

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7919-0165-00

Planning Report Date: July 22, 2019

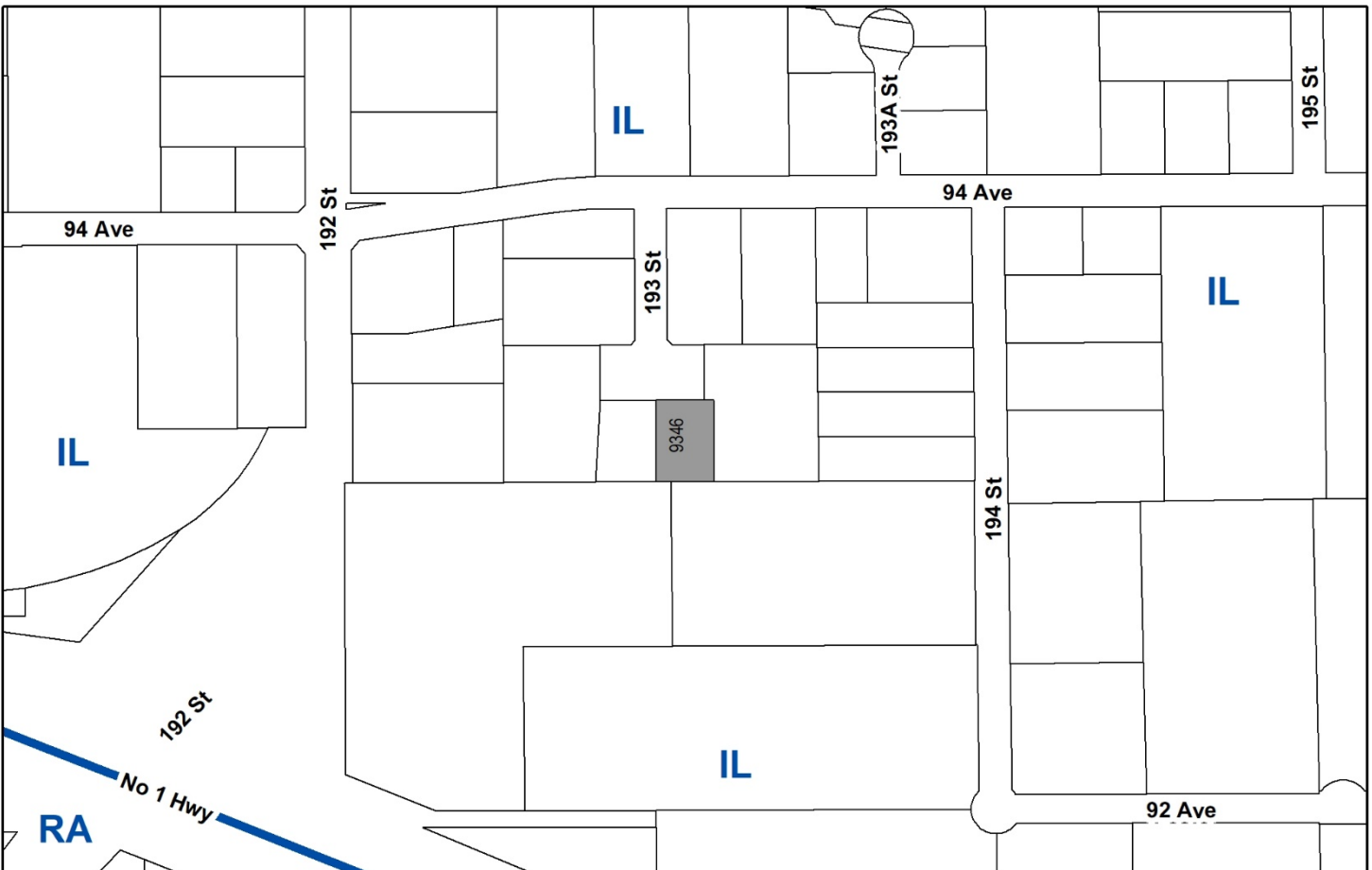
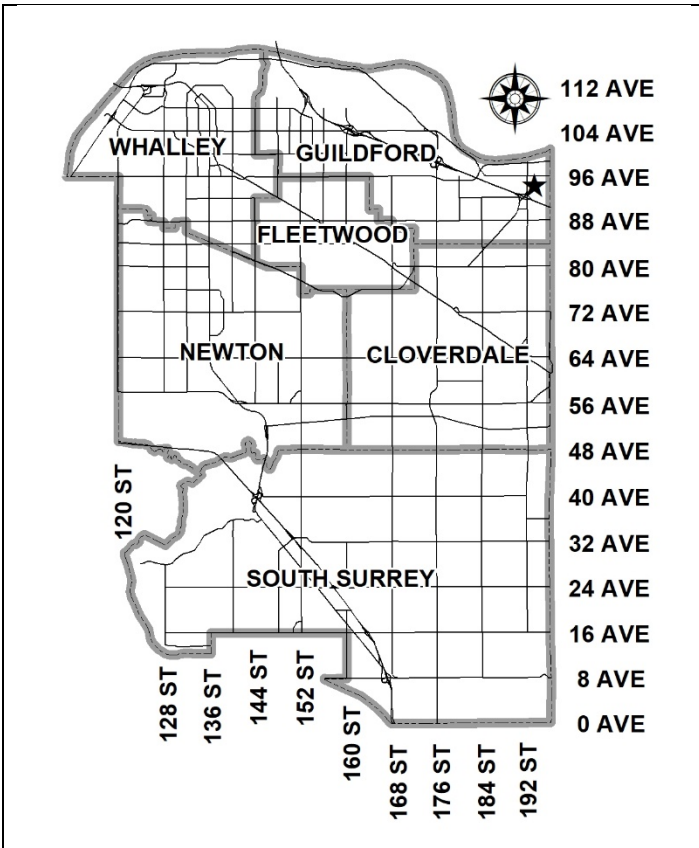
PROPOSAL:

