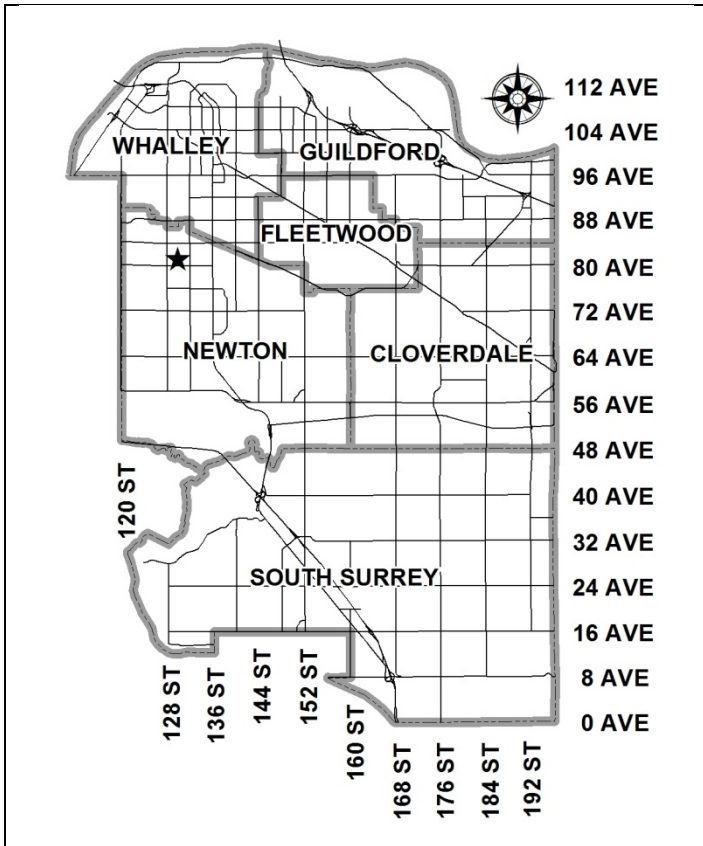


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7915-0382-00

Planning Report Date: December 14, 2015



**PROPOSAL:**

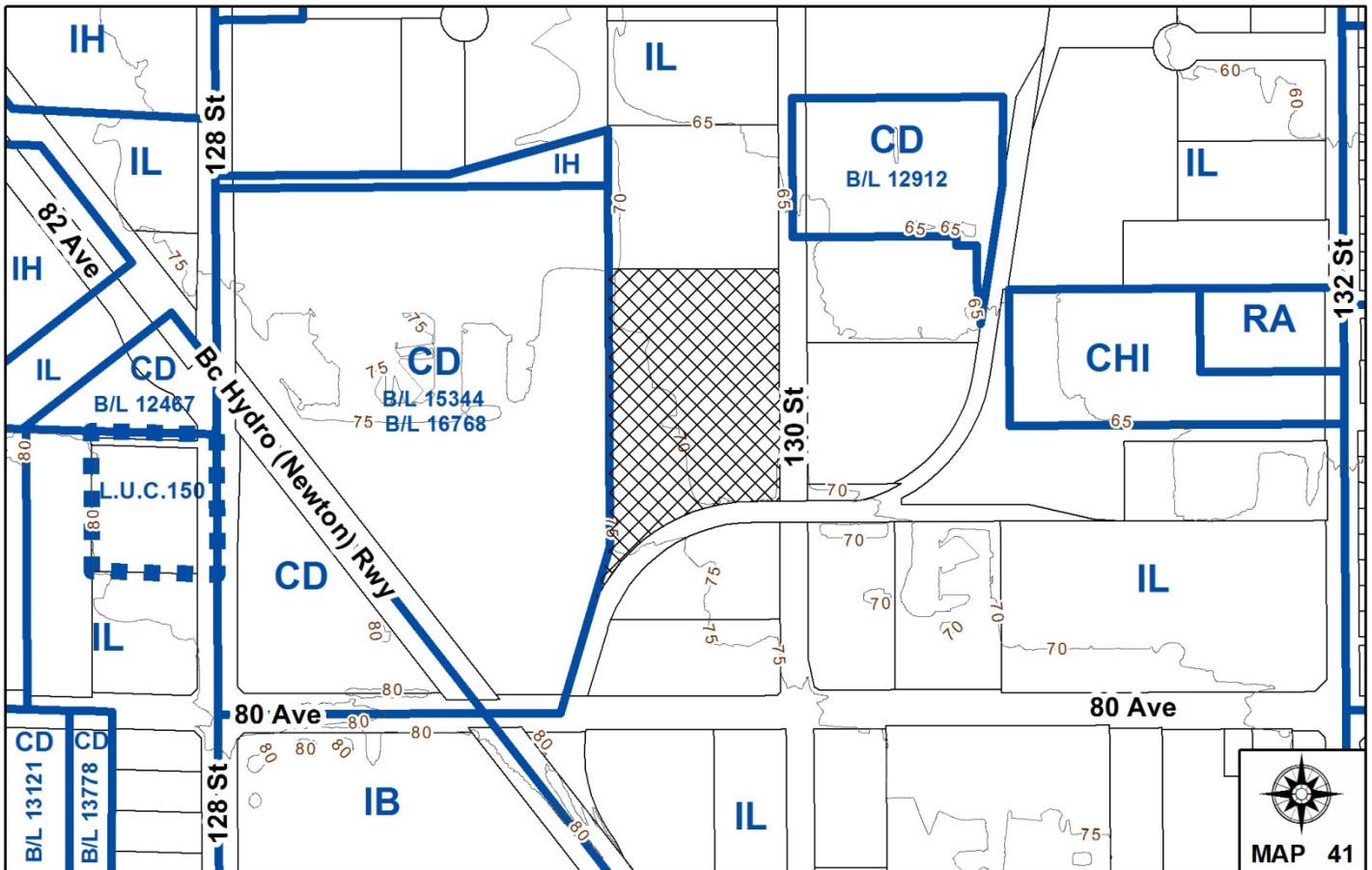
- **Development Variance Permit**  
 to permit the installation of a liquid carbon dioxide tank at a food production facility.

