

CITY OF SURREY

BY-LAW NO. 14592

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)

Portion of Land shown on Survey Plan attached hereto and forming part of this By-law as Schedule A, certified correct by Peter Mueller, B.C.L.S. on the 13th day of November 2001, containing 2.55 hectares, called Block A and more particularly described as follows:

Portion of Parcel Identifier: 017-781-639
Lot 2 District Lot 387A Group 2 New Westminster District Plan
LMP4561

(Portion of 9752 - 192 Street)

Portion of Parcel Identifier: 017-781-621
Lot 1 District Lot 387A Group 2 New Westminster District Plan
LMP4561

(Portion of 9810 - 192 Street)

(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 a solid waste transfer station and 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. Municipal solid waste handling facility provided that the use is confined to an enclosed *building*.
2. *Recycling plant*.
3. *Recycling depots*, excluding the storage of used tires.
4. *Light impact industry*.
5. *Transportation industry*.
6. *Automotive service uses*.
7. Automobile painting and body work.
8. *Vehicle storage and parking facilities* including truck parking and recreational *vehicle storage*.
9. *General service uses* limited to the following:
 - (a) driving schools;
 - (b) *industrial equipment rentals*;
 - (c) taxi dispatch offices; and
 - (d) trade schools.
10. *Warehouse uses*.
11. 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.
12. *Accessory uses* including the following:
 - (a) *Dwelling unit(s)* provided that the *dwelling unit(s)* is (are):

- i. Contained within the *principal building*;
 - ii. Occupied by the owner or a caretaker, for the protection of the businesses permitted;
 - iii. Restricted to a maximum number of:
 - a. One *dwelling unit* in each *principal building* less than 2,800 square metres [30,000 sq. ft.] in floor area; and
 - b. Two *dwelling units* in each *principal building* of 2,800 square metres [30,000 sq. ft.] or greater in floor area;
 - iv. Restricted to a maximum floor area of:
 - a. 140 square metres [1,500 sq. ft.] for one (first) *dwelling unit* on a *lot* and where a *lot* has been subdivided by a strata plan then there shall only be one 140-square metre [1,500] sq. ft.] *dwelling unit* within the strata plan;
 - b. 90 square metres [970 sq. ft.] for each additional *dwelling unit*; and
 - c. Notwithstanding Sub-sections B.10(a) iv.a. and iv.b., the maximum floor area shall not exceed 33% of the total floor area of the *principal building* within which the *dwelling unit* is contained;
- (b) 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.

D. Density

The *floor area ratio* shall not exceed 1.00.

E. Lot Coverage

The maximum *lot coverage* shall be 60%.

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* - 7.5 metres [25 feet]; and
 - (d) *Side Yard on Flanking Street* - 7.5 metres [25 feet].
2. *Accessory buildings and structures* 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* - 7.5 metres [25 feet]; and
 - (d) *Side Yard on Flanking Street* - 7.5 metres [25 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 18 metres [60 feet].
2. *Accessory buildings and structures*: The *building height* shall not exceed 6 metres [20 feet].

H. Off-Street Parking and Loading/Unloading

1. For municipal solid waste handling facility, the following *parking spaces* shall be provided:

- (a) A minimum of fifteen (15) *parking spaces* shall be provided within the *lot*.
 - (b) All dimensions shall be in accordance with Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000 as amended.
2. For all other permitted uses, refer to Table C3 Part 5 Off-Street Parking and Loading/Unloading of Surrey 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 north and east *lot lines*, a continuous *landscaping* strip of not less than 3.0 metres [10 ft.] in width shall be provided within the *lot*.
3. Along the west *lot lines*, a continuous *landscaping* strip of not less than 1.5 metres [5 ft.] in width shall be provided within the *lot*.
4. 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*.
5. 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 to the west of the *principal building*.
3. The storage of damaged or *wrecked vehicles* shall be completely enclosed with a *building* or approved walled 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.

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 m. [100 ft.]	30 m. [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 to all statutes, by-laws, orders, regulations or agreements, the following are applicable, however, in the event that there is a conflict with the provisions in this Comprehensive Development Zone and other provisions in Surrey Zoning By-law, 1993, No. 12000, as amended, the provisions in this Comprehensive Development Zone shall take precedence:

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 "Light Impact Industrial Zone (IL)" 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 "Light Impact Industrial Zone (IL)".
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. Municipal solid waste is defined and regulated in the Waste Management Act R.S.B.C. 1996, c. 482, as amended.

3. This By-law shall be cited for all purposes as "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2001, No. 14592."

READ A FIRST AND SECOND TIME on the 26th day of November, 2001.

PUBLIC HEARING HELD thereon on the 10th day of December, 2001.

