

CITY OF SURREY

BY-LAW NO. 17694

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

THE COUNCIL of the City of Surrey 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:

- (a) FROM: BUSINESS PARK 1 ZONE (IB-1)
TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)
-

Portion of Parcel Identifier: 027-933-652
Lot 2 Section 21 Township 7 NWD Plan BCP41000 shown in heavy outline on the Survey Plan attached hereto as Schedule A and forming part of this By-law, certified correct by David Dyck, B.C.L.S. on the 23rd day of March 2012, containing 3.65 hectares called Portion of 2.

(Portion of 2456 - 188 Street)

- (b) FROM: INTENSIVE AGRICULTURE ZONE (A-2)
TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)
-

Portion of Parcel Identifier: 009-190-121
East Half of the South Half of the West Half of the SE Quarter Section 21 Township 7, Except Part Dedicated Road on Plan BCP14662 NWD shown in heavy outline on the Survey Plan attached hereto as Schedule B and forming part of this By-law, certified correct by David Dyck, B.C.L.S. on the 23rd day of March 2012, containing 3.90 hectares called Portion of Rem E 1/2 of S 1/2 of W 1/2 of SE 1/4 Sec 21 Tp 7.

(Portion of 18917 - 24 Avenue)

(hereinafter both 1.(a) and 1.(b) shall be referred to as the "Lands")

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

A. Intent

This zone is intended to permit development of industrial business parks with a high standard of design consisting of light impact industry, high technology industry, industry with a significant amount of research and development, *warehouse uses*, limited offices, service uses and regulated outdoor storage forming part of a *comprehensive design*.

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* including wholesale and retail sales of products produced within the business premises or as part of the wholesale 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. *Distribution centres*.
4. 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, and the offices of real estate, advertising and insurance.
5. *Accessory uses* limited to 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.5(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.5.(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.

C. Lot Area

Not applicable to this Zone.

D. Density

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

E. Lot Coverage

The *lot coverage* shall not exceed 60%.

F. Yards and Setbacks

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

Use	<i>Setback</i>	<i>Front Yard</i> (24 Ave)	<i>Rear Yard</i>	<i>Side Yard</i>	<i>Side Yard on Flanking Street</i>
<i>Principal Buildings and Accessory Buildings and Structures</i>		16.0 m.* [52 ft.]	7.5 m. [25 ft.]	7.5m.** [25 ft.]	9.0m.*** [30 ft.]

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

- * The *front yard setback* may be reduced to 7.5 metres [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 metres [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 "Surrey Zoning By-law, 1993, No. 12000", as amended.

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

1. *Parking spaces* shall be provided as stated in Table C.3 of Part 5 Off-Street Parking and Loading/Unloading of "Surrey Zoning By-law, 1993, No. 12000", as amended.
2. Notwithstanding Sub-section D.3(a)ii of Part 5 Off-Street Parking and Loading/Unloading of "Surrey Zoning By-Law, 1993, No. 12000", as amended, 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* abutting 24 Avenue and 190 Street, a continuous *landscaping* strip of not less than 6.0 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 Surrey Major Road Allowance Map, attached as Schedule "K" to the "Surrey Subdivision and Development By-law, 1986, No. 8830" as amended, a continuous *landscaping* strip of not less than 3.0 metres [10 ft.] in width shall be provided within the *lot*.
- 4. A continuous *landscaping* strip of not less than 1.5 metres [5ft.] in width shall be provided along all *side lot lines* between a highway and 3.0 meters [10 ft.] back from the front face of the closest *principal building* fronting a *highway*.
- 5. 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.
- 6. 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*.

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 boundary of the *lot* on which the use is located.

