

City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7924-0192-00

Planning Report Date: October 7, 2024

PROPOSAL:

- **Development Variance Permit**

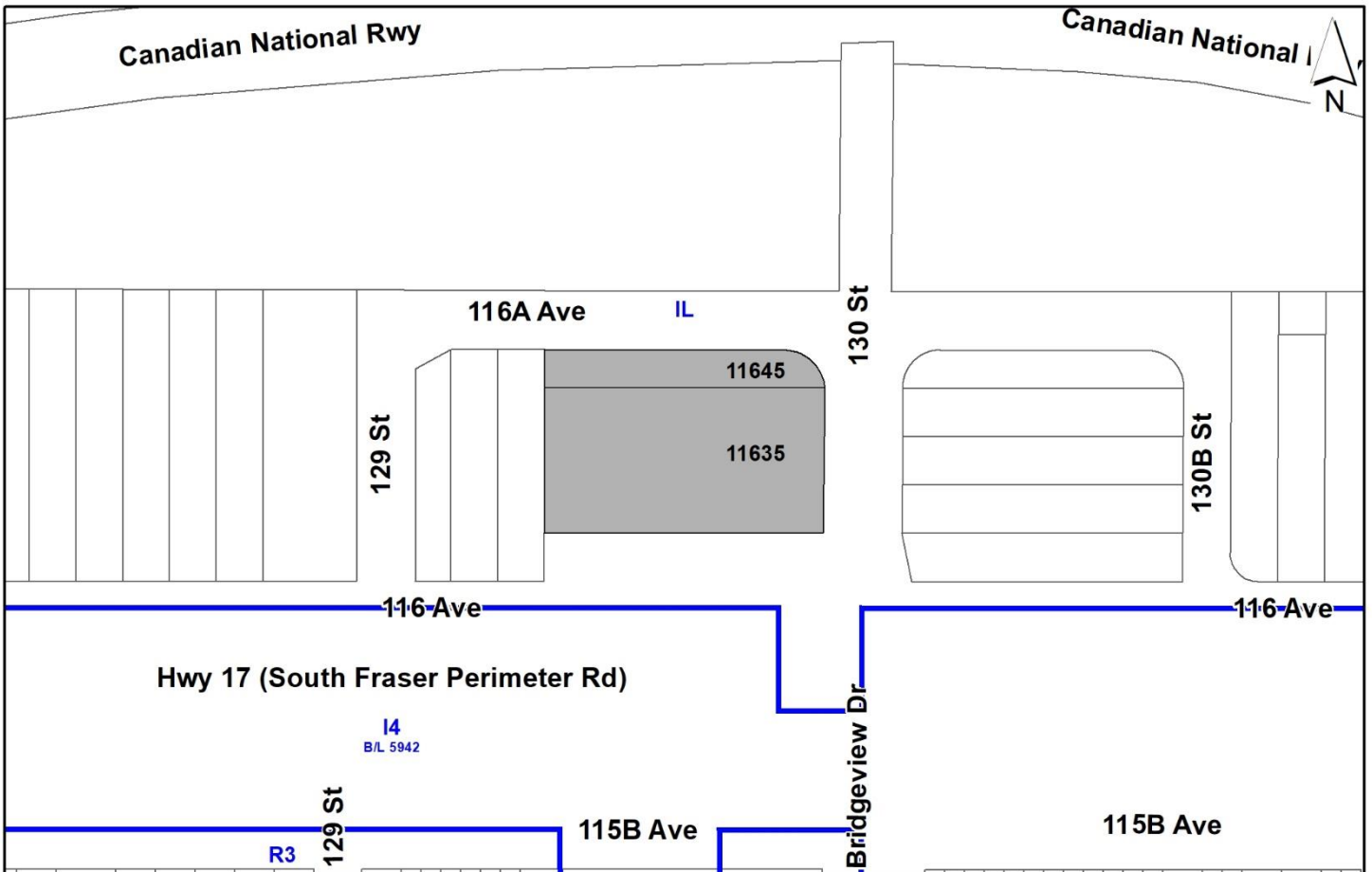
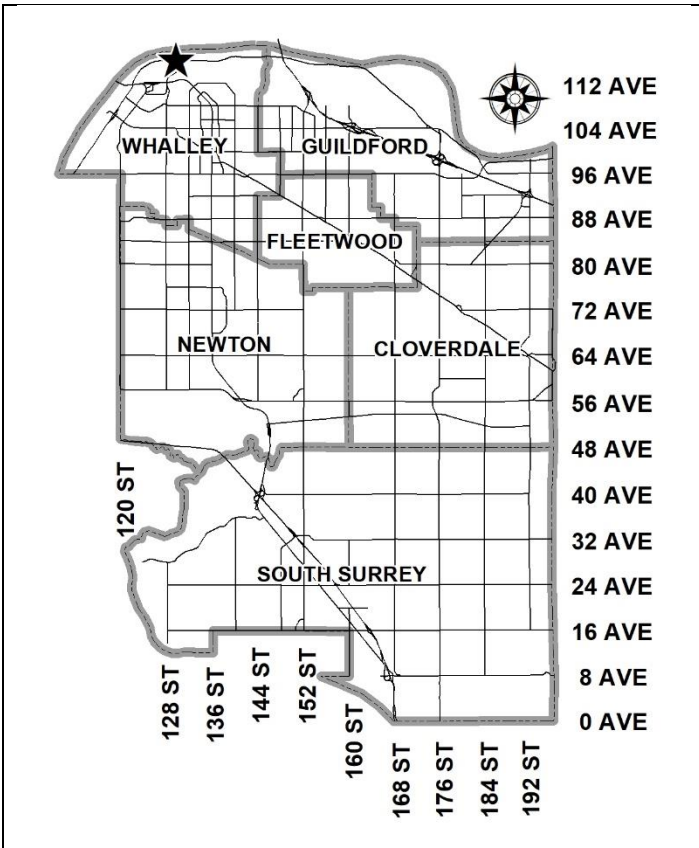
to allow a recycling depot to store recyclable materials outdoors and not within an enclosed building and to reduce the minimum required side yard setback for a retaining wall.

