

CITY OF SURREY

BY-LAW NO. 17507

A by-law to amend Surrey Zoning By-law, 1993, No. 12000, as amended
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THE CITY COUNCIL of the City of Surrey, in open meeting assembled, ENACTS AS FOLLOWS:

1. Surrey Zoning By-law, 1993, No. 12000, as amended, is hereby further amended, pursuant to the provisions of Section 903 of the Local Government Act, R.S.B.C. 1996 c. 323, as amended by changing the classification of the following parcels of land, presently shown upon the maps designated as the Zoning Maps and marked as Schedule "A" of Surrey Zoning By-law, 1993, No. 12000, as amended as follows:

FROM: ONE-ACRE RESIDENTIAL ZONE (RA)

TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

Parcel Identifier: 010-168-630

Lot 7 Except: Part Dedicated Road on Plan LMP42707; Section 20 Township 2 New Westminster District Plan 16236

13463 - 76 Avenue

Parcel Identifier: 010-168-591

Lot 6 Except: Part Dedicated Road on Plan LMP42707; Section 20 Township 2 New Westminster District Plan 16236

13453 - 76 Avenue

Parcel Identifier: 008-605-653

Lot 8 Section 20 Township 2 New Westminster District Plan 16236

7630 - 134A Street

Parcel Identifier: 002-379-554

Lot 9 Section 20 Township 2 New Westminster District Plan 16236

7646 - 134A Street

Portion of Road as shown on the attached Survey Plan containing 327.3 sq.m. and labelled as "PCL. 'A'"

(hereinafter referred to as the "*Lands*")

2. The following regulations shall apply to the *Lands*:

A. Intent

This Zone is intended to accommodate and regulate the development of *light impact industry, transportation industry, warehouses, distribution centres, office uses, community service uses and educational uses.*

B. Permitted Uses

The *Lands and structures* shall be used for the following uses only, or for a combination of such uses:

1. *Light impact industry.*
2. *Recycling depots* provided that:
 - (a) The use is confined to an enclosed *building*; and
 - (b) The storage of used tires is prohibited.
3. *Transportation industry.*
4. *Automotive service uses.*
5. Automobile painting and body work.
6. *Vehicle storage and parking facilities* including truck parking and recreational *vehicle storage.*
7. *General services uses* limited to the following:
 - (a) Driving schools;
 - (b) *Industrial equipment rentals*;
 - (c) Taxi dispatch offices;
 - (d) Industrial first aid training; and
 - (e) Trade schools.
8. *Warehouse uses.*
9. *Distribution centres.*
10. Office uses limited to the following:
 - (a) Architectural and landscape architectural offices;
 - (b) Engineering and surveying offices;
 - (c) General contractor offices;

- (d) Government offices;
 - (e) Utility company offices; and
11. One *retail store*, provided that:
- i. The *retail store* does not exceed a total floor area of 93 square metres [1,000 sq. ft.];
 - ii. The *retail store* is operated by a non-profit enterprise to sell the products and services produced by the trade school operating on the site.
 - iii. There is not more than one *retail store* on the *lot* and where a lot has been subdivided by a strata plan then there shall be not more than one *retail store* within the strata plan.
12. *Accessory uses* including the following:
- (a) *Coffee shops* provided that the seating capacity shall not exceed 35 and the said *coffee shop* is not licensed by the Liquor Control and Licensing Act, R.S.B.C. 1996, Chapter 267, as amended;
 - (b) *Recreation facilities*, excluding go-kart operations, drag racing and rifle ranges;
 - (c) *Community services*;
 - (d) *Assembly halls* limited to *churches*, provided that:
 - (i) the *church* does not exceed a total floor area of 700 square metres (7,500 sq. ft.);
 - (ii) the *church* accommodates a maximum of 300 seats; and
 - (iii) there is not more than one *church* on a lot.
 - (e) *Child care centres*; and
 - (f) *Dwelling unit(s)* provided that the *dwelling unit(s)* is (are):
 - i. Contained within the *principal building*;
 - ii. Occupied by the owner or a caretaker, for the protection of the businesses permitted;
 - iii. Restricted to a maximum number of:
 - a. One *dwelling unit* in each *principal building* less than 2,800 square metres [30,000 sq. ft.] in floor area;

