

CITY OF SURREY

BY-LAW NO. 13531

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

.....

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 "LIGHT IMPACT INDUSTRIAL ZONE (IL)"
TO "COMPREHENSIVE DEVELOPMENT ZONE (CD)"

Parcel Identifier: 023-887-427, Lot 2, Section 10,
Township 8, New Westminster District, Plan LMP 34914.

(5660 - 192 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 industry*, offices, service uses and warehouse uses. These uses shall be carried out such that no nuisance is apparent outside an enclosed *building*.

B. Permitted Uses

Land 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, excluding the following:

Dental Office
Medical Office
Other Medical Related Office
Lawyers Office.

3. *General service uses* excluding *drive-through banks*.

4. *Warehouse uses*.

5. *Accessory uses* including the following:

(a) *Personal service uses* limited to the following:

- i. Barbershop,
- ii. Beauty parlour,
- iii. Cleaning and repair of clothing, and
- iv. Shoe repair shop.

(b) *Recreational facilities*, excluding go-kart operations, drag racing and rifle ranges;

(c) *Eating establishments*, excluding *drive-through restaurants*;

(d) *Community services*;

(e) *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*;

(f) *Child care centre*; and

(g) One *dwelling unit* per *lot* excluding any lots created pursuant to the Condominium Act R.S.B.C. 1996 c64 as amended 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.

C. Lot Area

Not applicable to this Zone.

D. Density

The maximum *density-floor area ratio* shall not exceed 0.75.

E. Lot Coverage

The maximum *lot coverage* shall be 45%.

F. Yard And Setbacks

Use	<i>Setback</i>	<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 Surrey Zoning By-law, 1993, No. 12000, as amended.

* One (1) *side yard setback* may be reduced to 2.5 metres [8.2 ft.] 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 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

1. 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 metres [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. The *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

Not applicable to this Zone.

L. Other Regulations

In addition to all statutes, by-laws, orders, regulations or agreements, 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 IB 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. Safety regulations are as set out in the Health Act R.S.B.C. 1979, c. 161 and the "Surrey Fire Prevention By-law".

11. Permits may be required for the storage of *special wastes* in accordance with the Waste Management Act R.S.B.C.
 12. Provincial licensing of *child care centres* is regulated by the Community Care Facility Act R.S.B.C. 1996. c. 60, as amended, and the Child Care Regulations set out under 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. 13531."

PASSED FIRST AND SECOND READING on the 1st day of September, 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 14th day of December, 1998.

_____ MAYOR

_____ CLERK