

CITY OF SURREY

BY-LAW NO. 14196

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 Local Government Act, R.S.B.C. 1996 c. 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: LIGHT IMPACT INDUSTRIAL ZONE (IL)  
TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

Parcel Identifier: 001-264-141  
Lot 70, Section 29, Township 2, New Westminster District Plan 57624

(13554 - 84 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 *warehouse uses* limited to self-storage and incidental *vehicle* rental.

**B. Permitted Uses**

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

1. *Warehouse uses* limited to self-storage and associated office uses, provided that the said office uses shall occupy a total floor area not exceeding 66.7 square metres (718 sq.ft.).
2. *Accessory uses* limited to the following:

- (a) One *dwelling unit* provided that:
  - i. it is occupied by the owner or caretaker, for the protection of the business permitted; and
  - ii. restricted to a maximum floor area of 223 square metres(2,400 sq.ft.); and
- (b) *General service uses*, limited to rental of *vehicles* not exceeding 8,165 kilograms (18,000 lbs.) *G.V.W.* and further provided the said rental is limited to 3 *vehicles*.

**C. Lot Area**

Not applicable to this Zone.

**D. Density**

The maximum *density* shall not exceed a *floor area ratio* of 0.5.

**E. Lot Coverage**

The maximum *lot coverage* shall be 45%.

**F. Yards and Setbacks**

- 1. *Principal buildings* shall be sited in accordance with the following minimum *setbacks*:
  - (a) *Front Yard* - 7.5 metres, [25 feet];
  - (b) *Rear Yard* - 7.5 metres [25 feet];
  - (c) *Side Yard* (West) - 5.5 metres [18 feet]; and
  - (d) *Side Yard* (East) - 2 metres [6.6 feet].

**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 6 metres [19.7 feet].

2. Accessory buildings: The *building height* shall not exceed 4 metres [13 feet].

#### **H. Off-Street Parking and Loading/Unloading**

1. The minimum number of off-street *parking spaces* required shall be 8 (eight), including parking for persons with a disability, and parking required for the residential dwelling unit referred to in Section 2.B.2(a).
2. For company fleet vehicles required *parking spaces* may be provided as *tandem parking*.

#### **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. 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. *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 70 dB 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 and

- (c) Do not produce heat or glare perceptible from any *lot line* of the *lot* on which the use is located.

**K. Subdivision**

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

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<i>Lot Size</i>	<i>Lot Width</i>	<i>Lot Depth</i>
1,800 sq. m. [0.5 acre]	30 metres [100 ft.]	30 metres [100 ft.]

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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 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 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 Parking and Loading/Unloading, of Surrey Zoning By-law, 1993, No. 12000, as amended.
5. *Sign* regulations are as set out in Surrey Sign By-law, 1999, No. 13656, 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 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.

3. This By-law shall be cited for all purposes as "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2000, No. 14196."

READ A FIRST AND SECOND TIME on the 4<sup>th</sup> day of December, 2000.

PUBLIC HEARING HELD thereon on the 22<sup>nd</sup> day of January, 2001.

READ A THIRD TIME ON THE 22<sup>nd</sup> day of January, 2001.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the 4<sup>th</sup> day of September, 2001.

\_\_\_\_\_ MAYOR

\_\_\_\_\_ CLERK

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