

CITY OF SURREY

BY-LAW NO. 13404

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, pursuant to the provisions of Section 903 of the Municipal Act R.S.B.C. 1996 Chapter 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" under Part 3 of Surrey Zoning By-law, 1993, No. 12000, as amended, as follows:

FROM "ONE-ACRE RESIDENTIAL ZONE (RA)"  
TO "COMPREHENSIVE DEVELOPMENT ZONE (CD)"

That portion of Parcel Identifier: 011-016-507, Lot 6 Except: Part Subdivided by Plan 10853, Section 3, Township 2, New Westminster District, Plan 4030, shown in heavy outline on Survey Plan attached hereto and forming a part of this By-law as Schedule A, certified correct by Peter M. Mueller, B.C.L.S. on the 17th day of April, 1998, and containing 0.835 Hectares and called Block 1.

(Portion of 5482 - 148 Street)

(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 *comprehensive design* of industrial business parks consisting of *light impact industrial uses*, offices and service uses, and commercial recreational uses. These uses shall be carried out such that no nuisance is apparent outside an enclosed *building*.

## 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* including wholesale and retail sales of products produced on the lot or as part of the wholesale or warehouse operations.
2. Office uses.
3. *General service uses* excluding *drive-through banks*.
4. *Warehouse uses*.
5. *Recreational facilities*, excluding outdoor go-kart operations, drag racing and rifle ranges;
6. *Accessory uses* including the following:
  - (a) *Personal service uses* limited to the following:
    - i. Barbershops;
    - ii. Beauty parlours;
    - iii. Cleaning and repair of clothing; and
    - iv. Shoe repair shops.
  - (b) *Eating establishments*, excluding *drive-through restaurants*;
  - (c) *Community services*;
  - (d) *Assembly halls* limited to *churches*, which accommodate a maximum of 300 seats or floor area of 700 square metres (7,500 sq.ft.) whichever is less and provided that there is no more than one *church* on a *lot*;
  - (e) *Child care centre*;
  - (f) One *dwelling unit* per *lot* provided that the *dwelling unit* is:
    - i. Contained within the *principal building*;
    - ii. Occupied by the owner or the owner's employee, for the protection of the business permitted on the *lot*; and
    - iii. A maximum area of the lesser of:
      - a. 140 square metres [1,500 sq. ft.]; or
      - b. 33% of the total area of the *principal building* within which the *dwelling unit* is contained; and
  - (g) Licensed sports lounge limited to a maximum of 80 seats.

**C. Lot Area**

Not applicable to this Zone.

**D. Density**

For purposes of *building* construction, the maximum *density* shall not exceed a *floor area ratio* (FAR) 0.75.

**E. Lot Coverage**

The maximum *lot coverage* shall be 45%.

**F. Yard And Setbacks**

1. *Principal and Accessory Buildings and Structures* shall be sited in accordance with the following *setbacks*:

- (a) *Front Yard* - 7.5 metres, [25 feet]
- (b) *Rear Yard* - 7.5 metres [25 feet]
- (c) *West Side Yard* - 0 metres [0 feet]
- (d) *East Side Yard* - 7.5 metres [25 feet]

**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 12 metres [40 feet].
- 2. *Accessory buildings and structures*: The *building height* shall not exceed 6 metres [20 feet].

**H. Off-Street Parking**

Refer to Part 5. Off-Street Parking of Surrey Zoning By-law, 1993, No. 12000, as amended.