- **Rezoning** from IL to CD (based on IL)
to permit the inclusion of a pet crematorium use in an existing industrial building.

LOCATION: 9346 - 193 Street

ZONING: IL

OCP DESIGNATION: Industrial



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for rezoning.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- A pet crematory is currently only a permitted use in the Cemetery (PC) Zone of the Surrey Zoning By-law No. 12000. The PC Zone permits both pet and human cemeteries and crematories as permitted uses, however, Provincial legislation does not permit the two uses to occur on the same property. As such, the ability for pet crematories to locate in the PC Zone is limited.
- The proposed pet crematorium use on the subject site is considered to have merit, as the location is within the Port Kells industrial area, surrounded by industrial business operations.
- The proposal complies with the site's OCP Designation.
- All other uses and provisions of the IL Zone will remain unchanged in the proposed CD By-law.
- The business owner has advised staff that all crematory equipment proposed to be located on the site is CSA and C-UL certified to meet Canadian Standards for electrical gas and safety. The units are designed to meet strict air quality standards and only produce heat, with no visible smoke or smell, and include built in safeguards. In accordance with their accreditation, the business conducts video monitoring of the stacks to ensure compliance.
- The business will employ between 10 and 12 staff members and there is enough existing surface parking on site to accommodate the proposed use.
- The business will make use of an existing industrial building on the site, which is currently vacant. No new additions or exterior alterations are proposed at this time.

RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to rezone the subject site from "Light Impact Industrial Zone (IL)" to "Comprehensive Development Zone (CD)", and a date be set for Public Hearing.
2. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering; and
 - (b) final approval from the Ministry of Transportation and Infrastructure.

REFERRALS

Engineering: The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix III.

Ministry of Transportation & Infrastructure (MOTI): MOTI has no concerns or objections to the project.