2. In Area A, as shown on Survey Plan attached hereto and forming part of this Bylaw as Schedule C, certified correct by David Dyck, B.C.L.S. on the 13th of June 2012, containing 5.53 hectares, the outdoor display and storage of any goods, materials or supplies, is specifically prohibited.
3. In Area B, as shown on Survey Plan attached hereto and forming part of this Bylaw as Schedule C, certified correct by David Dyck, B.C.L.S. on the 13th of June 2012, containing 2.02 hectares, the 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, is permitted provided that such storage and parking is:
 - (a) Not located within any required *front, rear or side yard setback*; and
 - (b) Completely screened to a height of at least 2.5 metres [8 ft.] by *buildings* and/or solid decorative fencing and 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. In no cases shall materials be piled up higher than 3.5 meters [12 ft.] on-site.
4. 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 Surrey Major Road Allowance Map, attached as Schedule "K" to the "Surrey Subdivision and Development By-law, 1986, No. 8830" as amended.
5. Garbage containers and *passive recycling containers* shall not be located within any required front or *flanking street setback*.
6. *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*.
7. 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.

K. Subdivision

1. Any *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>
0.36 ha [.88 acre]	45 metres [148 ft.]	80 metres [262 ft.]

Dimensions shall be measured in accordance with Section E.21 of Part 4 General Provisions of "Surrey Zoning By-law, 1993, No. 12000" as amended.

2. Notwithstanding Section K.1 of this zone, any *lot* that includes Area B must have a minimum area of 3,600 square metres [0.88 acres] within Area B and a minimum dimension of 45 m [148 ft.] by 80 m [262 ft.] within Area B.

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-1 Zone as set forth in the "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 Off-Street 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.
8. Special *building setbacks* are as set out in Part 7 Special Building Setbacks, of "Surrey Zoning By-law, 1993, No. 12000", as amended.
7. Subdivisions shall be subject to the applicable "Surrey Development Cost Charge By-law, 2012, No. 17539", as may be amended or replaced from time to time, and the development cost charges shall be based on the IB-1 Zone.
8. Tree regulations are set out in "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 and Assisted Living Act R.S.B.C. 2002. c. 75, 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, 2012, No. 17694"

READ A FIRST AND SECOND TIME on the 25th day of June, 2012.

PUBLIC HEARING HELD thereon on the 9th day of July, 2012.

READ A THIRD TIME ON THE 9th day of July, 2012.

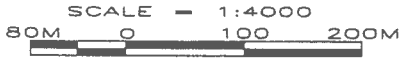
RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the 1st day of April, 2019.