## **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 3 metres [10 ft.] in width shall be provided from back of curb or projected future curb location. This *landscaping* strip shall consist of an earth berm of not less than 0.7 metre [2 ft.] in height, which shall be planted with maintenance-free ground cover or grass and trees at a spacing of not less than 7.5 metres [25 ft.] which shall have an initial planting trunk diameter of not less than 4.75 centimetres [2 in.] measured 1.5 metres [5 ft.] above *finished ground*. The trees chosen shall be capable of attaining a height of not less than 6 metres [20 ft.] in 10 years.
3. A *landscaping* screen shall be created along all *lot lines* separating the developed portion of the *lot* from any *residential lot*, or from a *highway* which is developed with *residential lots* opposite the developed portion of the *lot*. This *landscaping* screen shall consist of an earth berm of not less than 1 metre [3 ft.] in height and a width of not less than 2.5 metres [8 ft.] and the planting of a hedge, capable of attaining a height of 2 metres [6 ft.] within 3 years with hedging trees planted at intervals assuring complete visual screening within 3 years.
4. 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.

## **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(A) measured at any point on any boundary of the *lot* on which the use is located, provided that where a *lot* abuts a *lot* other than an *industrial lot* the noise level shall not exceed 60 dB(A); and
  - (c) Do not produce heat or glare perceptible from any boundary of the *lot* on which the use is located.
2. Outdoor storage of any goods, materials or supplies is specifically prohibited.
3. Garbage containers and *passive recycling containers* shall not be located within any required *setback* adjacent any *residential lot*.

4. *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:

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<i>Lot Size</i>	<i>Lot Width</i>	<i>Lot Depth</i>
2,000 sq. m. [0.5 acre]	30 metres [100 ft.]	30 metres [100 ft.]

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Dimensions shall be measured in accordance with Section E.21, Part 4 General Provisions of this By-law.

**L. Other Regulations**

In addition, land use regulations including the following are applicable:

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 IB Zone as set forth in 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 Part 6 Signs, of Surrey Zoning By-law, 1993, No. 12000, 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, and the Surrey Development Cost Charge By-law, 1993, No. 11951, as amended, and the development cost charges shall be based on the CPR Zone.
  8. Surrey Tree Preservation By-law, 1996, No. 12880, as amended.
  9. Development permits may be required in accordance with the Surrey *Official Community Plan*, 1996, By-law No. 12900, as amended.
  10. Provincial licensing of *child care centres* is regulated by the Community Care Facility Act R.S.B.C. 1996. chapter 60, as amended, and the Child Care Regulations set out under B.C. Reg 319/89/213.
  11. Provincial liquor licensing is regulated by the Liquor Control and Licensing Act, R.S.B.C. 1996, chapter 267, as amended.
3. This By-law shall be cited for all purposes as "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 1998, No. 13404."

PASSED FIRST AND SECOND READING on the 21st day of April, 1998.

PUBLIC HEARING HELD thereon on the 11th day of May, 1998.

PASSED THIRD READING on the 11th day of May, 1998.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the 1st day of June, 1998.

