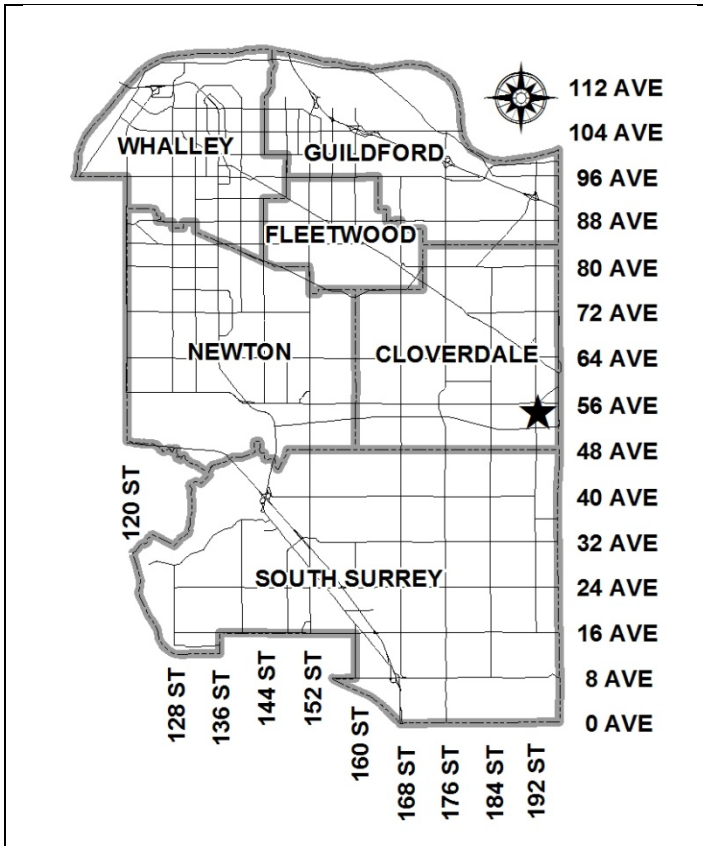


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7912-0246-00

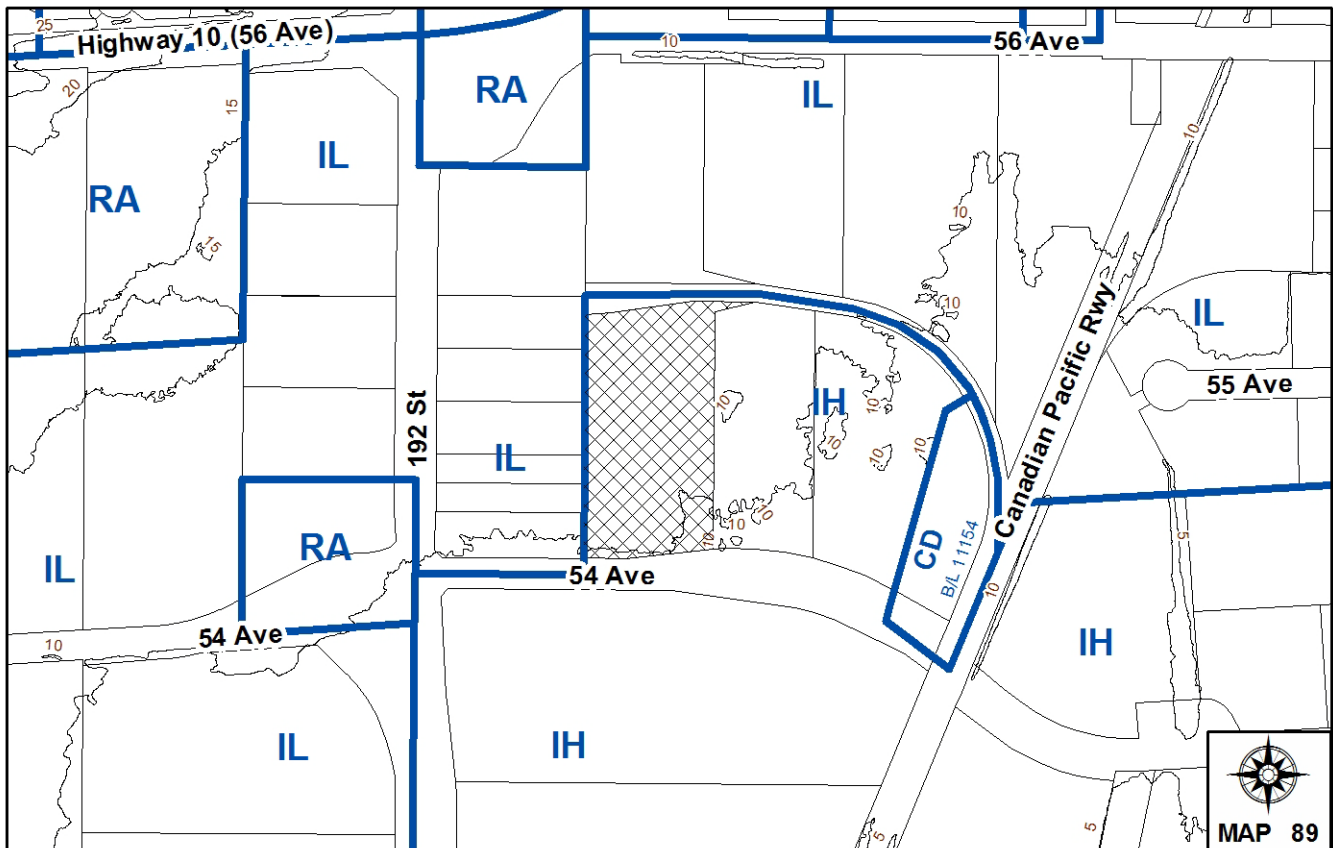
Planning Report Date: September 10, 2012



PROPOSAL:

- **Development Variance Permit**
 in order to permit relocation of a truck wash facility.

LOCATION: 19275 - 54 Avenue
OWNER: RMC Ready-Mix Ltd., Inc. No. 639819
ZONING: IH
OCP DESIGNATION: Industrial



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Seeking a reduced side yard setback.

RATIONALE OF RECOMMENDATION

- Dedications/expropriations associated with the Robert's Bank Rail Corridor project have impacted the subject site, the maneuverability of the site and ability to wash cement trucks. Relocation of truck wash facilities would be very complicated without a Development Variance Permit to reduce the side yard setback.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7912-0246-00 (Appendix II) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum east side yard setback of the IH Zone from 3.6 metres (12 ft.) to 1.5 metres (5 ft.).

REFERRALS

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

SITE CHARACTERISTICS

Existing Land Use: Concrete mixing and delivery business, RMC Ready-Mix Ltd.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North (Across rail spur):	Lumber sales and distribution.	Industrial	IL
East:	Lumber sales and distribution.	Industrial	IH
South (Across 54 Avenue):	Lumber sales and distribution.	Industrial	IH
West:	Mix of industrial uses.	Industrial	IL

DEVELOPMENT CONSIDERATIONS

- The subject site is located at 19275 – 54 Avenue, is zoned High Impact Industrial Zone (IH) and is designated Industrial in the Official Community Plan (OCP).
- 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 the cement, garage and maintenance areas, an office building as well as conveyors and hopper bins for the production of the cement.
- The Roberts Bank Rail Corridor Program in Surrey consists of the construction of road/rail grade separations at 152 Street, 192 Street, 196 Street, and 54 Avenue, and related road works on adjoining streets, designed to reduce traffic congestion at rail crossings. As part of the 54 Avenue overpass improvements, expropriation of a portion of the southeast corner of the site was undertaken in 2011 (Appendix III).