SITE CHARACTERISTICS

Existing Land Use: Industrial

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North (Across 193 Cul-de-sac):	Industrial building	Industrial	IL
East:	Industrial building	Industrial	IL
South:	Industrial warehouse	Industrial	IL
West:	Industrial building	Industrial	IL

DEVELOPMENT CONSIDERATIONS

Subject Site

- The subject property is located approximately 300 metres (984 ft.) north of Highway 1 and east of 193 Street in Port Kells. The property is designated Industrial in the Official Community Plan (OCP), zoned Light Impact Industrial (IL) Zone and is approximately 1,799 square metres (19,371 sq. ft.) in size.
- The site is occupied by an approximately 622 square metre (6,700 sq.ft.) industrial building with 13 surface parking spaces. The building is currently unoccupied.
- The applicant proposes to rezone the site from Light Impact Industrial Zone (IL) to Comprehensive Development Zone (CD) (based on IL) to allow for a pet crematorium, with ancillary memorial services, as a permitted use.
- All other uses and provisions of the IL Zone will remain unchanged in the proposed CD By-law.

Land Use

- Human cremations and funerals are regulated under the *Cemetery and Funeral Services Act* and the *Cremation, Interment and Funeral Services Regulation*.
- A pet crematory is currently only a permitted use in the Cemetery (PC) Zone of the Surrey Zoning By-law No. 12000. The PC Zone permits both pet and human cemeteries and crematories as permitted uses, however, Provincial legislation does not permit the two uses to occur on the same property. As such, the ability for pet crematories to locate in the PC Zone is limited.
- The proposed pet crematorium use on the subject site is considered to have merit, as the location is within the Port Kells industrial area, surrounded by industrial business operations.

Proposed Pet Crematory Business (Until We Meet Again)

- The proposed pet crematory operator is Until We Meet Again – Pet Memorial Centre, whom is currently operating in both North Vancouver and Abbotsford. The business owner is proposing to consolidate their two existing businesses and has secured the subject property in Port Kells. The owner has advised that Surrey is the desired location for their relocation because of its centrality within the Lower Mainland and access to Highway 1.
- The business owner has secured the subject vacant industrial building in Port Kells and plans to rent the entire building for the proposed pet crematory use. No other tenants will occupy the building.
- The business owner advises that the business primarily serves veterinary clinics who transport the remains of pets to be cremated and returned to their owners. The business also provides cremation services to over 200 animal hospitals, shelters and the BCSPACA. Private cremation services are also offered.

- In addition to pet cremation services, the business also offers memorial services including viewing and visitation services as well as the sale of products for the internment of the remains. There will be no storage or disposal of cremated pet remains at the facility.
- In accordance with the conceptual floor plan provided by the applicant, approximately 70% of the building will be used for the cremation equipment, 7% of the building will be used for office space/client care and consultations (office use), 6% for storage and mechanical purposes, and 6% for reception and family gathering areas.
- The business owner has provided the following information in support of the proposed pet crematory use on the subject site:
 - Until We Meet Again is accredited through the International Association of Pet Cemeteries and Crematories (IAOPCC). The IAOPCC is a not-for-profit organization dedicated to advancing the standards, ethics, and professionalism of pet cemeteries and crematories around the world. The business also has membership in the international Pet Loss Professionals Alliance (PLPA).
 - All crematory equipment proposed to be located on the site is CSA and C-UL certified to meet Canadian Standards for electrical gas and safety.
 - The business utilizes state of the art cremation equipment with built-in safety equipment and pollution controls. The units are designed to meet strict air quality standards and only produce heat, with no visible smoke or smell. Complete combustion is maintained throughout each cremation and the pets remains are then retrieved to return to the pet owner. If there is an operator error and the machine begin to smoke, the built-in pollution control takes over all manual settings and add extra air and shuts off burners to immediately stop any visible emissions. The business owner advises that this occurrence is rare, but the safeguards are there if needed. In accordance with their accreditation the business also conducts video monitoring of the stacks to ensure compliance.
 - Until we Meet Again has received no neighbor complaints from their current business operations in North Vancouver and Abbotsford.
 - Until we Meet Again is a good neighbour and our equipment is designed to create no excess noise or visible emissions. The proposed emission stacks are 0.9 metres (3 ft.) above the roofline so they will not be visible from the street.
 - The business currently employs 10 staff members but intends to increase to 12 staff members.
- There are approximately 13 parking spaces on the site, including 1 accessible parking space. Based on preliminary parking calculations using the conceptual floor plan provided by the business owner, approximately 10 parking spaces are required to facilitate the proposed pet crematory use under the Zoning By-law.
- If the rezoning is supported by Council, the applicant will seek a tenant improvement permit for internal modification to the building. No building additions or exterior improvements to the building are proposed at this time.

