

City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7907-0353-00

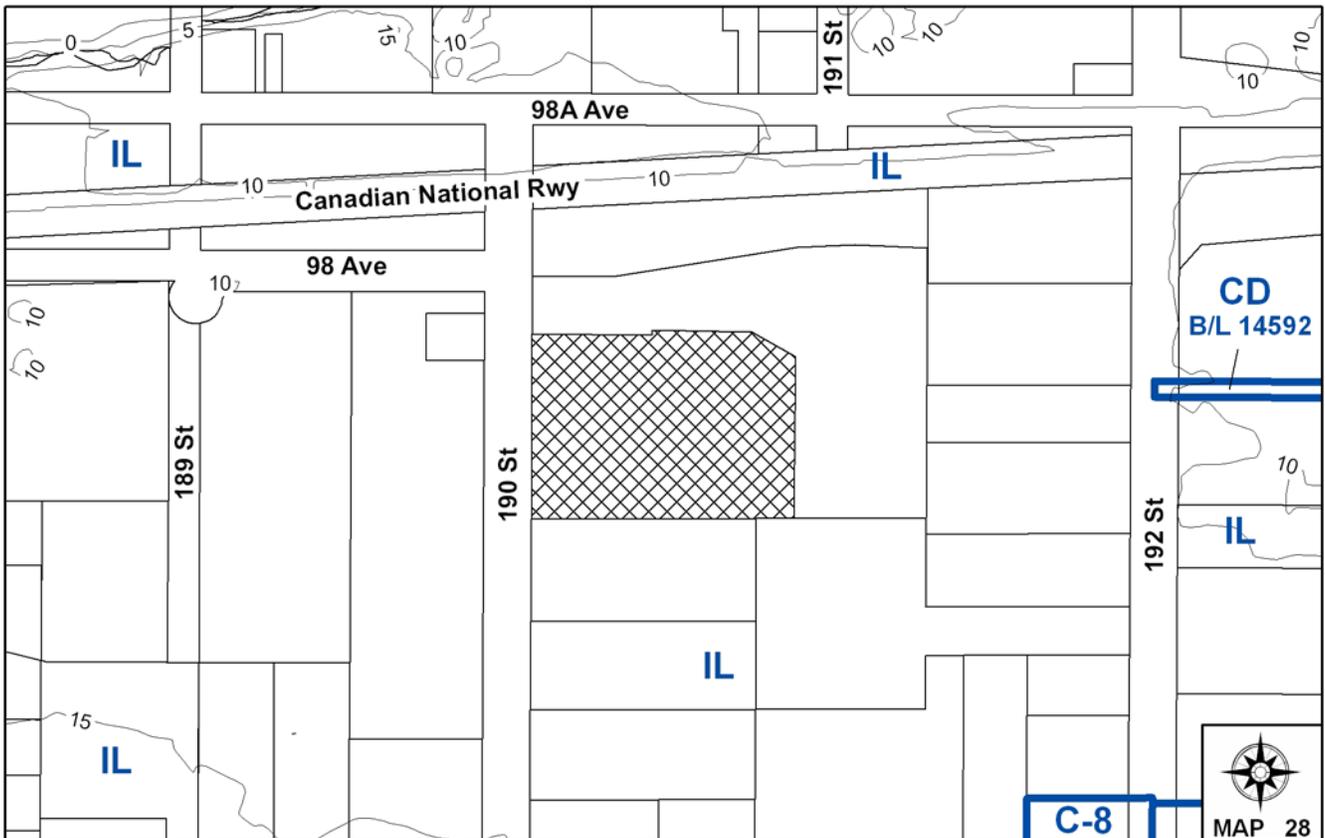
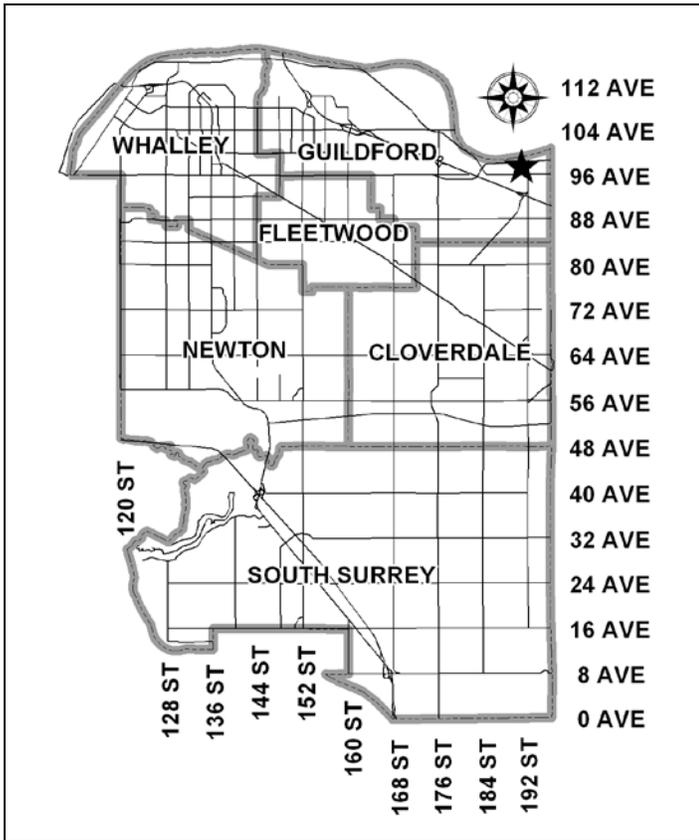
Planning Report Date: February 25, 2008

