

City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7924-0221-00

Planning Report Date: November 4, 2024

PROPOSAL:

- **Development Permit**
- **Development Variance Permit**

for a 3-metre wide landscape buffer and to allow a recycling depot to store excavated materials (soil and gravel) on site and outside of an enclosed building.

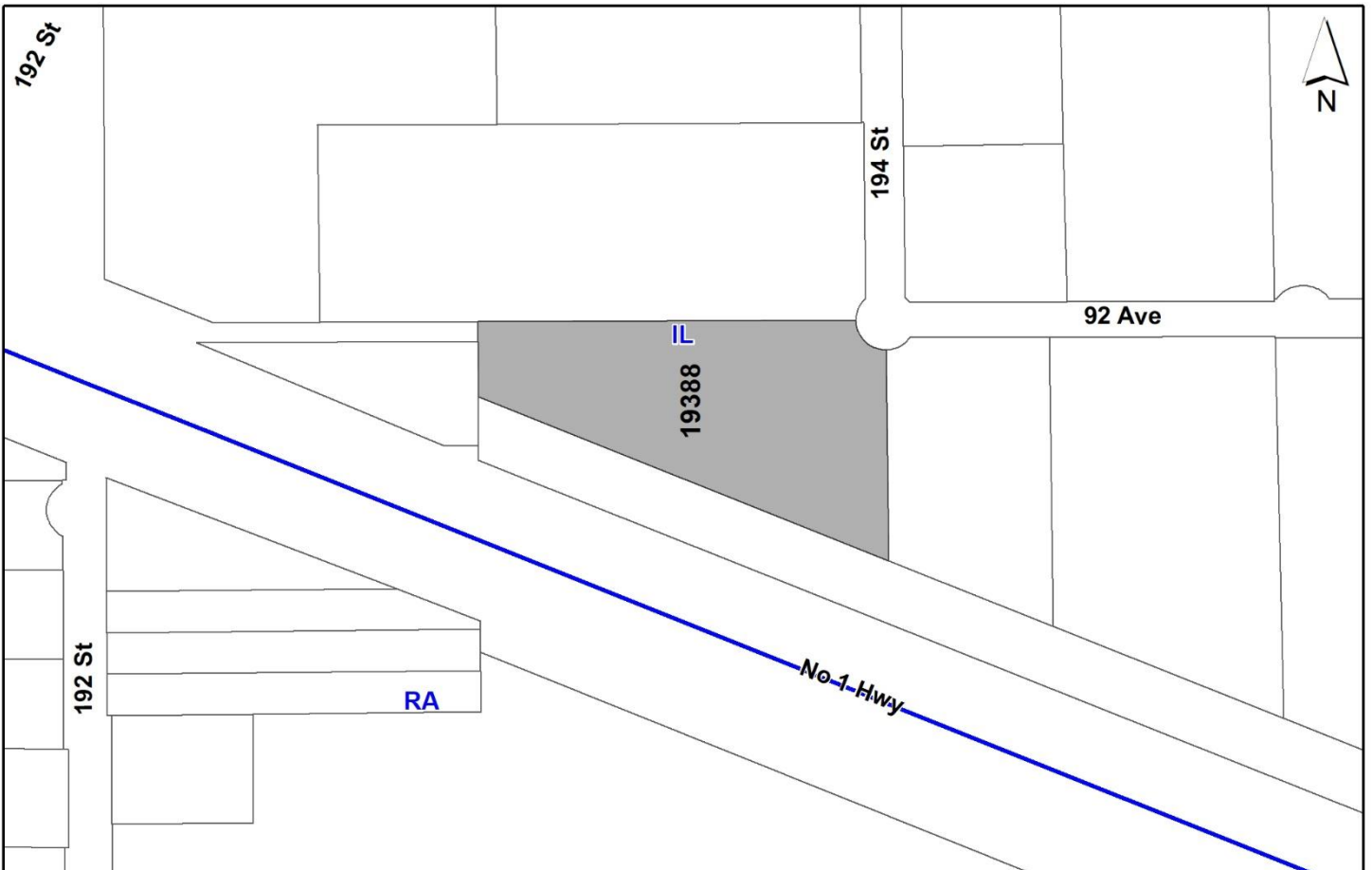
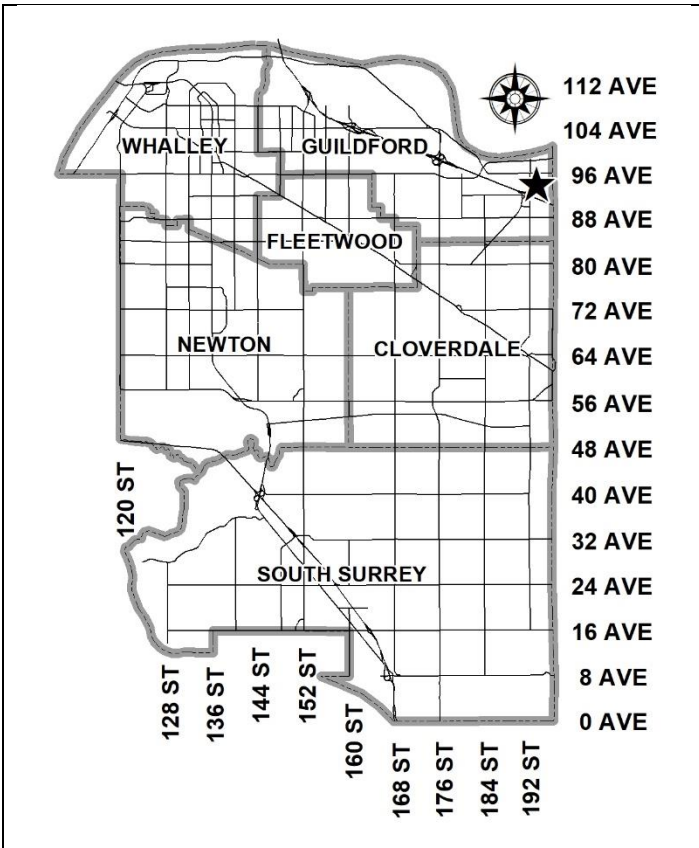
LOCATION: 19388 - 92 Avenue

