

CITY OF SURREY

BY-LAW NO. 11561

A by-law to amend "Surrey Zoning By-law, 1979, No. 5942."  
as amended.

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As amended by Bylaw No: 11911, 11/22/93; 12411, 10/11/94

THIS IS A CONSOLIDATED BYLAW PREPARED BY THE CITY OF SURREY FOR CONVENIENCE ONLY. THE CITY DOES NOT WARRANT THAT THE INFORMATION CONTAINED IN THIS CONSOLIDATION IS CURRENT. IT IS THE RESPONSIBILITY OF THE PERSON USING THIS CONSOLIDATION TO ENSURE THAT IT ACCURATELY REFLECTS CURRENT BYLAW PROVISIONS.

The MUNICIPAL COUNCIL of the Corporation of the District of Surrey, in open meeting assembled, ENACTS AS FOLLOWS:

1. Surrey Zoning By-law, 1979, No. 5942, as amended, is hereby further amended, pursuant to the provisions of Section 963 of the "Municipal Act," and the classification of the following parcels of land, presently shown upon the maps designated as the "Zoning Maps" and marked as Schedule "A" under Part III of the said By-law No. 5942, is hereby amended as follows:

FROM "GENERAL INDUSTRIAL ZONE (I-G)"  
TO "COMPREHENSIVE DEVELOPMENT ZONE (C-D)"

Lot 1, Lot 2, Lot 3 and Lot 4, all of Section 29, Township 2, New Westminster District, Plan LMP6250

(8334 – 128 Street, 12832 and 12874 – 84 Avenue, and  
8335 – 129 Street)

2. The following regulations shall apply to the land herein:

A. **INTENT**

This zone is intended to accommodate a mixture of manufacturing and processing industries together with commercial uses in a comprehensive manner.

B. **PERMITTED USES**

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

1. Manufacture, processing, assembly, warehousing and service of the following or similar products, provided that a sales outlet is part of the operation:

- Batteries
- Beverages processing and bottling
- Chemicals and drugs
- Clothing and garments
- Computer hardware, software and accessory products
- Cosmetics
- Dairy products
- Electrical equipment
- Electronics equipment
- Food products including bulk foods
- Furniture
- Hardware
- Jewellery
- Machinery and equipment
- Marine equipment
- Medical and dental supplies
- Metal products
- Paint products
- Paper products
- Pottery and ceramic products
- Rubber and plastic products processing
- Signs
- Tent and awning
- Textile and leather products
- Tire products including rebuilding and retreading
- Tobacco products processing
- Trailer and camping equipment
- Wood and paper products processing

2. Service Uses

- Drycleaners and laundromats
- Fitness recreation uses
- Food catering services
- General contractor provided that any contractor's storage yard is enclosed by a building or completely screened
- Laboratories
- Printing and publishing
- Restaurants, cafes and delicatessens
- Trade schools
- Convenience Store
- Audio/Visual Production

provided that the aggregate area of restaurants, cafes, delicatessens and fitness recreational uses shall not exceed fifty (50) percent of the total building area developed in the site.

3. Office Uses:

- Government offices
- Utility companies offices

- General contractor offices
  - Engineering and surveying offices
  - Architectural and landscape architectural offices
4. The following office uses are permitted, provided that the uses are within a building for the industrial uses permitted in this zone, and further provided that such uses do not occupy more than twenty (20) percent of the potential developable floor area within a record lot:
- Accountants' offices
  - Banks and finance offices
  - Insurance agencies
  - Law Offices
  - Medical Offices
  - Dental Offices
5. Accessory uses:
- Any building or use including offices which is customarily accessory to the above listed principal buildings or uses
  - Food services, sleeping accommodation and recreation facilities primarily intended for the use of employees
- provided that all accessory buildings shall occupy an area of not greater than twenty (20) per cent of the area of the site.
6. One dwelling unit for the manager or watchman of the industrial uses permitted on the site, provided that the dwelling unit:
- (a) does not constitute a singular use on a site;
  - (b) is contained within an industrial building; and
  - (c) Has a maximum area of the lesser of:
    - (i) 140 square metres (1,500 sq. ft.); or
    - (ii) 33% of the total area of the industrial building within which the dwelling unit is contained.

C. LAND DEVELOPMENT

Notwithstanding any other provision of this zone, the uses permitted by Section B shall be conditional upon the immediate availability and adequacy of those Municipal facilities and services hereinafter set forth to serve each parcel of land and each unit of every building, structure and use to be erected, placed or carried on thereon. No use of land and no use of any building or structure thereon shall be deemed to be authorized by Section B of this By-law, and all uses otherwise permitted by this By-law are hereby prohibited unless and until all the following services and facilities have been provided and are immediately available and are adequate therefore to the standards set out as follows:

1. Sanitary sewer, waterworks and drainage works shall be provided and constructed to the standards set out for the I-G zone in "Surrey Subdivision By-law, 1986, No. 8830" and amendments thereto.
2. All highways abutting and serving the land including boulevards, street lighting, underground wiring, sidewalks and transit service facilities shall be provided and constructed to the standards set out for the I-G zone in "Surrey Subdivision By-law, 1986, No. 8830" and amendments thereto.

