

CITY OF SURREY

BY-LAW NO. 13201

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

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NOW, THEREFORE, 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 as follows:

(1) Part 39 Highway Commercial Industrial Zone (CHI) is hereby amended as follows:

(a) Section B. Permitted Uses, Subsection 15. is amended by inserting new paragraph (b) after paragraph (a) ii. and before Section C. Lot Area as follows:

"(b) Automobile painting and body work provided that:

- i. it is part of a business selling and renting *vehicles* less than 5,000 kilograms [11,023 lbs.] *G.V.W.*;
- ii. the storage of damaged or *wrecked vehicles* shall be completely enclosed within a *building* or approved walled or fenced area;
- iii. *wrecked vehicles* shall not be visible from outside the *building* or the walled or fenced area in which they are stored;
- iv. all automobile painting and body work shall be carried out only in an enclosed *building*; and
- v. the number of *wrecked vehicles* stored within the walled or fenced area shall not exceed 5 at any time."

(b) Section I. Landscaping is amended by deleting Subsection 6. in its entirety and inserting new Subsection 6. in its place as follows:

"6. Open display and storage including the outdoor storage of damaged or *wrecked vehicles* shall be completely screened to a height of at least 2.5 metres [8 ft.] by *buildings* and/or solid decorative fencing and/or substantial *landscaping* strips of not less than 2.5 metres [8 ft.] in height and not less than 1.5 metres [5 ft.] in width. No display or storage of material shall be piled up to a height of 2.5 metres [8 ft.] within 5 metres [16 ft.] of the said screen and in no case shall these materials be piled up to the height of more than 3.5 metres [12 ft.]."

(c) Section J. Special Regulations is amended by inserting new Subsections 3. and 4. after Subsection

2. and before Section K. Subdivision as follows:

- "3. 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 70dB 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 60dB;
  - (c) Do not produce heat or glare perceptible from any *lot line* of the *lot* on which the use is located; and
  - (d) All automobile painting and body work is carried out only in an enclosed *building*.

4. Outdoor storage of any goods, materials, or supplies is specifically prohibited between the front of the *principal building* and the *highway*."

(2) Part 48 Light Impact Industrial Zone (IL) is hereby amended as follows:

(a) Section B. Permitted Uses is amended in Subsection 10. by inserting new paragraph g. after paragraph (f) iii.b. and before Section C. Lot Area as follows:

"g. Sales of rebuilt *vehicles* less than 5,000 kilograms [11,023 lbs.] *G.V.W.* provided that:

- i. it is part of an automobile painting and body work business;
- ii. the number of rebuilt *vehicles* ready for sale shall not exceed 5 at any time;
- iii. the business operator holds a current and valid Motor Dealer's certificate; and
- iv. the business operator is an approved Insurance Corporation of British Columbia Salvage Buyer."

(b) Section I. Landscaping is amended by deleting Subsection 6. in its entirety and inserting new Subsection 6. in its place as follows:

"6. Open display and storage including the outdoor storage of damaged or *wrecked vehicles* shall be completely screened to a height of at least 2.5 metres [8 ft.] by *buildings* and/or solid decorative fencing and/or substantial *landscaping* strips of not less than 2.5 metres [8 ft.] in height and not less than 1.5 metres [5 ft.] in width. No display or storage of material shall be piled up to a height of 2.5 metres [8 ft.] within 5 metres [16 ft.] of the said screen and in no case shall these materials be piled up to the height of more than 3.5 metres [12 ft.]"

(c) Section L. Other Regulation is amended by deleting Subsection 3.; re-numbering the remaining Subsections 4., 5., 6., 7., 8., 9., 10., and 11. as Subsections 5., 6., 7., 8., 9., 10., 11., and 12.; and by inserting new Subsections 3. and 4. after Subsection 2. and before Subsection 5. as follows:

"3. the storage of damaged or *wrecked vehicles* shall be completely enclosed within a *building* or approved walled or fenced area; and

4. *wrecked vehicles* shall not be visible from outside the *building* or the walled or fenced area in which they are stored."

2. This By-law shall be cited for all purposes as "Surrey Zoning By-law, 1993, No. 12000, Text Amendment By-law, 1997, No. 13201."

PASSED FIRST AND SECOND READING on the 29th day of July, 1997.

PUBLIC HEARING HELD thereon on the 16th day of September, 1997.

PASSED THIRD READING on the 16th day of September, 1997.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the 16th day of September, 1997.

\_\_\_\_\_MAYOR

\_\_\_\_\_CLERK

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