PRE-NOTIFICATION

The development proposal sign was installed on June 24, 2019 and pre-notification letters were mailed out on June 17, 2019. To date, staff have received no items of correspondence from adjacent property owners with respect to the subject development proposal.

TREES

- Philip Kin Cho, ISA Certified Arborist of BC Plant Health Care Inc., prepared an Arborist Assessment for the subject property.
- The Arborist Assessment states that there is a total of 8 protected trees on the site. There are no existing Alder and Cottonwood trees on site. It was determined all 8 trees can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Project Data Sheets
Appendix II.	Concept Interior Floor Plan
Appendix III.	Engineering Summary
Appendix IV.	Proposed CD By-law

original signed by Ron Gill

Jean Lamontagne
General Manager
Planning and Development

SC/cm

DEVELOPMENT DATA SHEET

Proposed/Existing Zoning: CD (based on IL)

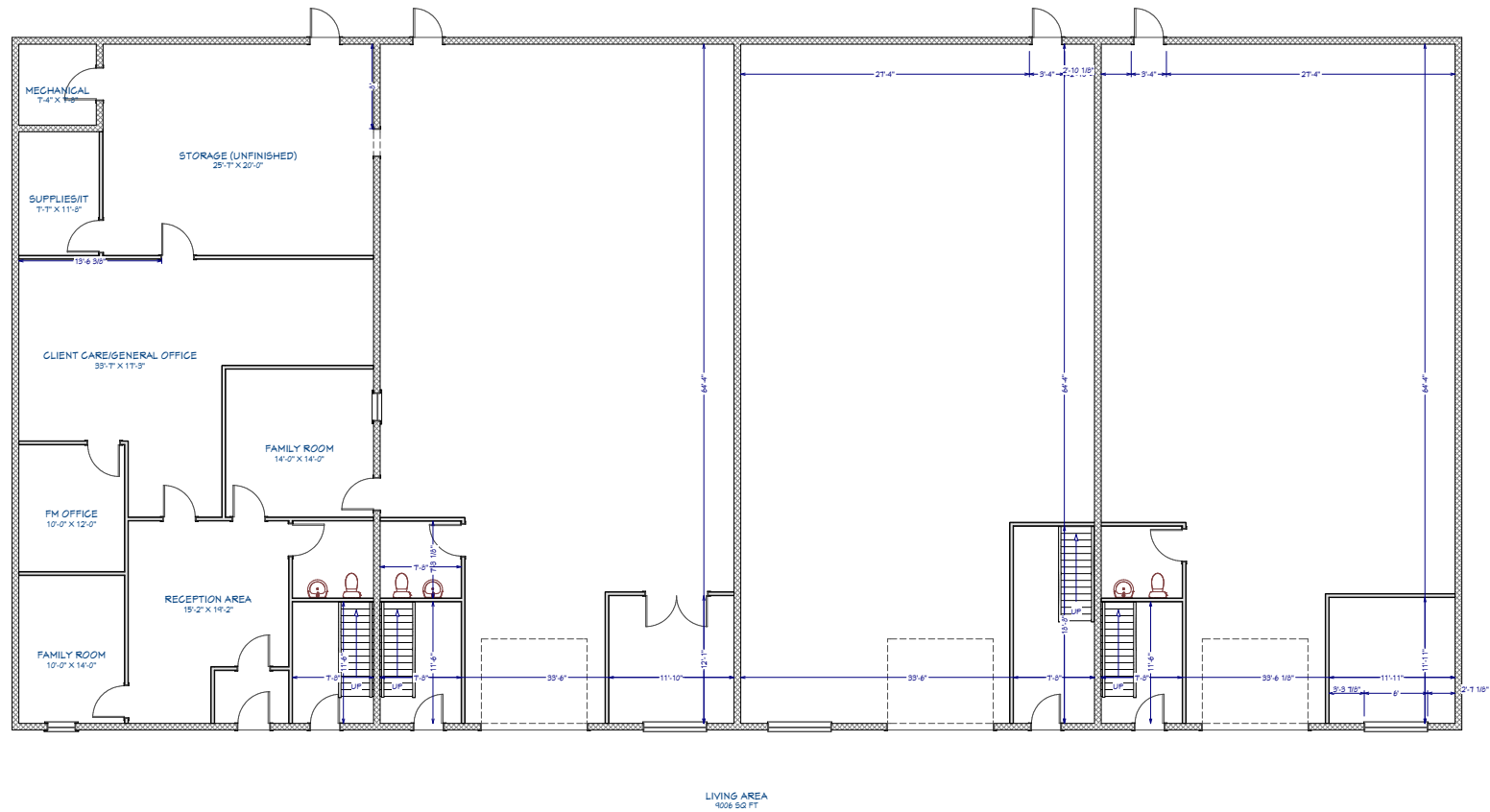
Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total	1,801 m ²	1,801 m ²
Road Widening area		
Undevelopable area		
Net Total		
LOT COVERAGE (in % of net lot area)		
Buildings & Structures		
Paved & Hard Surfaced Areas		
Total Site Coverage	60%	46%
SETBACKS (in metres)		
Front	7.5 m	7.5 m
Rear	0	0
Side #1 (W)	14.5 m	14.5 m
Side #2 (E)	1.5 m	1.5 m
BUILDING HEIGHT (in metres/storeys)		
Principal	18 m	8.0 m
Accessory		
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
FLOOR AREA: Residential		
FLOOR AREA: Commercial		
Retail		
Office		~63 m ²
Total		
FLOOR AREA: Industrial		~621.8 m ²
FLOOR AREA: General Service		
TOTAL BUILDING FLOOR AREA	836 m ²	836 m ²

