

City of Surrey  
PLANNING & DEVELOPMENT REPORT

File: 7919-0271-00

Planning Report Date: October 21, 2019

PROPOSAL:

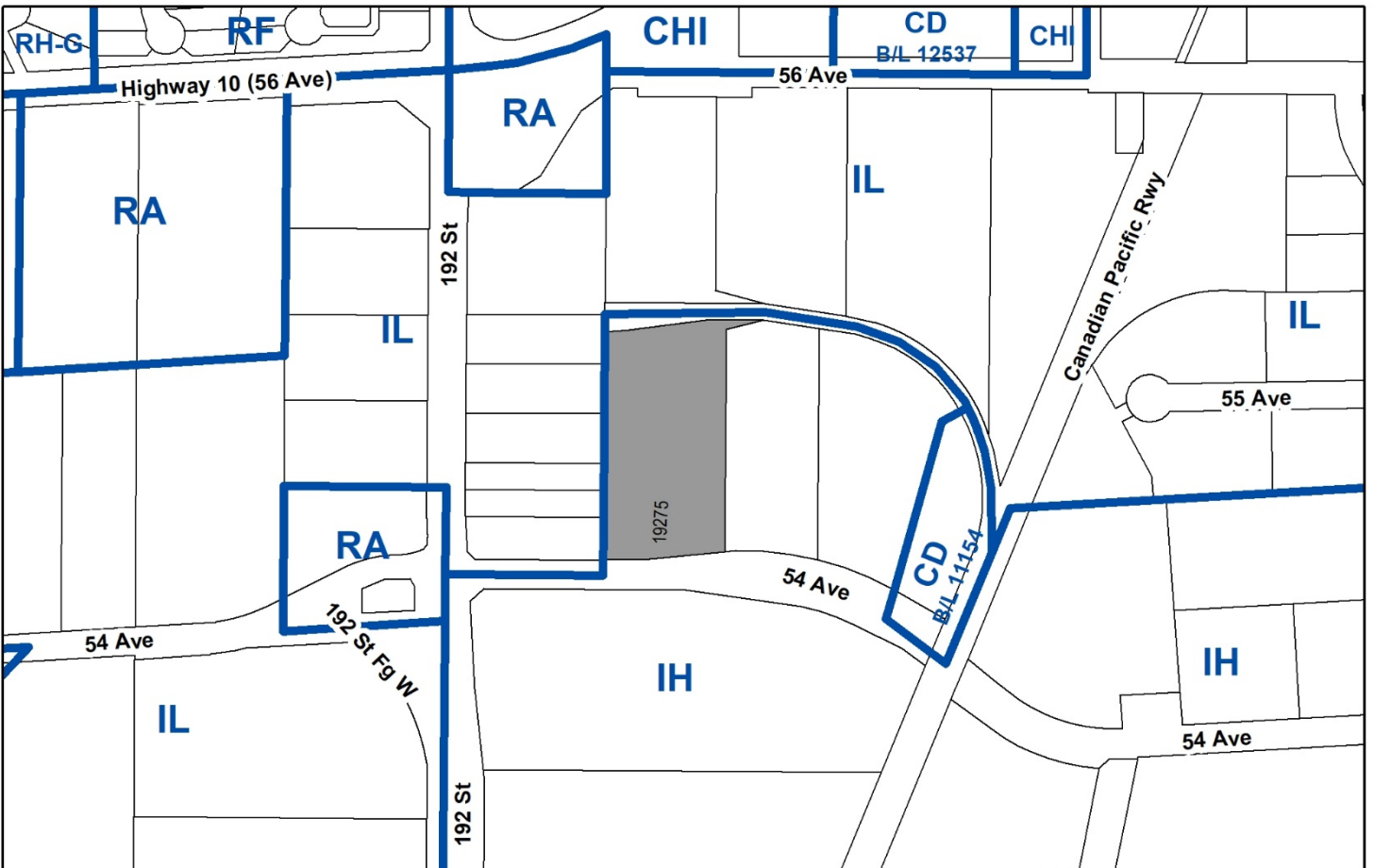
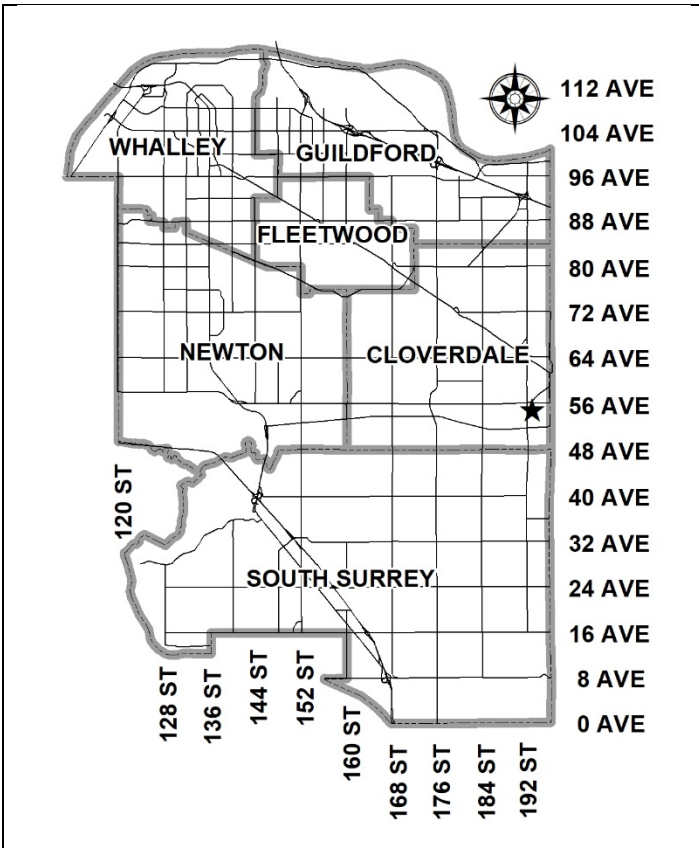
- **Development Variance Permit**

