

CITY OF SURREY

BY-LAW NO. 14224

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: 014-656-442  
Lot 2, Section 33, Township 8, New Westminster District, Plan 82274

(19110 - 96 Avenue)

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

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

**A. Intent**

This Zone is intended to accommodate and regulate the development of *light impact industry*.

**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*.
2. *Recycling depots* provided that:
  - (a) The use is confined to an enclosed *building*; and
  - (b) The storage of used tires is prohibited.

3. *Transportation industry.*
4. *Automotive service uses.*
5. Automobile painting and body work.
6. *Vehicle storage and parking facilities* including truck parking and recreational *vehicle storage.*
7. *General service uses* limited to the following:
  - (a) driving schools;
  - (b) *industrial equipment rentals;*
  - (c) taxi dispatch offices;
  - (d) industrial first aid training; and
  - (e) trade schools.
8. *Warehouse uses.*
9. Office uses limited to the following:
  - (a) Architectural and landscape architectural offices;
  - (b) Engineering and surveying offices;
  - (c) General contractor offices;
  - (d) Government offices; and
  - (e) Utility company offices.
10. *Accessory uses* including the following:
  - (a) Only one *eating establishment*, provided that the seating capacity does not exceed sixty seats and limited to one such establishment in the *building.*
  - (b) *Recreational facilities*, excluding go-kart operations, drag racing and rifle ranges;
  - (c) *Community services;*
  - (d) *Child care centres;*
  - (e) 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 on the *lot*; and
  - iii. a maximum floor 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; and
- (f) Sales of rebuilt *vehicles* less than 5,000 kilograms [11,023 lbs.] *G.V.W.* provided that:
  - i. it is part of an automobile painting and body work business;
  - ii. the number of rebuilt *vehicles* ready for sale shall not exceed 5 at any time;
  - iii. the business operator holds a current and valid Motor Dealer's certificate; and
  - iv. the business operator is an approved Insurance Corporation of British Columbia Salvage Buyer.

**C. Lot Area**

Not applicable to this Zone.

**D. Density**

The maximum *floor area ratio* shall not exceed 1.00.

**E. Lot Coverage**

The maximum *lot coverage* shall be 60%.

**F. Yards and Setbacks**

Use	<i>Setback</i>	<i>Front Yard</i>	<i>Rear Yard</i>	East Side Yard	West Side Yard
<i>Principal and Accessory Buildings and Structures</i>		7.5 m. [25 ft.]	0 m. [0 ft.]	0	12.5 m. [41.0 ft.]

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 Surrey Zoning By-law, 1993, No. 12000, as amended.

1. Principal buildings: The *building height* shall not exceed 18 metres [60 feet].
2. Accessory buildings and structures: The *building height* shall not exceed 6 metres [20 feet].

### **H. Off-Street Parking**

1. Refer to Table C.3, Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000.

### **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. 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. *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; 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 between the front of the *principal building* and the *highway*, excluding *vehicles* exceeding 5,000 kilograms [11,023 lbs.] *G.V.W.* which are intended for sale.
  3. The storage of damaged or *wrecked vehicles* shall only be permitted within a *building* or approved wall or fenced area.
  4. *Wrecked vehicles* shall not be visible from outside the *building* or the walled or fenced area in which they are stored.
  5. *Child care centres* shall be located on the *lot* such that these *child care centres* have direct access to an *open space* and play area within the *lot*.

**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>
1,800 sq. m. [0.5 acre]	30 metres [100 ft.]	30 metres [100 ft.]

Dimensions shall be measured in accordance with Section E.21, Part 4 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.
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, 2001, No. 14224."

READ A FIRST AND SECOND TIME on the 5th day of February, 2001.

PUBLIC HEARING HELD thereon on the 19th day of February, 2001.

READ A THIRD TIME ON THE 26th day of February, 2001.

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

\_\_\_\_\_ MAYOR

\_\_\_\_\_ CLERK

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