

CITY OF SURREY

BY-LAW NO. 15149

A by-law to amend the provisions of Surrey Zoning  
By-law, 1993, No. 12000, as amended.

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NOW, THEREFORE, 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 Local Government Act, R.S.B.C. 1996 c.323, as amended, as follows:

(a) The Index is amended by inserting the following immediately after Part "47":

"47A	IB-1	Business Park 1 Zone	47a.1
47B	IB-2	Business Park 2 Zone	47b.1"

(b) Part 3 Zones, Section A. is amended by inserting the following immediately after "IB Business Park Zone":

"IB-1 Business Park 1 Zone  
IB-2 Business Park 2 Zone"

(c) Part 4 General Provisions Sub-section A.3(a) is amended by inserting "IB-1, IB 2" immediately after "IB".

(d) New Part 47A Business Park 1 Zone (IB-1), attached hereto as Appendix "B" is inserted immediately after Part 47.

(e) New Part 47B Business Park 2 Zone (IB-2), attached hereto as Appendix "C" is inserted immediately after Part 47A.

(f) Part 52 Comprehensive Development Zone, Sub-section B.2 is amended by inserting "IB-1, IB-2" after "IB".

2. This By law shall be cited for all purposes as "Surrey Zoning By law, 1993, No. 12000, Text Amendment By law, 2003, No. 15149."

READ A FIRST AND SECOND TIME on the 6th day of October, 2003.

PUBLIC HEARING HELD thereon on the 27th day of October, 2003.

READ A THIRD TIME ON THE 27th day of October, 2003.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the 26th day of January, 2004.

\_\_\_\_\_ MAYOR

\_\_\_\_\_ CLERK

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## Business Park 1 Zone

### Part 47A

### IB-1

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#### A. Intent

This zone is intended to permit development of industrial business parks with a high standard of design consisting of *light impact industrial* uses, high technology industry, industry with a significant amount of research and development activity, warehouse, offices and service uses carried out in enclosed *buildings* forming part of a *comprehensive design*. These uses shall be carried out such that no nuisance is apparent outside an enclosed *building*.

#### B. Permitted Uses

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

1. *Light impact industry* including wholesale and retail sales of products produced within the business premises or as part of the wholesale or warehouse operations provided that the total floor area used or intended to be used for retail sales and display to the public shall not exceed 20% of the *gross floor area* for each individual business or establishment or 460 square metres [5,000 sq.ft.] whichever is less.
2. *Warehouse uses*.
3. Office uses excluding:

- (a) *social escort services*;
- (b) *methadone clinics*;
- (c) offices of professionals including without limitation, accountants, lawyers, doctors, dentists, chiropractors, physiotherapists, massage therapists and related health care practitioners and notary publics, nor the offices of real estate, advertising and insurance.

4. *Accessory uses* including the following:

- (a) *General service uses* excluding *drive-through banks*;
- (b) *Eating establishments* limited to a maximum of 200 seats and excluding *drive-through restaurants*;
- (c) *Community services*;
- (d) *Child care centre*; and
- (e) *Dwelling unit(s)* provided that the *dwelling unit(s)* is (are):
  - i. Contained within a *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;
    - b. Two *dwelling units* in each *principal building* of 2,800 square metres [30,000 sq. ft.] or greater in floor area;
    - c. Notwithstanding Sub-sections B.4(e) iii.a. and iii.b., the maximum number shall be two *dwelling units* for *lots* less than 4.0 hectares [10 acres] in area, three *dwelling units* for *lots* equal to or greater than 4.0 hectares [10 acres] in area, 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.
  - iv. Restricted to a maximum floor area of:
    - a. 140 square metres [1,500 sq. ft.] for one (first) *dwelling unit* on a *lot*;
    - b. 90 square metres [970 sq. ft.] for each additional *dwelling unit*; and
    - c. Notwithstanding Sub-sections B.4(e) 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.

5. For the purpose of Subsections B.1 and B.2 of this Zone, parking, storage or service of trucks and

trailers on any portion of the *lot* not associated with the uses or operations permitted thereof shall be specifically prohibited.

### C. Lot Area

The minimum *site area for subdivision* shall be 4 hectares [10 acres], except in the case of a remainder *lot*, where the *lots* including the remainder *lot* which were created by the same plan of subdivision are zoned IB-1.

### D. Density

1. In Neighbourhood Concept Plan and Infill Areas as described and outlined on the maps attached as Schedule F attached to this By-law, the maximum *floor area ratio* shall not exceed 0.1 or a *gross floor area* of 300 square metres [3,230 sq. ft.] whichever is smaller. The maximum *floor area ratio* may be increased to 1.00 if amenities are provided in accordance with Schedule G of this By-law.
2. In areas other than the ones in Sub-section D.1 of this Zone, the maximum *floor area ratio* shall not exceed of 1.00.

### E. Lot Coverage

The maximum *lot coverage* shall be 45%.

