

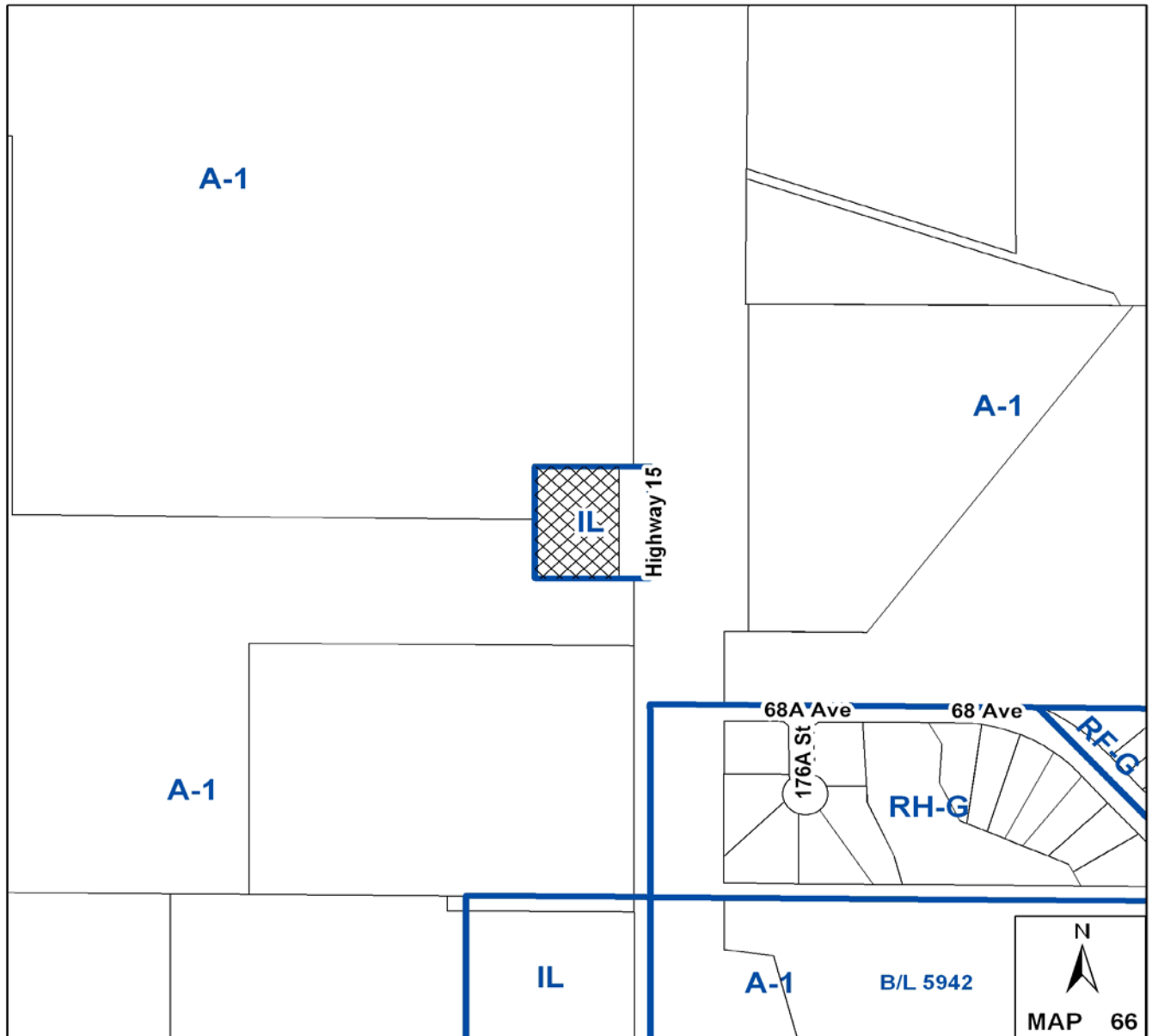
Proposal: OCP Amendment to declare the property a Temporary Industrial Use Permit Area. Temporary Industrial Use Permit to allow for a demonstration modular plant for the processing of used tires for four months.

Recommendation: Approval to Proceed

Location: 6925 - 176 Street **Zoning:** IL

OCP Designation: Agricultural

LAP Designation: Agricultural **Owners:** Surjit Singh Lallie et al



PROJECT TIMELINE

Completed Application Submission Date: November 1, 2006
Planning Report Date: January 22, 2007

PROPOSAL

The applicant is proposing:

- an OCP amendment to declare the site a Temporary Industrial Use Permit Area; and
- a Temporary Industrial Use Permit

in order to allow a demonstration modular plant for the processing of used tires for a period of four months.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to declare the property a Temporary Industrial Permit Use Area and a date for Public Hearing be set.
2. Council approve Temporary Industrial Use Permit No. 7906-0465-00 (Appendix V) to proceed to Public Notification.
3. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) submission of sufficient security to ensure the use is discontinued after the expiry of the Temporary Industrial Use Permit; and
 - (b) submission of a temporary trailer permit.