- The construction of the overpass requires that the existing truck wash facility on the site be relocated.
- The truck wash facility is approximately 12 metres (40 ft.) square and 145 square metres (1,560 sq. ft.). The facility includes an area for washing up to two trucks and a settling pond to collect soil and cement residue. The water used for truck cleaning is reused and much of the residue collected will be used in the production of concrete.
- Due to a number of constraints on the subject site, the most feasible location for relocation the truck wash facility is the southeast corner of the subject property.
- However, even though the southeast corner of the site is the most logical location for the truck wash, the relocated truck wash will be only 1.5 metres (5 ft.) from the eastern side property line whereas, under the provisions of the IH Zone, a setback of 3.6 metres (12 ft.) is required.
- As a result, the applicant has submitted a Development Variance Permit application to reduce the east side yard setback.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To relax the eastern side yard setback requirement of the IH Zone from 3.6 metres (12 ft.) to 1.5 metres (5 ft.).

Applicant's Reasons:

- Relocation of the truck wash area is required to facilitate an overpass as part of the Robert's Bank Rail Corridor improvements.
- Complying with the setbacks of the IH Zone is difficult as the site is currently operating and is already built out. Relocation of the truck wash area would require extensive relocation of existing structures.
- The truck area must remain in approximately the same location to comply with existing GVRD waste water permits.
- The truck wash area must be located towards the front of the site so trucks can clean off as they leave the site.

Staff Comments:

- Due to Robert's Bank Rail Corridor improvements the applicant must relocate the truck wash area within an already developed site.

- The applicant faces several constraints in relocating the truck wash area due to existing structures on the site and an existing GVRD waste water permit which specifies a specific location for the truck wash area.
- The proposed truck wash area is remaining approximately the same size.
- Area of the neighbouring property to the east is currently being used as storage and will be minimally impacted.
- Staff support the requested variance.

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. 7912-0246-00
Appendix III.	Roberts Bank Rail Corridor drawings

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

JKS/kms

\\file-server1\net-data\csdc\generate\areaproduct\save\23549186037.doc
. 9/6/12 9:17 AM

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7912-0246-00

Issued To: RMC READY-MIX LTD.

("the Owner")

Address of Owner: 19275 - 54 Avenue
Surrey, BC
V3S 8E5

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
LT 32 SC NW3 T8 PL56637

19275 - 54 Avenue

(the "Land")
3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Section F of Part 49 High Impact Industrial Zone (IH), the minimum east side yard setback is reduced from 3.6 metres (12 ft.) to 1.5 metres (5 ft.) to construct a truck wash area.
4. The landscaping and the siting of buildings and structures shall be in accordance with the drawings numbered 7912-0111-00 (A) through to and including 7912-0111-00 (D) (the "Drawings") which are attached hereto and form part of this development variance permit.
5. 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.

6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
7. 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.
8. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
9. This development variance permit is not a building permit.

AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE DAY OF , 20 .
ISSUED THIS DAY OF , 20 .

