

CITY OF SURREY

BY-LAW NO. 13450

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 "SINGLE FAMILY RESIDENTIAL ZONE (RF)"
TO "COMPREHENSIVE DEVELOPMENT ZONE (CD)"

Parcel Identifier: 001-009-125, The North Half of Lot 6
Except: Part shown on Plan 6363, Section 17, Township 2,
New Westminster District, Plan 1645;

(6935 King George Highway)

Portions of the lands shown in heavy outline on a Compiled Plan attached hereto and forming a part of this By-law as Schedule A, certified correct by Robert G. Flynn, B.C.L.S., on the 16th day of June, 1998, and containing 3012 square metres and 132 square metres, and called Blocks A and B, and more particularly described as follows:

Portion of Parcel Identifier : 001-007-149, Lot 1, Section 17,
Township 2, New Westminster District, Plan 10688; and

(Portion of 6921 King George Highway)

Portion of Parcel Identifier: 001-007-157, Lot 2, Except: The South 56 Feet, Section 17, Township 2, New Westminster District, Plan 10688.

(Portion of 6915 King George Highway)

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

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

A. Intent

This Comprehensive Development Zone is intended to accommodate and regulate those *commercial*, and related uses requiring large *lots* and exposure to major *highways* which generally are not accommodated in shopping centre, *Town Centre* or *Downtown* developments.

B. Permitted Uses

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

1. *Automotive service uses of vehicles* less than 5,000 kilograms [11,023 lbs.] *G.V.W.*
2. *Light impact industry* including retail of products processed or manufactured on the *lot*.
3. *Retail stores* limited to the following:
 - (a) Animal feed and tack shops;
 - (b) Appliance stores;
 - (c) Automotive parts, new;
 - (d) Furniture stores;
 - (e) Garden supply stores; and
 - (f) Sales and rentals of boats;
4. *Warehouse uses*.
5. Sales and rentals of *vehicles* less than 5,000 kilograms [11,023 lbs.] *G.V.W.*
6. *Accessory uses* including the following:
 - (a) One *dwelling unit* per *lot* provided that the *dwelling unit* is:
 - i. Contained within the *principal building*; and
 - ii. Occupied by the owner or the owner's employee, for the protection of the businesses permitted on the *lot*.

(b) Automobile painting and body work provided that:

- i. it is part of a business selling and renting *vehicles* less than 5,000 kilograms [11,023 lbs.] *G.V.W.*;
- ii. the storage of damaged or *wrecked vehicles* shall be completely enclosed within a *building* or approved walled or fenced area;
- iii. *wrecked vehicles* shall not be visible from outside the *building* or the walled or fenced area in which they are stored;
- iv. all automobile painting and body work shall be carried out only in an enclosed *building*; and
- v. the number of *wrecked vehicles* stored within the walled or fenced area shall not exceed 5 at any time.

C. Lot Area

Not applicable to this Zone.

D. Density

The maximum floor area ratio shall not exceed 1.00.

E. Lot Coverage

The maximum *lot coverage* shall be 50%.

F. Yard And Setbacks

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

Use	<i>Setback</i>	<i>Front</i> <i>Yard</i>	<i>Rear</i> <i>Yard</i>	<i>Side</i> <i>Yard</i>	<i>Side Yard</i> <i>on Flanking</i> <i>Street</i>
<i>Principal Buildings and</i> <i>Accessory Structures</i>		7.5 m [25 ft.]	7.5 m [25 ft.]	7.5 m* [25 ft.]	7.5 m [25 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 if the said *side yard* abuts a *commercial or industrial lot*.

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 9 metres [30 feet].
2. Accessory buildings and structures: The *building height* shall not exceed 9 metres [30 feet].

H. Off-Street Parking

1. Furniture Stores: 1.39 stalls for every 100 square metres (1,076 sq. ft.) of gross floor area.
2. For all other uses, 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 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. Except in those portions where a *building* abuts the *lot line*, screen planting at least 1.5 metres [5 ft.] high in a strip at least 1.5 metres [5 ft.] wide and a solid decorative fence at least 1.5 metres [5 ft.] high shall be provided along all *lot lines* separating the developed portion of the *lot* from any *residential lot*.
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.
6. Open display and storage including the outdoor storage of damaged or *wrecked vehicles* shall be completely screened 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. Garbage containers and *passive recycling containers* shall not be located along any required *setbacks* adjacent any *residential lot*.
2. *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 70dB 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 60dB;
 - (c) Do not produce heat or glare perceptible from any *lot line* of the *lot* on which the use is located; and
 - (d) All automobile painting and body work is carried out only in an enclosed *building*.
3. Outdoor storage of any goods, materials, or supplies is specifically prohibited between the front of the *principal building* and the *highway*.

