

CITY OF SURREY

BY-LAW NO. 13506

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

As amended by Bylaw No: 16162, 12/04/06; 17030, 11/02/09

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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 COMPREHENSIVE DEVELOPMENT ZONE (C-D)
TO "COMPREHENSIVE DEVELOPMENT ZONE (CD)"

Parcel Identifier: 025-695-142 Lot 2 Section 20 Township 2
New Westminster District Plan BCP6343

(7421 - 135 Street)

(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 the development of *light impact industry* and 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

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

1. *Light impact industry.*
2. *Recycling depots* provided that:
 - (a) The use is confined to an enclosed *building*; and
 - (b) The storage of used tires is prohibited.
3. *Transportation industry.*
4. *Automotive service uses.*
5. Automobile painting and body work.
6. *Vehicle storage and parking facilities* including truck parking and recreational *vehicle storage.*
7. *General service uses* excluding *drive-through banks.*
8. *Warehouse uses.*
9. Offices uses limited to the following:
 - (a) Architectural and landscape architectural offices;
 - (b) Engineering and surveying offices;
 - (c) General contractor offices;
 - (d) Government offices;
 - (e) Utility company offices.
10. *Retail stores* limited to the following:
 - (a) Animal feed and tack shops;
 - (b) Appliance stores;
 - (c) Auction houses;
 - (d) Automotive parts, new;
 - (e) Building supply stores;
 - (f) *Convenience stores*;

- (g) Used clothing stores or flea markets, provided that the operation is contained within a *building*;
 - (h) Furniture stores and associated office use;
 - (i) Garden supply stores;
 - (j) Marine parts, new;
 - (k) *Retail warehouse* uses;
 - (l) Sales and rentals of boats;
 - (m) Sports card shops; and
 - (n) Sporting goods stores.
11. *Accessory uses* including the following:
- (a) *Eating establishments*, excluding *drive-through restaurants*.
 - (b) *Recreation facilities*, excluding go-kart operations, drag racing and rifle ranges;
 - (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 centres*;
 - (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 businesses 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.
 - (g) Sales and rentals of *vehicles* less than 5,000 kilograms [11,023 lbs.] G.V.W.
 - (h) Sales of rebuilt vehicles less than 5,000 kilograms [11,023 lbs.] G.V.W. provided that:
 - (i) it is part of an automobile painting and body work business;

- (ii) the number of rebuilt vehicles ready for sale shall not exceed 5 at any time;
 - (iii) the business operator holds a current and valid Motor Dealer's certificate; and
 - (iv) the business operator is an approved Insurance Corporation of British Columbia Salvage Buyer.
- (i) *Hospital* limited to a private surgical centre and associated diagnostic and imaging services, specialists consultation offices and recovery care facilities, which is regulated under the Medical Practitioners Act, R.S.B.C, 1996 c. 285, as amended and provides surgical services which are referred to it by a public *hospital* or under contract with other bodies such as the Royal Canadian Mounted Police and Insurance Corporation of British Columbia.

C. Lot Area

Not applicable to this Zone.

D. Density

The maximum *floor area ratio* shall not exceed 1.00 provided that the *floor area ratio* for uses identified in Sub-section B.10 of this Zone shall not exceed 0.30.

E. Lot Coverage

The maximum *lot coverage* shall be 60%.

F. Yard And Setbacks

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

Use	Setback	<i>Front Yard</i>	<i>Rear Yard</i>	<i>Side Yard</i>	<i>Side Yard on Flanking Street</i>
<i>Principal Building and Accessory Buildings and 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 the 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 land which is *commercial* or *industrial*.

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. *Principal buildings:* The *building height* shall not exceed 18 metres [60 feet].
2. *Accessory buildings and structures:* The *building height* shall not exceed 6 metres [20 feet].

H. Off-Street Parking

1. Refer to Part 5 Off-Street Parking, of Surrey Zoning By-law, 1993, No. 12000, as amended, except that off-street parking spaces for a furniture store use shall be provided as follows:
 - (a) 1.4 parking spaces for every 100 square metres (1,075 sq. ft.) of total floor space.

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. Screen planting at least 1.5 metres [5 ft.] high in a strip at least 1.5 metres [5 ft.] wide, or 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 or 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.] or 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. 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 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; and
 - (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.
2. Outdoor storage of any goods, materials or supplies is specifically prohibited between the front of the *principal building* and the *highway*, excluding *vehicles* exceeding 5,000 kilograms [11,023 lbs.] G.V.W. which are intended for sale.
3. The storage of damaged or *wrecked vehicles* shall only be permitted within a *building*.
4. Garbage containers and *passive recycling containers* shall not be located within any required *setback* adjacent any *residential lot*.
5. *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:

<i>Lot Size</i>	<i>Lot Width</i>	<i>Lot Depth</i>
1,800 sq. m [0.5 acre]	30 metres [100 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 IL 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, 2007, No. 16494, as amended or replaced from time to time and the development cost charges shall be based on the IL Zone.
8. Surrey Tree Preservation By-law, 2006, No. 16100, as amended.
9. Development permits may be required in accordance with the Surrey *Official Community Plan*, 1996, By-law No. 12900, as amended.
10. Floodproofing regulations are as set out in Part 8 Floodproofing, of Surrey Zoning By-law, 1993, No. 12000, as amended.
11. Safety regulations are as set out in the Health Act, R.S.B.C. 1976, c.179, as amended, and the Surrey Fire Prevention By-law, 1990, No. 10771.
12. Permits may be required for the storage of *special wastes* in accordance with the Waste Management Act, R.S.B.C. 1996, C.482, as amended.
13. Provincial Licensing of *child care centres* is regulated by the Community Care and Assisted Living Act, R.S.B.C. 2002, chapter 75, as amended, and the Regulations pursuant thereto including without limitation B.C. Reg. 319/89/213.

3. This By-law shall be cited for all purposes as "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 1998, No. 13506."

PASSED FIRST AND SECOND READING on the 20th day of July, 1998.

PUBLIC HEARING HELD thereon on the 14th day of September, 1998, and
RECONVENED PUBLIC HEARING HELD thereon on the 15th day of September, 1998.

PASSED THIRD READING on the 15th day of September, 1998.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the
Corporate Seal on the 15th day of September, 1998.

_____MAYOR

_____CLERK

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