

CITY OF SURREY

BY-LAW NO. 15379

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: 025-625-136
Lot "B" Section 20 Township 2 New Westminster District Plan BCP4688

13033 - 76 Avenue

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

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

A. Intent

The *Lands* are divided into Blocks A and B as shown on Schedule A which is attached hereto and forms part of this By-law.

1. Block A

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

2. Block B

This Block is intended to accommodate and regulate the *comprehensive design* of industrial business consisting of *light impact industrial* uses, offices and *general service* uses. These uses shall be carried out such that no nuisance is apparent outside an enclosed *building*.

B. Permitted Uses

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

1. Block A

- (a) *Light impact industry*;
- (b) *Recycling depots* provided that:
 - i. The use is confined to an enclosed *building*; and
 - ii. The storage of used tires is prohibited;
- (c) *Automotive service uses*;
- (d) Automobile painting and bodywork;
- (e) *General service uses* limited to the following:
 - i. driving schools;
 - ii. *industrial equipment rentals*;
 - iii. taxi dispatch offices;
 - iv. industrial first aid training; and
 - v. trade schools;
- (f) *Warehouse uses*.
- (g) Office uses limited to the following:
 - i. Architectural and landscape architectural offices;
 - ii. Engineering and surveying offices;
 - iii. General contractor offices;
 - iv. Government offices; and
 - v. Utility company offices;
- (h) *Accessory uses* limited to the following:
 - i. *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.

- ii. *Recreation facilities*, excluding go-kart operations, drag racing and rifle ranges;
- iii. *Community services*;
- iv. *Child care centres*;
- v. *Dwelling unit(s)* provided that the *dwelling unit(s)* is (are):
 - a. Contained within the *principal building*;
 - b. Occupied by the owner or a caretaker, for the protection of the businesses permitted;
 - c. Restricted to a maximum number of:
 - (1) One *dwelling unit* in each *principal building* less than 2,800 square metres [30,000 sq. ft.] in floor area;
 - (2) Two *dwelling units* in each *principal building* of 2,800 square metres [30,000 sq. ft.] or greater in floor area; and
 - (3) Notwithstanding Sub-sections B.1.(h)v.c.(1) and (2), 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.
 - d. Restricted to a maximum floor area of:
 - (1) 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;
 - (2) 90 square metres [970 sq. ft.] for each additional *dwelling unit*; and
 - (3) Notwithstanding Sub-sections B.1(h)v.d.(1) and d.(2), the maximum floor area shall not exceed 33% of the total floor area of the *principal building* within which the *dwelling unit* is contained; and

- vi. Sales of rebuilt *vehicles* less than 5,000 kilograms [11,023 lbs.] *G.V.W.* provided that:
 - a. it is part of an automobile painting and body work business;
 - b. the number of rebuilt vehicles ready for sale shall not exceed 5 at any time;
 - c. the business operator holds a current and valid Motor Dealer's certificate; and
 - d. the business operator is an approved Insurance Corporation of British Columbia Salvage Buyer.

2. Block B

- (a) *Light impact industry;*
- (b) Office uses excluding:
 - i. *social escort services;*
 - ii. *methadone clinics;*
- (c) *General service uses* excluding *drive-through banks;*
- (d) *Warehouse uses.*
- (e) *Accessory uses* including the following:
 - i. *Personal service uses* limited to the following:
 - a. Cleaning and repair of clothing; and
 - b. Shoe repair shops;
 - ii. *Recreational facilities*, excluding go-kart operations, drag racing and rifle ranges;
 - iii. *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.
 - iv. *Community services;*
 - v. *Child care centre;* and

- vi. *Dwelling unit(s)* provided that the *dwelling unit(s)* is (are):
- a. Contained within a *principal building*;
 - b. Occupied by the owner or a caretaker, for the protection of the businesses permitted;
 - c. Restricted to a maximum number of:
 - (1) One *dwelling unit* in each *principal building* less than 2,800 square metres [30,000 sq. ft.] in floor area;
 - (2) Two *dwelling units* in each *principal building* of 2,800 square metres [30,000 sq. ft.] or greater in floor area; and
 - (3) Notwithstanding Sub-sections B.2.(e)vi.c.(1) and c.(2), 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.
 - (4) 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.2.(e)vi.c.(4)a. and 4(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.

C. Lot Area

Not applicable to this Zone.

D. Density

1. Block A

The maximum *floor area ratio* shall not exceed 1.0.

2. Block B

The maximum *floor area ratio* shall not exceed 0.75.

E. Lot Coverage

1. Block A

The maximum *lot coverage* shall be 60%.

2. Block B

The maximum *lot coverage* shall be 45%.

F. Yards and Setbacks

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

Use	<i>Setback</i>	<i>Front</i> <i>Yard</i>	<i>Rear</i> <i>Yard</i>	<i>Side</i> <i>Yard</i>	<i>Side Yard</i> <i>on Flanking</i> <i>Street</i>
<i>Principal and</i> <i>Accessory Buildings</i> <i>and Structures</i>		7.5 m. [25 ft.]	0 m. [0 ft.]	0 m.* [0 ft.]	n/a

Measurements to be determined as per Part 1 Definitions, of Surrey Zoning By-law, 1993, No. 12000, as amended.

