:** 17,100 SQ. FT. (13.2 ACRES)  
**3. SITE COVERAGE:** 88%  
**4. SIDE YARD SETBACK:** 5 FT.  
**5. FRONT YARD SETBACK:** 5 FT.  
**6. REAR YARD SETBACK:** 5 FT.  
**7. SIDE WALK SETBACK:** 5 FT.  
**8. SIDE WALK WIDTH:** 5 FT.

**9. ALLOWABLE SITE COVERAGE:** 88%  
**10. ALLOWABLE FLOOR AREA:** 150,000 SQ. FT.  
**11. PROPOSED FLOOR AREA:** 150,000 SQ. FT.  
**12. PROPOSED HEIGHT:** 42'-0" (13.1 M)  
**13. PROPOSED RETENANCE:** 10'-0" (3.0 M)  
**14. FRONT YARD (PAV. AREA):** 10'-0" (3.0 M)  
**15. SIDE YARD (PAV. AREA):** 5'-0" (1.5 M)  
**16. REAR YARD (PAV. AREA):** 5'-0" (1.5 M)  
**17. SIDE WALK (PAV. AREA):** 5'-0" (1.5 M)

**18. LANDSCAPE REQUIREMENTS:**  
 LANDSCAPE SHALL BE PROVIDED AT THE PROPOSED RETENANCE AND AT THE SIDE WALKS. LANDSCAPE SHALL BE PROVIDED AT THE FRONT YARD AND REAR YARD. LANDSCAPE SHALL BE PROVIDED AT THE SIDE WALKS. LANDSCAPE SHALL BE PROVIDED AT THE SIDE WALKS.  
**19. PARKING AND LOADING:**  
 42 STALLS PROVIDED  
 11 STALLS PROVIDED

