

CITY OF SURREY

BY-LAW NO. 13705

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, 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:

FROM "HIGHWAY COMMERCIAL INDUSTRIAL ZONE (CHI)"  
TO "COMPREHENSIVE DEVELOPMENT ZONE (CD)"

Parcel Identifier: 024-205-605  
Lot 2 Section 20 Township 2 New Westminster District Plan  
LMP 38641.

(7555 and 7577 King George Highway)

(hereinafter referred to as the "*Lands*")

2. The following regulations shall apply to the *Lands*:

**A. Intent**

This Comprehensive Development Zone is intended to regulate *highway commercial, industrial* and limited office uses.

**B. Permitted Uses**

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

1. *Automotive service uses of vehicles* less than 5,000 kilograms [11,023 lbs.] G.V.W.
2. *Eating establishments* including *drive-through restaurants*.

3. *General service uses* including *drive-through banks*.
4. *Beverage container return centres* provided that:
  - (a) The use is confined to an enclosed *building*; and
  - (b) The *building* is a maximum of 279 square metres [3,003 sq. ft.].
5. *Indoor recreational facilities*, including *bingo halls*.
6. *Light impact industry* including retail of products processed or manufactured on the *lot*.
7. *Tourist accommodation*.
8. *Parking facilities*.
9. *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) 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.
10. *Warehouse uses*.

11. Sales and rentals of *vehicles* less than 5,000 kilograms [11,023 lbs.] G.V.W.

12. *Assembly halls.*

13. *Community services.*

14. Office uses limited to:

- (a) Engineering and surveying offices;
- (b) General contractor offices;
- (c) Government offices;
- (d) Utility company offices;
- (e) Real Estate Agency offices; and
- (f) Insurance Agency offices.

15. *Child care centres.*

16. *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 *floor area ratio* shall not exceed 1.00 provided that not more than a floor area ratio of 0.50 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**

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

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

Measurements to be determined as per Part 1 Definitions, of Surrey 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 a *commercial or industrial lot*.

**G. Height of Buildings**

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

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

**H. Off-Street Parking**

1. Refer to Part 5 Off-Street Parking, of 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 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 fence 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 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**

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. *Lands* 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 or any goods, materials, or supplies is specifically prohibited between the front of the *principal building* and the *highway*.
5. The outdoor storage or display of any goods, materials or supplies at *beverage container return centres* is specifically prohibited.

**K. Subdivision**

Not applicable to this Zone.

**L. Other Regulations**

In addition to all statutes, by-laws, orders, regulations or agreements, 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. 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. c. 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, 1999, No. 13705."

PASSED FIRST AND SECOND READING on the 29th day of March, 1999.

PUBLIC HEARING HELD thereon on the 19th day of April, 1999.

PASSED THIRD READING on the 19th day of April, 1999.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the 26th day of April, 1999.

\_\_\_\_\_ MAYOR

\_\_\_\_\_ CLERK

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