**LOCATION:** Units 11-16, 8125 - 130 Street

**OWNER:** Amelia Z. Properties Ltd.

**ZONING:** IL

**OCP DESIGNATION:** Industrial



### RECOMMENDATION SUMMARY

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

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant proposes to increase the height of an accessory structure permitted under the “Light Impact Industrial Zone (IL)” from 6.0 metres (20 ft.) to 11.0 metres (36 ft.).

### RATIONALE OF RECOMMENDATION

- The 10.31 metre (34 ft.) high structure, placed on a 0.6 metre (2 ft.) concrete pad, is proposed to be located in a loading bay outside an existing light industrial building. The tank will be screened from public view along 130 Street by the two existing buildings located on the east side of the subject site.
- The proposed liquid carbon dioxide tank, used in the refrigeration and freezing of food products produced on site, will significantly reduce the production time at the facility from four (4) days per batch with the current equipment to two (2) days with the proposed equipment.
- The proposed equipment and installation site were reviewed for Building and Fire Code compliance and found to be acceptable.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7915-0382-00 (Appendix III) 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 11.0 metres (36 ft.).

REFERRALS

**Engineering:** The Engineering Department has no objection to the project as outlined in Appendix III.

**Surrey Fire Department:** B.C Fire Code requires the tank to be on a raised concrete pad as is proposed. The tank must be surrounded by a firmly anchored 1.8m (6 ft.) or higher fence, which is substantially constructed to discourage climbing and unauthorized entry, and includes gates that are to be locked when the storage area is not staffed. The Surrey Fire Department has confirmed that the proposed location is acceptable.

SITE CHARACTERISTICS

Existing Land Use: Light industrial park – North Newton Industrial Centre (various tenants)

Adjacent Area:

<b>Direction</b>	<b>Existing Use</b>	<b>OCP/NCP Designation</b>	<b>Existing Zone</b>
North:	Light industrial warehouse building (Convoy Construction Materials)	Industrial	IL
East (Across 130 Street):	Light industrial park (North Newton Industrial Centre)	Industrial	IL
South:	Railway (Southern Railway of British Columbia) and light industrial park (North Newton Two)	Industrial	IL
West:	Business park complex (Payal Business Centre)	Mixed Employment	CD (By-law Nos. 15344 and 16768)

## DEVELOPMENT CONSIDERATIONS

### Background

- The subject site is located at Units 11-16, 8125 - 130 Street within the North Newton Industrial Centre, and is zoned "Light Impact Industrial Zone (IL)" and designated "Industrial" in the Official Community Plan (OCP).
- The applicant is proposing to install an approximately 40,000 liter (10,000 gallon) liquid carbon dioxide tank used for food production services by the tenant, Nana's Kitchen & Hot Sauce Ltd., which produces frozen entrée food items for grocery retail and foodservice customers.
- Liquid carbon dioxide is used in the refrigeration and freezing process for high volume food production.
- The tank is proposed to be located in a loading bay outside Unit 12 of the existing light industrial building, as shown on the attached site plan (Appendix II).
- The proposed 11.0 metre (36 ft.) high tank exceeds the permitted height of 6 metres (20 ft.) for accessory structures in the IL Zone.