ZONING: IL

OCP DESIGNATION: Industrial

DESIGNATION:

NCP/TCP/LAP DESIGNATION: N/A



RECOMMENDATION SUMMARY

- Approval to draft Development Permit for a landscape buffer.
- Approval for Development Variance Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing to allow a recycling depot to store excavated materials (soil and gravel) on site and outside of an enclosed building.

RATIONALE OF RECOMMENDATION

- 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).
- The proposed variance is appropriate given the subject property's industrial context and the sustainable benefits associated with soil reuse.
- The proposed use aligns with the Province's intent to discourage discarding materials that can be reutilized and supports the City of Surrey's sustainable initiatives by reducing waste.
- The initiative addresses the growing need for soil management in urban development and contributes to the City of Surrey's sustainability goals by producing marketable repurposed aggregate and soil products.
- The proposal offers substantial environmental benefits across multiple categories, including increasing utility and reutilization of construction industry soils, decreasing air and water pollution, conserving non-renewable resources, and optimizing land use.
- The site is screened from 92 Avenue and 194 Street by fencing and a cedar hedge and has minimal frontage and visibility from these public streets. A well-treed lot owned by the Crown screens the site from Highway No. 1.
- Site screening will be further enhanced by a proposed 3-metre wide landscape buffer around the perimeter of the property. Soils will be stored in covered concrete block storage cells while gravels will be in separate bins.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council authorize staff to draft Development Permit No. 7924-0221-00 generally in accordance with the attached drawing (Appendix II).
2. Council approve Development Variance Permit No. 7924-0221-00 (Appendix III) 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 excavated materials (soil and gravel) on site and outside of an enclosed building.
3. 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.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP Designation	Existing Zone
Subject Site	Super Save Disposal (industrial garbage bins)	Industrial	IL
North:	Fluxwerx (light manufacturer)	Industrial	IL
East:	CWS (machinery manufacturing)	Industrial	IL
South:	Crown land; vacant lot	Industrial	IL
West:	Crown land; vacant lot	Industrial	IL