*If the development site consists of more than one lot, lot dimensions pertain to the entire site.

Development Data Sheet cont'd

Required Development Data	Minimum Required / Maximum Allowed	Proposed
DENSITY		
# of units/ha /# units/acre (gross)		
# of units/ha /# units/acre (net)		
FAR (gross)		
FAR (net)	1.0	0.54
AMENITY SPACE (area in square metres)		
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial		
Industrial	6	
General Service	3	
Office	1	
Total Number of Parking Spaces	10	13
Number of accessible stalls	1	1
Number of small cars		
Tandem Parking Spaces: Number / % of Total Number of Units		
Size of Tandem Parking Spaces width/length		

Heritage Site	NO	Tree Survey/Assessment Provided	YES
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**TO: Manager, Area Planning & Development
- North Surrey Division
Planning and Development Department**

FROM: Development Services Manager, Engineering Department

DATE: Jul 16, 2019 **PROJECT FILE: 7819-0165-00**

**RE: Engineering Requirements (Commercial/Industrial)
Location: 9346 193 St**

REZONING

The following items are to be addressed as a condition of Rezoning:

Works and Services

- Construct storm and sanitary service connections to service the site. Existing connections may be retained if the service is the appropriate size, of PVC material, and confirmed to be in acceptable condition as verified through Video inspection (CCTV).
- Construct an 8.0 m wide concrete driveway letdown for the existing access.

A Servicing Agreement is not required prior to rezoning. The service connections and driveway letdown can be constructed subject to issuance of City Road Right-of-Way Use Permits and Traffic Obstruction Permits which can be obtained at the Engineering counter.



Tommy Buchmann, P.Eng.
Development Services Manager

P207283

CITY OF SURREYBYLAW NO. _____

A by-law to amend Surrey Zoning By-law, 1993, No. 12000, as amended

THE CITY COUNCIL of the City of Surrey ENACTS AS FOLLOWS:

1. Surrey Zoning By-law, 1993, No. 12000, as amended, is hereby further amended, pursuant to the provisions of Section 479 of the Local Government Act, R.S.B.C. 2015 c. 1, as amended by changing the classification of the following parcels of land, presently shown upon the maps designated as the Zoning Maps and marked as Schedule "A" of Surrey Zoning By-law, 1993, No. 12000, as amended as follows:

FROM: LIGHT IMPACT INDUSTRIAL ZONE (IL)

TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

Parcel Identifier: 017-536-308
 Lot B Section 34 Township 8 New Westminster District Plan LMP829
 9346 - 193 Street

(hereinafter referred to as the "*Lands*")

2. The following regulations shall apply to the *Lands*:

A. Intent

This Comprehensive Development Zone is intended to accommodate and regulate the development of *light impact industry, transportation industry, warehouses, distribution centres* and limited office and service uses.