## BY-LAW VARIANCE AND JUSTIFICATION

### (a) Requested Variance:

- To increase the maximum height of an accessory structure in the IL Zone from 6.0 metres (20ft.) to 11.0 metres (36 ft.).

### Applicant's Reasons:

- The proposed liquid carbon dioxide tank will significantly reduce the time required to produce food products at the facility from four (4) days, with the current equipment, to two (2) days with the proposed equipment, which will increase the facility's daily production.
- The proposed tank, along with new freezing and chilling equipment will improve production efficiency at the facility and will resolve "bottlenecking" problems that are experienced with their current equipment.
- The carbon dioxide supplier has recommended this size tank to minimize the number of deliveries to the site and to take full tank truck deliveries.
- A smaller tank was evaluated for the site to meet the height requirements; however, this would require almost daily deliveries of liquid carbon dioxide. The proposed tank will reduce the number of deliveries to between 79-160 per year.
- A less frequent delivery schedule will minimize traffic congestion within the common parking lot.

- The proposed tank is the most economical solution.

Staff Comments:

- The tank will be located on a concrete pad that is approximately 4.88 metres wide by 4.88 metres long (16 x 16 ft.) and 0.6 metres (2 ft.) in height. The proposed cylindrical shaped tank has a capacity of approximately 40,000 liters (10,000 gallons), is 10.31 metres (34 ft.) high, and has a diameter of 2.9 metres (9.5 ft.).
- The tank is fully contained within an existing loading bay area, and will not interfere with the existing drive aisle within this complex. The tenant occupies Units 11-16, and will be served by a second existing loading bay area.
- The tank will be screened from public view along 130 Street by the two existing buildings located on the east side of the subject site.
- The proposed equipment and installation site were reviewed for Building and Fire Code compliance and found to be acceptable.
- Staff support the proposed variance to proceed to Public Notification.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary and Project Data Sheets
Appendix II.	Site Plan
Appendix III.	Development Variance Permit No. 7915-0382-00

*original signed by Ron Hintsche*

Jean Lamontagne  
General Manager  
Planning and Development

EM/dk

\\file-server1\net-data\csdc\generate\areaproduct\save\32464409097.doc  
KD 12/9/15 3:26 PM

Information for City Clerk

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

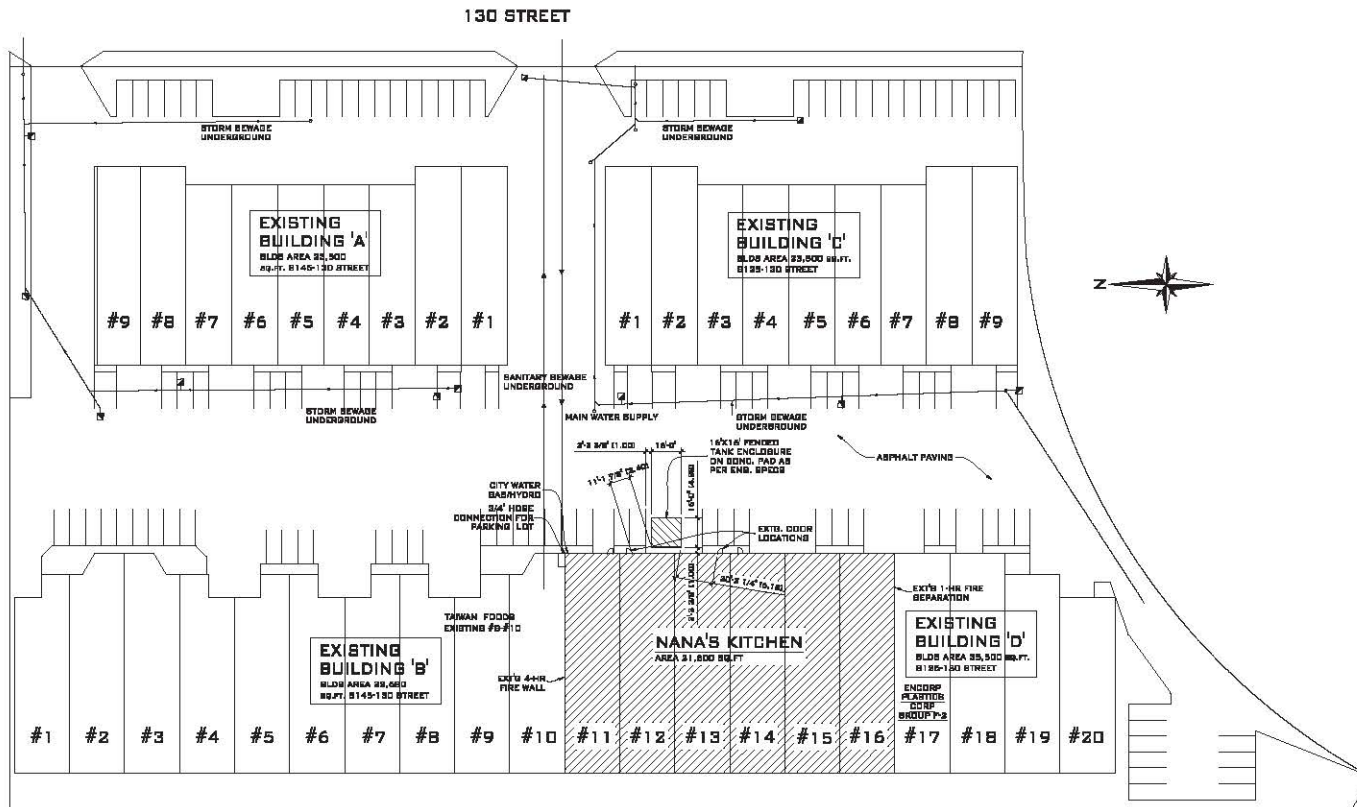
1. Agent:           Name:           Allan Power  
                                MAC Concrete  
                                Address:        5967 - 206A Street, Unit 101  
                                Langley, BC V3A 8M1  
  