Mayor – Dianne L. Watts

City Clerk – Jane Sullivan



SURVEY PLAN OF LOT 32 SECTION 3 TOWNSHIP 8
NEW WESTMINSTER DISTRICT PLAN 56637

PARCEL IDENTIFIER (PID): 002-157-284

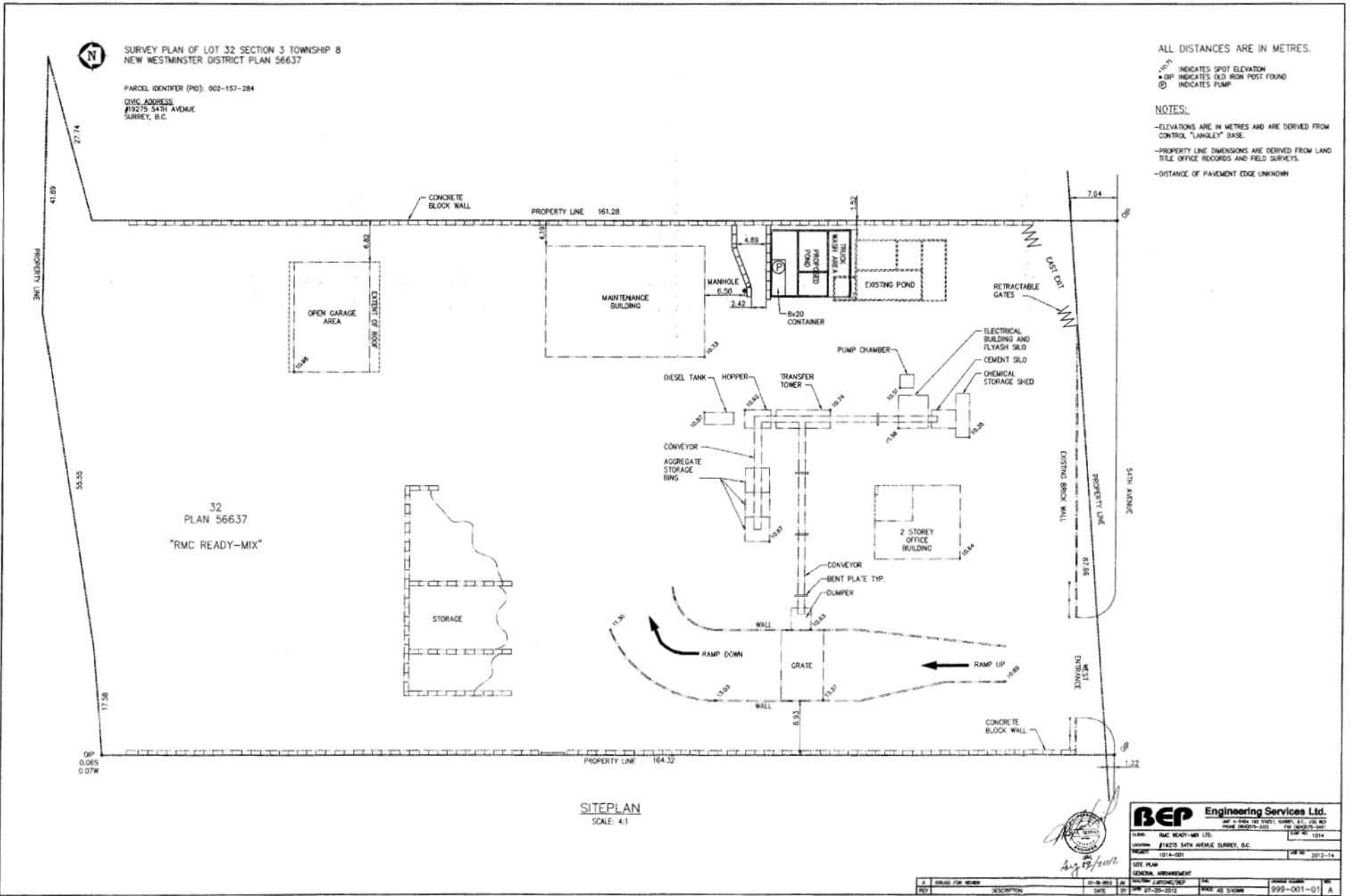
CIVIC ADDRESS:
#19275 54TH AVENUE
SURREY, B.C.

ALL DISTANCES ARE IN METRES.

- INDICATES SPOT ELEVATION
- OP INDICATES OLD IRON POST FOUND
- ⊕ INDICATES PUMP

NOTES:

- ELEVATIONS ARE IN METRES AND ARE DERIVED FROM CONTROL "LAHLEY" BASE.
- PROPERTY LINE DIMENSIONS ARE DERIVED FROM LAND TITLE OFFICE RECORDS AND FIELD SURVEYS.
- DISTANCE OF PAVEMENT EDGE UNKNOWN



