

CITY OF SURREY

BY-LAW NO. 13347

A by-law to amend Surrey Zoning By-law, 1993, No. 12000, as amended
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THE CITY 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" of Surrey Zoning By-law, 1993, No. 12000, as amended as follows:

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

Parcel Identifier: 002-271-800
Lot 4, Except: Firstly; Parcel "A" (By-law Plan 60807);
Secondly; Parcel "E" (By-law Plan 77912); Thirdly: Part
dedicated Road on Plan LMP38345, Section 20,
Township 2, New Westminster District, Plan 12739;

(13211 - 72 Avenue)

Parcel Identifier 002-151-910
Lot 3, Except Parcel "G" (By-law Plan 77912) Section 20,
Township 2, New Westminster District, Plan 12739; and

(13223 - 72 Avenue)

Parcel Identifier 003-553-264
Lot 2, Except Parcel "H" (By-law Plan 77912) Section 20,
Township 2 New Westminster District, Plan 12739.

(13233 - 72 Avenue)

(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 the development of light impact industry, limited offices, warehouses, and general service uses.

B. Permitted Uses

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

1. *Light impact industry* including wholesale and retail sales of products produced on the *lot* or as part of the wholesale or warehouse operations.
2. Office uses limited to:
 - (a) Engineering and Surveying Offices;
 - (b) General Contractor Offices;
 - (c) Government Offices; and
 - (d) Utility Company Offices.
3. *General service uses* excluding *drive-through banks*.
4. *Warehouse uses*.
5. *Automotive service uses* limited to carwash facilities.
6. *Accessory uses* including the following:
 - (a) *Recreational facilities*, excluding go-kart operations, drag racing and rifle ranges;
 - (b) *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.;
 - (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 centre*; 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;
 - 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 50%.

F. Yard And Setbacks

Use	Setback	Front Yard (132 St.)	Rear Yard	Side Yard	Side Yard on Flanking Street
<i>Principal and Accessory Buildings and Structures</i>		3.0 m [10 ft.]	7.5 m [25 ft.]	7.5 m* [25 ft.]	3.0 m [10 ft.]

Measurements to be determined as per Part 1 Definitions, of this By-law.

* 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

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 12 metres [40 feet].
2. Accessory buildings and structures: The *building height* shall not exceed 9 metres [30 feet].

H. Off-Street Parking

Refer to Part 5 Off-Street Parking and Loading/Unloading 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. 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, 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.

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) 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 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.
3. Garbage containers and *passive recycling containers* shall not be located within any required *setback* adjacent any *residential lot*.
4. *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

Not applicable to this Zone.

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 Light Impact Industrial (IL) 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 Light Impact Industrial (IL) Zone.
8. Surrey Tree Preservation By-law, 1996, No. 12880, as amended.

9. Development permits may be required in accordance with the Surrey *Official Community Plan*, 1996, By-law No. 12900, as amended.
 10. Provincial licensing of *child care centres* is regulated by the Community Care Facility Act R.S.B.C. 1996. chapter 60, as amended, 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, 1998, No. 13347."

READ A FIRST AND SECOND TIME on the 24th day of February, 1998.

PUBLIC HEARING HELD thereon on the 24th day of March, 1998 and 20th day of March, 2000.

READ A THIRD TIME ON THE 20th day of March, 2000.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the 12th day of June, 2000.

_____ MAYOR

_____ CLERK