

CITY OF SURREY

BY-LAW NO. 17949

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, 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)

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Parcel Identifier: 025-560-123

Lot 1 Except: Parcel A (Statutory Right of Way Plan BCP25079) District Lot 387A Group 2  
New Westminster District Plan BCP3186

(9810 - 192 Street)

Parcel Identifier: 025-560-140

Lot 3 District Lot 387A Group 2 New Westminster District Plan BCP3186

(9752 - 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 *recycling plant* for a biofuel production facility, *light impact industry, transportation industry, warehouses, distribution centres* and limited office and service uses.

**B. Permitted Uses**

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

1. *Recycling plant* limited to organic waste recycling and biofuel production and dispensing facility provided that the collection and biofuel production is confined to an enclosed *building*.
2. *Light impact industry*.
3. *Recycling depots* provided that:
  - (a) The use is confined to an enclosed *building*; and
  - (b) The storage of used tires is prohibited.
4. *Transportation industry*.
5. *Automotive service uses*.
6. Automobile painting and body work.
7. *Vehicle storage and parking facilities* including truck parking and recreational *vehicle* storage.
8. *Industrial equipment rentals*.
9. *General service uses* limited to the following:
  - (a) Driving schools;
  - (b) Taxi dispatch offices;
  - (c) Industrial first aid training; and
  - (d) Trade schools.
10. *Warehouse uses*.
11. *Distribution centres*.
12. 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.
13. *Accessory uses* including the following:

- (a) 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 to this Zone.

**D. Density**

The *floor area ratio* shall not exceed 1.00

**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:

<b>Use</b>	<b>Setback</b>	<i>Front Yard</i>	<i>Rear Yard</i>	<i>Side Yard</i>	<i>Side Yard on Flanking Street</i>
<i>Principal Buildings 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.

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

#### **H. Off-Street Parking**

1. Refer to Table C.2 of Part 5 Off-Street Parking and Loading/Unloading of 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 within the *lot*.
3. 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*.
4. Outdoor storage 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; 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 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.

3. The storage of damaged or *wrecked vehicles* shall be completely enclosed within 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 metres [100 ft.]	30 metres [100 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.

**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 IL 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.
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, 2012, No. 17850, as amended.

8. *Building* permits shall be subject to Surrey Development Cost Charge By-law, 2013, No. 17856, as may be amended or replaced from time to time, and the development cost charges shall be based on the IL Zone.
  9. Tree regulations are set out in Surrey Tree Protection By-law, 2006, No. 16100, as amended.
  10. 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, 2013, No. 17949"

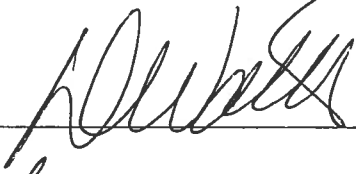
PASSED FIRST READING on the 27th day of May, 2013.

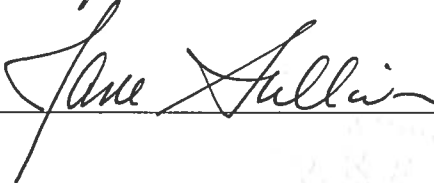
PASSED SECOND READING on the 27th day of May, 2013.

PUBLIC HEARING HELD thereon on the 17th day of June, 2013.

PASSED THIRD READING on the 17th day of June, 2013.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the 17th day of June, 2013.

  
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MAYOR

  
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CLERK

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