32
PLAN 56637
"RMC READY-MIX"

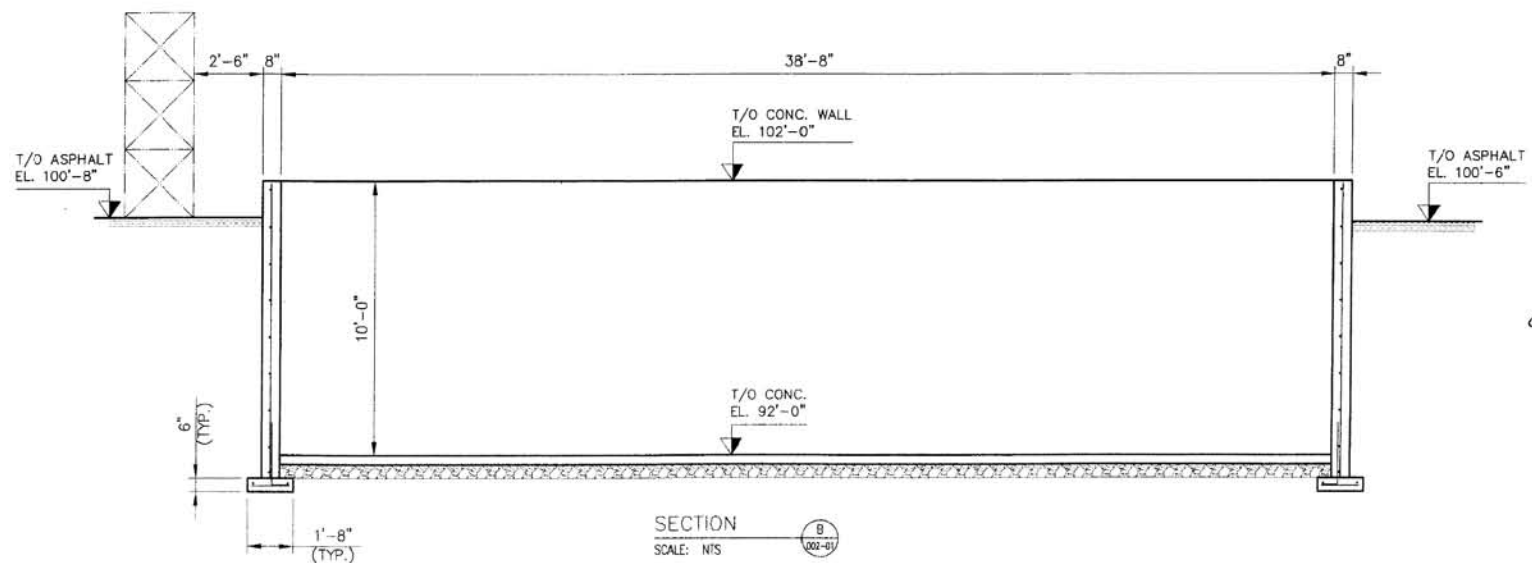
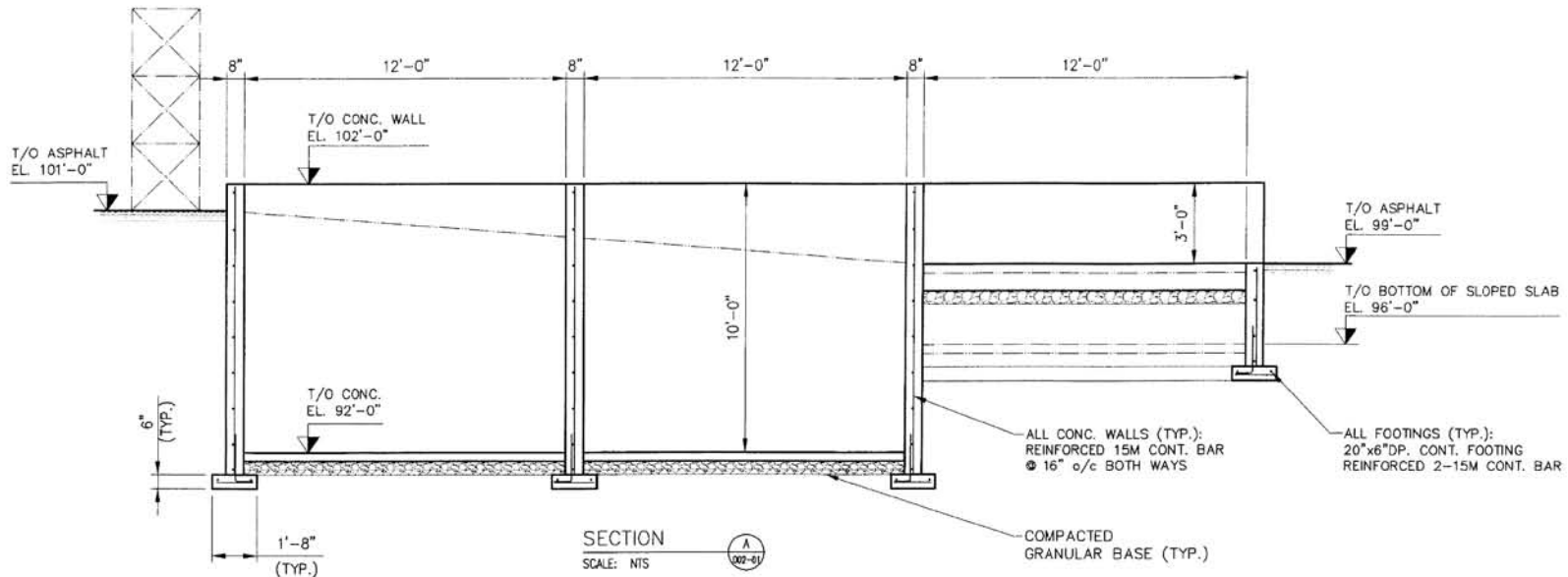
SITEPLAN
SCALE: 4:1