Context & Background

- The subject property is located at 19388 - 92 Avenue in Port Kells and has an area of 16,800 square metres (1.68 hectares). It is designated Industrial in the Official Community Plan (OCP) and is zoned "Light Impact Industrial Zone (IL)".
- On July 7, 2014, Council approved a Temporary Use Permit (TUP) under Development Application No. 7914-0061-00 on the subject property to allow for the temporary storage of construction waste bins and related goods. That TUP expired on July 7, 2017.
- On July 23, 2018 under Development Application No. 7918-0029-00, Council approved the extension of the original TUP to allow for the temporary storage of recycle bins, portable toilets and fence panels. That TUP extension expired on July 23, 2021.

- The applicant's business model is based on the idea that excess soil currently slated for landfills is not a waste, but a resource. The scarcity of developable urban properties, stricter environmental soil standards, and the need for land remediation due to geotechnical or environmental impacts has greatly increased the volume of excess soil in construction and development projects. Over 95% of the materials seen as waste can be reused with the right methods.
- By sorting the incoming excavated materials, the materials can be reutilized rather than wasted or dumped into the landfill.
- The proposed site use is to sort, store, and reutilize the incoming excavated materials for marketable aggregate, soil products, and future construction applications. As the subject property is located within a predominantly industrial area, it is in an ideal location to store soils and gravels for reutilization.
- The applicant has indicated plans to rezone the subject property in the future to allow for the operation of a soil processing facility.
- The current business license of the applicant is for warehousing use. Given the type of business operations proposed on site, a change of business license use from warehousing to recycling depot is appropriate.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant is applying for a development variance permit to allow a recycling depot to store excavated materials (soil and gravel) on site and outside of an enclosed building.
- A 56-square metre scale in/out building, a 465-square metre maintenance building, and a 33-square metre lab building are proposed on site. The lab building will be used to test the excavated materials and ensure the proper classification of reusable soils to reflect provincial standards for soil relocation. The maintenance building will be used for warehousing tools and equipment for the business operation.
- The applicant is proposing to provide five parking spaces which meets City requirements.
- The IL zone allows recycling depots as a use, subject to Section J.5 which requires the storage of recyclable materials within an enclosed building.
- The applicant is proposing to store soils on the site in covered concrete block storage cells and the gravels will be stored in separate bins outside of an enclosed building.
- The proposed use aligns with the Province's intent to discourage discarding materials that can be reutilized and supports the City of Surrey's sustainable initiatives by reducing waste.
- The proposal offers substantial environmental benefits across multiple categories, including increasing utility and reutilization of construction industry soils, decreasing air and water pollution, conserving non-renewable resources, and optimizing land use.

- By sorting the incoming excavated materials, the materials can be reutilized rather than wasted or dumped into the landfill.
- The site is fully secured with a chain link fence and has a gate at the driveway access to 92 Avenue. Pre-existing cedar hedges have been installed adjacent to the driveway entrance, providing ample screening of the soils from the public road. Additional landscaping is proposed to be installed on the periphery of the site, which would further enhance screening of the soils and gravels stored outdoors.
- The Crown owns a 30-metre wide property which parallels the rear property line of the subject site. This is a heavily treed lot which screens the subject site from vehicles travelling on Highway No. 1 to the immediate south.

Referrals

Engineering:	The Engineering Department has no objection to the project.
Surrey Fire Department:	No concerns.
Ministry of Transportation & Infrastructure (MOTI)	No concerns.
Surrey Bylaws & Licensing Services:	The applicant is to apply for a business license as a recycling depot.