LOCATION: 11645 - 130 Street

11635 - 130 Street

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 allow a recycling depot to store recyclable materials outdoors and not within an enclosed building.
- Proposing to reduce the south side yard setback requirement for a retaining wall at 11635 130 Street from 7.5 metres to 0 metres.

RATIONALE OF RECOMMENDATION

- The proposed variance is supportable given the combustible and hazardous nature of the recyclable materials.
- Wood waste or forest by-products (recyclable materials) are generally acceptable materials stored outdoors per the BC Fire Code.
- The applicant has confirmed that the business operation meets the requirements of BC Fire Code Section 3.3. on Outdoor Storage.
- The proposal complies with the Industrial designation in the Official Community Plan (OCP).
- The proposal complies with the Industrial designation in the Metro Vancouver Regional Growth Strategy (RGS).
- Approval of the proposal would allow continued operations of the business that employs and supports the livelihood of over 100 employees and boost the local economy.
- The business operation promotes environmental sustainability and lowers the carbon footprint by preventing landfill disposal of wood waste.
- The applicant will be required to provide appropriate landscaping to screen the outdoor area and improve the public realm and street interface.
- The lock block retaining wall is necessary to support the wood waste piles and delineate the boundary between the 11635 - 130 Street and the road allowance.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7924-0192-00 (Appendix II) varying the following, to proceed to Public Notification:
 - (a) to vary Section J.5 Special Regulations of Part 48 Light Impact Industrial Zone (IL) to allow a recycling depot to store recyclable materials outdoors and not within an enclosed building; and
 - (b) to vary Section F. Yards and Setbacks of Part 48 Light Impact Industrial Zone (IL) to reduce the side yard setback (south) of an existing lock block retaining wall on 11645 - 130 Street from 7.5 metres to 0 metres.
2. Council instruct staff to resolve the following issues prior to final approval:
 - (a) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (b) submission of a Development Permit to facilitate the provision of a landscape buffer; and
 - (c) submission of a Building Permit to permit the lock block retaining wall.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP Designation	Existing Zone
Subject Site	Recycling Depot	Industrial	IL
North (Across 116A Avenue):	Transport Company	Industrial	IL
East (Across 130 Street):	Trucking and Construction Companies	Industrial	IL
South:	Hwy 17 (South Fraser Perimeter Road)	Industrial	I4 (Bylaw No. 5942)
West:	Forklift Company	Industrial	IL

Context & Background

- The subject properties are located at 11635 and 11645 - 130 Street. Both properties are zoned Light Impact Industrial Zone (IL) and designated Industrial in the Official Community Plan (OCP) and the Metro Vancouver Regional Growth Strategy (RGS). Both properties are owned by the same owner.