Signature
Date: 07/25/2012

BEP Engineering Services Ltd.
 1014
 19275 54TH AVENUE SURREY, B.C.
 2012-14

NO.	REVISION / WORK	DATE	BY	DESCRIPTION
1	ISSUED FOR REVIEW	07-25-2012	AS	GENERAL ARRANGEMENT
2	REVISED	07-25-2012	AS	GENERAL ARRANGEMENT

7912-0246-00(A)

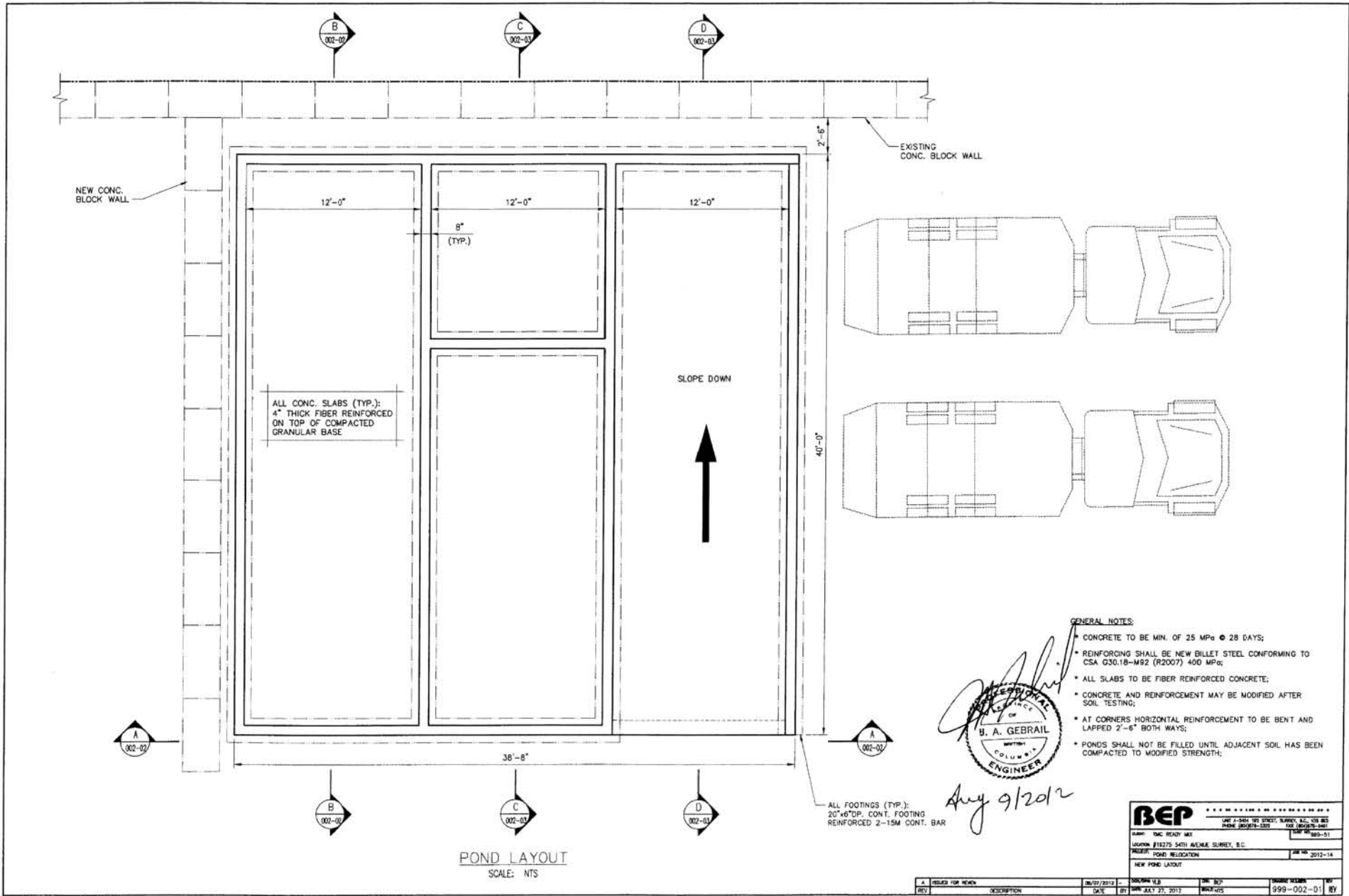


PROFESSIONAL
ENGINEER
J. A. GEBRAIL
COLUMBIA
ENGINEER

Aug 9/2012

BEP		JAN 2-5004 THE ENGINEERING, E.C. 1975 REG.	
DRAFT: PISC READY 181		FILE NO: 999-01	
PROJECT: #18275 54TH AVENUE SURREY, B.C.		JOB NO: 999-01	
NEW POND SECTIONS		JOB NO: 2012-14	
SECTION: A-A, B-B		DATE: 2012-14	
A	ISSUED FOR REVIEW	08/07/2012	JAN GEB
REV	DESCRIPTION	DATE	BY
		08/27/2012	WILKINS
		08/27/2012	WILKINS
		08/27/2012	WILKINS

7912-0246-00(B)



POND LAYOUT
SCALE: NTS

NORTH FRONTAGE ROAD

CONTRACTOR TO LOCATE SANITARY CONNECTION AND INSTALL IC AT NEW PROPERTY LINE

PROPOSED 100mmØ SAN CONNECTION c/w IC. CONTRACTOR TO CONFIRM LOCATION AND INVERT PRIOR TO INSTALLATION OF MAINLINE

CONTRACTOR TO EXPOSE EXISTING WATER SERVICE CONNECTION TO DETERMINE CONFLICT PRIOR TO CONSTRUCTION

Approximate 295 square metre road acquisition for Robert's Bank Rail Corridor project

FUTURE HYDRO DUCTBANK
PROPOSED HYDRO DUCTBANK

SUBJECT SITE

54 AVENUE

SOUTH FRONTAGE ROAD

CONT
SECT
SEWE
SEWF

