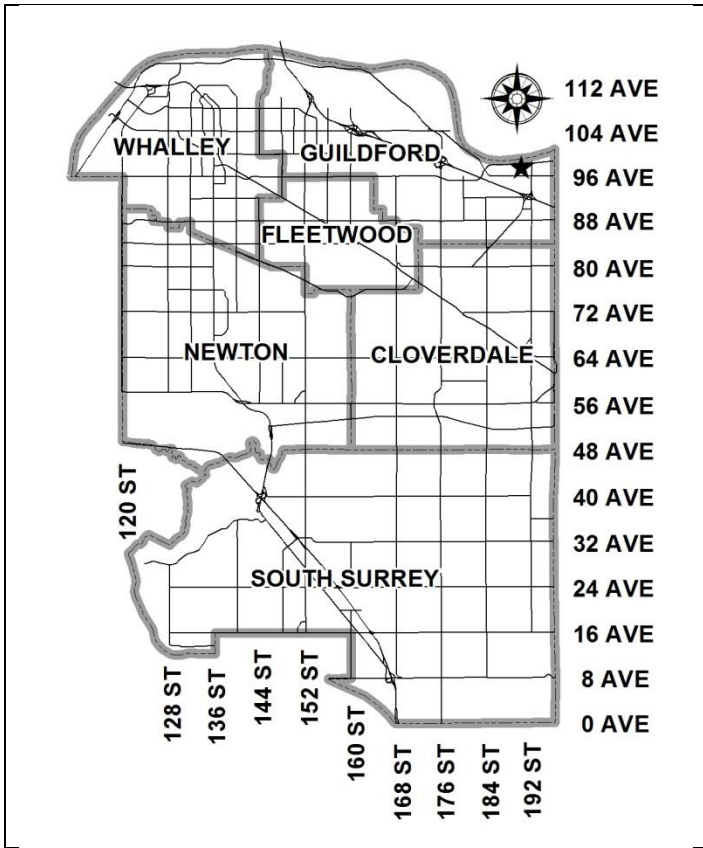


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7915-0151-00

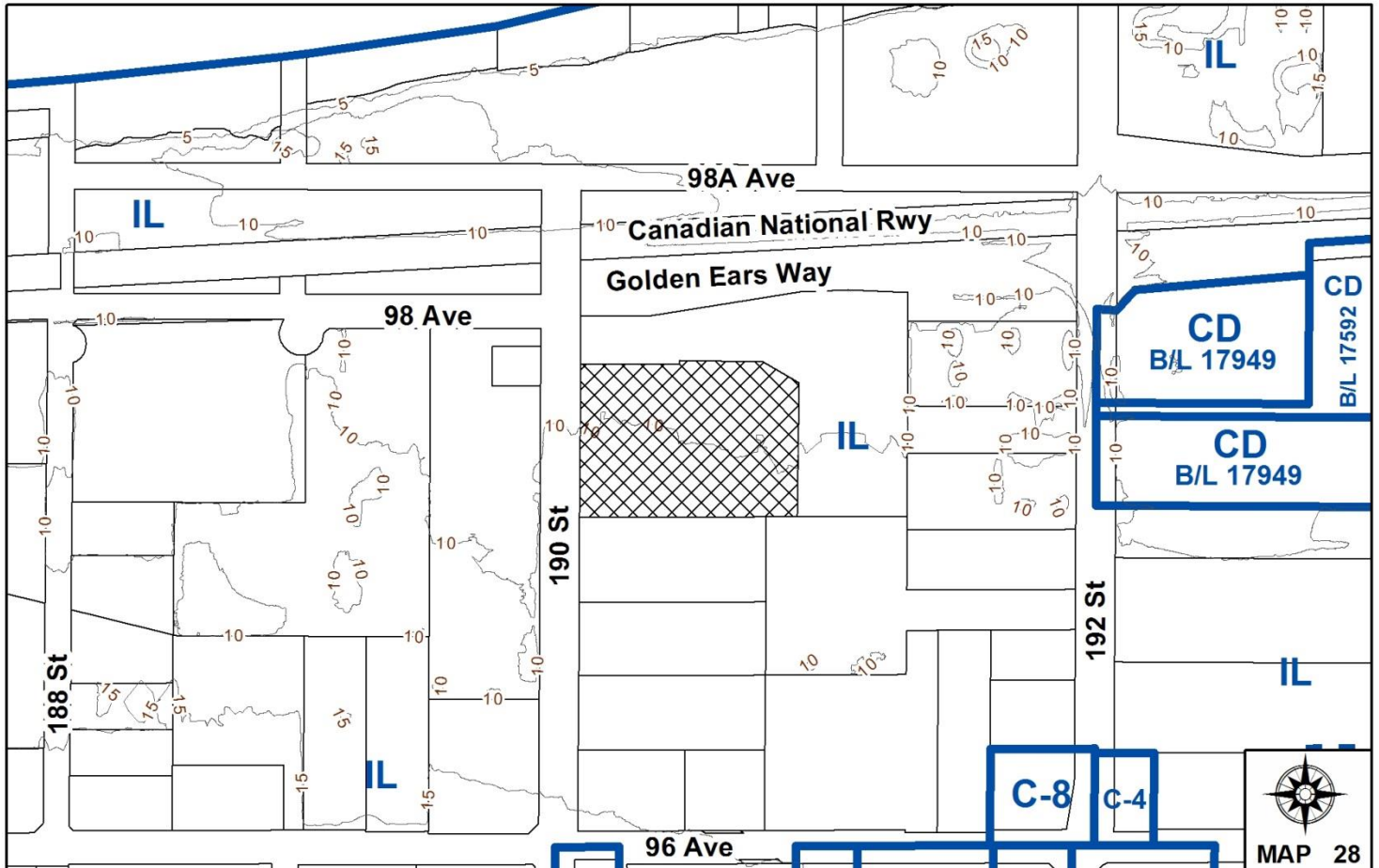
Planning Report Date: June 29, 2015



**PROPOSAL:**

- **Development Variance Permit**  
 to permit the installation of a replacement dust collection system for an existing lumber yard.

**LOCATION:** 9760 - 190 Street  
**OWNER:** Perfect Properties Inc.  
**ZONING:** IL  
**OCP DESIGNATION:** Industrial



### RECOMMENDATION SUMMARY

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

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing to increase the height of an accessory structure under the IL Zone from 6.0 metres (20 ft.) to 15.5 metres (51 ft.).

### RATIONALE OF RECOMMENDATION

- The 12.8-metre (42 ft.) high structure that constitutes the existing dust collection system was approved by Development Variance Permit No. 7907-0353-00 on April 14, 2008.
- The proposed 15.5-metre (51 ft.) high dust collection system will replace the existing dust collection system, and is required to improve the air quality in the immediate area and increase workplace safety.
- Existing trees and landscaping will act as a buffer to mitigate the visual impact of the proposed structure.

RECOMMENDATION

The Planning & Development Department recommends that Council approve Development Variance Permit No. 7915-0151-00 (Appendix II) varying the following, to proceed to Public Notification:

- (a) to increase the maximum height of an accessory structure of the IL Zone from 6.0 metres (20 ft.) to 15.5 metres (51 ft.).

REFERRALS

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

SITE CHARACTERISTICS

Existing Land Use: Lumber yard and storage.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Industrial warehouse building.	Industrial	IL
East:	Industrial buildings with outdoor storage.	Industrial	IL
South:	Construction cranes storage.	Industrial	IL
West (Across 190 Street):	Semi-trailer truck container storage.	Industrial	IL

DEVELOPMENT CONSIDERATIONSBackground

- The subject property is located at 9760 – 190 Street, and is zoned "Light Impact Industrial Zone (IL)" and designated "Industrial" in the Official Community Plan (OCP). A lumber distribution yard currently exists on the site.
- The owners are proposing to replace the existing dust collection system with a new dust collection system. The replacement system has a higher filtration capacity than the existing system and will better contain dust emitted by lumber yard operations. The replacement system will also improve workplace safety by reducing the risk of fire and dust explosion.