**20. SIGNAGE REQUIREMENTS:**  
 SIGNAGE SHALL BE PROVIDED AT THE FRONT YARD AND REAR YARD. SIGNAGE SHALL BE PROVIDED AT THE SIDE WALKS. SIGNAGE SHALL BE PROVIDED AT THE SIDE WALKS.  
**21. FIRE SAFETY:**  
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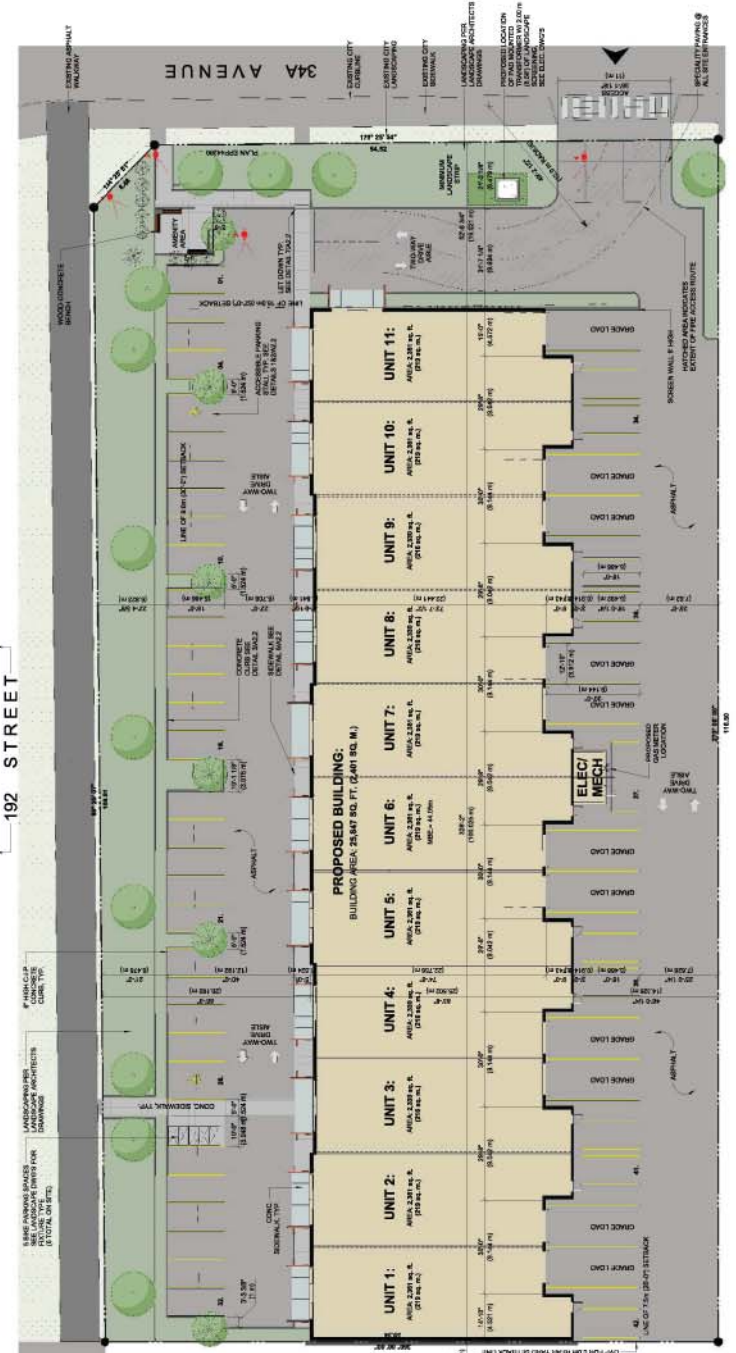
**22. ACCESSIBILITY:**  
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**23. UTILITIES:**  
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**24. MATERIALS:**  
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**25. FINISHES:**  
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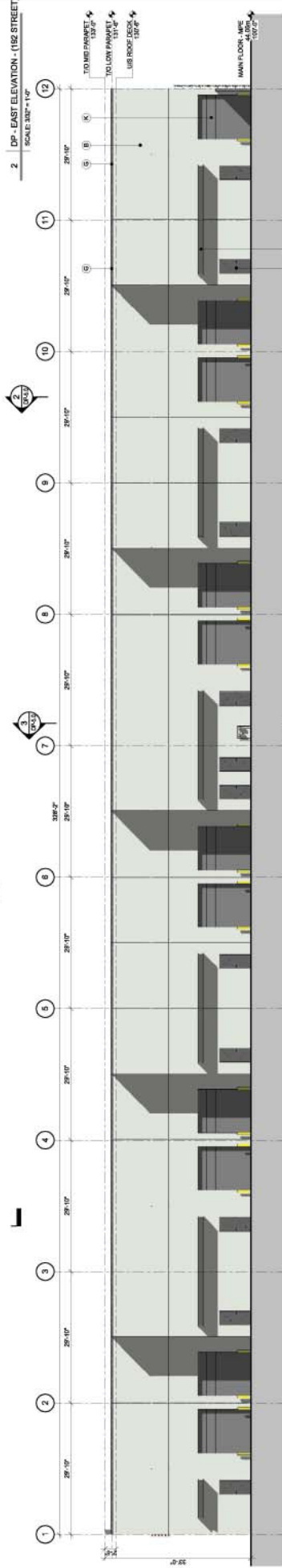
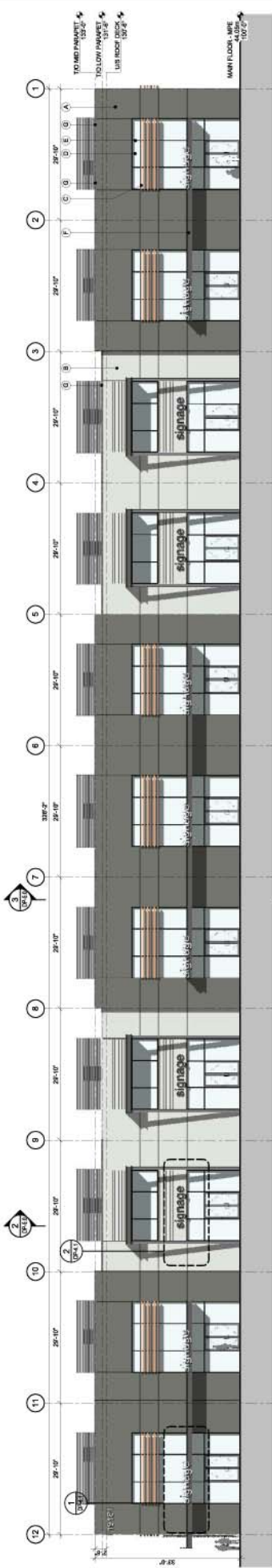
