



Corporate Report

NO: L002

COUNCIL DATE: March 27, 2006

REGULAR COUNCIL - LAND USE

TO: **Mayor & Council** DATE: **March 13, 2006**
FROM: **General Manager, Planning and Development** FILE: **3900-30**
SUBJECT: **Beverage Container Return Centres - Proposed Text Amendments to Surrey Zoning By-law, 1993, No. 12000**

RECOMMENDATION

It is recommended that Council:

1. Receive this report as information;
2. Approve the amendments to the Surrey Zoning By-law, 1993, No. 12000 (the "Zoning By-law") as documented in Appendix I, which, if adopted, will:
 - amend the definition of "beverage container return centre" in Part 1 Definitions; and
 - specifically permit a beverage container return centre either in a separate building or as a tenant within a multi-tenant building on a lot in the Community Commercial (C-8) Zone or in the Highway Commercial Industrial (CHI) Zone; and
3. Authorize the City Clerk to bring forward the necessary Zoning By-law amendment by-law for the required readings and to set a date for the related Public Hearing.

BACKGROUND

In 1998, Council approved amendments to the Zoning By-law to allow "beverage container return centre" as a permitted use within the Community Commercial (C-8) Zone and the Highway Commercial Industrial (CHI) Zone. The Zoning By-law defines "beverage container return centre" as follows:

"means a *building* which is used or intended to be used for collecting, sorting, refunding and preparing empty beverage containers for shipment to processing centres and specifically excludes the processing of recyclable material, other than the breaking of glass bottles".

This previous amendment to the Zoning By-law was made in response to the Provincial Beverage Container Stewardship Program. The primary objectives of this Program are to encourage consumers to return beverage containers to return centres rather than to stores, and to make return centres accessible and convenient to the general public.

Return centres are similar to recycling depots; however, they are used solely to collect, sort, refund, package and prepare used beverage containers for shipment to processing centres. There are currently six licensed beverage container return centres in the City of Surrey.

Recently, staff received inquiries from an operator about locating a beverage container return centre in a multi-tenant building, which has prompted the preparation of this report.

DISCUSSION

Proposed Amendments to the C-8 Zone and the CHI Zone

Beverage container return centres are a permitted use in the C-8 and CHI Zones, provided:

- " (a) the use is confined to an enclosed *building*; and
- (b) the *building* is a maximum of 279 square metres (3,003 square feet)".

Based upon the above-noted provisions, individual tenancies within larger multi-tenant commercial buildings are precluded from accommodating a beverage container return centre. This makes it difficult for potential operators to find locations which are vacant and conveniently located for the public in commercial areas.

Allowing a beverage container return centre to be located within a multi-tenant commercial building would make beverage container return centres more accessible and convenient to the general public and would probably help to increase the overall recovery rate of recyclable beverage containers.

The current floor area restriction (i.e., 279 square metres [3,003 square feet]) on beverage container return centres, as currently stipulated by the Zoning By-law, was established in consultation with the industry to ensure that the return centres remain at a scale that limits their potential to become a nuisance (from a noise and traffic perspective) to the area within which they are located. This report is not recommending any change to this floor area restriction. This floor area restriction should apply regardless of whether the return centre is in a separate enclosed building or is a tenant in a multi-tenant building.

To allow a beverage container return centre to be located within either a separate building or as a tenant in a multi-tenant building in the C-8 Zone or the CHI Zone, it is necessary to amend the Zoning By-law, as follows:

- the definition of "beverage container return centre" needs to be amended by adding the words that are bolded and underlined in the following:

"means a *building* **or a part of a building** which is used or intended to be used for collecting, sorting, refunding and preparing empty beverage containers for shipment to processing centres, and specifically excludes the processing of recyclable material, other than the breaking of glass bottles."; and

- the clause referring to "beverage container return centres", contained within the Permitted Uses Section of each of the C-8 and CHI Zones, needs to be amended by adding the words that are bolded and underlined in the following:

"(a) the use is confined to an enclosed *building* **or a part of an enclosed building**; and

(b) the *beverage container return centre* does not exceed a *gross floor area* of 279 square metres (3,003 square feet)".

The proposed amendments to the Zoning By-law have been reviewed by the Assistant City Solicitor, who has advised that they are satisfactory.

CONCLUSION

Based on the above, it is recommended that Council approve amendments to the Zoning By-law, as documented in Appendix I, which, if adopted, will act to allow beverage container return centres to be established either in a separate building or as a tenant in a multi-tenant building in the C-8 and CHI Zones. It is further recommended that Council instruct the City Clerk to bring forward the necessary Zoning By-law amendment by-law for the required readings and to set a date for the related Public Hearing.

Murray Dinwoodie
General Manager
Planning and Development

PL/kms/saw

Attachments:

Appendix I - Proposed Text Amendments to Surrey Zoning By-law, 1993, No. 12000, as amended

Proposed Amendments to Surrey Zoning By-law, 1993, No. 12000, as amended

The following amendments are proposed to Surrey Zoning By-law, 1993, No. 12000, as amended:

1. That Part 1 Definitions be amended as follows:
 - (a) That the current definition of "beverage container return centre" be deleted and replaced with the following:

"means a *building* or a part of a *building* which is used or intended to be used for collecting, sorting, refunding and preparing empty beverage containers for shipment to processing centres, and specifically excludes the processing of recyclable material, other than the breaking of glass bottles."
2. That Section B.4 of Part 36 Community Commercial Zone (C-8) be deleted and replaced with the following:

"4. *Beverage container return centres* provided that:

 - (a) the use is confined to an enclosed *building* or a part of an enclosed *building*; and
 - (b) the *beverage container return centre* does not exceed a *gross floor area* of 279 square metres (3,003 sq. ft.)."
3. That Section B.4 of Part 39 Highway Commercial Industrial Zone (CHI) be deleted and replaced with the following:

"4. *Beverage container return centres* provided that:

 - (a) the use is confined to an enclosed *building* or a part of an enclosed *building*; and
 - (b) the *beverage container return centre* does not exceed a *gross floor area* of 279 square metres (3,003 sq. ft.)."
4. That Section B.17(c) of Part 39 Highway Commercial Industrial Zone (CHI) be deleted and replaced with the following:

"17(c). *Beverage container return centres* provided that:

 - i. the use is confined to an enclosed *building* or a part of an enclosed *building*; and
 - ii. the *beverage container return centre* does not exceed a *gross floor area* of 279 square metres (3,003 sq. ft.)."