

CITY OF SURREY

BY-LAW NO. 13746

A by-law to amend the provisions of "Surrey Official Community Plan By-law, 1996, No. 12900," as amended.

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The Council of the City of Surrey, in open meeting assembled, ENACTS AS FOLLOWS:

1. "Surrey Official Community Plan By-law, 1996, No. 12900," as amended, is hereby further amended in the Section entitled "Exemptions from a Development Permit" under the heading "Development Permit Areas and Guidelines" of Part 6 Permits and Procedures in Division A by deleting the existing paragraph and bullet points and replacing them with the following:

"Unless stated otherwise in the Guidelines, lands within development permit areas established in Schedule C do not require a development permit if any of the following situations or conditions apply:

General Exemptions:

- internal renovations not resulting in any change to the external appearance of the building;
- additions or external renovations which do not significantly impact the external appearance of the building because they are compatible in terms of material, colours, and form and character with the existing development. Generally, this applies to works with a total value of less than \$100,000;
- site improvements, including landscaping and paving of parking areas, provided the value of the work is less than \$25,000;
- construction of not more than one accessory building or structure (excluding signs) with a floor area of less than 10 square meters on a lot or site;
- replacement of existing signs provided they are in full compliance with the Sign By-law or any sign regulation in the Zoning By-law;
- subdivision for the purpose of lot consolidation, lot line adjustment or road widening to meet City standards;
- development of land where a Development Agreement associated with a Land Use Contract is in effect, provided the agreement is consistent with the objectives of the guidelines in Schedule C;
- buildings for agricultural purposes.

Industrial Exemptions:

- development within a property which does not abut a major road;
- development of new buildings, exterior building renovations or additions, and/or site works which are not visible from a major road;

- development of new buildings, exterior building renovations or additions, and/or site works which are visible from a major road but are not within 100 meters (328 ft.) of a major road;
- development of new buildings less than 470 sq. m. (5,000 sq. ft.) in area, or exterior building renovations or additions, and/or site works which are within 100 meters (328 ft.) of a major road, provided that the proposed development is compatible in terms of material, colours, and form and character with the existing development that is controlled by an approved Development Permit.

Commercial Exemptions:

- development of new buildings less than 470 sq. m. (5,000 sq. ft.) in area, or exterior building renovations or additions, provided that the proposed development is compatible in terms of material, colours, and form and character, with the existing development that is controlled by an approved Development Permit;
- exterior renovations, additions and/or site works are not visible from any road and more than 100 meters (328 feet) from residential properties.

The term "major road" used in this section means a Provincial Highway, any road shown in Figure 4-3A or Grace Road."

2. This By-law shall be cited for all purposes as "Surrey Official Community Plan By-law, 1996, No. 12900, Text No. 9 Amendment By-law, 1999, No. 13746."

PASSED FIRST AND SECOND READING on the 31st day of May, 1999.

PUBLIC HEARING HELD thereon on the 21st day of June, 1999.

PASSED THIRD READING on the 21st day of June, 1999.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the 21st day of June, 1999.

\_\_\_\_\_MAYOR

\_\_\_\_\_CLERK

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