

CITY OF SURREY

BY-LAW NO. 13399

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

As amended by Bylaw No: 14487, 10/01/01; 16617, 06/16/08

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THIS IS A CONSOLIDATED BY-LAW PREPARED BY THE CITY OF SURREY FOR
CONVENIENCE ONLY. THE CITY DOES NOT WARRANT THAT THE
INFORMATION CONTAINED IN THIS CONSOLIDATION IS CURRENT. IT IS
THE RESPONSIBILITY OF THE PERSON USING THIS CONSOLIDATION TO
ENSURE THAT IT ACCURATELY REFLECTS CURRENT BY-LAW PROVISIONS.

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, 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" under Part 3 of Surrey Zoning By-law, 1993, No. 12000, as amended, as follows:

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

Parcel Identifier: 002-258-242, Lot 2, Section 20, Township 2, New
Westminster District, Plan 12325.

(13567 - 76 Avenue)

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

Parcel Identifier: 009-684-026, Lot 3, Section 20, Township 2, New
Westminster District, Plan 12325; and

(13551 - 76 Avenue)

Parcel Identifier: 009-684-051, Lot 4, Section 20, Township 2, New Westminster
District, Plan 12325.

(13531 - 76 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 and those commercial and related uses requiring exposure to major Highways, which generally are not accommodated in shopping centres, town centre and downtown developments.

B. Permitted Uses

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

1. *Light impact industry* including retail of products processed or manufactured on the *lot*.
2. *Recycling depots* provided that:
 - (a) The use is confined to an enclosed *building*; and
 - (b) The storage of used tires is prohibited.
4. *Automotive service uses of vehicles* less than 5,000 kilograms [11,023 lbs.] *G.V.W.*
5. *Eating establishments* including *drive-through restaurants*.
6. *General service uses including drive-through banks*.
7. *Indoor recreational facilities*, including bingo halls.
8. *Tourist accommodation*.
9. *Parking facilities*.
10. *Retail stores* limited to the following:
 - (a) Animal feed and tack shops;
 - (b) Appliance stores;
 - (c) Auction houses;
 - (d) Automotive parts, new;
 - (e) Building supply stores;
 - (f) Convenience stores;

- (g) Damaged goods and used clothing stores or flea markets, provided that the operation is contained within a *building*;
 - (h) Furniture stores;
 - (i) Garden supply stores;
 - (j) Marine parts, new;
 - (k) *Retail warehouse uses*;
 - (l) Sales and rentals of boats;
 - (m) Sports card shops; and
 - (n) Sporting goods stores.
11. *Warehouse uses*.
 12. Sales and rentals of *vehicles* less than 5,000 kilograms [11,023 lbs.] *G.V.W.*
 13. Assembly halls.
 14. Community *services*.
 15. Office uses limited to:
 - (a) Engineering and surveying offices;
 - (b) General contractor offices;
 - (c) Government offices;
 - (d) Utility company offices;
 - (e) Architectural and landscape architectural offices;
 - (f) Real estate offices; and
 - (g) Insurance offices.
 - (h) Physiotherapy Offices.
 - (i) Travel agency;
 - (j) Doctor's offices, dentist's offices and other medical or related offices;
 - (k) General business offices; and
 - (l) Law offices, accountant's offices and other professional offices.

16. *Child care centres.*
17. *Accessory uses* including the following:
 - (a) One *dwelling unit per lot* provided that the *dwelling unit* is:
 - i. Contained within the *principal building*; and
 - ii. Occupied by the owner or the owner's employee, for the protection of the businesses permitted on the *lot*.
 - (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.

C. Lot Area

Not applicable to this zone.

D. Density

The maximum density shall not exceed a floor area ratio (FAR) of 1.0 provided that not more than a 0.5 FAR may be used or intended to be used for tourist accommodation.

E. Lot Coverage

The maximum *lot coverage* shall be 50%.

F. Yards and Setbacks

Principal and *accessory buildings* and *structures* shall be sited in accordance with the following setbacks:

- (a) *Front Yard* - 7.5 metres [25 feet]
- (b) *Rear Yard* - 1.5 metres [5 feet]
- (c) *Side Yard* - 7.5 metres [25 feet]

Note: The side yard setback can be reduced to zero metre where the abutting lot is industrial or commercial, provided that one side yard setback shall be 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 this By-law:

- 1. *Principal building*: The *height* shall not exceed 9 metres [30 ft.].
- 2. *Accessory buildings and structures*: The *height* shall not exceed 9 metres [30 ft.].

H. Off-Street Parking

Off-Street Parking shall be prescribed in Part 5 Off-Street Parking of Zoning By-law, 1993, No. 12000 as amended, except that the minimum number of off-street parking required for the following land uses shall be as follows:

- (a) Offices: 3.2 spaces for every 100 square metres [1,075 sq. ft.] of floor space; and
- (b) Warehouse: 3 spaces per unit.

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 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 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.].

J. Special Regulations

1. Garbage containers and *passive recycling containers* shall not be located along any required *setbacks* adjacent any *residential lot*.
2. *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*.
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*.
5. The storage of damaged or wrecked vehicles shall only be permitted within a building.

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>
1,000 sq. m. [10,800 sq.ft.]	25 metres [80 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 "Highway Commercial Industrial Zone (CHI)" and "Light Impact Industrial Zone (IL)" as set forth in Surrey and Development By-law, 1986, No. 8830, as amended.
3. General provisions on use are as set out in Part 4 General Provisions, of this By-law.
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. 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. 13399."

PASSED FIRST AND SECOND READING on the 21st day of April, 1998.

PUBLIC HEARING HELD thereon on the 11th day of May, 1998.

PASSED THIRD READING on the 11th day of May, 1998.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the 17th day of May, 1999.

_____MAYOR

_____CLERK

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