                                Tel:             604-200-7971

2. Properties involved in the Application

(a) Civic Address:       Units 11-16, 8125 - 130 Street  
Owner:                 Amelia Z. Properties Ltd.  
PID:                    003-154-513  
Parcel "A" Section 29 Township 2 New Westminster District Reference Plan 62749

3. Summary of Actions for City Clerk's Office

(a) Proceed with Public Notification for Development Variance Permit No. 7915-0382-00 and bring the Development Variance Permit forward for issuance and execution by the Mayor and City Clerk.



**SITE PLAN**

1/8" = 1'-0"

**LEGAL DESCRIPTION**

PARCEL A, SECTION 29, TOWNSHIP 2, N.W.D, PLAN 627449  
 DIVISION ADDRESS: UNIT 11 TO 14  
 2125 120TH STREET, BURNBY, BC



PLANS APPROVED FOR PERMIT & CONSTRUCTION

CUSTOMER'S SIGNATURE \_\_\_\_\_  
 DATE \_\_\_\_\_

BY \_\_\_\_\_  
 REVISIONS \_\_\_\_\_  
 DATE \_\_\_\_\_

**Willson Contractor Set**  
*Design*  
**GROUP LTD.**

The contractor (owner) is held responsible for checking and verifying all dimensions on this drawing. Any discrepancies shall be reported immediately to Willson Design for correction and / or interpretation.

This drawing is considered preliminary. It is not to be reproduced, nor is the information therein to be used for project purposes, unless written consent is first obtained from Willson Design.

DRAWN BY: S. FIBBER  
 CHECKED BY: J. WILLSON  
 SCALE: AS NOTED  
 DATE: DEC. 08, 2015  
 QUANTITY: **NANA'S KITCHEN**  
 ADDRESS: UNIT 11-14, 2125 120TH STREET, BURNBY, BC  
 PLAN #: WR-07-100 PAGE: 1

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7915-0382-00

Issued To: Amelia Z. Properties Ltd.

("the Owner")

Address of Owner: C/O Restone Enterprises Ltd.  
2011, 7495 - 132 Street  
Surrey, BC V3W 1J8

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: 003-154-513  
LT PCLA SC SW29 T2 PLREF62749  
8125 - 130 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 the maximum height of an accessory structure is increased from 6.0 metres (20 ft.) to 11.0 metres (36 ft.).
4. 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.
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 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.
  
7. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
  
8. This development variance permit is not a building permit.

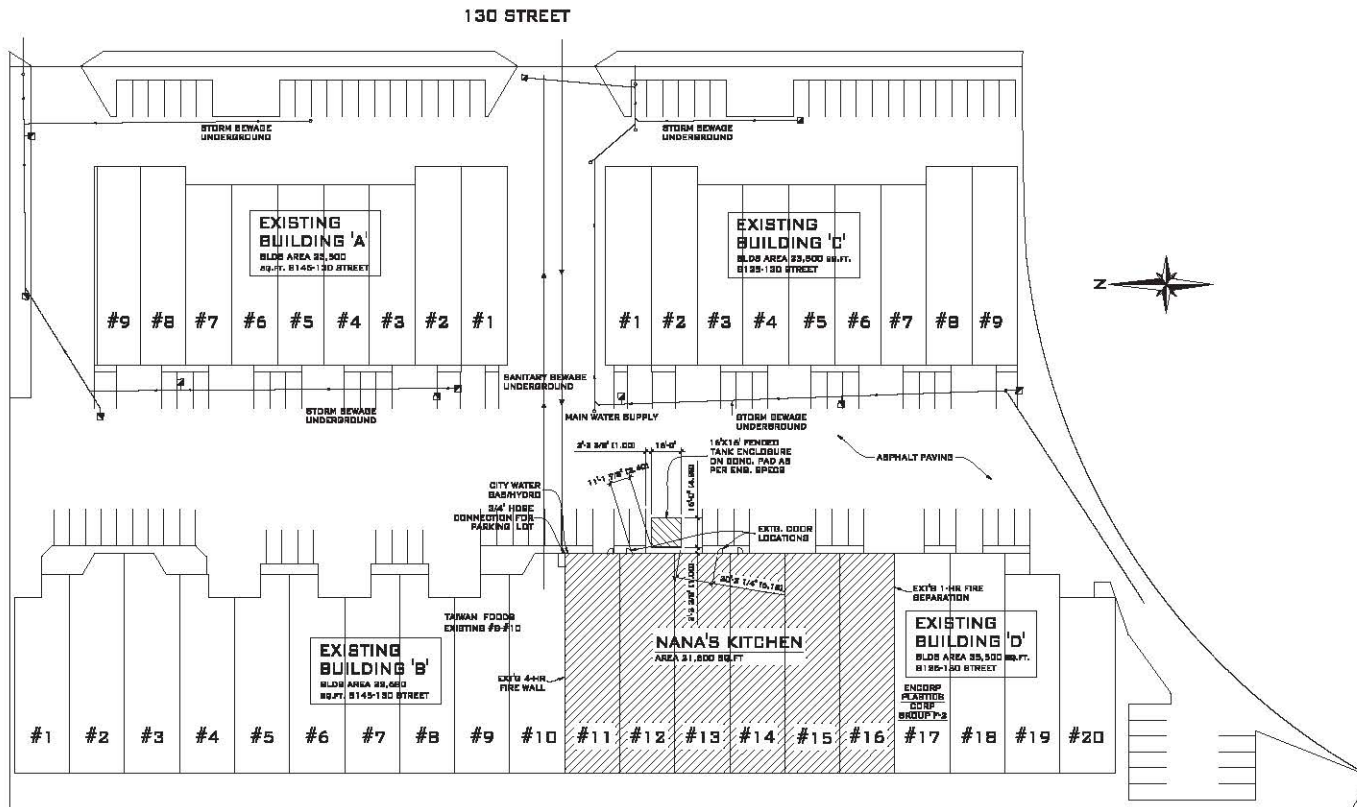
AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE      DAY OF      , 20 .  
ISSUED THIS      DAY OF      , 20 .

---

Mayor – Linda Hepner

---

City Clerk – Jane Sullivan



**SITE PLAN**

1/8" = 1'-0"

**LEGAL DESCRIPTION**

PARCEL A, SECTION 29, TOWNSHIP 2, N.W.D, PLAN 627449  
 DIVISION ADDRESS: UNIT 11 TO 14  
 8125 120TH STREET, SURREY, BC



PLANS APPROVED FOR PERMIT & CONSTRUCTION

CUSTOMER'S SIGNATURE

DATE

BY

REVISIONS

DATE

**Willson Contractor Set**  
 Willson Design GROUP LTD.  
 11111 120th Street, Surrey, BC V3V 2K9  
 Tel: 604.591.1111 Fax: 604.591.1112  
 www.willsondesign.com

The contractor (owner) is held responsible for checking and verifying all dimensions on this drawing. Any discrepancies shall be reported immediately to Willson Design for correction and / or interpretation.

This drawing is considered preliminary. It is not to be reproduced, nor is the information therein to be used for production purposes, unless written consent is first obtained from Willson Design.

DRAWN BY: S. FIBBER  
 CHECKED BY: J. WILLSON  
 SCALE: AS NOTED  
 DATE: DEC. 08, 2015

CLIENT'S NAME: NANA'S KITCHEN  
 ADDRESS: UNIT 11-14 8125 120TH STREET SURREY, BC  
 PLAN #: WR-07-100  
 PAGE: 1 OF 1