

CITY OF SURREY

BY-LAW NO. 12823

A by-law to amend "Surrey Zoning By-law, 1993, No. 12000."
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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 963 of the "Municipal Act," and 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 the said By-law No. 12000, is hereby amended as follows:

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

Lot 30, Section 29, Township 2, New Westminster District,
Plan LMP473.

(8430 - 128 Street/12839 - 84 Avenue)

(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 a mixture of commercial and industrial uses.

B. PERMITTED USES

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

1. Industrial Uses
 - (a) Batteries
 - (b) Chemicals and Drugs
 - (c) Computer Hardware & Software

- (d) Cosmetics
- (e) Electronics Equipment
- (f) Eyeware
- (g) Fabrics
- (h) Florist
- (i) Food Products/Bulk Foods
- (j) Furniture
- (k) Fabrics
- (l) Hardware
- (m) Jewellery
- (n) Marine Equipment
- (o) Meat Products (Abattoir)
- (p) Medical and Dental Supplies
- (q) Photography
- (r) Shoes and Accessories
- (s) Textile & Leather Products (Tannery)
- (t) Video

2. Retail Uses

- (a) Batteries
- (b) Chemicals and Drugs
- (c) Computer Hardware & Software
- (d) Cosmetics
- (e) Electronics Equipment
- (f) Eyeware
- (g) Fabrics
- (h) Florist
- (i) Food Products/Bulk Foods
- (j) Furniture
- (l) Hardware
- (m) Jewellery
- (n) Marine Equipment
- (o) Meat Products (Abattoir)
- (q) Photography
- (r) Shoes and Accessories
- (s) Textile & Leather Products (Tannery)
- (t) Video

3. Service Uses

Limited to 50% of the building area

- (a) Barber Shop
- (b) Convenience Store
- (c) General Administrative Offices for charitable non profit societies registered in B.C.
- (d) Insurance

- (e) Pharmacy
- (f) Travel Agency
- (g) Other similar services compatible with the uses permitted in this zone

4. Office Uses
Limited to 30% of the building area

- (a) Accountant's Office
- (b) Banks and Financial Offices
- (c) Dental Office
- (d) Doctor's Office
- (e) Other Medical Related Offices
- (f) Government Business Offices
- (g) Law Offices
- (h) Other Professional and Government Offices

5. Accessory Uses including the following:

- (a) Coffee shops provided that the seating capacity shall not exceed 35 and the said coffee shop is not licensed by the Liquor Control and Licensing Act R.S.B.C.;
- (b) Recreation facilities, excluding go-cart 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; and
- (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.

C. LOT AREA

Not applicable to this Zone.

D. DENSITY

The maximum density shall not exceed a floor area ratio (FAR) of 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:

Use	Setback	Front Yard	Rear Yard	Side Yard	Side Yard on Flanking Street
Principal and Accessory Buildings and Structures		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 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

- 1. Principal building: The height shall not exceed 18 metres [60 feet].

2. Accessory buildings and structures: The height shall not exceed 6 metres [20 ft.].

H. OFF-STREET PARKING

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 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. Outdoor 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.

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) 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 lot line of the lot on which the use is located.
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:

Lot Size	Lot Width	Lot Depth
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, 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 on use 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 IL Zone.
 8. Development permits may be required in accordance with the Official Community Plan, as amended.
 9. 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.
 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.
3. This By-law shall be cited for all purposes as "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 1996, No. 12823."

PASSED FIRST AND SECOND READING on the 29th day of April, 1996.

PUBLIC HEARING HELD thereon on the 17th day of June, 1996.

PASSED THIRD READING on the 24th day of June, 1996.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the 22nd day of July, 1996.

_____MAYOR

_____CLERK

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