

CITY OF SURREY

BY-LAW NO. 13685

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 "INTENSIVE AGRICULTURE ZONE (A-2)"  
TO "COMPREHENSIVE DEVELOPMENT ZONE (CD)"

Parcel Identifier: 011-439-386  
Parcel "A" (J146524E) Lot 1 Section 21 Township 7 New  
Westminster District Plan 9803.

(18718 - 32 Avenue/3177 - 188 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 industries which store and package agricultural products.

**B. Permitted Uses**

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

1. *Light impact industry* limited to the following:
  - (a) Bottling of beverages;
  - (b) Packaging, canning and freezing of:
    - i. Bakery products and goods;
    - ii. Bulbs and flowers;
    - iii. Dairy products and goods;
    - iv. Eggs and egg products;
    - v. Fruits and fruit products;
    - vi. Jams, jellies and honey;
    - vii. Meat, fish, poultry and products;
    - viii. Nuts and nut products;
    - ix. Pickled and spiced food stuffs;
    - x. Tobacco products; and
    - xi. Vegetables and vegetable products; and
  - (c) Cold storage facilities.
2. Office uses limited to government agencies related to *agriculture*.
3. *Recreation facilities*, excluding go-kart operations, drag racing and rifle ranges.
4. *Accessory uses* including the following:
  - (a) One *dwelling unit* provided that the *dwelling unit* is:
    - i. Contained within a *principal building*;
    - ii. Occupied by the owner or a caretaker, for the protection of the permitted businesses; and
    - iii. Restricted to a maximum floor area of:

- a. 140 square metres [1,500 sq.ft.] for the *dwelling unit* on a *lot* and where a *lot* has been subdivided by a strata plan then there shall only be one 140 square metre [1,500 sq. ft.] *dwelling unit* within the strata plan; or
- b. the maximum floor area shall not exceed 33% of the total floor area of the *principal building* within which the *dwelling unit* is contained.

**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 60%.

**F. Yard And Setbacks**

- 1. *Buildings* and *structures* shall be sited in accordance with the following minimum *setbacks* and as shown in the site plan attached hereto as Schedule "A":

(a)	<i>Front yard</i>	10.0 metres [33 ft.]
(b)	<i>Rear yard</i>	13.0 metres [43 ft.]
(c)	<i>North side yard</i>	10.0 metres [33 ft.]
(d)	<i>Southwest side yard</i>	2.0 metres [6.5 ft.]
(e)	<i>Southeast side yard</i>	16.0 metres [52 ft.]

**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 building: 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**

Refer to Part 5 Off-Street Parking, of Surrey Zoning By-law, 1993, No. 12000, as amended.

## **I. Landscaping**

1. 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 boundaries abutting a *highway* or separating the developed portion of the *lot* from any *residential lot*;
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. 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.
5. Open storage in the *rear* and *side yards* shall be completely screened to a height of at least 2.5 metres [8 ft.] by *buildings* and/or solid decorative fence and/or *landscaping* at least 2.5 metres [8 ft.] high of not less than 1.5 metres [5 ft.] in width. No display or storage of materials shall be piled up to a height exceeding 2.5 metres [8 ft.] within 5 metres [16 ft.] of the said fence or *landscaping* strip, nor within 90 metres [300 ft.] of a *residential lot*.

## **J. Special Regulations**

1. Soundproofing: Where industrial *buildings* abut *lots* other than *industrial lots*, for any noise generated on the *lot*, the noise level shall not exceed 60 dB measured at any point on any boundary of the *lot* on which the use is located.

2. Outdoor storage: Outdoor storage of goods, materials or supplies is specifically prohibited between the front of the *principal building* and the *highway*.
3. Garbage containers and *passive recycling containers* shall not be located within any required *setback* adjacent any *residential lot*.

**K. Subdivision**

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

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<i>Lot Size</i>	<i>Lot Width</i>	<i>Lot Depth</i>
1 hectare [2.5 acres]	50 metres [164 ft.]	2 times the width of <i>lot</i>

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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 IA 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 Surrey Sign By-law, 1999, No. 13656.

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 IA Zone.
  8. Floodproofing regulations are as set out in Part 8 Floodproofing, of Surrey Zoning By-law, 1993, No. 12000, as amended.
  9. Permits may be required for the storage of *special wastes* in accordance with the Waste Management Act, R.S.B.C., 1996, as amended.
  10. Development permits may be required in accordance with the Official *Community Plan*.
3. This By-law shall be cited for all purposes as "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 1999, No. 13685."

PASSED FIRST AND SECOND READING on the 1st day of March, 1999.

PUBLIC HEARING HELD thereon on the 15th day of March, 1999.

PASSED THIRD READING on the 7th day of September, 1999.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the 29th day of November, 1999.

\_\_\_\_\_MAYOR

\_\_\_\_\_CLERK