

CITY OF SURREY

BY-LAW NO. 13560

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: 013-243-012, South 15 Chains North West Quarter Section 20, Township 7 Except: Firstly: The East 33 Feet; Secondly: The South 33 Feet; and Thirdly: Part Subdivided by Plan 25115; Fourthly: Part on Statutory Right-of-Way Plan 84545, New Westminster District shown in heavy outline on a Survey Plan attached hereto and forming a part of this By-law as Schedule A, certified correct by Grant Butler, B.C.L.S., on the 4th day of November, 1998, and divided into Block A containing 14.59 hectares and Block B containing 6.27 hectares.

(2932 - 176 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 a regional-scale *assembly hall* in accordance with a comprehensive design, including *agricultural* uses.

The *Lands* are divided into Blocks A and B as shown on Schedule 'A' which is attached hereto and forms part of this By-law.

B. Permitted Uses

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

1. Block "A"

- (a) *Assembly halls, including churches.*
- (b) *Child care centre.*
- (c) *Accessory uses, including the following:*
 - (i) One (1) or 2 *dwelling units* for the accommodation of official, manager or caretaker of the *principal use* provided that such *dwelling units* are limited in area to 260 square metres [2,800 sq. ft.] each, either accommodated in separate *buildings* or within the *principal building*.

2. Block "B"

- (a) *Agriculture and horticulture.*
- (b) *One single family dwelling.*
- (c) *Intensive agriculture, provided that this use shall occur only on land within the Agricultural Land Reserve.*
- (d) *Forestry.*
- (e) Provided that the total area covered by *buildings* and *structures* shall not exceed the lot coverage permitted under Section E.2 of this Zone:
 - (i) *Agricultural and horticultural education;*
 - (ii) *Conservation and nature study;*
 - (iii) *Fish, game and wildlife enhancement;*
 - (iv) *Hunting and wilderness survival training; or*
 - (v) *Kennels.*

and further provided that the above uses in this Section shall be subject to the approval of the Agricultural Land Commission if the uses occur on land within the *Agricultural Land Reserve*.

- (f) *Accessory uses* limited to the following:
- (i) Display and sale of products grown in Block "B" or grown in British Columbia, provided that:
 - (a) the products are limited to food and *horticultural* products, excluding dressed fowl or poultry, butchered meat and preserved food,
 - (b) the maximum floor area does not exceed 93 square metres [1,000 sq. ft.],
 - (c) all products and related display are within the *building*,
 - (d) the sale of products is an *accessory use* to a *single family dwelling* and the *principal agricultural* and *horticultural use*,
 - (e) a business license has been issued, and
 - (f) if the land is within the Agricultural Land Reserve and the products for sale are not grown in Block "B" but are grown in British Columbia, prior approval from the Agricultural Land Commission is obtained;
 - (ii) *Primary processing* of products grown in Block "B" or from the same *farming operation*;
 - (iii) Private airport, subject to Section B.9, Part 4 General Provisions, of Surrey Zoning By-law, 1993, No. 12000, as amended;
 - (iv) *Bed and breakfast* use in accordance with Section B.2, Part 4 General Provisions, of Surrey Zoning By-law, 1993, No. 12000, as amended; and
 - (v) The keeping of *boarders* or *lodgers* in accordance with Section B.2, Part 4 General Provisions of Surrey Zoning By-law, 1993, No. 12000, as amended.

C. Lot Area

Not applicable to this Zone.

D. Density

- 1. Block "A": The maximum *floor area ratio* shall not exceed of 0.50.
- 2. Block "B": Not applicable.

E. Lot Coverage

- 1. Block "A": The maximum *lot coverage* shall be 40%.
- 2. Block "B": The maximum *lot coverage* shall be 10% for uses permitted in Sub-sections B.2 (b) and (e) of this Zone.

F. Yards And Setbacks

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

- 1. Block "A"
 - (a) *Buildings and structures* shall be sited in accordance with the following minimum *setbacks*:

<i>Setback*</i>	<i>West Yard</i>	<i>East Yard</i>	<i>North Yard</i>	<i>South Yard</i>
<i>Use</i>				
<i>Principal and Accessory Buildings and Structures</i>	7.5 m [25 ft.]	30 m [100 ft.]	3.6 m [12 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.

* Refer to Schedule ‘B’, which is attached hereto and forms part of this By-law, for location.

- (b) Notwithstanding Subsection F.1(a), *west yard, east yard, north yard* and *south yard setbacks* shall be greater than or equal to the measurement of the *height* of the highest *building* in Block “A”.

2. Block "B"

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

<i>Use</i>	<i>Setback</i> ***	<i>South Yard</i>	<i>North Yard</i>	<i>West Yard</i>	<i>East Yard</i>
<i>Single Family Dwellings and Accessory Buildings and Structures and All Buildings and Structures Not Stated Below</i>	12.0 m. [40 ft.]	12.0 m. [40 ft.]	Lesser of; (i) 13.5 m. [44 ft.] or (ii) 10% of the <i>lot</i> width; but in any event not less than 3.0 metres [10 ft.]	12.0 m. [40 ft.]	
<i>Buildings for Uses Permitted Under Sections B.2(a), B.2(d) and B.2(f) (ii) of this Zone, including Accessory Buildings and Structures</i>	30.0 m [100 ft.]	15.0 m.* [50 ft.]	15.0 m.* [50 ft.]	30.0 m. [100 ft.]	
<i>Kennels</i>	30.0 m. [100 ft.]	30.0 m [100 ft.]	30.0 m [100 ft.]	30.0 m [100 ft.]	
<i>Buildings for Uses Permitted Under Section B.2(c) of this Zone**</i>	90.0 m. [300 ft.]	15.0 m. [50 ft.]	15.0 m. [50 ft.]	30.0 m. [100 ft.]	
<i>Buildings and Structures For Private Airport</i>	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 *yard* abuts 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*.