- The proposed dust collection system will be constructed near the northwest corner of the site, directly adjacent and slightly south of the existing dust collection system. The existing dust collection system will be removed after the proposed replacement system is installed. Under the Zoning Bylaw, the proposed dust collection system is considered an accessory structure. The IL Zone prescribes a maximum height of 6.0 metres (20 ft.) for accessory structures.
- Development Variance Permit No. 7907-0353-00 was issued in 2008 for this site, to permit the installation of the existing dust collection system. Variances were granted to reduce the north side yard setback from 7.5 metres (25 ft.) to 1.5 metres (5 ft.) and to increase the maximum height of an accessory structure from 6.0 metres (20 ft.) to 12.8 metres (42 ft.). The current Development Variance Permit application is to further increase the maximum height of an accessory structure to 15.5 metres (51 ft.).
- The proposed dust collection system is expected to run during regular shift hours between 7:30 am and 4:00 pm (Monday to Friday), which represents no change from the existing dust collection system operating schedule.
- When running at maximum capacity, the proposed dust collection system will produce noise levels below 70 decibels. Under the Zoning By-Law, 70 decibels is the highest noise level permitted to be produced in the IL Zone. The proposed system will emit less noise than the existing system, which was measured after installation and emitted noise levels below 70 decibels.

#### BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To vary the maximum height of an accessory structure under the IL Zone from 6.0 metres (20ft.) to 15.5 metres (51 ft.).

Applicant's Reasons:

- The proposed replacement dust collection system will improve workplace safety. Dust extraction and cleanup has become a major focus for WorkSafeBC due to recent industry incidents caused by dust explosions. The proposed dust collection system will reduce this risk of dust explosion.
- The proposed dust collection system will replace the existing dust collection system. The proposed system will be installed at a higher height in order to allow gravity to facilitate the movement of dust through the system, rather than the conveyors the existing system uses. The gravity system reduces the risk of fire and/or dust explosion as it has fewer friction points that can become sources of ignition. The proposed dust collection system will thereby increase workplace safety.
- The proposed system is quieter and safer than the existing system.

**Staff Comments:**

- The proposed dust collection system will be located on a concrete pad that is approximately 6.9 metres (22.5 ft.) long, 4.9 metres (16 ft.) wide, and 0.6 metre (2 ft.) tall. The proposed dust collection structure will be 15.5 metres (51 ft.) high and will rely on gravity rather than a system of conveyors to move the dust through the system. The applicant has tried to reduce the size of the proposed structure. However, in order for the proposed system to work effectively, a reduction in height is not possible.
- Landscaping was required as part of the previous Development Variance Permit (No. 7907-0353-00) to minimize the visual impact of the existing dust collection system. Landscaping included planting 16 European Aspens, which have grown to a height of approximately 12 metres (40 ft.). This type of tree can grow to a diameter of 4.5 metres (15 ft.) and a height of 15 metres (50 ft.), which is approximately the height of the proposed dust collection system. The existing landscaping will help to minimize the visual impact of the proposed structure on adjacent businesses and Golden Ears Way.
- Staff support the proposed variance.

**INFORMATION ATTACHED TO THIS REPORT**

The following information is attached to this Report:

Appendix I. Lot Owners and Action Summary  
Appendix II. Development Variance Permit No. 7915-0151-00

*original signed by Judith Robertson*

Jean Lamontagne  
General Manager  
Planning and Development

RC/da

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. 6/26/15 8:45 AM

Information for City Clerk

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

1. (a) Agent:     Name:            Jake Power  
                                c/o Perfect Properties Inc.  
                  Address:        9760 – 190 Street  
                                Surrey, BC V4N 3M9  
                  Tel:             604-882-9662 - Work  
                                604-882-9662 - Cellular
  
2.            Properties involved in the Application

  - (a)     Civic Address:       9760 – 190 Street
  
  - (b)     Civic Address:       9760 – 190 Street  
          Owner:             Perfect Properties Inc.  
          PID:                011-947-349  
          Lot A Section 4 Township 9 New Westminster District Plan 79047
  
3.            Summary of Actions for City Clerk's Office

  - (a)     Proceed with Public Notification for Development Variance Permit No. 7915-0151-00 and bring the Development Variance Permit forward for issuance and execution by the Mayor and City Clerk.