B. Permitted Uses

The *Lands* and *structures* shall be used for the following uses only, or for a combination of such uses:

1. *Light impact industry.*
2. *Recycling depots* provided that:
 - (a) The use is confined to an enclosed *building*; and
 - (b) The storage of used tires is prohibited.

3. *Transportation industry.*
4. *Automotive service uses.*
5. *Automobile painting and body work.*
6. *Vehicle storage including recreational vehicle storage.*
7. *Industrial equipment rentals.*
8. *General service uses limited to the following:*
 - (a) *Driving schools;*
 - (b) *Taxi dispatch offices;*
 - (c) *Industrial first aid training; and*
 - (d) *Trade schools.*
9. *Pet crematories including ancillary memorial service facility.*
10. *Warehouse uses.*
11. *Distribution centres.*
12. *Office uses limited to the following:*
 - (a) *Architectural and landscape architectural offices;*
 - (b) *Engineering and surveying offices;*
 - (c) *General contractor offices;*
 - (d) *Government offices; and*
 - (e) *Utility company offices.*
13. *Self-Storage Warehouse.*
14. *Accessory uses including the following:*
 - (a) *Coffee shops provided that the seating capacity shall not exceed 35 and the said coffee shop is not licensed by the Liquor Control and Licensing Act, R.S.B.C. 1996, chapter 267, as amended.*
 - (b) *Recreation facilities, excluding go-kart operations, drag racing and rifle ranges;*
 - (c) *Community services; and*

(d) Sales of rebuilt *vehicles* less than 5,000 kilograms [11,023 lbs.] *G.V.W.* provided that:

- i. it is part of an automobile painting and body work business;
- ii. the number of rebuilt vehicles ready for sale shall not exceed 5 at any time;
- iii. the business operator holds a current and valid Motor Dealer's certificate; and
- iv. the business operator is an approved Insurance Corporation of British Columbia Salvage Buyer.

C. Lot Area

Not applicable to this Zone.

D. Density

The *floor area ratio* shall not exceed 1.00.

E. Lot Coverage

The *lot coverage* shall not exceed 60%.

F. Yards and Setbacks

Buildings and *structures* shall be sited in accordance with the following minimum *setbacks*:

Use	Setback	<i>Front Yard</i>	<i>Rear Yard</i>	<i>Side Yard (East)</i>	<i>Side Yard (West)</i>
<i>Principal Buildings</i>		6.0 m	0.0 m	1.5 m	10 m
<i>Accessory Buildings and Structures</i>		[20 ft.]	[0 ft.]	[5 ft.]	[33 ft.]

Measurements to be determined as per Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended.

G. Height of Buildings

Measurements to be determined as per Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended.

1. Principal buildings: The *building height* shall not exceed 18 metres [60 ft.].
2. Accessory buildings and structures: The *height* shall not exceed 6 metres [20 ft.].

H. Off-Street Parking

1. *Parking spaces* shall be provided in accordance with Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.
2. *Tandem parking* may be permitted for company fleet *vehicles*.

I. Landscaping

1. All developed portions of the *lot* not covered by *buildings, structures* or paved areas shall be landscaped including the retention of mature trees. This *landscaping* shall be maintained.
2. Along the developed sides of the *lot* which abut a *highway*, a continuous *landscaping* strip of not less than 1.5 metres [5 ft.] in width shall be provided within the *lot*.
3. The boulevard areas of *highways* abutting a *lot* shall be seeded or sodded with grass on the side of the *highway* abutting the *lot*, except at *driveways*.
4. Garbage containers and *passive recycling containers* shall be screened to a height of at least 2.5 metres [8 ft.] by *buildings*, a *landscaping* screen, a solid decorative fence, or a combination thereof.
5. Open display and storage including the outdoor storage of damaged or *wrecked vehicles* shall be completely screened to a height of at least 2.5 metres [8 ft.] by *buildings* and/or solid decorative fencing and/or substantial *landscaping* strips of not less than 2.5 metres [8 ft.] in height and not less than 1.5 metres [5 ft.] in width. No display or storage of material shall be piled up to a height of 2.5 metres [8 ft.] within 5 metres [16 ft.] of the said screen and in no case shall these materials be piled up to the height of more than 3.5 metres [12 ft.].

