

CITY OF SURREY

BY-LAW NO. 16444

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: AGRO-INDUSTRIAL ZONE (IA)

TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

Parcel Identifier: 014-474-115

Lot 1 Except: Firstly; Part on Plan LMP 34068 and Secondly; Part on Plan BCP25772
Section 2 Township 2 New Westminster District Plan 81808

5590 - 152 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 *comprehensive design* of industrial business parks consisting of *light impact industrial* uses, offices, *general service uses* and limited commercial 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. For the purposes of this by-law, the restrictions for specific land uses listed below shall be on the basis of the entire *Lands* and not on the basis of individual lots within the *Lands*:

1. *Light impact industry* including wholesale and retail sales of products produced on the *lot* or as part of the wholesale or warehouse operations.
2. Office uses excluding:
 - (a) *Social escort services*; and
 - (b) *Methadone clinics*.
3. *General service uses* including *drive-through banks*.
4. *Warehouse uses*.
5. Sales of *vehicles* less than 5,000 kilograms [11,023 lbs] *G.V.W.* limited to motorcycles, boats, and water sport accessories, and excluding automobiles, provided that the total *gross floor area* for this use does not exceed 2,000 sq. metres [21,5000 sq. ft].
6. *Retail stores*, except *adult entertainment stores*, auction houses and *secondhand stores* and *pawnshops*, provided that the total *gross floor area* of all *retail stores* does not exceed 2,500 square metres [26,910 sq.ft.], with the exception of Building supply stores, provided that for building supply stores:
 - (a) the use is confined entirely to an enclosed *building*; and
 - (b) the total *gross floor area* for building supply stores does not exceed 1,000 square metres [10,765 sq. feet].
7. *Accessory uses* limited to the following:
 - (a) *Personal service uses* limited to the following:
 - i. Barbershops;
 - ii. Beauty parlours;
 - iii. Cleaning and repair of clothing; and
 - iv. Shoe repair shops;
 - (b) *Eating establishments* including *drive-through restaurant*, provided that the total *gross floor area* of each individual business does not exceed 600 square meters [6,458 sq. ft.];
 - (c) *Community services*; and
 - (d) *Child care centres*.

C. Lot Area

Not applicable to this Zone.

D. Density

The *floor area ratio* shall not exceed 0.75.

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*:

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

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

* Notwithstanding the above regulation, the minimum *setbacks* may be reduced as shown on the plan attached hereto as Schedule A and forms part of this By-law.

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 12 metres [40 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 this Surrey Zoning By-law, 1993, No. 12000, as amended.
2. *Tandem parking* may be permitted for company fleet *vehicles*.

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(A) measured at any point on any boundary of the *lot* on which the use is located;
 - (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. Garbage containers and *passive recycling containers* shall not be located within any required *setback*.
4. *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 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, 2006, No. 15973, as amended, and the development cost charges shall be based on the IB Zone.

8. Surrey Tree Protection By-law, 2006, No. 16100, 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.
3. This By-law shall be cited for all purposes as "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2007, No. 16444."

READ A FIRST AND SECOND TIME on the 23rd day of July, 2007.

PUBLIC HEARING HELD thereon on the 10th day of September, 2007.

READ A THIRD TIME ON THE 17th day of September, 2007.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the 30th day of July, 2008.