- b. Two *dwelling units* in each *principal building* of 2,800 square metres [30,000 sq. ft.] or greater in floor area; and
- c. Notwithstanding Sub-sections B.11 (f) iii.a. and iii.b., the maximum number shall be two *dwelling units* for *lots* less than 4.0 hectares [10 acres] in area and three *dwelling units* for *lots* equal to or greater than 4.0 hectares [10 acres] in area.

iv. Restricted to a maximum floor area of:

- a. 140 square metres [1,500 sq. ft.] for one (first) *dwelling unit* on a *lot* and where a *lot* has been subdivided by a strata plan then there shall only be one 140-square metre [1,500- sq. ft.] *dwelling unit* within the strata plan;
- b. 90 square metres [970 sq. ft.] for each additional *dwelling unit*; and
- c. Notwithstanding Sub-sections B.11 (f) iv.a. and iv.b., the maximum floor area shall not exceed 33% of the total floor area of the *principal building* within which the *dwelling unit* is contained.

(g) Sales of rebuilt *vehicles* less than 5,000 kilograms [11,023 lbs.] *G.V.W.* provided that:

- i. it is part of an automobile painting and body work business;
- ii. the number of rebuilt vehicles ready for sale shall not exceed 5 at any time;
- iii. the business operator holds a current and valid Motor Dealer's certificate; and
- iv. the business operator is an approved Insurance Corporation of British Columbia Salvage Buyer.

C. Lot Area

Not applicable to this Zone.

D. Density

The *floor area ratio* shall not exceed 1.00.

E. Lot Coverage

The *lot coverage* shall not exceed 60%.

F. Yards and Setbacks

Buildings and structures shall be sited in accordance with the following minimum setbacks:

Use	Setback				
	Front Yard (76 Avenue)	Rear Yard	Side Yard	Side Yard on Flanking Street (134A Street)	
<i>Principal Buildings and Accessory Buildings and Structures</i>	1.4 m [5 ft.]	7.5 m [25 ft.]	7.5 m* [25 ft.]	3.0 m [10 ft.]	

Measurements to be determined as per Part 1 Definitions, of Surrey Zoning By-law, 1993, No. 12000, as amended.

* One (1) *side yard setback* shall be 7.5 metres [25 ft.] or 0.0 metre.

G. Height of Buildings

Measurements to be determined as per Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended.

1. *Principal buildings*: The *building height* shall not exceed 18 metres [60 feet].
2. *Accessory buildings and structures*: The *building height* shall not exceed 6 metres [20 feet].

H. Off-Street Parking

1. Refer to Table C.3, Part 5 Off-Street Parking and Loading/Unloading of the Surrey Zoning By-law, 1993, No. 12000, as amended.
2. *Tandem parking* may be permitted for company fleet *vehicles*.

I. Landscaping

1. All developed portions of the *lot* not covered by *buildings, structures* or paved areas shall be landscaped including the retention of mature trees. This *landscaping* shall be maintained.
2. Along the developed sides of the *lot* which abut a *highway*, a continuous *landscaping* strip of not less than 1.5 metres [5 ft.] in width shall be provided within the *lot*.
3. The boulevard areas of *highways* abutting a *lot* shall be seeded or sodded with grass on the side of the *highway* abutting the *lot*, except at *driveways*.

4. Open display and storage including the outdoor storage of damaged or *wrecked vehicles* shall be completely screen to a height of at least 2.5 metres [8 ft.] by *buildings* and/or solid decorative fencing and/or substantial *landscaping* strips of not less than 2.5 metres [8 ft.] in height and not less than 1.5 metres [5 ft.] in width. No display or storage of material shall be piled up to a height of 2.5 metres [8 ft.] within 5 metres [16 ft.] of the said screen and in no case shall these materials be piled up to the height of more than 3.5 metres [12 ft.].