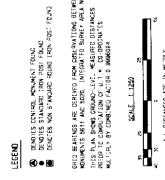
\_\_\_\_\_MAYOR

\_\_\_\_\_CLERK

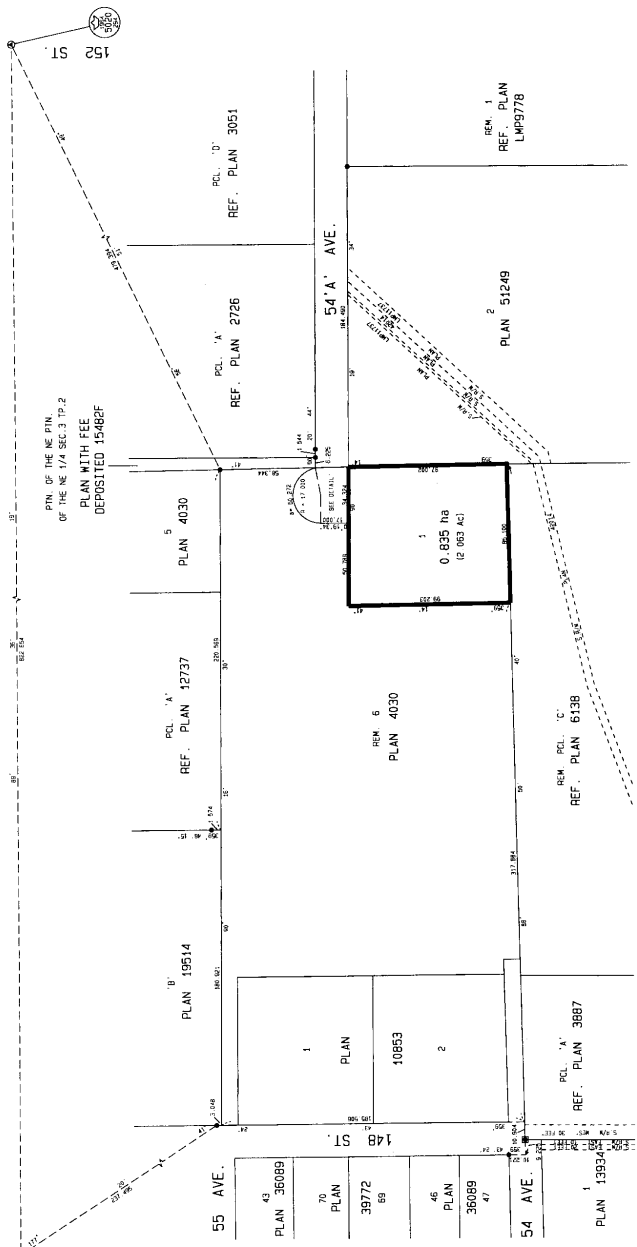
# Schedule A

**SURVEY PLAN TO ACCOMPANY CITY OF SURREY CO. BYLAW NUMBER 13404**  
**OF A PORTION OF LOT 6 EXCEPT PART SUBDIVIDED BY PLAN 10853**  
**SECTION 3 TOWNSHIP 2 NEW WESTMINSTER DISTRICT PLAN 4030**  
**B.C.S. 926.006 & 016**

**LEGEND:**  
 1. BOUNDARY POINTS  
 2. CENTER LINE OF ROAD  
 3. CENTER LINE OF SPUR ROAD  
 4. CENTER LINE OF DRIVE  
 5. CENTER LINE OF SIDEWALK  
 6. CENTER LINE OF FENCE  
 7. CENTER LINE OF UTILITY  
 8. CENTER LINE OF CANAL  
 9. CENTER LINE OF RAILROAD  
 10. CENTER LINE OF AIRWAY  
 11. CENTER LINE OF POWER LINE  
 12. CENTER LINE OF TELEPHONE LINE  
 13. CENTER LINE OF WATER MAIN  
 14. CENTER LINE OF SEWER MAIN  
 15. CENTER LINE OF GAS MAIN  
 16. CENTER LINE OF CABLE MAIN  
 17. CENTER LINE OF FIBER OPTIC MAIN  
 18. CENTER LINE OF DRAINAGE CANAL  
 19. CENTER LINE OF IRRIGATION CANAL  
 20. CENTER LINE OF TRENCH

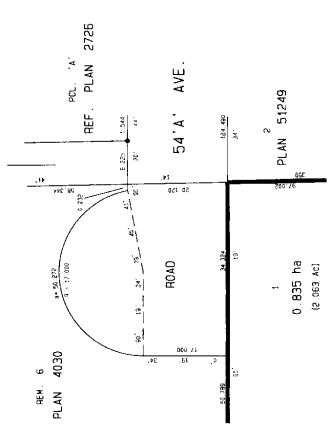


HIGHWAY NO. 10



"DETAIL"  
 N.T.S.

PTN. OF THE NE PTN.  
 OF THE NE 1/4 SEC. 3 TP. 2  
 PLAN WITH FEE  
 DEPOSITED 15482F



THIS PLAN LIES WITHIN THE GREATER  
 VANCOUVER REGIONAL DISTRICT

*Peter M. Mueller*  
 B.C.L.S.

DATE: 01/11/2011