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7915-0151-00

Issued To: PERFECT PROPERTIES INC., INC. NO. 664700

("the Owner")

Address of Owner: 9760 – 190 Street  
Surrey, BC  
V4N 3M9

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: 011-947-349  
Lot A Section 4 Township 9 New Westminster District Plan 79047

9760 – 190 Street

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
  - (a) In Section G.2 of Part 48 Light Impact Industrial Zone (IL) the maximum height of an accessory structure is increased from 6.0 metres (20 ft.) to 15.5 metres (51 ft.).
4. This development variance permit applies to only 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 and structures shown on attached Schedule A, which is attached hereto and forms part of this development variance permit.

5. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
6. This development variance permit supplements Development Variance Permit No. 7907-0353-00.
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



7915-0151-00(A)

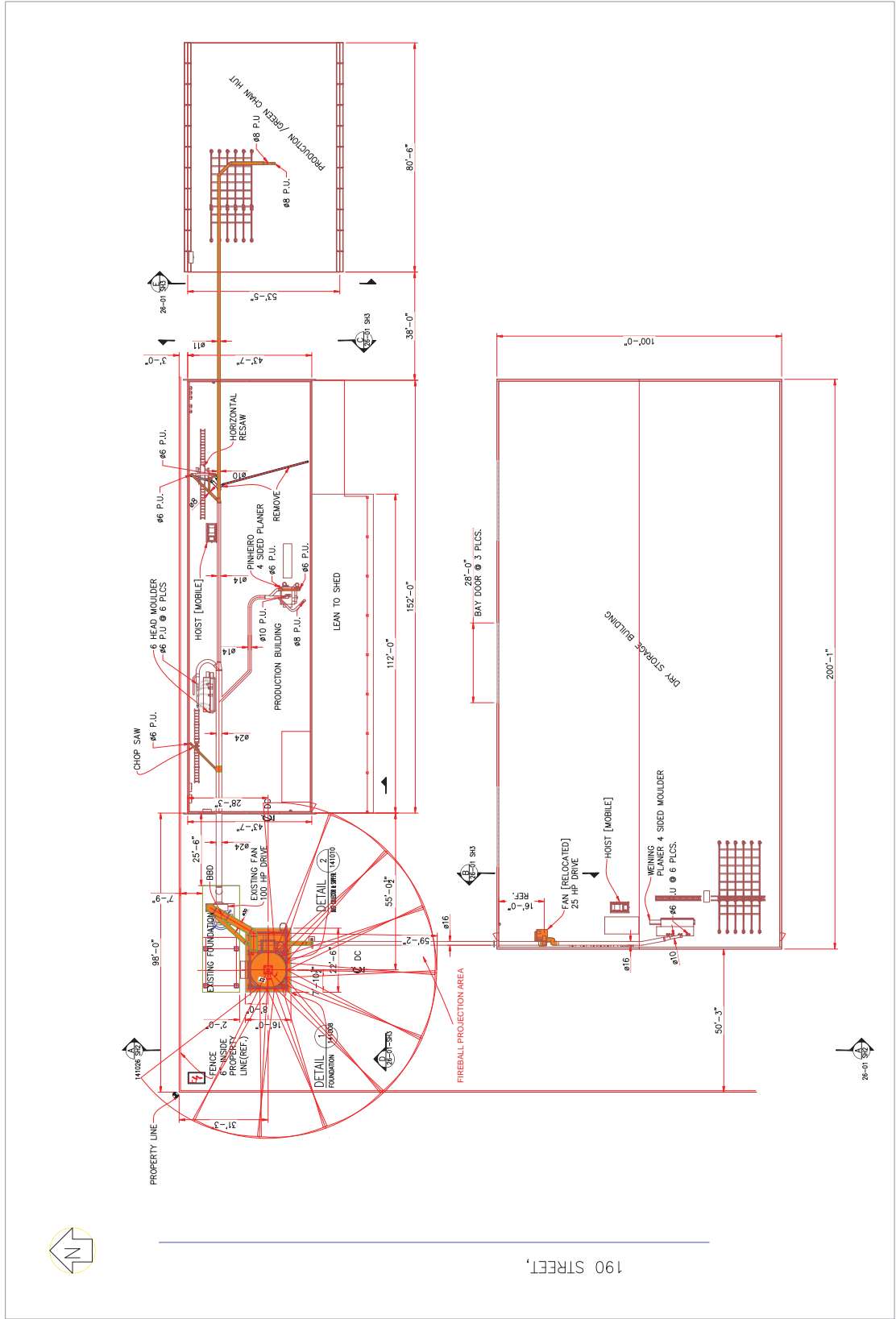
GENERAL NOTES

- The Dust Collection equipment in this design conforms to all applicable requirements of BCFC 2012 Section 6.3
- The Dust Collection equipment is located outdoors
- There is no recirculation of filtered air to a building
- Design air flow capacity is: 11.3 cfm (24,000 cu ft/min)
- Collector total volume is: 101.4 cum (3580 cu ft)
- Collector dry side volume: 70.85 cum (2502 cu ft)
- Collector clam side volume is: 30.55 cum (1078 cu ft)
- Total explosion vent area is: 6.61 sq.m (67.2 sq.ft)
- Vent area and fireball projection calculations are according to NFPA 68:2013
- All dust producing machinery is electrically interlocked so that it will not operate unless the dust collection system is in operation (BCFC 2012: 6.3.1.6)
- BCFC 2012:5.3.2.1 requirements are met by connecting every wood dust producing machine to the central dust collection system.
- Static electricity accumulation will be controlled by bonding and grounding all conductive ducting and machinery components. BCFC 2012: 5.3.1.5