**26. CYCLE PARKING:**  
 CYCLE PARKING SHALL BE PROVIDED AT THE FRONT YARD AND REAR YARD. CYCLE PARKING SHALL BE PROVIDED AT THE SIDE WALKS. CYCLE PARKING SHALL BE PROVIDED AT THE SIDE WALKS.  
**27. BIKEWAY:**  
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**28. SIGNAGE:**  
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**29. UTILITIES:**  
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**30. ACCESSIBILITY:**  
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**31. UTILITIES:**  
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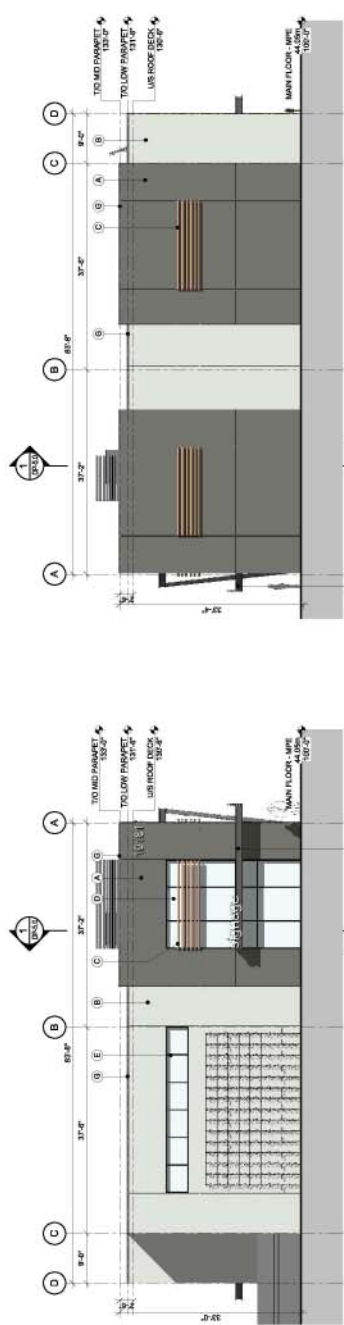
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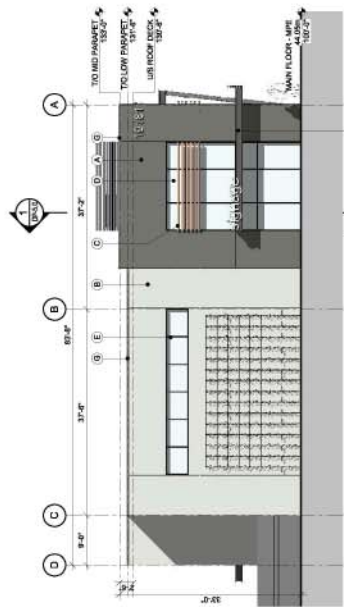
3 DP - WEST ELEVATION  
SCALE 3/32" = 1'-0"