J. Special Regulations

1. Land and *structures* shall be used for the uses permitted in this Zone only if such uses:
 - (a) Constitute no unusual fire, explosion or safety hazard;
 - (b) Do not emit noise in excess of 70 dB measured at any point on any boundary of the *lot* on which the use is located; and
 - (c) Do not produce heat or glare perceptible from any *lot line* of the *lot* on which the use is located.
2. Outdoor storage of any goods, materials or supplies is specifically prohibited between the front of the *principal building* and the *highway*, excluding *vehicles* exceeding 5,000 kilograms [11,023 lbs.] *G.V.W.* which are intended for sale.
3. The storage of damaged or *wrecked vehicles* shall be completely enclosed within a *building* or approved walled or fenced area.
4. *Wrecked vehicles* shall not be visible from outside the *building* or the walled or fenced area in which they are stored.
5. *Child care centres* shall be located on the *lot* such that these centres have direct access to an *open space* and play area within the *lot*.

K. Subdivision

Lots created through subdivision in this Zone shall conform to the following minimum standards:

<i>Lot Size</i>	<i>Lot Width</i>	<i>Lot Depth</i>
3,000 sq. m. [0.74 acre]	30 metres [98ft.]	85 metres [279 ft.]

Dimensions shall be measured in accordance with Section E.21, Part 4 General Provisions, of Surrey Zoning By-law, 1993, No. 12000 as amended.

L. Other Regulations

In addition to all statutes, by-laws, orders, regulations or agreements, the following are applicable, however, in the event that there is a conflict with the provisions in this Comprehensive Development Zone and other provisions in Surrey Zoning By-law, 1993, No. 12000, as amended, the provisions in this Comprehensive Development Zone shall take precedence:

1. Definitions are as set out in Part 1 Definitions, of Surrey Zoning By-law, 1993, No. 12000, as amended.
2. Prior to any use, the *Lands* must be serviced as set out in Part 2 Uses Limited, of Surrey Zoning By-law, 1993, No. 12000, as amended and in accordance with the servicing requirements for the IL Zone as set forth in the Surrey Subdivision and Development By-law, 1986, No. 8830, as amended.
3. General provisions are as set out in Part 4 General Provisions, of Surrey Zoning By-law, 1993, No. 12000, as amended.
4. Additional off-street parking requirements are as set out in Part 5 Off-Street Parking, of Surrey Zoning By-law, 1993, No. 12000, as amended.
5. Sign regulations are as set out in Surrey Sign By-law, 1999, No. 13656, as amended.
6. Special *building setbacks* are as set out in Part 7 Special Building Setbacks, of Surrey Zoning By-law, 1993, No. 12000, as amended.
7. *Building* permits shall be subject to the Surrey Building By-law, 1987, No. 9011, as amended.
8. *Building* permits shall be subject to Surrey Development Cost Charge By-law, 2011, No. 17330, as may be amended or replaced from time to time, and the development cost charges shall be based on the IL Zone.
9. Surrey Tree Protection By-law, 2006, No. 16100, as amended.
10. Development permits may be required in accordance with the Surrey *Official Community Plan*, 1996, By-law No. 12900, as amended.
11. Provincial licensing of *child care centres* is regulated by the Community Care and Assisted Living Act R.S.B.C. 2002. c. 75, as amended, and the Child Care Licensing Regulation set out under B.C. Reg. 95/2009, as amended.
12. Safety regulations are set out in the Public Health Act S.B.C. 2008, c.28 as amended and the "Surrey Fire Prevention By-law".
13. Permits may be required for the storage of *special wastes* in accordance with the Environmental Management Act S.B.C. 2003, c.53 as amended.

3. This By-law shall be cited for all purposes as "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2011, No. 17507"

PASSED FIRST READING on the 7th day of November, 2011.

PASSED SECOND READING AS AMENDED on the 9th day of January, 2012.

PUBLIC HEARING HELD thereon on the 23rd day of January, 2012.

PASSED THIRD READING ON THE 23rd day of January, 2012.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the 27th day of May, 2013.