READ A THIRD TIME ON THE 10th day of December, 2001.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the 4th day of February, 2002.

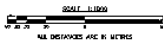
_____ MAYOR

_____ CLERK

SURVEY PLAN TO ACCOMPANY CITY OF SURREY REZONING BYLAW NUMBER 14892
OF A PORTION OF LOTS 1 AND 2 DISTRICT LOT 387A
GROUP 2 NEW WESTMINSTER DISTRICT PLAN LMP4561
B.C.G.S. 92G, 017

LEGEND

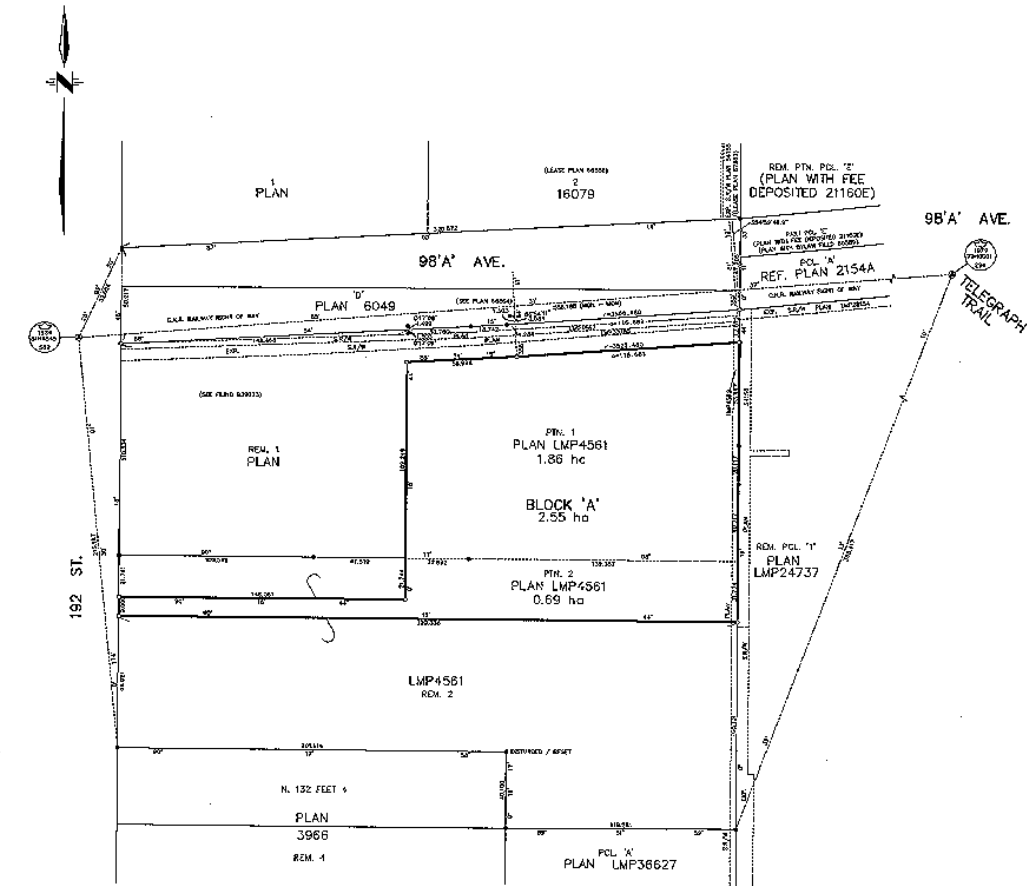
- ⊕ BENCHMARK CONTROL POINT
- ⊙ CONTROL POINT
- CONTROL POINT



INTERESTED PARTIES AND THEIR INTERESTS

OWNERSHIP IS DERIVED FROM REGISTRATIONS BETWEEN CERTAIN CONTROL POINTS THROUGH AND BETWEEN:

THIS PLAN SHOWS HORIZONTAL CONTROL POINTS EXCEPT WHERE OTHERWISE NOTED TO TEMPORARY CONTROL POINTS. VERTICAL CONTROL POINTS ARE SHOWN BY A SHOWN FACTOR 0.9999999.



CITY OF SURREY
 SURVEY ENGINEER
 15000 - 86 AVE
 SURREY, B.C. V3W 2J2
 TEL: (604) 273-1111
 FAX: (604) 273-1111

THIS PLAN LIES WITHIN THE GREATER
 WESTMINSTER DISTRICT
 GROUP 2 NEW WESTMINSTER DISTRICT
 CONTROL POINTS APPROVED BY FIELD OFFICER
 84153 THIS DATE OF REGISTRATION

PETER W. HALL, B.S.C.
 21/04/2012