_____ MAYOR


_____ CLERK

SURVEY PLAN TO ACCOMPANY CITY OF SURREY ZONING BYLAW No. 17694
 OF A PORTION OF LOT 2 Sec 21 Tp 7 NWD PLAN BCP41000

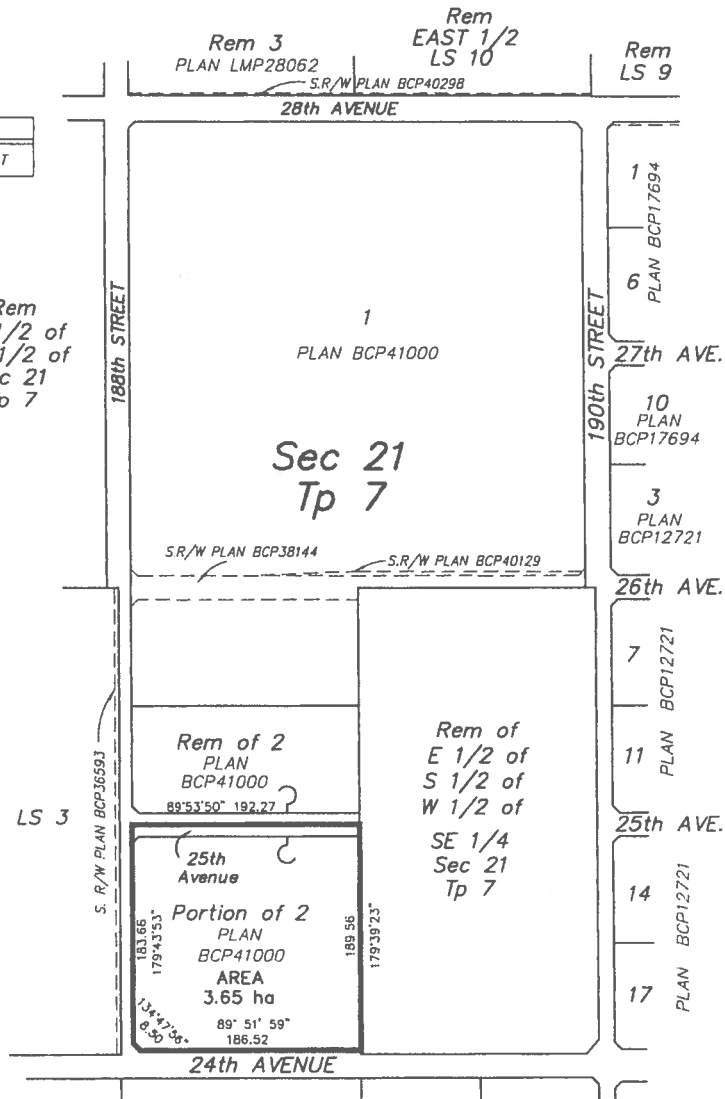
CITY OF SURREY
 B.C.G.S. 926.007



"ALL DISTANCES ARE IN METRES"

BOOK OF REFERENCE				
LOT	DESCRIPTION	PLAN	AREA	BLOCK
Portion of LOT 2	SECTION 21 TOWNSHIP 7	BCP41000	3.65 ha	Part of BLOCK B

P.I.D. 027-933-652 (LOT 2)
 CIVIC ADDRESS: #2456 - 188th STREET



Sec 16 Tp 7

CERTIFIED CORRECT ACCORDING TO
 LAND TITLE OFFICE RECORDS DATED
 THIS 3rd DAY OF MARCH, 2012

SOUTH FRASER LAND SURVEYING LTD
 B.C. LAND SURVEYORS
 SUITE 101 - 7485 130th STREET
 SURREY, B.C. V3W 1H8
 TELEPHONE: 604 599-1886
 FILE: 07463-2012-ZON-BLOCKB-WEST

THIS PLAN LIES WITHIN THE
 GREATER VANCOUVER REGIONAL DISTRICT

SIGNATURE OF B.C.L.S.

07463-2012-ZON-BLOCKB-WEST

SURVEY PLAN TO ACCOMPANY CITY OF SURREY ZONING BYLAW No. 17694
OF A PORTION OF EAST HALF OF THE SOUTH HALF OF THE WEST HALF OF THE
SE QUARTER Sec 21 Tp 7, EXCEPT PART DEDICATED ROAD ON PLAN BCP14662
ALL IN NEW WESTMINSTER DISTRICT

CITY OF SURREY
 B.C.G.S. 926.007

SCALE = 1:4000
 80M 0 100 200M

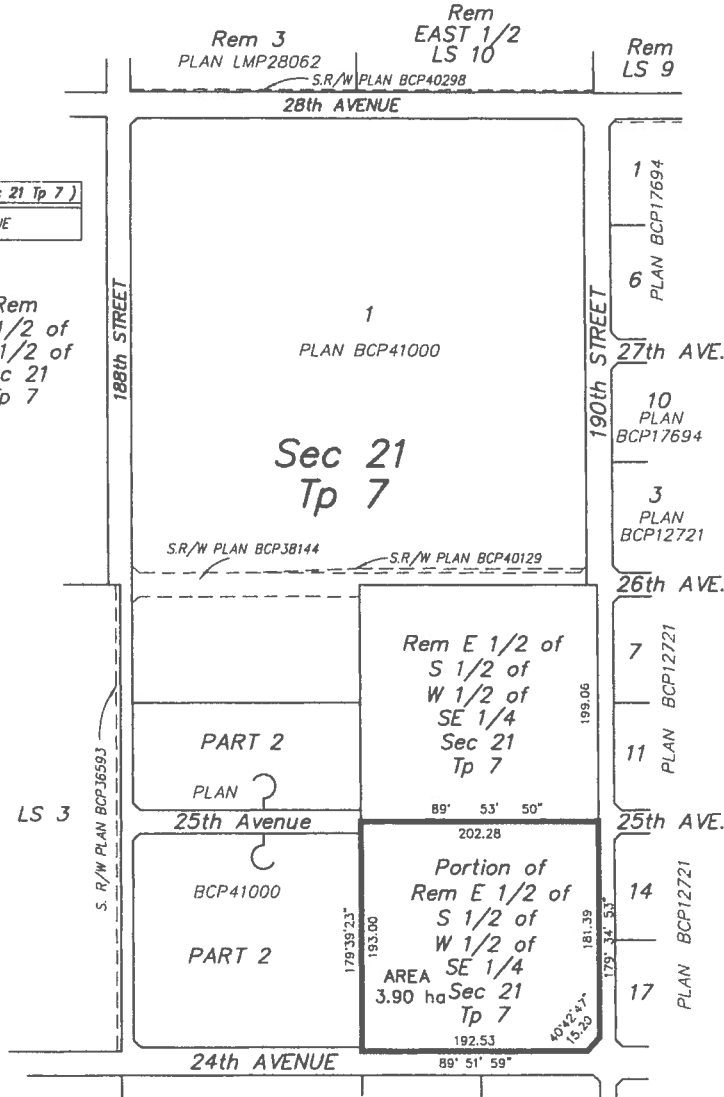
"ALL DISTANCES ARE IN METRES"

