

CITY OF SURREY

BY-LAW NO. 13485

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 "GENERAL AGRICULTURE ZONE (A-1)"
TO "COMPREHENSIVE DEVELOPMENT ZONE (CD)"

Parcel Identifier: 011-201-380, Lot 2, Section 9, Township 7,
New Westminster District, Plan 6614.

(1284 - 184 Street)

(hereinafter referred to as "the Lands")

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

A. INTENT

This Comprehensive Development Zone is intended to accommodate an indoor rifle and small arms (pistol) range and agricultural uses on lots of a minimum size of 2 hectare [5 acres], and to protect agricultural land from the intrusion of uses not compatible with farm operations.

B. PERMITTED USES

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

1. Agricultural and horticulture.
2. One single family dwelling.
3. Intensive agriculture, provided that this use shall occur only on land within the Agricultural Land Reserve (ALR).
4. Forestry.
5. Where the lot is 4 hectares [10 acres] or more and is a farm operation, one additional single family dwelling or a duplex.
6. Provided that the total area covered by buildings and structures shall not exceed 10% of the lot:
 - (a) Agricultural and horticultural education;
 - (b) Conservation and nature study;
 - (c) Fish, game and wildlife enhancement;
 - (d) Hunting and wilderness survival training; or
 - (e) Kennels.
7. Indoor rifle or small arms (pistol) range, which shall be located only as shown on Schedule "A", attached hereto and forming part of this By-law.
8. Accessory uses limited to the following:
 - (a) Display and sale of products grown on the same lot or grown in British Columbia, provided that:
 - i. the products are limited to food and horticultural products, excluding dressed fowl or poultry, butchered meat and preserved food;

- ii. the maximum floor area does not exceed 93 square metres [1,000 sq. ft.];
 - iii. all products and related display are within the building;
 - iv. the sale of products is an accessory uses to a single family dwelling and the principal agricultural and horticultural use of the lot;
 - v. a business license has been issued; and
 - vi. if the lot is within the Agricultural Land Reserve (ALR) and the products for sale are not grown on the same lot but are grown in British Columbia, prior approval from the Agricultural Land Commission is obtained;
- (b) Primary processing of products grown on the same lot or from the same farming operation;
- (c) Private airport, subject to Section B.9, Part 4 General Provisions, of the "Surrey Zoning By-law, 1993, No. 12000" as amended, which regulations shall apply herein.
- (d) Bed and breakfast use in accordance with Section B.2, Part 4 General Provisions, of the "Surrey Zoning By-law, 1993, No 12000", as amended, which regulations shall apply herein.
- (e) The keeping of boarders or lodgers in accordance with Section B.2, Part 4 General Provisions of the "Surrey Zoning By-law, 1993, No. 12000", as amended, which regulations shall apply herein.

C. LOT AREA

Not applicable to this Zone.

D. DENSITY

Not applicable to this Zone.

E. LOT COVERAGE

Not applicable to this Zone.

F. YARD AND SETBACKS

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

| Setback | Front Yard | Rear Yard | Side Yard | Side Yard on Flanking Street |
|--|---------------------|----------------------|---|-------------------------------------|
| Use | | | | |
| Single Family Dwelling, Duplexes & Accessory Buildings & Structures & All Buildings & Structures Not Stated Below | 12.0 m [40 ft.] | 12.0 m [40 ft.] | Lesser of: (a) 13.5 m [44 ft.] or (b) 10% of the lot width; but in any event lot less and 3.0 m [10 ft.] | 12.0 m [40 ft.] |
| Buildings for Uses Permitted Under Sections B.1, B.4 and B.8(b) of this Zone, including Accessory Buildings & Structures | 30.0 m [100 ft.] | 15.0 m* [50 ft.] | 15.0 m* [50 ft.] | 30.0 m [100 ft.] |
| Kennels | 30.0 m [100 ft.] | 15.0 m** [50 ft.] | 15.0 m** [50 ft.] | 30.0 m [100 ft.] |
| Buildings for Uses Permitted Under Section B.3 of this Zone *** | 90.0 m [300 ft.] | 15.0 m | 15.0 m | 30.0 m |
| Building & Structures For Private Airport | 30.0 m [100 ft.] | 30.0 m [100 ft.] | 30.0 m [100 ft.] | 30.0 m [100 ft.] |

Measurements to be determined as per Part 1 Definitions, of Surrey Zoning By-law, 1993, No. 12000, as amended.