* Minimum side yard *setback* for any *buildings and structures* located in Block B shall be 7.5 metres [25 ft.].

G. Height of Buildings

Measurements to be determined as per Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended.

1. Block A

- (a) Principal buildings: The *building height* shall not exceed 12 metres [40 feet].
- (b) Accessory buildings and structures: The *building height* shall not exceed 6 metres [20 feet].

2. Block B

- (a) Principal buildings: The *building height* shall not exceed 18 metres [60 feet].
- (b) 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 the Surrey Zoning By-law, 1993, No. 12000 as amended.
- 2. *Tandem parking* may be permitted.

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 3 metres [10 ft.] in width shall be provided from back of curb or projected future curb location. This *landscaping* strip shall consist of an earth berm of not less than 0.7 metre [2 ft.] in height, which shall be planted with maintenance-free ground cover or grass and trees at a spacing of not less than 7.5 metres [25 ft.] which shall have an initial planting trunk diameter of not less than 4.75 centimetres [2 in.] measured 1.5 metres [5 ft.] above *finished ground*. The trees chosen shall be capable of attaining a height of not less than 6 metres [20 ft.] in 10 years.

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. Outdoor storage of any goods, materials or supplies is specifically prohibited in Block B. In Block A, outdoor storage is 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.

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>
1,8000 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 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 IB 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 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, 2004, No. 15379."

READ A FIRST AND SECOND TIME on the 17th day of May, 2004.

PUBLIC HEARING HELD thereon on the 7th day of June, 2004.

READ A THIRD TIME ON THE 7th day of June, 2004.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the 22nd day of November, 2004.

_____ MAYOR

_____ CLERK

SURVEY PLAN TO ACCOMPANY CITY OF SURREY BYLAW No. 15379 OVER LOT B SECTION 20 TOWNSHIP 2 NEW WESTMINSTER DISTRICT PLAN BCP4688

FOR THE PURPOSE OF REZONING

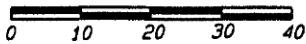
B.C.G.S 926.016
CITY OF SURREY

LEGEND

SCALE 1: 1000

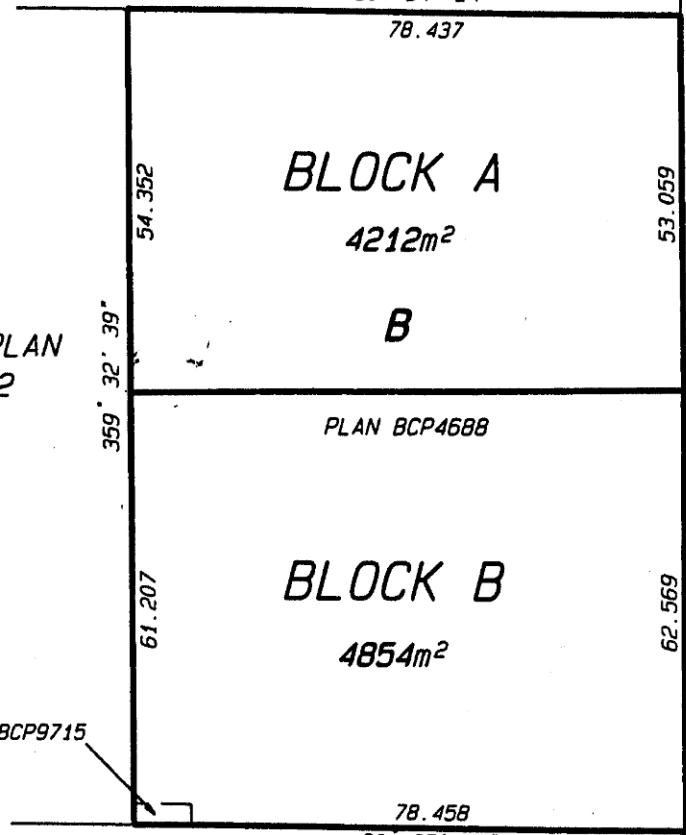
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PLAN LMP42360



All distances are in metres.

90° 34' 24"



STRATA PLAN BCS642

BLOCK A

4212m²

B

PLAN BCP4688

BLOCK B

4854m²

36
PLAN 33077

EXPL. PLAN BCP9715

76th AVENUE

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V3W 3B2
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File: 0405001.Z01

This Plan lies within the
Greater Vancouver Regional District.

CERTIFIED CORRECT ACCORDING TO FIELD SURVEY.
DATE: THIS 06th DAY OF MAY 2004.
Bruce McTaggart C.L.S.

**THIS DOCUMENT IS NOT VALID UNLESS
ORIGINALLY SIGNED AND SEALED**