REFERRALS

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

Building Division: No concerns (Appendix IV).

Fire Department: The Fire Department has no objection, provided that the Fire Code regulations are followed.

SITE CHARACTERISTICS

- **Existing Land Use** Automotive service uses.
- **East:** Across 176 Street, farm zoned A-1, designated Agricultural.
- **South:** Farm, zoned A-1, designated Agricultural.
- **West:** Farm, zoned A-1, designated Agricultural.
- **North:** Farm, zoned A-1, designated Agricultural.

PLAN AND POLICY COMPLIANCE

OCP Designation: Complies.

DEVELOPMENT CONSIDERATIONS

- The subject property is currently zoned "Light Impact Industrial" (IL), is located within the Agricultural Land Reserve and is designated Agricultural in the OCP. There is an existing industrial building on the site, which has a valid business license issued for automotive service uses.
- Although the subject property is located within the Agricultural Land Reserve (ALR), City staff have confirmed that as the site was an existing industrial use prior to the creation of the ALR, no further approvals are required from the ALR with respect to the proposed Temporary Use Permit.
- Within the existing building, the owner has constructed a modular demonstration plant for the recycling of used tires. The business, as described by the applicant, takes a recoverable resource, namely shredded used tires and processes it under high heat which breaks down the tires into pyrolysis gas, pyrolysis oil and carbonaceous solid charcoal. These substances are collected and then redistributed for further processing into alternate products.
- Based on the process defined by the applicant, City staff consider the proposed processing of used tires as a recycling plant, which is defined in Part 1, Definitions of Zoning By-law No. 12000 as follows:

A facility in which recoverable resources, including newspapers, magazines and other paper products, glass and metal cans, are recycled reprocessed and treated to return such products to a condition in which they may again be used for production.

- Recycling plants are only permitted in the High Impact Industrial Zone (IH) and not the Light Impact Industrial Zone (IL). The applicant has therefore requested a Temporary Industrial Use Permit (TUP) for a period of four months in order to demonstrate the positive nature of this new process to potential clients, politicians and investors.

- Temporary Use Permits are generally proposed for a period of two years. The applicant has requested a TUP with a duration of approximately 4 months to demonstrate this new technology. Once all interested parties have viewed the process, this modular plan will be disassembled and shipped to another city in North America.
- Should the demonstration plant show positive results, the applicant has indicated that they hope to construct a permanent plant somewhere in Surrey, on a site with appropriate zoning.
- Building Division staff have reviewed the proposed use on the site and advised that the use may classify as the High Hazard (F-1) Occupancy as defined in the BC Building Code. Taking into consideration the short-term aspect (4-months) of the proposed use and the size of the hopper, Building staff have suggested that the Fire Department be consulted with regard to the fire protection equipment considered necessary for a four-month period.
- The Fire Department has reviewed the proposal and requests that the following Fire Code regulations be followed:
 - Rubber tires must not cover an area greater than 1,000 square metres (10,764 sq.ft.);
 - The tires cannot be stacked higher than 3.0 metres (10 ft.); and
 - There is a minimum 6 metre (20 ft.) clear space between the tires and the access way to the site.
- The applicant has advised that the majority of the used tires that were stockpiled on the property have been removed. Pre-shredded tire material will be brought to the site for processing.
- The requirements of the Fire Department will be stipulated in the Temporary Use Permit (TUP).
- The applicant has placed a temporary office trailer on the site to the west of the existing industrial building. Prior to issuance of the TUP, the applicant is required to apply for a temporary trailer permit.
- The subject property is accessed from a Provincial Highway, 176 Street. City staff have confirmed with the Ministry of Transportation (MOT) that no further approvals are required from MOT to allow the TUP for the subject property.

PRE-NOTIFICATION

Pre-notification letters were sent on December 21, 2006, and staff received no comments.

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.	Contour Map
Appendix III.	Engineering Summary
Appendix IV.	Building Division Comments

- Appendix V. Temporary Industrial Use Permit No. 7906-0465-00
- Appendix VI. OCP Amendment By-law
- Appendix VII. OCP Amendment Map

How Yin Leung
Acting General Manager
Planning and Development

LAP/kms

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Information for City Clerk

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

1. (a) Agent: Name: Solutions Consultants
 Address: #35, 16888 - 80 Avenue
 Surrey, B.C.
 V4N 3G4
 Tel: 604-576-9507

2. Properties involved in the Application
 - (a) Civic Address: 6925 - 176 Street

 - (b) Civic Address: 6925 - 176 Street
 Owners: Surjit Singh Lalli; Harjit Singh Lalli; Gurdis Kaur Lalli
 PID: 008-978-425
 Lot 4 Section 18 Township 8 New Westminster District Plan 27370

3. Summary of Actions for City Clerks Office
 - (a) Introduce a By-law to amend the Official Community Plan to designate the property a
 Temporary Industrial Use Permit Area.

 - (b) Proceed with Public Notification for Temporary Industrial Use Permit No. 7906-0465-00.

CONTOUR MAP FOR SUBJECT SITE