to increase the maximum height of an accessory structure from 18 metres (60 ft.) to 19.2 metres (63 ft.) to permit a cement storage silo.

LOCATION: 19275 - 54 Avenue

ZONING: IH

OCP DESIGNATION: Industrial



### RECOMMENDATION SUMMARY

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

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is seeking a variance to increase the maximum accessory building and structure height requirement of the IH Zone from 18 metres (60 ft.) to 19.2 metres (63 ft.) to allow the installation of a new cement storage silo.

### RATIONALE OF RECOMMENDATION

- The applicant proposes to move and install a cement storage silo from another ready mix concrete plant adjacent to two already installed silos at the front of the site. The additional storage means supplementary cementitious product can be added to the production of ready mix concrete which reduces the carbon footprint by using less cement.
- The proposed increased height to accommodate a cement storage silo is to facilitate more efficient operations for an existing business and has merit in this industrial location away from residential properties.
- The proposal complies with the industrial designation of the Official Community Plan (OCP).

RECOMMENDATION

The Planning & Development Department recommends that Council approve Development Variance Permit No. 7919-0271-00 (Appendix II), to increase the maximum accessory building and structure height of the "High Impact Industrial Zone (IH)" from 18 metres (60 ft.) to 19.2 metres (63 ft.) to permit the installation of a new cement storage silo on the site, to proceed to Public Notification.

REFERRALS

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

SITE CHARACTERISTICS

Existing Land Use: Ready-mix concrete supply business.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Cedar wholesale business	Industrial	IL
East:	Lumber manufacturing plant	Industrial	IH
South (Across 54 Avenue):	Vacant industrial lot under construction	Industrial	IH
West:	Industrial warehouse buildings	Industrial	IL

DEVELOPMENT CONSIDERATIONS

- The subject site is located at 19275 – 54 Avenue, south of Highway No. 10 in Cloverdale. The property is designated "Industrial" in the Official Community Plan (OCP), zoned "High Impact Industrial Zone (IH)" and is 14,715 square metres (3.6 acres) in size.
- The owner and operator of the site is RMC Ready-Mix Ltd., which mixes and delivers cement to primarily Surrey and Langley customers. The site includes a truck wash area, storage areas for cement, garage and maintenance area, an office building as well as conveyors, hopper bins and silos for the production of cement.
- The applicant is proposing to move a 19.2 metre (63 ft.) silo from another ready mix plant and install it at the front of the site adjacent to two already installed silos in order to easily produce and load concrete. They have also applied for a Building Permit.

- As part of Building Division's permit intake, it was noted that the proposed cement storage silo was oversized at 19.2 metres (63 ft.), whereas, under the provisions of the IH Zone, there is a height maximum of 18 metres (60 ft.) for accessory buildings and structures.
- As a result, the applicant submitted a Development Variance Permit application to seek an increase to the maximum accessory building and structure height requirement to accommodate the silo.

#### BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To increase the maximum accessory building and structure height requirement of the IH Zone from 18 metres (60 ft.) to 19.2 metres (63 ft.).

Applicant's Reasons:

- The additional silo is required in order to add supplementary cementitious product to the production of ready mix concrete. This will help reduce the carbon footprint by using less cement.
- The proposed silo is from another ready mix concrete plant. Although oversized, it ensures increased storage capacity.

Staff Comments:

- The proposed cement storage silo is to facilitate more efficient operations for an existing business on the site.
- The subject site is in an industrial area of Cloverdale and as such, the new silo would not impact adjacent residential properties.
- The proposal complies with the industrial designation of the Official Community Plan (OCP).
- Staff supports the requested variance to proceed to Public Notification.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Site Plan
- Appendix II. Development Variance Permit No. 7919-0271-00

*original signed by Ron Gill*

Jean Lamontagne  
General Manager  
Planning and Development

ELM/cm





CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7919-0271-00

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: 002-157-284

Lot 32 Section 3 Township 8 New Westminster District Plan 56637 Except Plan BCP 49190

19275 - 54 Avenue

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
  - (a) In Section G.2. of Part 49 "High Impact Industrial Zone (IH)", the maximum accessory building and structure height is increased from 18 metres (60 ft.) to 19.2 metres (63 ft.) for a cement storage silo.
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 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 .

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Mayor – Doug McCallum

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City Clerk – Jennifer Ficocelli