BOOK OF REFERENCE				
LOT	DESCRIPTION	PLAN	AREA	BLOCK
Portion of Rem SE 1/4	SECTION 21 TOWNSHIP 7	-----	3.90 ha	Part of BLOCK B

P.I.D. 009-180-121 (Rem SE 1/4 Sec 21 Tp 7)
 CIVIC ADDRESS: #18917 - 24th AVENUE



Rem
 E 1/2 of
 N 1/2 of
 Sec 21
 Tp 7



Sec 16 Tp 7

CERTIFIED CORRECT ACCORDING TO
 LAND TITLE OFFICE RECORDS DATED
 THIS 23rd DAY OF MARCH, 2012

[Signature]

SIGNATURE OF B.C.L.S. 07463-2012-ZON-BLOCKB-EAST

SOUTH FRASER LAND SURVEYING LTD.
 B.C. LAND SURVEYORS
 SUITE 101 - 7485 130th STREET
 SURREY, B.C. V3W 1H8
 TELEPHONE: 604 599-1886
 FILE: 07463-2012-ZON-BLOCKB-EAST

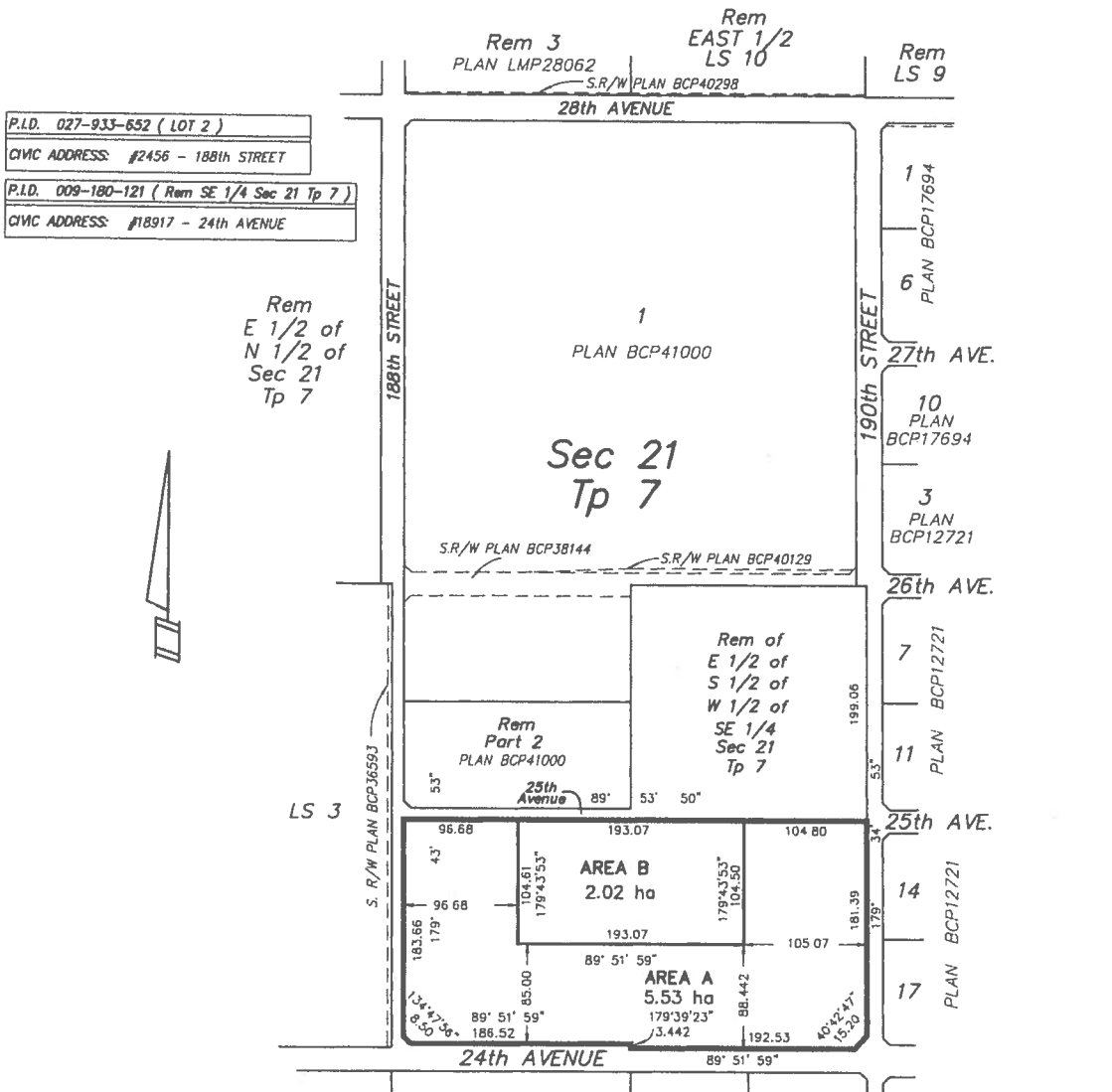
THIS PLAN LIES WITHIN THE
 GREATER VANCOUVER REGIONAL DISTRICT

Schedule C

SURVEY PLAN TO ACCOMPANY CITY OF SURREY ZONING BYLAW No. 17694
 OF PART OF LOT 2 Sec 21 Tp 7 PLAN BCP41000 AND PART OF
 EAST HALF OF THE SOUTH HALF OF THE WEST HALF OF THE SE QUARTER
 Sec 21 Tp 7, EXCEPT PART DEDICATED ROAD ON PLAN BCP14662