J. Special Regulations

1. Land and *structures* shall be used for the uses permitted in this Zone only if such uses:
 - (a) Constitute no unusual fire, explosion or safety hazard;

- (b) Do not emit noise in excess of 70 dB(A) measured at any point on any boundary of the *lot* on which the use is located, provided that where a *lot* abuts a *lot* other than an *industrial lot* the noise level shall not exceed 60 dB(A); and
 - (c) Do not produce heat or glare perceptible from any *lot line* of the *lot* on which the use is located.
2. Outdoor storage of any goods, materials or supplies is specifically prohibited between the front of the *principal building* and the *highway*, excluding *vehicles* exceeding 5,000 kilograms [11,023 lbs.] *G.V.W.* which are intended for sale.
 3. The storage of damaged or *wrecked vehicles* shall be completely enclosed within a *building* or approved walled or fenced area; and
 4. *Wrecked vehicles* shall not be visible from outside the *building* or the walled or fenced area in which they are stored.

K. Subdivision

Lots created through subdivision in this Zone shall conform to the following minimum standards:

Lot Size	Lot Width	Lot Depth
1,800 sq. m. [0.5 acre]	30 metres [100 ft.]	30 metres [100 ft.]

Dimensions shall be measured in accordance with Section E.21 of Part 4 General Provisions of Surrey Zoning By-law, 1993, No. 12000, as amended.

L. Other Regulations

In addition to all statutes, bylaws, orders, regulations or agreements, the following are applicable, however, in the event that there is a conflict with the provisions in this Comprehensive Development Zone and other provisions in Surrey Zoning By-law, 1993, No. 12000, as amended, the provisions in this Comprehensive Development Zone shall take precedence:

1. Definitions are as set out in Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended.
2. Prior to any use, the *Lands* must be serviced as set out in Part 2 Uses Limited, of Surrey Zoning By-law, 1993, No. 12000, as amended and in accordance with the servicing requirements for the IL Zone as set forth in the Surrey Subdivision and Development By-law, 1986, No. 8830, as amended.
3. General provisions are as set out in Part 4 General Provisions of Surrey Zoning By-law, 1993, No. 12000, as amended.

4. Additional off-street parking requirements are as set out in Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.
5. Sign regulations are as set out in Surrey Sign By-law, 1999, No. 13656, as amended.
6. Special *building setbacks* are as set out in Part 7 Special Building Setbacks, of Surrey Zoning By-law, 1993, No. 12000, as amended.
7. *Building* permits shall be subject to the Surrey Building Bylaw, 2012, No. 17850, as amended.
8. *Building* permits shall be subject to Surrey Development Cost Charge Bylaw, 2018, No. 19478, as may be amended or replaced from time to time, and the development cost charges shall be based on the IL Zone.
9. Development permits may be required in accordance with the *Official Community Plan*.
10. Safety regulations are as set out in the Health Act R.S.B.C. 1979, c. 161 and the "Surrey Fire Prevention By-law".
11. Permits may be required for the storage of *special wastes* in accordance with the Environmental Management Act, S.B.C. 2003, chapter 53, as amended.
12. Tree regulations are set out in Surrey Tree Protection Bylaw, 2006, No. 16100, as amended.

3. This By-law shall be cited for all purposes as "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, _____, No. _____."

PASSED FIRST READING on the _____ th day of _____, 20__ .

PASSED SECOND READING on the _____ th day of _____, 20__ .

PUBLIC HEARING HELD thereon on the _____ th day of _____, 20__ .

PASSED THIRD READING on the _____ th day of _____, 20__ .

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the _____ th day of _____, 20__ .

_____ MAYOR

_____ CLERK