### F. Yards and Setbacks

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

<b>Use</b>	<b>Setback</b>	<b>Front Yard</b>	<b>Rear Yard</b>	<b>Side Yard</b>	<b>Side Yard on Flanking Street</b>
<i>Principal and Accessory Buildings and Structures</i>		16.0 m.* [52 ft.]	7.5 m. [25 ft.]	7.5 m.** [25 ft.]	9.0 m.*** [30 ft.]

Measurements to be determined as per Part 1 Definitions, of this By-law.

- \* The *front yard setback* may be reduced to 7.5 m. [25 ft.] if the area between the front face of any *building* or *structure* and a *highway* is not used for parking and is landscaped.
- \*\* One (1) *side yard setback* may be reduced to 3.6 metres [12 ft.] if the *side yard* abuts land which is *commercial* or *industrial*.
- \*\*\* The *side yard setback* on a *flanking street* may be reduced to 7.5 m. [25 ft.] if the area between the *flanking street* face of any *building* or *structure* and a *highway* is not used for parking and is landscaped.

### G. Height of Buildings

Measurements to be determined as per Part 1 Definitions, of this By law:

1. Principal buildings: The *building height* shall not exceed 14 metres [45 ft.].
2. Accessory buildings and structures: The *building height* shall not exceed 6 metres [20 ft.].

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

1. Refer to Table C.3, Part 5 Off-Street Parking and Loading/Unloading of this By law.
2. Notwithstanding Subsection D.3(a)ii of Part 5 Off-Street Parking and Loading/Unloading of this By-law, additional areas for parking of trucks and trailers associated with the uses and operations allowed on the *lot* may be permitted within the designated loading/unloading areas provided that:
  - (a) the number of *parking spaces* shall not exceed the number of loading spaces and/or shipping/receiving doors; and
  - (b) the *parking spaces* shall not be visible from the *highways* abutting the *lot*.

## 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 Major Road as shown in the *Official Community Plan*, a continuous *landscaping* strip of not less than 6 metres [20 ft.] in width shall be provided within the *lot*.
3. Along the developed sides of the lot which abut all ***highways*** other than a Major Road, as shown in the ***Official Community Plan***, a continuous landscape strip of not less than 3.0 metres [10 ft.] in width shall be provided within the ***lot***.
4. A continuous landscape strip of not less than 1.5 metres [5 ft.] in width shall be provided along all ***side lot lines*** between a ***highway*** and 3.0 metres [10 ft.] back from the front face of the closest ***principal building*** fronting a ***highway***.
5. A continuous *landscaping* strip of not less than 6.0 metres [20 ft.] shall be created along all *lot lines* separating the developed portion of the *lot* from any *residential lot*.
6. Loading areas, garbage containers and *passive recycling containers* shall be screened 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. Land 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 boundary of the *lot* on which the use is located.
2. Outdoor storage of any goods, materials or supplies is specifically prohibited.
3. Loading areas shall not be located within any required front *yard setback* or flanking street *setback* which abuts a major road, as shown in the *Official Community Plan* or any required *setback* adjacent any *residential lot*.
4. Garbage containers and *passive recycling containers* shall not be located within any required front or *flanking street setback* or any required *setback* adjacent any *residential lot*.
5. *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*.

#### **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>
2,000 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 General Provisions of this By-law.

#### **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 IB-1 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, 2002, No. 14650, as amended, and the development cost charges shall be based on the IB-1 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 Regulations pursuant thereto including without limitation B.C. Reg 319/89/213.



## Business Park 2 Zone

### Part 47B

### IB-2

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#### A. Intent

This Zone is intended to accommodate and regulate the development of *light impact industry*, office and limited service uses with a high standard of design that are generally compatible with one another and with adjoining zones.

#### B. Permitted Uses

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

1. *Light impact industry* including the wholesale and retail sale of products produced within the business premises or as part of the wholesale or warehouse operations provided that the total floor area used or intended to be used for retail sales and display to the public shall not exceed 20% of the *gross floor area* for each individual business or establishment or 460 square metres [5,000 sq.ft.], whichever is less.
2. *Warehouse uses*.
3. Office uses excluding:
  - (a) Social escort services;
  - (b) Methadone clinics; and

- (c) Offices of professionals including without limitation, accountants, lawyers, doctors, dentists, chiropractors, physiotherapists, massage therapists and related health care practitioners and notary publics, nor the offices of real estate, advertising and insurance.

4. *Accessory uses* including the following:

- (a) *Coffee shops* provided that the seating capacity shall not exceed 35 and the said *coffee shop* is not licensed by the Liquor Control and Licensing Act, R.S.B.C. 1996, chapter 267, as amended.
- (b) *General service uses* excluding drive-through banks:
- (c) *Child care centres*; and
- (d) *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;
    - b. Two *dwelling units* in each *principal building* of 2,800 square metres [30,000 sq. ft.] or greater in floor area;
    - c. Notwithstanding Sub-sections B.4 (d) iii.a. and iii.b., the maximum number shall be two *dwelling units* for *lots* less than 4.0 hectares [10 acres] in area; and three *dwelling units* for *lots* equal to or greater than 4.0 hectares [10 acres] in area, 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.
  - iv. Restricted to a maximum floor area of:
    - a. 140 square metres [1,500 sq. ft.] for one (first) *dwelling unit* on a *lot*;
    - b. 90 square metres [970 sq. ft.] for each additional *dwelling unit*; and
    - c. Notwithstanding Sub-sections B.4(e) 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.