 ALL IN NEW WESTMINSTER DISTRICT

CITY OF SURREY
 B.C.G.S. 92G.007
 SCALE = 1:4000
 80M 0 100 200M
 "ALL DISTANCES ARE IN METRES"

BOOK OF REFERENCE		PLAN	AREA	AREA LABEL
LOT	DESCRIPTION			
PARTS of LOT 2 and Rem SE 1/4	SECTION 21 TOWNSHIP 7	BCP41000	5.53 ha	AREA A
PARTS of LOT 2 and Rem SE 1/4	SECTION 21 TOWNSHIP 7	BCP41000	2.02 ha	AREA B



P.I.D. 027-933-652 (LOT 2)
 CIVIC ADDRESS: #2456 - 188th STREET
 P.I.D. 009-180-121 (Rem SE 1/4 Sec 21 Tp 7)
 CIVIC ADDRESS: #18917 - 24th AVENUE



Sec 16 Tp 7

SOUTH FRASER LAND SURVEYING LTD
 B.C. LAND SURVEYORS
 SUITE 101 - 7485 130th STREET
 SURREY, B.C. V3W 1H8
 TELEPHONE: 604 599-1886
 FILE: 07463-2012-ZON-AREA_SCHEDULE-3

THIS PLAN LIES WITHIN THE
 GREATER VANCOUVER REGIONAL DISTRICT

CERTIFIED CORRECT ACCORDING TO
 LAND TITLE OFFICE RECORDS DATED
 THIS 13th DAY OF JUNE, 2012

[Signature]
 SIGNATURE OF B.C.L.S.

07463-2012-ZON-AREA_SCHEDULE-3