- * If the side yard or rear yard abut a Residential lot, any exhaust fans or machinery used in the said building shall be located at least 24 metres [80 ft.] from any lot line and shall emit a noise level no greater than 60 dB(A) at the perimeter of any lot line.
- ** When the front yard is 90 metres [295 ft.] or more, the rear yard and side yard may be reduced to 15 metres [50 ft.] for uses permitted under Sub-section B.6(e).
- *** The said buildings shall be located not less than 30 metres [100 ft.] from the boundary of any other Zone.

G. HEIGHT OF BUILDINGS

Measurements to be determined as per Part 1 Definitions, of the "Surrey Zoning By-law, 1993, No. 12000", as amended.

1. Single family dwelling, duplex or buildings of uses permitted under Section B.8:
The height shall not exceed 9 metres [30 ft.]
2. All other buildings and structures: The height shall not exceed 12 metres [40 ft.].

H. OFF-STREET PARKING

1. A minimum of 2 off-street parking spaces per dwelling unit shall be provided.
2. Where boarders or lodgers or bed and breakfast users are accommodated, the following shall be provided:
 - (a) Where 3 patrons or less are accommodated, 1 parking space shall be provided; and
 - (b) Where more than 3 patrons are accommodated, 2 parking spaces shall be provided.
3. For non-farm operations, a vehicle over 5,000 kilograms [11,023 lbs.] G.V.W., which may be a truck tractor, trailer or semi-trailer as defined in the

Commercial Transport Act, R.S.B.C. 1979, c. 55, dump truck or other similar vehicle for transporting goods and materials may be parked on a lot, provided that:

- (a) The use of the vehicle is ancillary to the permitted residential use on the lot;
- (b) The vehicle is owned or operated by the owner or occupant of the lot;
- (c) The vehicle shall not be parked within the required building setbacks for uses permitted under Section B.1 of this Zone; and
- (d) Only 1 such vehicle is permitted to be parked on a lot.

4. Vehicles over 5,000 kilograms [11,0223 lbs.] G.V.W., which may be truck tractors, trailers or semi-trailers as defined in the Commercial Transport Act, R.S.B.C. 1979, C.55, dump trucks or other similar vehicles for transporting goods and materials, may be parked on a lot provided that:

- (a) The use of the vehicles is ancillary to the permitted non-residential use on the lot;
- (b) The vehicles are owned or operated by the owner or occupant of the lot; and
- (c) The vehicles shall not be parked within the required building setbacks for uses permitted under this Zone.

I. LANDSCAPING

Not applicable to this Zone.

J. SPECIAL REGULATIONS

Not applicable to this Zone.

K. SUBDIVISION

Lots created through subdivision in accordance with this Zone shall conform to the following minimum standards:

| | Lot Size | Lot Width |
|-----------------------|--------------------------|--|
| Land Within the ALR* | 4 hectares [10 acres] | Not less than 1/10 of total lot perimeter |
| Land Outside the ALR* | 2 hectares [5 acres] | Not less than 1/10 of total lot perimeter |

Dimensions shall be measured in accordance with Section E.21, Part 4 General Provisions, of the "Surrey Zoning By-law, 1993, No. 12000", as amended, which regulations shall apply herein.