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:
 - C1.21: Participate with partners, including Metro Vancouver, non-profit organizations and the private sector to promote cost-effective and sustainable waste reduction and diversion initiatives and practices.

- D3.10: Require the implementation of strategies for reducing construction waste and maximizing the reuse and recycling of construction material.
- E1.33: Support Eco-Districts and other green-friendly, neighbourhood-level approaches to development in industrial and major employment areas. Consider supporting the use of waste recycling, waste heat and water reuse, shared parking facilities and other sustainable development practices.

Sustainability Charter

Infrastructure

- Goal: Effective infrastructure and services that meet the current and future needs of the city, while protecting the natural environment and supporting urban growth.

Materials and Waste

- DO20 Materials and resources are used efficiently, sourced locally where feasible, and repurposed or recycled at the end of their life cycle.
- DO21 The city is moving toward a zero waste target, in line with regional waste diversion goals.

Proposed Variance

- The applicant is requesting the following variance:
 - (a) to vary Section J.5. Special Regulations of Part 48 Light Impact Industrial Zone (IL) to allow a recycling depot to store excavated materials (soil and gravel) on site and outside of an enclosed building.
- The proposed use aligns with the Province's intent to discourage discarding materials that can be reutilized and supports the City of Surrey's sustainable initiatives by reducing waste.
- The proposed variance is appropriate given the subject property's industrial context and the sustainable benefits associated with soil reuse.
- Staff support the requested variances to proceed for consideration.

TREES

- There are no trees on the property.
- The applicant is working to confirm that there will be no impacts resulting from the proposed landscape buffer and swale to the tree protection zone (TPZ) of some adjacent offsite trees. This will be required to be demonstrated prior to the proposed Development Permit being issued, should the proposal be supported by Council. Some minor changes to the design of

these features may be required to ensure that there are no offsite impacts based on this review.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Site Plan
Appendix II.	Landscape Plan
Appendix III.	Development Variance Permit No. 7924-0221-00
Appendix IV.	Aerial Photo

approved by Shawn Low

Ron Gill
Acting General Manager
Planning and Development

DQ/cb

PROJECT:

19388 92 Avenue, Surrey

DRAWING TITLE:

**Preliminary Site Plan
(Materials Storage Facility)**

PRELIMINARY PLAN - SUBJECT TO APPROVAL(S) FROM
FEDERAL, PROVINCIAL AND LOCAL AUTHORITIES

CLIENT:

Super Save Group

SCALE:

1:800

DATE:

July 31, 2024

PROJECT No:

24-2778

DRAWING No:

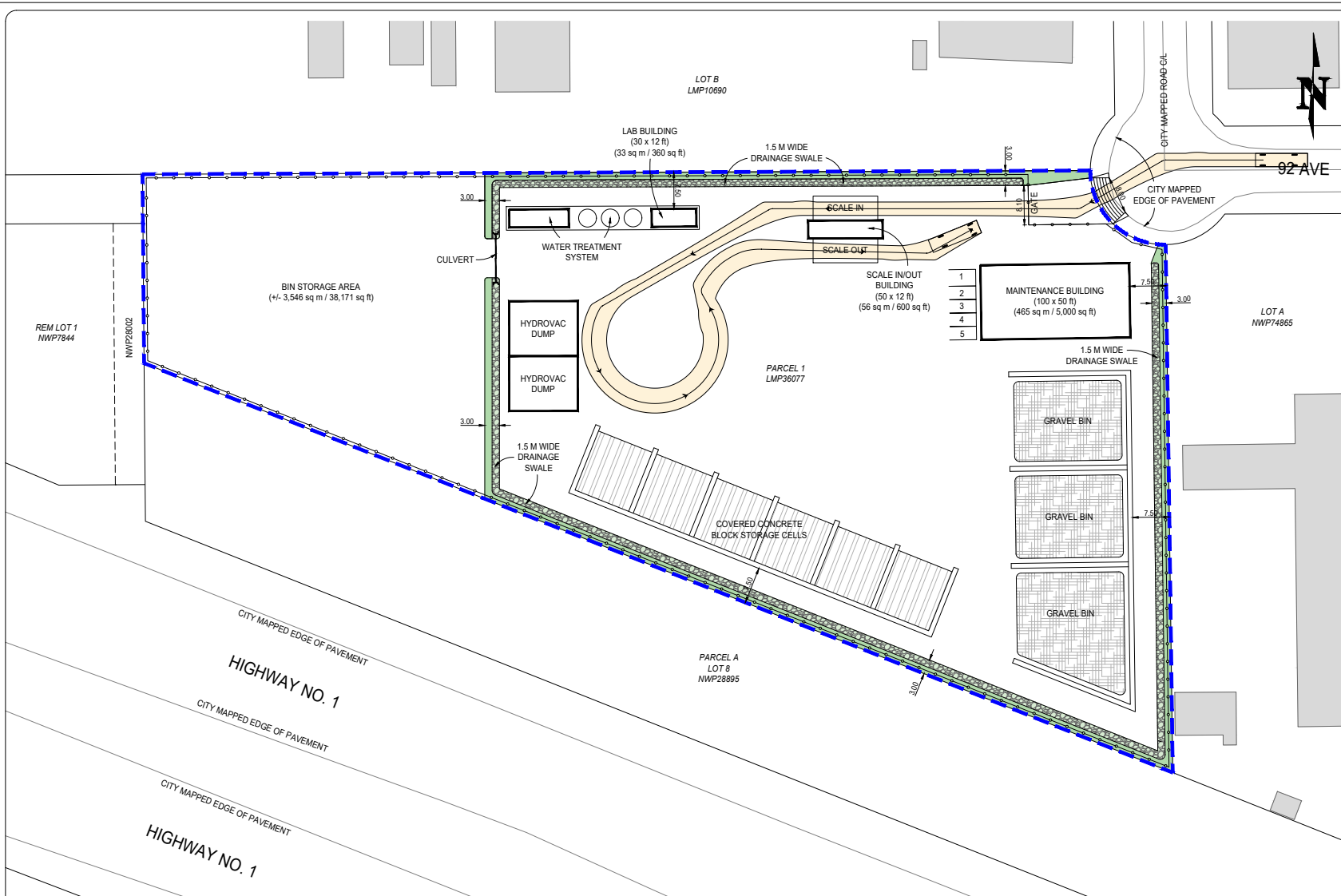
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DESIGNED BY:

JM

CHECKED BY:

OV



- LEGEND**
- Subject Property (+/- 1.68 ha / 4.15 ac)
 - 1.5 Wide Drainage Swale to Bring Water to Treatment Units
 - On-site Landscaping
 - On-site Fencing

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7924-0221-00

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: 023-987-855
Parcel 1 Section 34 Township 8 New Westminster District Plan LMP36077
19388 - 92 Avenue

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) to vary Section J.5. Special Regulations of Part 48 Light Impact Industrial Zone (IL) to allow a recycling depot to store excavated materials (soil and gravel) on site and outside of an enclosed building.
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. 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/DELEGATED OFFICIAL, THE
DAY OF , 20 .

ISSUED THIS DAY OF , 20 .

Mayor – Brenda Locke

City Clerk and
Director Legislative Services
Jennifer Ficocelli

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 www.pacificlandgroup.ca
 info@pacificlandgroup.ca

