

CITY OF SURREY

BY-LAW NO. 13207

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, 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 "ONE-ACRE RESIDENTIAL ZONE (RA)"
TO "COMPREHENSIVE DEVELOPMENT ZONE (CD)"

Parcel "A" (Explanatory Plan 23281) Lot 12, Section 29,
Township 2, New Westminster District, Plan 5488.

(8556 - 132 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 a home-based light impact industry and retail operation.

B. Permitted Uses

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

1. One single family dwelling.
2. Light impact industry limited to the storage and packaging of goods and products.
3. Warehouse uses.
4. Accessory uses.

C. Lot Area

Not applicable to this Zone.

D. Density

The maximum density shall not exceed a floor area ratio (FAR) of 0.2.

E. Lot Coverage

The maximum *lot coverage* shall be 25%

F. Yard And Setbacks

1. *Principal buildings* shall be sited in accordance with the following *setbacks*:

- (a) *Front Yard* - 7.5 metres [25 feet]
- (b) *Rear Yard* - 7.5 metres [25 feet]
- (c) *Side Yard* - 7.5 metres [25 feet]
- (d) *Side Yard on Flanking Street* - 7.5 metres [25 feet]

2. *Accessory buildings and structures* shall be sited in accordance with the following *setbacks*:

- (a) *Front Yard* - 7.5 metres [25 feet]
- (b) *Rear Yard* - 7.5 metres [25 feet]
- (c) *Side Yard* - 7.5 metres [25 feet]
- (d) *Side Yard on Flanking Street* - 7.5 metres [25 feet]

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

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 buildings*: The *building height* shall not exceed 9 metres [30 feet].

2. *Accessory buildings and structures*: The *building height* shall not exceed 4 metres [13 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. All developed portions of the *lot* not covered by *building*, *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 *highway* abutting the *lot*, except driveways.
4. Except in those portions where a *building* abuts the *lot line*, screen planting at least 1.5 metres [5 ft.] high in a strip at least 1.5 metres [5 ft.] wide and 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. Open display and storage shall be completely screened to a height of at least 2.5 metres [8 ft.] by *buildings* and/or solid decorative fence and/or substantial *landscaping* strips of 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 screens and in no case shall these materials be piled up to the height of more than 3.5 metres [12 ft.].

J. Special Regulations

Not applicable to this Zone.

K. Subdivision

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

<i>Lot Size</i>	<i>Lot Width</i>	<i>Lot Depth</i>
4,047 sq. m [1 acre]	50 metres [164 ft.]	60 metres [200 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, 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 CHI 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 CHI Zone.
8. Tree Preservation By-law, 1996, No. 12880, and amendments thereto.
9. Development permits may be required in accordance with the Surrey *Official Community Plan*, 1996, By-law No. 12900, as amended.

3. This By-law shall be cited for all purposes as "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 1997, No. 13207."

PASSED FIRST AND SECOND READING on the 22nd 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 26th day of July, 1999.

_____ MAYOR

_____ CLERK