D. DENSITY

The maximum density shall not exceed a floor area ratio of one (1).

E. SITE COVERAGE

The maximum site coverage shall be sixty (60) per cent.

F. SUBDIVISION

1. Lot size: The minimum lot size shall be one thousand eight hundred (1,800) square metres [19, 400 sq. ft.]
2. Frontage: The minimum lot frontage shall be thirty (30) metres [100 ft].

G. HEIGHT OF STRUCTURES

1. Principal Buildings: The height of principal buildings shall not exceed ten decimal six (10.6) metres [35 ft.].
2. Accessory buildings: The height of accessory buildings shall not exceed six (6) metres [20 ft.].

H. YARDS AND SETBACKS

Buildings and structures shall be situated as hereinafter set forth:

1. Front yard: The minimum front yard shall be seven decimal five (7.5) metres [25 feet].
2. Side yard: At least one side yard of not less than three decimal six (3.6) metres [12 ft.] shall be provided, except that the side yard may not be required where a driveway at least six decimal seven 6.7 metres wide [22 ft.], is constructed to provide access to the rear of the buildings from a street.
3. Where the side lot line abuts the street, the side yard shall be not less than one decimal five (1.5) metres [5 feet].

4. Where the rear lot line abuts the street, the rear yard shall be not less than seven decimal five (7.5) metres [25 feet].
5. A yard of seven decimal five (7.5) metres [25 feet] shall be required on that side of the site adjoining a residential zone not separated by a highway.

I. PARKING

Part V of "Surrey Zoning By-law, 1979, No. 5942", as amended shall apply to this zone.

J. LANDSCAPING

Any building or structure being erected, enlarged or increased in capacity shall make provision for landscaping as hereinafter set forth.

1. landscaping shall cover not less than five (5) per cent of the developed site area.
2. Along the developed portion of each side of the site which abuts a public highway, a continuous landscaping strip not less than one decimal five (1.5) meters in width [5 ft.] shall be provided. This landscaping strip need not have a net area exceeding ten (10) per cent of the developed site area, and may be interrupted at boulevard crossings.
3. Along all property lines separating the developed portion of the site from any residentially zoned property, except where a building abuts the property line, screening shall be provided comprised of:
  - (a) Screen planting at least one decimal five (1.5) metres high [5 ft.] in a strip at least one decimal five (1.5) metres wide, or
  - (b) A solid decorative fence at least one decimal five (1.5) metres high.
4. Loading areas or trucking yards shall be screened from adjacent residentially zoned property to a height of at least two decimal five (2.5) metres [8 ft.] by buildings, a landscaping screen, a solid decorative fence, or a combination thereof.
5. Open storage shall be completely screened to a height of at least two decimal five (2.5) metres (8 ft.) by buildings and/or a solid decorative fence and a substantial landscaping width. No display or storage or materials shall be piled up to a height exceeding two decimal five (2.5) metres (8 ft.)."
6. The boulevard areas of highway abutting the developed portion of the site shall be seeded or sodded with grass between the property line and the curb, the road shoulder, or the edge of an open drainage ditch.

K. GENERAL PROVISIONS

The provisions of Parts I, II, III, IV, V, VI, VII, VIII, and IX of "Surrey Zoning By-law, 1979 No. 5942," as amended, shall apply to development of this site, as are relevant and non-contradictory with the specific provision of this By-law.

L. DEVELOPMENT COST CHARGES

All buildings construction and/or subdivision under this zone shall be subject to "Surrey Development Cost Charge By-law No. 7996", and amendment thereto, based on the uses and zones as permitted and listed under Section B.

M. DOCUMENTATION

Building siting and design plans and landscaping shall be in general accordance with that shown on Schedules A to F inclusive, which are attached hereto and form part of this By-law.

Authority for assuring whether changes to siting and design plans are in general accordance with this By-law is delegated to the Director of Planning his designate.

3. This By-law shall be cited for all purposes as "Surrey Zoning By-law, 1979 No. 5942, Amendment By-law, 1992, No. 11561."

READ A FIRST AND SECOND TIME on the 23rd day of November, 1992.

PUBLIC HEARING HELD thereon on the 14th day of December, 1992.

READ A THIRD TIME on the 4th day of January, 1993.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the 11th day of January, 1993.

\_\_\_\_\_MAYOR

\_\_\_\_\_CLERK