5. For purposes of Subsection B.1 and B.2 of this Zone, parking, storage or service of trucks and trailers on any portion of the *lot* not associated with the uses or operations permitted thereof shall be specifically prohibited.

**C. Lot Area**

Not applicable to this Zone.



**D. Density**

1. In Neighbourhood Concept Plan and Infill Areas as described and outlined on the maps attached as Schedule F attached to this By-law, the maximum *floor area ratio* shall not exceed 0.1 or a *gross floor area* of 300 square metres [3,230 sq. ft.] whichever is smaller. The maximum *floor area ratio* may be increased to 1.00 if amenities are provided in accordance with Schedule G of this By-law.
2. In areas other than the ones in Sub-section D.1 of this Zone, the maximum *floor area ratio* (FAR) shall not exceed 1.00.

**E. Lot Coverage**

The maximum *lot coverage* shall be 60%.

**F. Yards and Setbacks**

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

<b>Use</b>	<b>Setback</b>	<b>Front Yard</b>	<b>Rear Yard</b>	<b>Side Yard</b>	<b>Side Yard on Flanking Street</b>
<i>Principal and Accessory Buildings and Structures</i>		16 m.* [52 ft.]	7.5 m. [25 ft.]	7.5 m.** [25 ft.]	9.0 m.*** [30 ft.]

Measurements to be determined as per Part 1 Definitions, of this By-law.

- \* The *front yard setback* may be reduced to 7.5 m [25 ft.] if the area between the front face of any *building or structure* and a *highway* is not used for parking and is landscaped.
- \*\* One (1) *side yard setback* shall be 7.5 metres [25 ft.] or 0.0 metre if the said *side yard* abuts land which is *commercial or industrial*.
- \*\*\* The *side yard setback* on a *flanking street* may be reduced to 7.5 m [25 ft.] if the area between the *flanking street* face of any *building or structure* and a *highway* is not used for parking and is landscaped.

**G. Height of Buildings**

Measurements to be determined as per Part 1 Definitions, of this By-law:

1. *Principal building*: The *building height* shall not exceed 14 metres [45 ft.].
2. *Accessory buildings and structures*: The *building height* shall not exceed 6 metres [20 ft.].

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

1. Refer to Table C.3, Part 5 Off-Street Parking and Loading/Unloading of this By law.
2. Notwithstanding Subsection D.3(a)ii of Part 5 Off-Street Parking and Loading/Unloading of this By-law, additional areas for parking of trucks and trailers associated with the uses and operations allowed on the *lot* may be permitted within the designated areas for outdoor display and storage provided that:
  - (a) the number of *parking spaces* shall not exceed the number of loading spaces and/or shipping/receiving doors; and
  - (b) the *parking spaces* shall not be visible from the *highways* abutting the *lot*.

## **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 Major Road, as shown in the *Official Community Plan*, a continuous *landscaping* strip of not less than 6.0 metres [30 ft.] in width shall be provided within the *lot*.
3. Along the developed sides of the *lot* which abut all *highways* other than a Major Road, as shown in the *Official Community Plan*, a continuous landscape strip of not less than 3.0 metres (10 ft.) 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. A continuous landscaping strip of not less than 1.5 metres [5 ft.] in width shall be provided along all *side lot lines* between a *highway* and 3.0 metres [10 ft.] back from the front face of the closest *principal building* fronting a *highway*.
6. A continuous landscaping strip of not less than 6.0 metres (20 ft.) shall be provided along all *lot lines* separating the developed portion of the *lot* from any *residential lot*.
7. Loading areas, garbage containers and *passive recycling containers* shall be screened 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. Land 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.
2. Area for outdoor display and storage of any goods, materials or supplies, and areas for parking of trucks

and trailers associated with the uses and operations allowed on the *lot* other than the loading spaces in front of loading doors shall:

- (a) Not be located within any *front* or *side yard*;
  - (b) Not exceed a total area greater than the *lot* area covered by the ***principal building***; and
  - (c) 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.].
3. Loading areas shall not be located within any required *front yard setback* or *flanking street setback* or within any required *setback* adjacent any *residential lot*.
  4. Garbage containers and passive *recycling containers* shall not be located within any required front or *flanking street setback*, or any required *setback* adjacent any *residential lot*.
  5. *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*.

## 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 General Provisions, of this By-law.

## 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 IB-2 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, 2002, No. 14650, as amended, and the development cost charges shall be based on the IB-2 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 Regulations pursuant thereto including without limitation B.C. Reg 319/89/213.