PROJECT:
19388 92 Avenue, Surrey

DRAWING TITLE:
**Preliminary Site Plan
 (Materials Storage Facility)**

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 FEDERAL, PROVINCIAL AND LOCAL AUTHORITIES

CLIENT:
Super Save Group

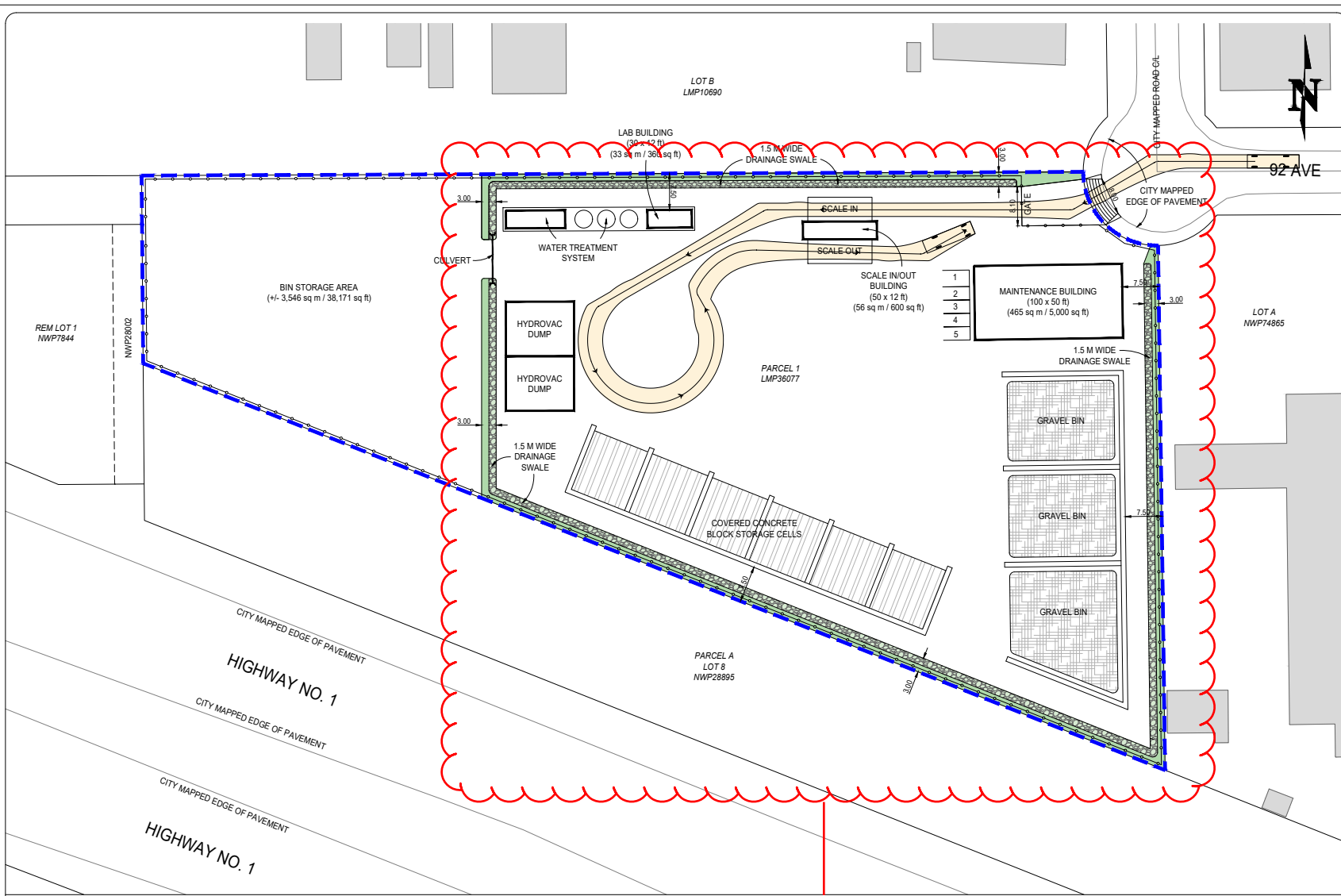
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DESIGNED BY: JM	CHECKED BY: OV
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LEGEND

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	On-site Landscaping
	On-site Fencing

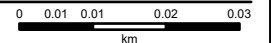
to vary Section J.5. Special Regulations of Part 48 Light Impact Industrial Zone (IL) to allow a recycling depot to store excavated materials (soil and gravel) on site and outside of an enclosed building.



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Map created on: 2024-10-04