_____ MAYOR

_____ CLERK

REFERENCE PLAN TO ACCOMPANY THE CITY OF SURREY
 HIGHWAY DEDICATION CANCELLATION BYLAW NO. 17507
 COVERING ROAD SHOWN ON PLAN 16236 SECTION 20
 TOWNSHIP 2 NEW WESTMINSTER DISTRICT

PURSUANT TO SECTION 120 OF THE LAND TITLE ACT
 AND SECTION 40 OF THE COMMUNITY CHARTER
 BCGS 92G.016
 CITY OF SURREY

LEGEND
 SCALE 1:250

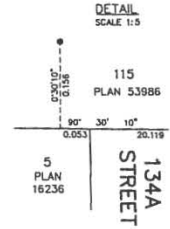
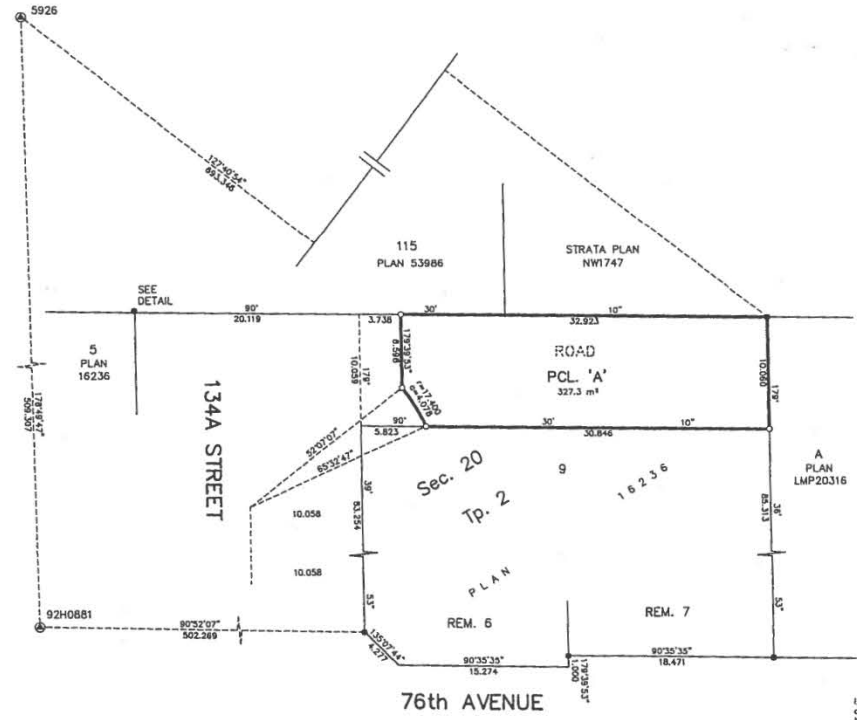


(All distances are in metres)
 The intended plot size of this plan is 432mm in width by 560mm in height (C size) when plotted at a scale 1:250.
 Grid bearings are derived from observations between geodetic control monuments 5926 and 92H0881, Integrated Survey Area No. 1, Surrey, B.C. NAD 83 (CSRS)
 This plan shows horizontal ground-level distances except where otherwise noted. To compute grid distances, multiply ground-level distances by combined factor 0.999592.
 (M) indicates control monument found
 ● indicates iron post found
 ○ indicates iron post placed
 □ indicates lead plug placed

CITY OF SURREY:
 MAYOR: DIANNE WATTS
 CITY CLERK: JANE SOMK
 Witness as to the signature of the city clerk
 Occupation of witness
 Address of witness

DHALIWAL & ASSOCIATES
 LAND SURVEYING INC.
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 Surrey, B.C.
 V3W 3B2
 (ph) 604 501-6188
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 FILE : 1106007-R01.DWG

PLAN BCP
 REF. No. _____
 Deposited in the Land Title Office at
 New Westminster, B.C.
 This ___ day of _____, 2011.
 Assistant Deputy Registrar



I, Gene Paul Niska, a British Columbia land surveyor, certify that I was present at and personally supervised the survey represented by this plan and that the survey and plan are correct. The field survey was completed on the day of _____, 2011. The plan was completed and checked, and the checklist filed under # _____, on the day of _____, 2011.

THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT

B.C.L.S. 803

SCHEDULE A