- The applicant operates a wood waste business on both properties where wood shavings, wood chips, mill ends, bark mulch, bark hog (unrefined mix of coarse bark chips and wood fiber) and clean wood are brought to the site from a nearby sawmill. The recyclable materials are then sorted and piled outdoors on site, and not within an enclosed building. Outbound trucks haul and deliver these materials to greenhouses, farms, energy plants, cogeneration plants etc. that use them as a renewable fuel source for energy generation.
- The applicant also owns the sawmill a few blocks away from the site where the wood waste is processed into recyclable materials.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant is proposing a Development Variance Permit to allow recyclable materials to be stored outdoors and not within an enclosed building in the IL zone.
- The Light Impact Industrial Zone (IL) allows recycling depots as a permitted use but they have to be enclosed within a building.
- The recyclable materials are highly combustible in nature with potential for explosion and serious fire. They pose significant safety and fire risks and are therefore better stored outdoors. Storing these combustible materials indoors would require fire rated and sprinklered buildings that would be expensive to build and maintain. The recyclable materials are stored on site outdoors in piles.
- A 4.5 metre high lock block retaining wall is along the south property line of 11635 130 Street to support the wood waste pile as well as delineate the property from the City road allowance.
- Wood waste or forest by-products are generally acceptable materials stored outdoors per the BC Fire Code.
- The applicant will be required to provide appropriate landscaping to screen the outdoor area and improve the public realm and street interface.

City Road Allowance:

- The applicant was found to be encroaching on City road allowance south of 11635 130 Street. (Appendix III) The City road allowance is fenced off with chain-link and painted wooden fences.
- Staff requested the applicant to clear the encroachment and has confirmed compliance during a site visit conducted on September 26, 2024. The applicant installed 4.5 metre-high lock blocks to delineate the boundary between his property and the City road allowance.
- The applicant has verbally agreed to not encroach or use the City road allowance for personal or business purposes. The applicant has indicated future plans to either lease or buy the road allowance from the City.

Mitigation Measures:

- The applicant has taken measures to ensure conformance to BC Fire Code Section 3.3. on Outdoor Storage. During dry weather, the site is sprayed daily for dust control. There are two water lines on site that can be used in the event of fire (Appendix I). The site is equipped with fire extinguishers and employees are aware of their location. The site has clear access for fire trucks and is fenced off with lockable chain-link and painted wooden fence to discourage unauthorized entry.
- The applicant has hired a pest control company that does bi-weekly site visits to ensure the site is clear of rodent and pest infestations.

Business Licensing:

- Bylaws & Licensing has confirmed that only 11635 - 130 Street has a business license for manufacturing use.
- The applicant will be required to apply for business licenses as a recycling depot for both properties after the DVP is issued.
- The business employs and supports the livelihood of over 100 employees. The business helps sustain the local economy.

Referrals

Engineering:	The Engineering Department has no objection to the project.
Surrey Fire Department:	No concerns. Outdoor stored material shall conform to BC Fire Code Section 3.3. Forest by-products, including wood chips and hogged materials should meet the individual storage area base, height and clearances required.
Surrey Bylaws & Licensing Services:	Apply for business licenses as a recycling depot for both properties.

POLICY & BY-LAW CONSIDERATIONS**Regional Growth Strategy**

- The subject site is designated “Industrial” in the Metro Vancouver Regional Growth Strategy (RGS). The proposal complies with this designation which is intended for heavy and light industrial activities, including outdoor storage.

Official Community Plan

Land Use Designation

- The subject site is designated “Industrial” in the OCP. The proposal complies with this designation which supports light and heavy industrial land uses.

Themes/Policies

- The proposed development is consistent with the following guiding policies and objectives in the OCP:
 - E.1.5: Encourage the full utilization and efficient use of industrial and other employment lands in order to maximize jobs and economic activity per hectare.
 - E.2.15: Achieve economic growth and job creation by supporting and developing the renewable energy and clean technology sectors within Surrey.