**PROPOSAL:**

- **Development Variance Permit**

in order to permit the development of a dust collection system for an existing lumber yard.

**LOCATION:** 9760 - 190 Street  
**OWNER:** Perfect Properties Inc., Inc. No. 66470  
**ZONING:** IL  
**OCP DESIGNATION:** Industrial



### RECOMMENDATION SUMMARY

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

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Relax the side yard setback along the north property line to 1.5 metres (5.0 ft.).
- Increase the height of an accessory structure to 12.8 metres (42 ft.).

### RATIONALE OF RECOMMENDATION

- The dust collection system is required to improve the air quality in the immediate area.
- Trees and landscaping will act as a buffer to mitigate the visual impact of the proposed structure.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7907-0353-00, (Appendix II) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum north side yard setback of the IL Zone from 0.0 metre (0.0 ft.) or 7.5 metres (25 ft.) to 1.5 metres (5.0 ft.); and
  - (b) to increase the maximum height of an accessory structure of the IL Zone from 6.0 metres (20.0 ft.) to 12.8 metres (42.0 ft.).

REFERRALS

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

SITE CHARACTERISTICS

Existing Land Use: Lumber yard and storage.

Adjacent Area:

<b>Direction</b>	<b>Existing Use</b>	<b>OCP Designation</b>	<b>Existing Zone</b>
North:	Industrial warehouse building.	Industrial	IL
East:	Industrial buildings with outdoor storage.	Industrial	IL
South:	Construction cranes storage.	Industrial	IL
West (Across 190 Street):	Lumber yard.	Industrial	IL

DEVELOPMENT CONSIDERATIONSBackground

- The subject property is located at 9760 – 190 Street, and is zoned Light Impact Industrial (IL) and designated Industrial in the Official Community Plan (OCP). The site is not located within a Development Permit area, as outlined in the OCP. A lumber distribution yard currently exists on the site.