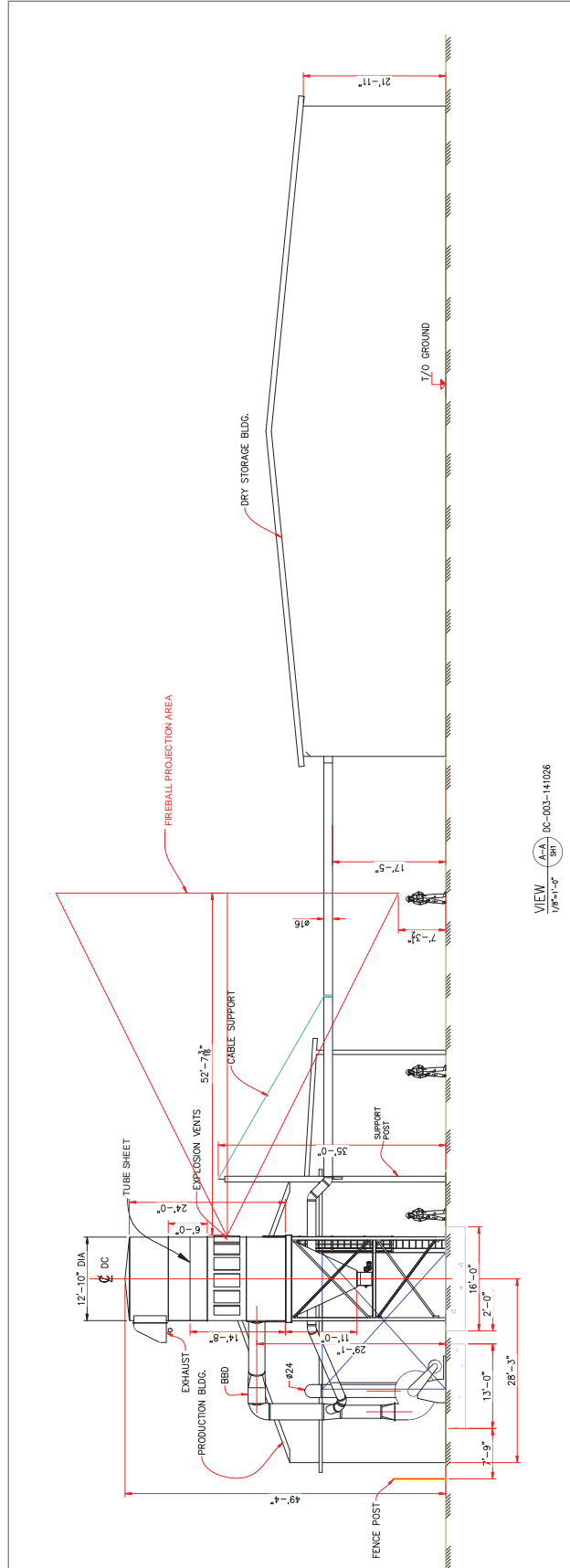


LEGEND  
 NEW EQUIPMENT (SHADED)  
 EXISTING EQUIPMENT AS IS / AND REFERENCE

P.U. = PICK-UP  
 C.O. = CLEAN OUT  
 B.B.D. = BACK BUST DAMPER

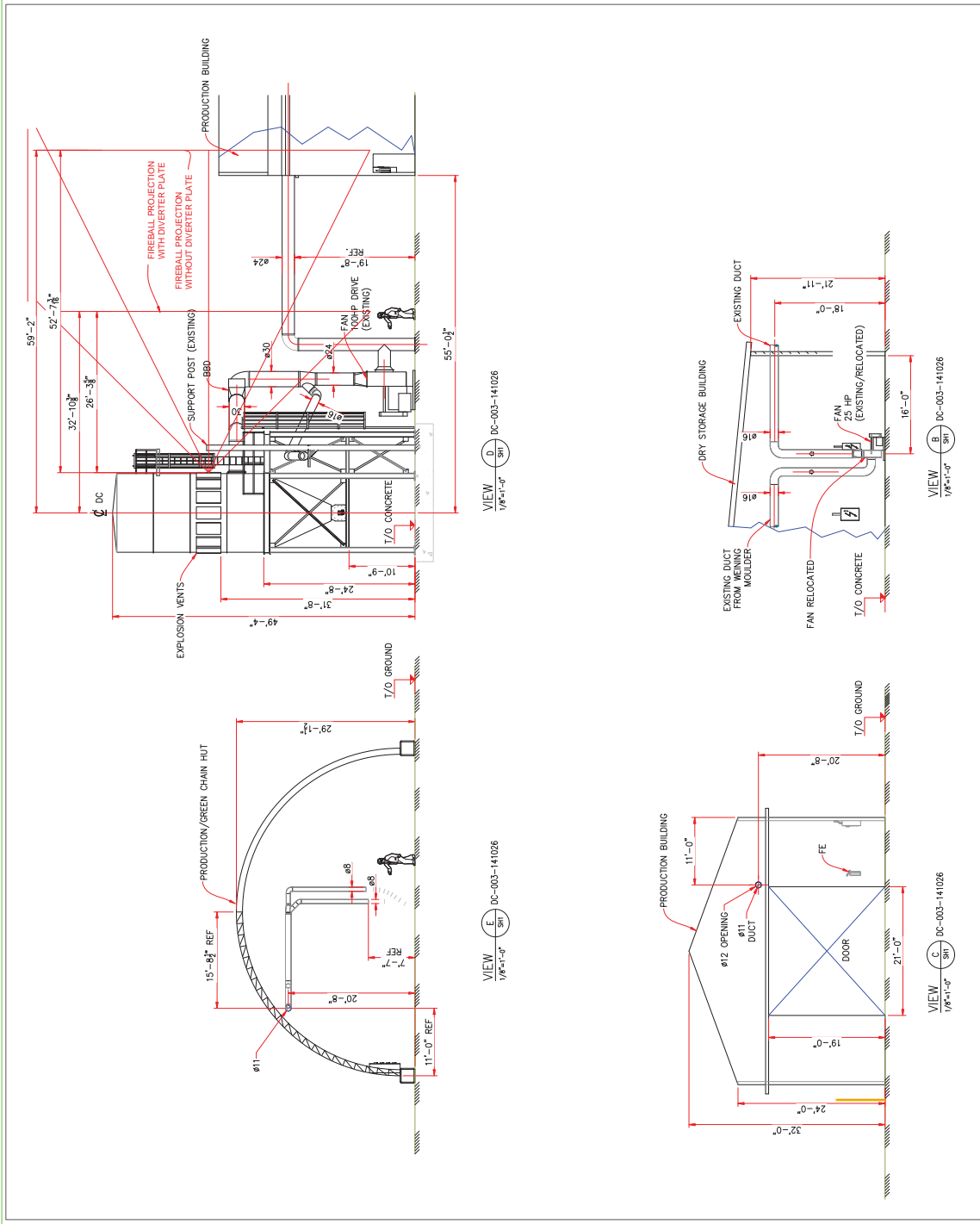


<b>MARCH &amp; ASSOCIATES ENGINEERING LTD.</b> ENGINEERING CONSULTANTS 849, 411, Unit 2, 21301 56th Ave. Langley, BC V7Y 1E8 P: 604-530-5006 F: 604-534-9797 www.marcheng.ca		POWER WOOD CORPORATION 9700 190th STREET SURREY, BC TEL: (604) 882-9863 FAX: (604) 882-2669	
JOB # C2754 POWER WOOD CORP. TITLE: DUST COLLECTION UPGRADE G.A. SITE PLAN LAYOUT & DETAILS SHEET 1/3		DATE: 2014-10-01 SCALE: AS SHOWN	
PROJECT NO. SHEET NO. DATE	REVISION NO. DESCRIPTION DATE	DRAWN BY CHECKED BY DATE	PROJECT MANAGER DATE