_____ MAYOR

_____ CLERK

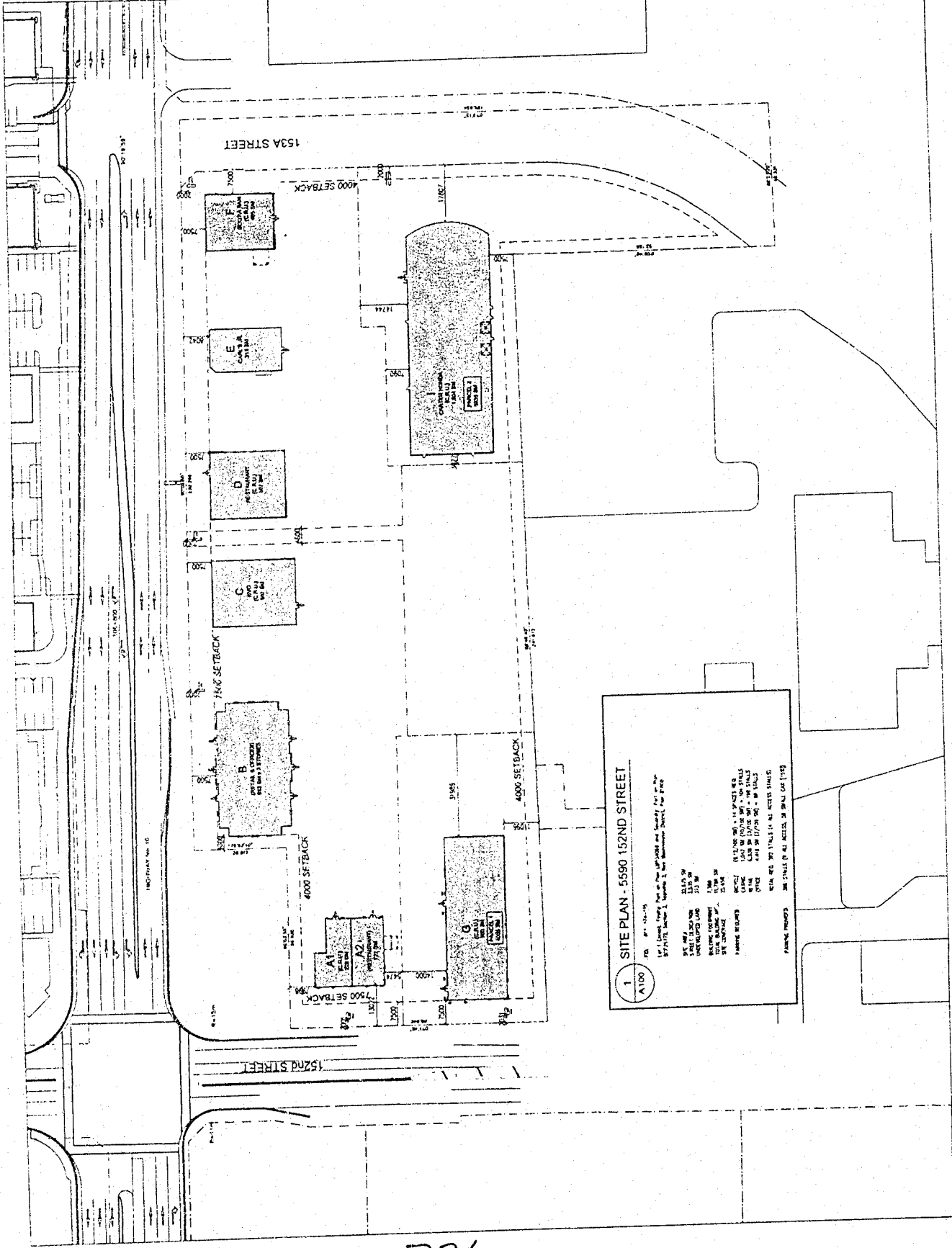
WALTER
FRANCL
ARCHITECTURE, INC.
1000 W. 15TH ST.
DENVER, CO 80202
TEL: 333-1111
FAX: 333-1111

SCHEDULE A

5590 152ND STREET
SITE PLAN - SETBACKS

DATE: 04/11/00
BY: [Signature]
SCALE: AS SHOWN

A102



1 SITE PLAN - 5590 152ND STREET
A100

DATE: 04/11/00
BY: [Signature]

SCALE: AS SHOWN

15' SETBACK FROM ALL ADJACENT PROPERTIES
10' SETBACK FROM ALL ADJACENT STALLS
5' SETBACK FROM ALL ADJACENT DRIVE AISLES
5' SETBACK FROM ALL ADJACENT DRIVEWAYS

15' SETBACK FROM ALL ADJACENT DRIVEWAYS
10' SETBACK FROM ALL ADJACENT DRIVEWAYS
5' SETBACK FROM ALL ADJACENT DRIVEWAYS

15' SETBACK FROM ALL ADJACENT DRIVEWAYS
10' SETBACK FROM ALL ADJACENT DRIVEWAYS
5' SETBACK FROM ALL ADJACENT DRIVEWAYS

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