**MATERIAL LEGEND:**

A. TILT UP CONCRETE PAINTED:	BENJAMIN MOORE - CHARCOAL GRAY
B. TILT UP CONCRETE PAINTED:	BENJAMIN MOORE - PENTHOUSE CSP 35
C. ALUMINUM FAUX WOOD PRE-FINISHED:	LONGBOARD - LIGHT ER
D. VESIAL GLAZING - TYPE 1 PRE-FINISHED:	CLEAR
E. ANODIZED ALUMINUM PRE-FINISHED:	BLACK
F. STEEL CANOPY PRE-FINISHED:	BLACK
G. CAP FLASHING PRE-FINISHED:	TO MATCH ADJACENT COLOR - A
H. CAP FLASHING PRE-FINISHED:	TO MATCH ADJACENT COLOR - B
J. DOOR PAINTED:	GRAY

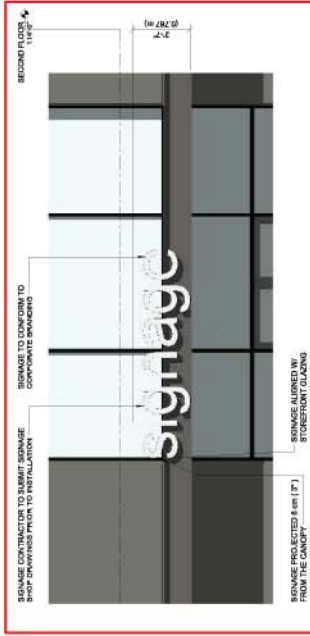


1 DP - SOUTH ELEVATION - (34A AVENUE)  
SCALE 3/32" = 1'-0"

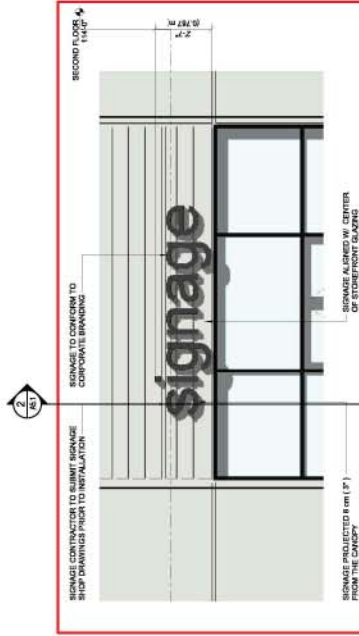


4 DP - NORTH ELEVATION  
SCALE 3/32" = 1'-0"





1 MAIN SIGNAGE DETAIL 1  
SCALE: 3/8" = 1'-0"



2 MAIN SIGNAGE DETAIL 2  
SCALE: 3/8" = 1'-0"



3 DP - EAST ELEVATION - (182 STREET) Copy 1  
SCALE: 3/8" = 1'-0"



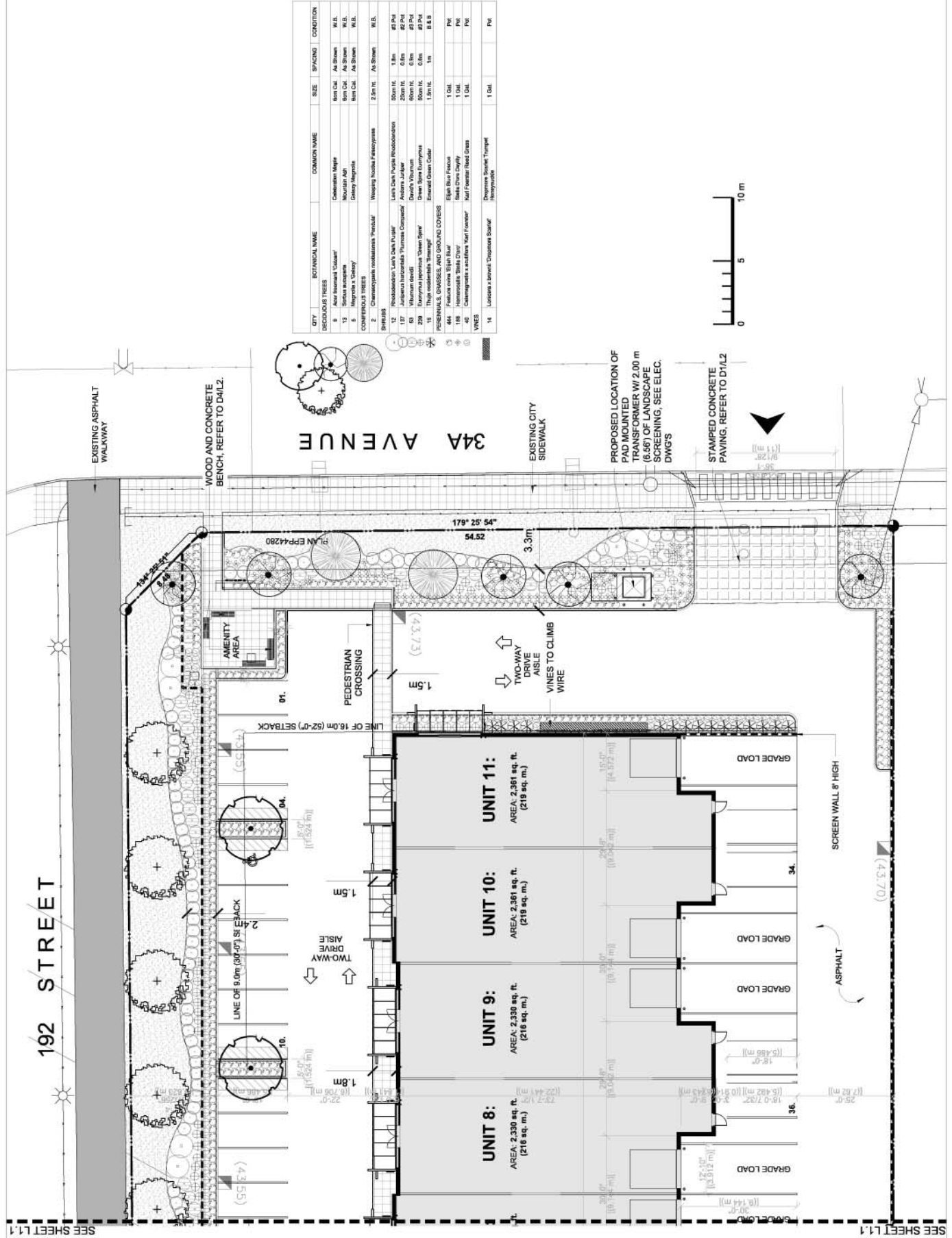




**LEGEND**

	TURF GRASS
	CONCRETE BENCH/FINISHING
	STAMPED CONCRETE
	STRUCTURAL SOIL
	BASE BACK
	PLANT KEY

QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	CONDITION
DECIDUOUS TREES					
5	Acer incense 'Columbi'	Colorado Maple	8cm Cal.	As Shown	W.S.
10	Malus 'Red Liberty'	Red Crabapple	8cm Cal.	As Shown	W.S.
5	Malus 'Liberty'	Liberty Apple	8cm Cal.	As Shown	W.S.
CONIFEROUS TREES					
2	Chamaecyparis nootkanensis 'Woodhill'	Weymouth Knap Pine	2.5m Ht.	As Shown	W.S.
SHRUBS					
12	Rhododendron 'Lark's Own Purple'	Lark's Own Purple Rhododendron	200m Ht.	3.8m	#2 Pkt
17	Juniperus horizontalis 'Purpurea Compacta'	Andrews Juniper	200m Ht.	0.6m	#2 Pkt
10	Hydrangea 'Endless Summer'	Endless Summer Hydrangea	80cm Ht.	0.6m	#2 Pkt
200	Barberry japonica 'Green Sheen'	Green Sheen Barberry	80cm Ht.	0.6m	#2 Pkt
15	Thuja occidentalis 'Smaragd'	Emerald Green Cedar	1.8m Ht.	1m	B & S
PERENNIALS, GRASSES, AND GROUND COVERS					
444	Festuca ovina 'Elijah Blue'	Elijah Blue Fescue	1 Gal.		Pkt
198	Hemerocallis 'Stella D'Oro'	Stella D'Oro Daylily	1 Gal.		Pkt
45	Chamaecyparis nootkanensis 'Aust Forest'	Aust Forest Red Cedar	1 Gal.		Pkt
VINES					
14	Lonicera sibirica 'Diplomata Scarlet'	Diplomata Scarlet Trumpet Honeysuckle	1 Gal.		Pkt



SEE SHEET L1.1

SEE SHEET L1.1

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

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

DATE: **Jan 29, 2018** PROJECT FILE: **7817-0536-00**

