

CITY OF SURREY

BY-LAW NO. 13703

A by-law to amend "Surrey Zoning By-law, 1993, No. 12000," as amended

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The 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 as follows:

(1) Part 47 - Business Park Zone (IB) is amended in Section B. Permitted Uses by deleting Sub-section 5.(g) in its entirety and inserting new Sub-section 5.(g) in its place as follows:

"(g) *Dwelling unit(s)* provided that the *dwelling unit(s)* is (are):

i. Contained within a *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.5 (g) 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.5 (g) 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."

(2) Part 48 - Light Impact Industrial Zone (IL) is amended in Section B. Permitted Uses by deleting Sub-section 10.(f) in its entirety and inserting new Sub-section 10.(f) in its place as follows:

"(f) *Dwelling unit(s)* provided that the *dwelling unit(s)* is (are):

- i. Contained within a *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.10 (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.10 (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."

(3) Part 49 - High Impact Industrial Zone (IH) is amended in Section B. Permitted Uses by deleting Sub-section 9.(b) in its entirety and inserting new Sub-section 9.(b) in its place as follows:

"(b) *Dwelling unit(s)* provided that the *dwelling unit(s)* is (are):

- i. Contained within a *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.9 (b) 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.9 (b) 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."

(4) Part 51 - Agro-Industrial Zone (IA) is amended in Section B. Permitted Uses by deleting Sub-section 6.(a) in its entirety and inserting new Sub-section 6.(a) in its place as follows:

"(a) *Dwelling unit(s)* provided that the *dwelling unit(s)* is (are):

- i. Contained within a *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.6 (a) 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.6 (a) 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."

2. This By-law shall be cited for all purposes as "Surrey Zoning By-law, 1993, No. 12000, Text Amendment By-law, 1999, No. 13703."

PASSED FIRST AND SECOND READING on the 12th day of April, 1999.

PUBLIC HEARING HELD thereon on the 17th day of May, 1999.

PASSED THIRD READING on the 17th day of May, 1999.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the 17th day of May, 1999.

_____MAYOR

_____CLERK

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