* Where ALR is Agricultural Land Reserve

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 A-1 Zone as set forth in "Surrey Subdivision and Development By-law, 1986, No. 8830", as amended.
3. General provisions on use are as set out in Part 4 General Provision 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, "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 A-1 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. 1979, c. 57 and the Child Care Regulations set out under B.C. Reg 319/89/213.
11. Subdivisions shall be subject to the "Surrey Development Cost Charge By-law".
12. *Kennels* shall be subject to the "Surrey Kennel Regulation By-law".
13. *Manufactured home* siting shall be subject to the "Surrey Mobile Homes and Trailer Regulation and Control By-law".
14. Noise is regulated by the "Surrey Noise Control By-law".
15. Lands located in the *Agricultural Land Reserve (ALR)* are established and regulated by the Agricultural Land Commission Act R.S.B.C. 1979, C.9.

16. Lands used for an agricultural use are classified as farms under the B.C. Assessment Act, R.S.B.C. 1979.

3. This By-law shall be cited for all purposes as "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 1998, No. 13485."

PASSED FIRST AND SECOND READING on the 6th day of July, 1998.

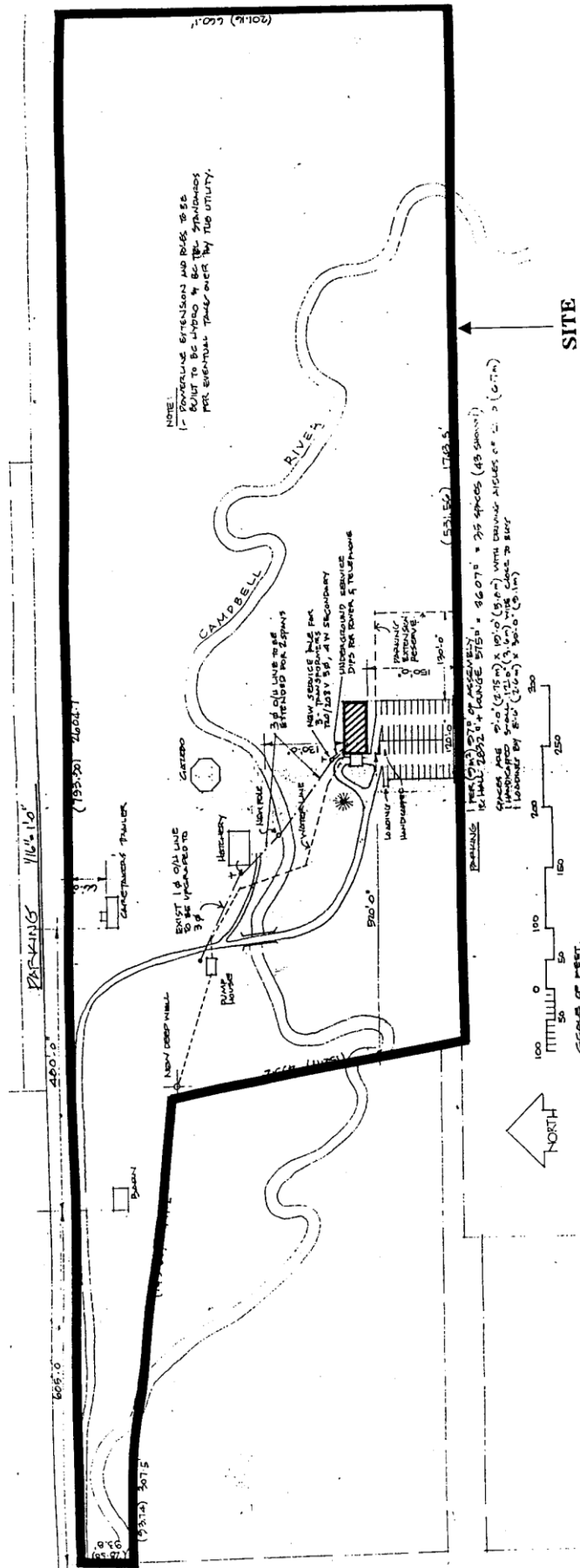
PUBLIC HEARING HELD thereon on the 27th day of July, 1998.

PASSED THIRD READING on the 27th day of July, 1998.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the 28th day of July, 1998.

_____MAYOR

_____CLERK



AREA PERMITTED FOR RIFLE RANGE USE
(BASEMENT OF EXISTING CLUBHOUSE BUILDING)