K. Subdivision

<i>Lot Size</i>	<i>Lot Width</i>	<i>Lot Depth</i>
1,000 sq. m. [10,800 sq. ft.]	25 metres [80 ft.]	30 metres [100 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, 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 CHI 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 CHI 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.

3. This By-law shall be cited for all purposes as "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 1998, No. 13450."

PASSED FIRST AND SECOND READING on the 22nd day of June, 1998.

PUBLIC HEARING HELD thereon on the 20th day of July, 1998.

PASSED THIRD READING on the 20th day of July, 1998.

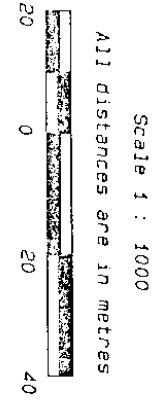
RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the 23rd day of November, 1998.

_____ MAYOR

_____ CLERK

Schedule A

COMPILED PLAN TO ACCOMPANY CITY OF SURREY BYLAW
NUMBER 13450 OVER PORTIONS OF LOT 1 PLAN 10688
AND OF LOT 2 PLAN 10688 EXCEPT THE SOUTH 56
FEET BOTH OF SECTION 17 TOWNSHIP 2 N.W.D.

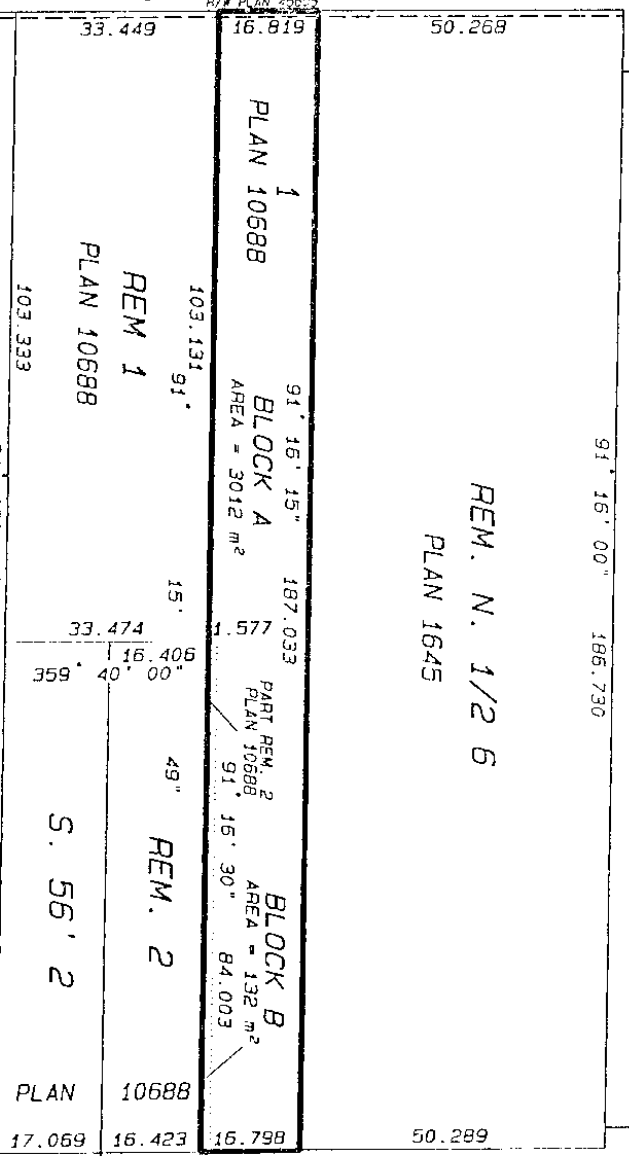


CITY OF SURREY

PLAN 44 46677

REM. N. 1/2 6
PLAN 1645

135TH. STREET



KING GEORGE HIGHWAY

LYON, FLYNN & ASSOCIATES
Professional Land Surveyors
#102 - 1537 West 8th Avenue
Vancouver, B.C. V6J 1T5
Tel: 737-8777 Fax: 737-8794
File: 98 - 114.BYL

THIS PLAN LIES WITHIN THE GREATER
VANCOUVER REGIONAL DISTRICT

CERTIFIED CORRECT
ACCORDING TO LAND TITLE
OFFICE RECORDS
THIS 16th DAY OF JUNE 1998

[Signature]
B.C.L.S.