

CITY OF SURREY

BY-LAW NO. 12888

A by-law to amend "Surrey Zoning By-law, 1993, No. 12000."  
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As amended by Bylaw No: 19466, 01/22/18

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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 "SINGLE FAMILY RESIDENTIAL ZONE (RF)"  
TO "COMPREHENSIVE DEVELOPMENT ZONE (CD)"

Lot 2, Section 22, Township 1, New Westminster District, Plan 10503.

(15028 - 32 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 and regulate the development of mini-storage facilities and associated office and a residential unit within the same building, which are to be developed in accordance with a comprehensive design.

B. PERMITTED USES

The Lands and the building on the Lands shall be used for the following uses only:

1. A mini-storage building.
2. An accessory office not exceeding 140 square metres of floor area within the same building.
3. A residential unit not exceeding 140 square metres of floor area within the same building to be used by the owner or his/her employee(s).
4. Any of the uses or a combination of them permitted under Part 48, Light Impact Industrial Zone (IL) of "Surrey Zoning By-law, 1993, No. 12000," as amended.
5. Notwithstanding sub-sections 2 and 3 above, where a residential unit is not provided, the floor area of an accessory office may be increased to 280 square metres of floor area within the same building.

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

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

<b>Use</b>	<b>Setback</b>	<b>Front Yard</b>	<b>Rear Yard</b>	<b>Side Yard</b>	<b>Side Yard on Flanking Street</b>
Principal and Accessory Buildings & Structures		7.5 m [25 ft.]	7.5 m [25 ft.]	7.5m* [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

No building or structure shall exceed 18 metres in height.

H. OFF-STREET PARKING

1. For mini-storage and its accessory uses only:
  - (a) Eight (8) off-street parking spaces shall be provided.
2. For other uses permitted under IL Zone:

Part 5 Off-Street Parking of "Surrey Zoning By-law, 1993, No. 12000," as amended shall apply.

I. LANDSCAPING

The provisions of Section I, Part 48 Light Impact Industrial Zone (IL), of "Surrey Zoning By-law, 1993, No. 12000," as amended shall apply.

J. SPECIAL REGULATIONS

Section J, Part 48 Light Impact Industrial Zone (IL), of "Surrey Zoning By-law, 1993, No. 12000," as amended shall apply.

K. SUBDIVISION

1. For mini-storage and its accessory uses no subdivision of land shall be permitted.
2. For other uses permitted under this By-law, the provisions of Section K, Part 48, "Surrey Zoning By-law, 1993, No. 12000," as amended shall apply.

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 I-L 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 I-L 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.

3. This By-law shall be cited for all purposes as "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 1996, No. 12888."

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

PUBLIC HEARING HELD thereon on the 1st day of October, 1996.

PASSED THIRD READING on the 8th day of October, 1996.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the 30th day of June, 1997.

\_\_\_\_\_MAYOR

\_\_\_\_\_CLERK