- The owners are proposing to supplement current operations with a small amount of manufacturing work. Therefore, the applicant has proposed to construct a dust collection system on the subject site. The proposed system will facilitate the operation of a lumber moulder, which is used for surfacing rough lumber.
- The proposed dust collection system is to be constructed near the northwest corner of the subject property adjacent to an existing storage shed. Under the Zoning By-law (No. 12000), the proposed dust collection system is considered an accessory structure.
- The proposed dust collection system, which is to be built on a concrete pad to keep the structure level, is to be constructed 1.5 metres (5.0 ft) from the north property line and will be 12.8 metres (42 ft) high. The required side yard setback of an accessory structure in the IL Zone must be either 0.0 metre or 7.5 metres (25 ft). The Zoning By-law also states that an accessory structure shall not exceed 6.0 metres (20 ft) in height. As the proposed dust collection system will not meet these requirements, a Development Variance Permit is necessary.
- The proposed dust collection system consists of a cyclone canister within a metal bin enclosure used to collect dust and related particles. The structure will be mounted on the concrete pad with anchor bolts. The associated baghouse structure, also to be installed on the concrete pad, contains a tube chamber used in the dust capturing, separation and filtering process.
- The proposed dust collection system is expected to run an average of twice daily for three-hour time periods between the hours of 7:30 am to 4:00 pm.
- In order to reduce the noise output produced by the proposed dust collection system, a metal sound-reduction enclosure will be installed over the fan motor located at the base between the cyclone canister and the baghouse structure.
- The proposed dust collection system will produce noise levels of approximately 45 decibels (dB), when running at maximum capacity and with the sound-reduction enclosure installed. This is within the requirements of the IL Zoning. As a comparison, 45 decibels is approximately the same noise level as an average office or a normal conversation.

#### BY-LAW VARIANCES AND JUSTIFICATION

(a) Requested Variance:

- To relax the north side yard setback from 0.0 metre or 7.5 metres (25 ft.) to 1.5 metres (5.0 ft.).

Applicant's Reasons:

- To construct a dust collection system given site constraints.

- The proposed location for the dust collection system will be adjacent to the storage shed, which will house the lumber moulder. This close proximity is essential for maximum dust collection, thereby effectively reducing the impact of dust and residue on adjacent properties.

Staff Comments:

- A number of industrial buildings with businesses including machine shops, offices and contractors are located on the property north of the subject site (9800 – 190 Street). There is a distance of 16.4 metres (54 ft) between the façade of the building at 9800 – 190 Street and the north property line of the subject site. Significant landscaping within the 1.5-metre (5 ft) proposed setback along the north property line on the subject site will be planted to act as a buffer between the properties. A new chain-link fence will also be installed for safety and security reasons.
- It would not be practical to locate the proposed structure at a 0.0 metre setback, as this will not allow for any landscaping opportunities. Equally, a 7.5-metre (25 ft) setback for the proposed structure would impede on the functionality of operations at the lumber yard.
- Landscaping will include ground cover shrubs and trees, including 16 European Aspen, which will be brought in and planted at an existing height of 5.0 to 6.0 metres (16 to 20 ft) each. These types of trees can grow to 18 metres (60 ft) in height, and will help to minimize the visual impact of the proposed structure on adjacent businesses.

(b) Requested Variance:

- To vary the maximum height of an accessory structure from 6.0 metres (20 ft) to 12.8 metres (42 ft.).

Applicant's Reasons:

- To construct a feasible dust collection system to improve air quality in the area, given the proposed manufacturing operations at the lumber yard
- The proposed dust collection system will allow the lumber yard to add some light manufacturing work to the existing operations. This will reduce the amount of manufacturing work that the company currently conducts in Chilliwack and Abbotsford, thereby reducing both transportation and environmental costs.

Staff Comments:

- The proposed dust collection system is located on a concrete pad that is approximately 11.5 metres (37.5 ft) long and 4.0 metres (13 ft) wide. The proposed dust collection structure is to be 12.8 metres (42 ft.) high. The accompanying baghouse structure is only 4.0 metres (13 ft) high. The applicant has tried several times to reduce the size of the proposed structures. However, in order for the system to work effectively, a reduction in the size of the structure represents a significant increase in costs.

- A distance of approximately 18 metres (60 ft) will separate the industrial offices (on the property to the north) and the proposed dust collection system. There is a distance of 16.4 metres (54 ft) between the façade of these building to the north and the property line abutting the subject site, including a 1.5-metre (5 ft) landscape strip.

### INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Lot Owners and Action Summary  
Appendix II. Development Variance Permit No. 7907-0353-00

Jean Lamontagne  
General Manager  
Planning and Development

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