Proposed Variance

- The applicant is requesting the following variances:
 - (a) to vary Section J.5 Special Regulations of Part 48 Light Impact Industrial Zone (IL) to allow a recycling depot to store recyclable materials outdoors and not within an enclosed building; and
 - (b) to vary Section F. Yards and Setbacks of Part 48 Light Impact Industrial Zone (IL) to reduce the side yard setback (south) of an existing lock block retaining wall from 7.5 metres to 0 metres.
- Given the combustible and hazardous nature of the recyclable materials, the proposed variance is supportable.
- Wood waste or forest by-products are generally acceptable materials stored outdoors per the BC Fire Code.
- The applicant has taken mitigation measures relating to fire safety, dust and pest/rodents in consideration of neighbouring properties.
- The lock block retaining wall is necessary to support the wood waste piles. It also delineates the boundary of 11635 130 Street from the City road allowance.
- The applicant will be required to provide appropriate landscaping to screen the outdoor area and improve the public realm and street interface through the provision of a Development Permit application, should the subject application be supported by Council.
- Staff support the requested variances to proceed for consideration.

TREES

- There are no trees on the property.

INFORMATION ATTACHED TO THIS REPORT

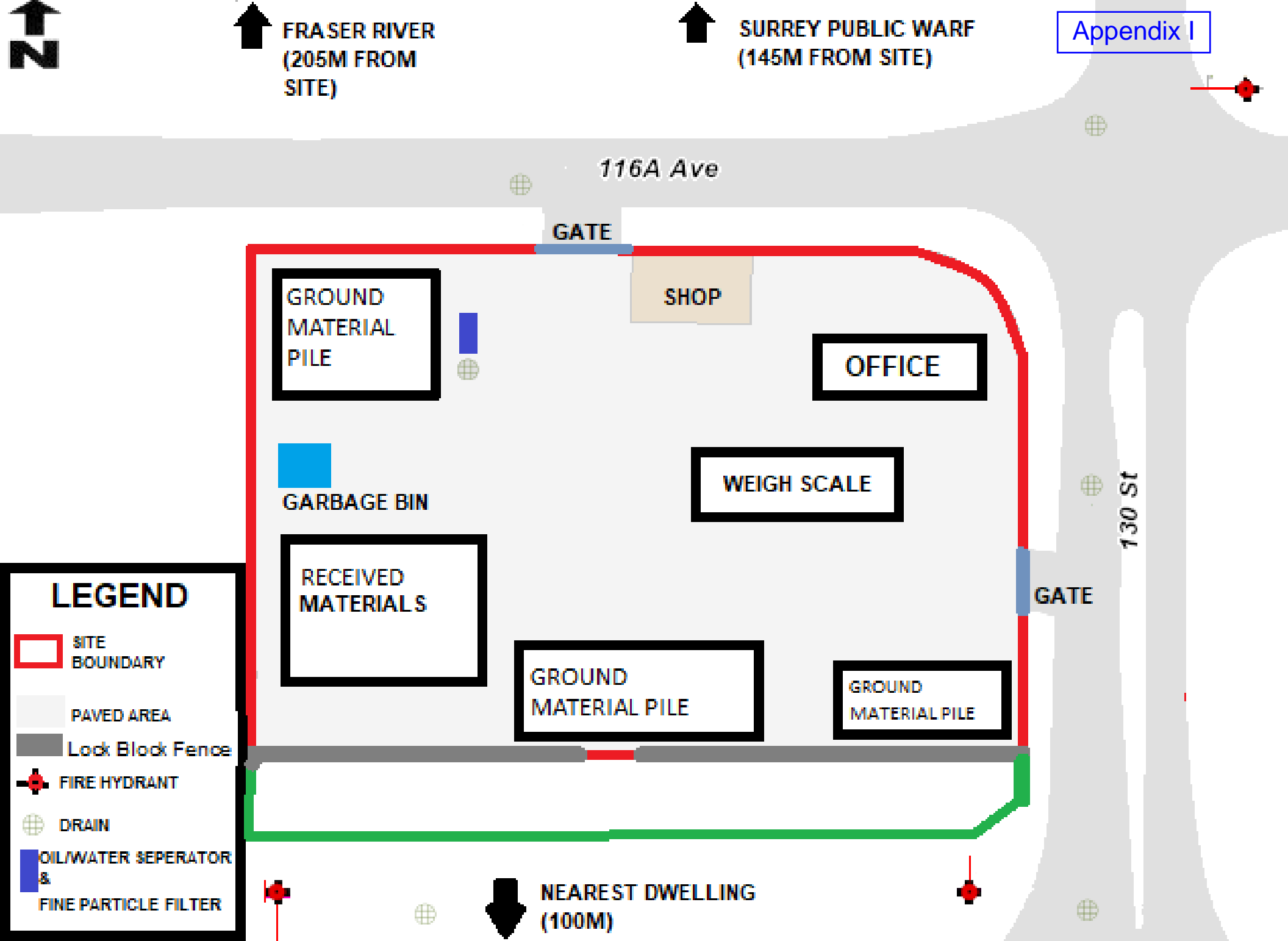
The following information is attached to this Report:

Appendix I.	Site Plan
Appendix II.	Development Variance Permit No. 7924-0192-00
Appendix III.	Aerial Photo

approved by Shawn Low

Ron Gill
Acting General Manager
Planning and Development

DQ/cm

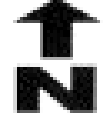


LEGEND

- SITE BOUNDARY
- PAVED AREA
- Lock Block Fence
- FIRE HYDRANT
- DRAIN
- OIL/WATER SEPERATOR & FINE PARTICLE FILTER

↑
FRAZER RIVER
(205M FROM SITE)

↑
SURREY PUBLIC WARF
(145M FROM SITE)



CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7924-0192-00

Issued To: Tristar Holdings Ltd
(the "Owner")

Address of Owner: 12013 – 56 Avenue
Surrey, BC V3R 2Y3

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: 011-236-981

Lot 17 Section 4 Block 5 North Range 2 West New Westminster District Plan 6630 Except Plan EPP11016

11645 - 130 Street

Parcel Identifier: 027-115-046

Parcel A (Being a Consolidation of Lots 18, 19, and 20, See BB273513) Section 4 Block 5 North Range 2 West New Westminster District Plan 6630 Except Plan EPP385

11635 - 130 Street

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Part 48 Light Impact Industrial Zone (IL) Section J. "Special Regulations", Subsection 5. "Recycling Depots", allow a recycling depot to store recyclable materials outdoors and not within an enclosed building; and
 - (b) In Part 48 Light Impact Residential Zone (IL) Section F. Yards and Setbacks, to reduce the south side yard setback of an existing lock block retaining wall on 11645 130 Street from 7.5 metres to 0 metres.

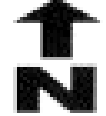
4. This development variance permit applies to only the portion of the Land shown on Schedule A which is attached hereto and forms part of this development variance permit.
5. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
6. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
7. This development variance permit is not a building permit.

AUTHORIZING RESOLUTION PASSED BY THE COUNCIL/DELEGATED OFFICIAL, THE
DAY OF , 20 .

ISSUED THIS DAY OF , 20 .

Mayor – Brenda Locke

City Clerk and
Director Legislative Services
Jennifer Ficocelli



FRASER RIVER
(205M FROM
SITE)



SURREY PUBLIC WARF
(145M FROM SITE)

Schedule A



116A Ave

GATE

GROUND
MATERIAL
PILE

SHOP

OFFICE

In Part 48 Light Impact
Industrial Zone (IL)
Section J. "Special
Regulations",
Subsection 5.
"Recycling Depots",
allow a recycling
depot to store
recyclable materials
outdoors and not
within an enclosed
building.