** The said *buildings* shall be located not less than 30 metres [100 ft.] from the boundary of any other Zone.

*** Refer to Schedule 'B', which is attached hereto and forms part of this By-law, for location.

G. Height of Buildings

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

1. Block "A":
 - (a) *Principal building*: The *building height* shall not exceed 9 metres [30 ft.].
 - (b) *Accessory buildings and structures*: The *building height* shall not exceed 4 metres [13 ft.].
2. Block "B":
 - (a) *Single family dwelling, or buildings for uses permitted under Section B.2(f)*: The *building height* shall not exceed 9 metres [30 ft.].
 - (b) *All other buildings and structures*: The *building height* shall not exceed 12 metres [40 ft.].

H. Off-Street Parking

1. Block "A"
 - (a) *Principal uses*: Refer to Part 5 Off-Street Parking of Surrey Zoning By-law, 1993, No. 12000, as amended.
 - (b) *Dwelling unit*: Two (2) off-street parking spaces per *dwelling unit* shall be provided.
 - (c) No off-street parking shall be permitted within the *west yard setback* or the *south yard setback*.
2. Block "B"
 - (a) A minimum of 2 off-street parking spaces per *dwelling unit* shall be provided.
 - (b) Where *boarders* or *lodgers* or *bed and breakfast* users are accommodated, the following shall be provided:
 - (i) Where 3 patrons or less are accommodated, 1 parking space shall be provided; and

- (ii) Where more than 3 patrons are accommodated, 2 parking spaces shall be provided.
- (c) 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. 1996, c. 58, dump truck or other similar *vehicle* for transporting goods and materials may be parked in Block “B”, provided that:
 - (i) The use of the *vehicle* is ancillary to the *permitted residential use* in Block “B”;
 - (ii) The *vehicle* is owned or operated by the owner or occupant of the land in Block “B”;
 - (iii) The *vehicle* shall not be parked within the required *building setbacks* for *uses permitted* under Section B.2(a) of this Zone; and
 - (iv) Only 1 such *vehicle* is *permitted* to be parked in Block “B”.
- (d) *Vehicles* over 5,000 kilograms [11,023 lbs.] *G.V.W.*, which may be truck tractors, trailers or semi-trailers as defined in the Commercial Transport Act, R.S.B.C. 1996, c.58, dump trucks or other similar *vehicles* for transporting goods and materials, may be parked in Block “B” provided that:
 - (i) The use of the *vehicles* is ancillary to the *permitted non-residential use* in Block “B”;
 - (ii) The *vehicles* are owned or operated by the owner or occupant of the land in Block “B” ; and
 - (iii) The *vehicles* shall not be parked within the required *building setbacks* for *uses permitted* under this Zone.

I. Landscaping

1. Block "A"

- (a) All developed portions of the land not covered by *buildings, structures* or paved areas shall be landscaped including the retention of mature trees. This *landscaping* shall be maintained.
- (b) Along the perimeter of Block “A”, a landscaped strip of a minimum width of 3 metres [10 ft.] shall be provided, consisting of

hedges, ground cover or a decorative fence or a combination thereof.

- (c) The boulevard areas of *highways* abutting Block “A” shall be seeded or sodded with grass on the side of the *highway* abutting Block “A” except at driveways.

2. Block "B"

Not applicable.

J. Special Regulations

- 1. *Child care centres* shall be located within Block "A" such that these *child care centres*:
 - (a) Are accessed from a *highway*, independent from the access to other uses permitted in Section B of this Zone; and
 - (b) Have direct access to an *open space* and play area within Block "A".

K. Subdivision

1. Block "A"

Not applicable.

2. Block "B"

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

<i>Lot Size</i>	<i>Lot Width</i>
4 hectares [10 acres]	40 metres [131 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 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 PA-2 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 PA-2 Zone for Block "A".
 8. Surrey Tree Preservation By-law, 1996, No. 12880, as amended.
 9. A Development Permit 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. c. 60, as amended, and the Child Care Regulations set out under B.C. Reg 319/89/213.
 11. *Kennels* shall be subject to the Surrey Kennel Regulation By-law, 1969, No. 3050, as amended.
 12. *Manufactured home* siting shall be subject to the Surrey Mobile Home and Trailer Regulations Control By-law, 1980, No. 6142, as amended.
 13. Noise is regulated by the Surrey Noise Control By-law, 1982, No. 7044, as amended.
 14. Lands located in the *Agricultural Land Reserve* are established and regulated by the Agricultural Land Commission Act R.S.B.C. 1996, c.10.
 15. 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. 13560."

PASSED FIRST AND SECOND READING on the 19th day of October, 1998.

PUBLIC HEARING HELD thereon on the 16th day of November, 1998.

PASSED THIRD READING on the 16th day of November, 1998.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the 8th day of March, 1999.

_____MAYOR

_____CLERK

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