VIEW A-A  
1/8"=1'-0"  
DC-003-141026

<b>POWER WOOD CORPORATION</b> 1000 10th STREET SURREY BC VAN 3C9 TEL: (604) 882-8893 FAX: (604) 882-8969		<b>JOB #:</b> C2754 <b>TITLE:</b> DUST COLLECTION UPGRADE G.A. SITE PLAN LAYOUT & DETAILS SHEET 2/3	
<b>MARCH &amp; ASSOCIATES ENGINEERING LTD.</b> ENGINEERING SERVICES CONSULTING 803 4th Street Langley BC V3Y 6E5 P: 604-534-9066 F: 604-534-9177 marchandassociates.com		<b>DATE:</b> 2014-11-14 <b>SCALE:</b> 1/8"=1'-0" <b>PROJECT NO.:</b> DC-003-141026-01	
1. PREPARED BY: [ ] 2. CHECKED BY: [ ] 3. DESIGNED BY: [ ] 4. DRAWN BY: [ ] 5. APPROVED BY: [ ]	6. DATE: [ ] 7. SCALE: [ ] 8. SHEET NO.: [ ] 9. TOTAL SHEETS: [ ]	10. PROJECT NO.: [ ] 11. JOB NO.: [ ] 12. SHEET NO.: [ ]	13. SCALE: [ ] 14. DATE: [ ]



REVISIONS		DATE		BY		CHECKED		APPROVED	
NO.	DESCRIPTION	DATE	BY	DATE	BY	DATE	BY	DATE	BY
1	ISSUED FOR PERMIT								
2									
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<b>MARCH &amp; ASSOCIATES ENGINEERING LTD.</b> ENGINEERING CONSULTANTS 803 441 0th St. S. 21300 5th Ave. P. 604-538-9066 Langley, BC V3Y 6E5 F. 604-538-9377 www.marchengineering.ca		<b>POWER WOOD CORPORATION</b> 1445-889 P.A.S. 604-802-8699	
JOB NO. DC-003-141026 SHEET NO. 3/3 SCALE: 1/8" = 1'-0"		TITLE: DUST COLLECTION UPGRADE G.A. SITE PLAN LAYOUT & DETAILS SHEET 3/3	
PROJECT NO. DC-003-141026 DRAWN BY: [Name] CHECKED BY: [Name] APPROVED BY: [Name]		DATE: 10-03-14 DRAWN: [Name] CHECKED: [Name] APPROVED: [Name]	