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RE: **Engineering Requirements (Commercial/Industrial)  
Location: 19181 - 34A Avenue**

**DEVELOPMENT PERMIT/DEVELOPMENT VARIANCE PERMIT**

There are no engineering requirements relative to the Development Permit for a 2,401 sq.m. Multi-tenant industrial building.

**BUILDING PERMIT**

The following are to be addressed prior to issuance of the Building Permit (BP):

- The site has been serviced through project 7812-0159-00. The applicant must evaluate adequacy of existing services (e.g. driveways, water connections, sanitary sewer connections, storm water drainage) provided to the site by 7812-0159-00 and relocate/modify as required through the BP process. This will also include abandonment of redundant service connections as required; and
- Design/Construct offsite/onsite infiltration and water treatment features as per Campbell Heights Land Use Plan requirements and as described in servicing plans under City project 7812-0159-00 and Restrictive Covenants on title. ***The onsite infiltration must be designed to achieve no runoff from the site up to the 100 Year return period event.***

The applicant is advised to review the registered sustainable drainage and water quality control restrictive covenants prior to submitting the building permit application.



Rémi Dubé, P.Eng.  
Development Services Manager  
LR



CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7917-0536-00

Issued To:

(the "Owner")

Address of Owner:

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: 029-430-321  
Lot 14 Section 28 Township 7 New Westminster District Plan EPP41342

19181 - 34A Avenue

(the "Land")

4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
  - (a) In Section F Sub-section 1 of Part 52 of the Surrey Zoning By-law, 1993, No. 12000, Amendment By-laws, 2010, No. 17146, and 2013, No. 17934, the minimum rear yard setback is varied from 7.5 metres (25 ft.) to 0.0 metres (0 ft.).
5. This development variance permit applies to only the portion of the Land OR that portion of the buildings and structures on 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. 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 .

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Mayor – Linda Hepner

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City Clerk – Jane Sullivan