GARBAGE BIN

WEIGH SCALE

130 St







GATE

RECEIVED
MATERIALS

GROUND
MATERIAL PILE

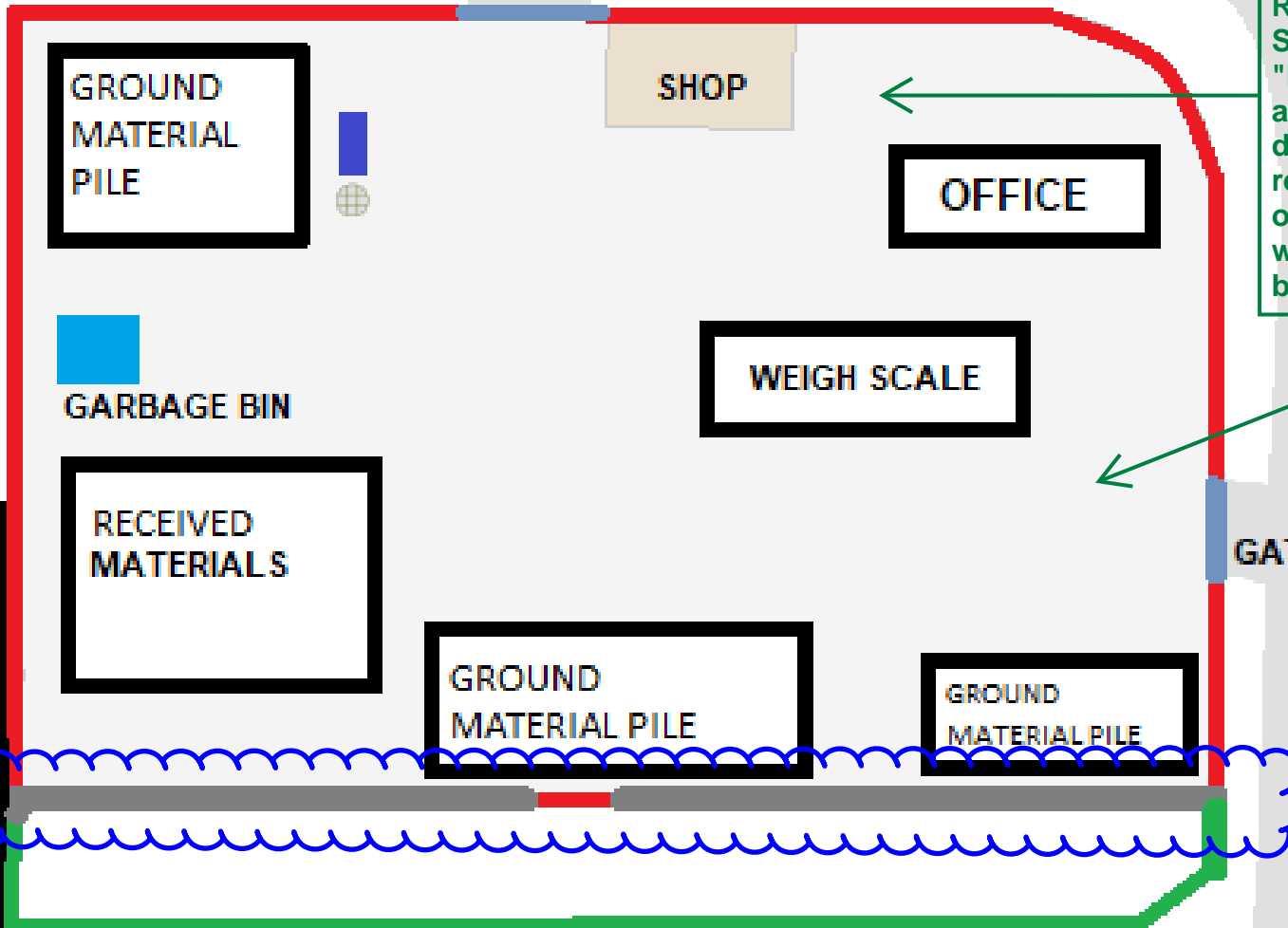
GROUND
MATERIAL PILE

LEGEND

-  SITE BOUNDARY
-  PAVED AREA
-  Lock Block Fence
-  FIRE HYDRANT
-  DRAIN
-  OIL/WATER SEPERATOR &
FINE PARTICLE FILTER

In Part 48 Light Impact Residential Zone (IL) Section F. Yards and Setbacks, to reduce the south side yard setback of an existing lock block retaining wall on 11645 130 Street from 7.5 metres to 0 metres.

NEAREST DWELLING
(100M)

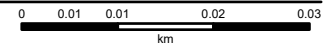




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