

CITY OF SURREY

BYLAW NO. 18455

A bylaw to amend the provisions of "Surrey Zoning
By-law, 1993, No. 12000" as amended.

.....

The Council of the City of Surrey ENACTS AS FOLLOWS:

1. "Surrey Zoning By-law, 1993, No. 12000," as amended, is hereby further amended as follows:
 - a. Part 1, Definitions is amended as follows:
 - i. by adding a new definition following the definition of "Mink Farm":
"Mixed Employment
means land designated Mixed Employment in the *Surrey Official Community Plan.*"
 - ii. by amending the definition of "Residential" by inserting the words "*Suburban-Urban Reserve,*" after "*Suburban*" and before "*Urban*".
 - iii. by adding a new definition following the definition for "Suburban":
"Suburban-Urban Reserve
means land designated Suburban-Urban Reserve in the *Surrey Official Community Plan.*"
 - b. Part 47, IB Zone is amended in Section F by deleting the words "*commercial or industrial*" and replacing them with the words "*commercial, industrial or mixed employment*" in the footer (*) below the table.
 - c. Part 47A, IB-1 Zone is amended as follows:
 - (a) Amend the second footer (**) below the table in Section F by deleting the words "*commercial or industrial*" and replacing them with the words "*commercial, industrial or mixed employment*"
 - (b) In Section I.2, delete the words "of Land" after the words "Subdivision and Development"
 - (c) In Section I.3, delete the words "of Land" after the words "Subdivision and Development"

- d. Part 47B, IB-2 Zone is amended as follows:
- (a) Amend the second footer (**) below the table in Section F by deleting the words "*commercial or industrial*" and replacing them with the words "*commercial, industrial or mixed employment*"
 - (b) In Section I.2, delete the words "of Land" after the words "Subdivision and Development"
 - (c) In Section I.3, delete the words "of Land" after the words "Subdivision and Development"

e. Part 47C, IB-3 Zone is amended in Section F. as follows:

- i. Number the first clause as Section F.1.
- ii. Insert a new Section F.2, immediately after Section F.1, as follows:
 - "2. Notwithstanding the above, all *buildings* and *structures* on lands within Area XVII as described and outlined on the map attached as Schedule F of this By-law, shall be sited in accordance with the following minimum setbacks:

Use	Setback	Front Yard	Rear Yard	Side Yard	Side Yard on Flanking Street
<i>Principal Buildings and Accessory Buildings and Structures</i>		16 m.* [52 ft.]	7.5 m. [25 ft.]	7.5 m.** [25 ft.]	9.0 m.*** [30 ft.]

Measurements to be determined as per Part 1 Definitions of this By-law.

- * The *front yard setback* may be reduced to 7.5 metres [25 ft.] if the area between the front face of any *building* or *structure* and a *highway* is not used for parking and is landscaped.
- ** One (1) *side yard setback* shall be 7.5 metres [25 ft.] or 0.0 metre if the said *side yard* abuts land which is *commercial, industrial or mixed employment*.
- *** The *side yard setback* on a *flanking street* may be reduced to 7.5 metres [25 ft.] if the area between the *flanking street* face of any *building* or *structure* and a *highway* is not used for parking and is landscaped."

iii. Delete Section I.4. and replace with the following:

"4. Notwithstanding the above on lands within Area XVII as described and outlined on the map attached as Schedule F of this By-law:

(a) Along the developed sides of the *lot* which abut an Arterial Road or Collector Road, as shown in Schedule "D" - Surrey Road Classification Map (R-91) in Subdivision and Development By-law No. 8830, a continuous *landscaping* strip of not less than 6.0 metres [20 ft.] in width shall be provided within the *lot*; and

(b) Along the developed sides of the *lot* which abut all *highways* other than an Arterial Road or Collector Road, as shown in Schedule "D" - Surrey Road Classification Map (R-91) in Subdivision and Development By-law No. 8830, a continuous landscape strip of not less than 3.0 metres [10 ft.] shall be provided within the developed sides of the *lot*."

iv. Insert the following new Section I.5 after Section I.4:

"5. Loading areas, garbage containers and *passive recycling containers* shall be screened from any adjacent *residential lot*, to a height of at least 2.5 metres [8 ft.] by *buildings*, a *landscaping* screen, a solid decorative fence, or a combination thereof."

2. This Bylaw shall be cited for all purposes as "Surrey Zoning Bylaw, 1993, No. 12000, Text Amendment Bylaw, 2015, No. 18455"

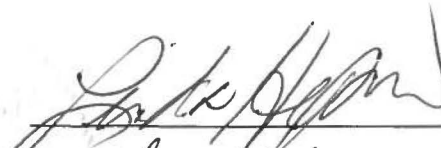
PASSED FIRST READING on the 25th day of May, 2015.

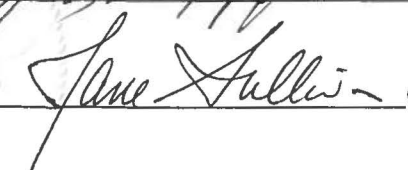
PASSED SECOND READING on the 25th day of May, 2015.

PUBLIC HEARING HELD thereon on the 15th day of June, 2015.

PASSED THIRD READING on the 15th day of June, 2015.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the 29th day of June, 2015.


MAYOR


CLERK