

CITY OF SURREY

BYLAW NO. 18106

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: ONE-ACRE RESIDENTIAL ZONE (RA)

TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

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Portion of Parcel Identifier: 011-419-890  
Lot 1 Section 23 Township 1 New Westminster District Plan 9266 Except: Plans 25810 and BCP39264

Portion of 3080 - Croydon Drive

As shown on the Survey Plan attached hereto and forming part of this Bylaw as Schedule A, certified correct by Gu Gordon Yu, B.C.L.S. on the 18th day of October, 2013, containing 0.854 hectares, called Block 1, 0.557 hectares, called Block 2, and 799.8 square metres, called Block 3.

(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 a business park consisting of *warehouse* and office uses in a *comprehensive design* where *density* bonus is provided.

**B. Permitted Uses**

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

1. Office uses excluding *social escort services* and *methadone clinics*.

2. *Warehouse uses.*
3. *Light impact industry.*
4. *Distribution centres.*
5. *Accessory uses including 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, excluding drive-through restaurants, provided that:*
    - i. The *eating establishment* does not exceed a total floor area of 200 square metres [2,150 sq.ft.];
    - ii. The *eating establishment* accommodates a maximum of 100 seats; and
    - iii. A maximum of one *eating establishment* with a gross floor area greater than 150 square metres [1,600 sq. ft.] on the *lot* and where a *lot* has been subdivided by a strata plan then there shall only be one *eating establishment* with a gross floor area greater than 150 square metres [1,600 sq. ft.] within the strata plan;
  - (c) *Community services;*
  - (d) *Assembly halls limited to churches, provided that:*
    - i. The *church* does not exceed a total floor area of 700 square metres [7,500 sq. ft.];
    - ii. The *church* accommodates a maximum of 300 seats; and
    - iii. There is not more than one *church* on a *lot*, and where a *lot* has been subdivided by a strata plan, then there shall be only one *church* within the strata plan;
  - (e) *Child care centres; and*
  - (f) *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; and
  - c. Notwithstanding Sub-sections B.5 (g) iii.a. and iii.b., the maximum number of *dwelling units* shall be two on a *lot* and where a *lot* has been subdivided by a strata plan, then there shall be a maximum of two *dwelling units* within the strata plan; and
- iv. 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 an additional *dwelling unit*; and
  - c. Notwithstanding Sub-sections B.5 (g) 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* are contained.

**C. Lot Area**

Not applicable to this Zone.

**D. Density**

The *floor area ratio* shall not exceed 0.10 but may be increased to 1.33 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 67%.

**F. Yards and Setbacks**

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

1. Block 1:

<i>Setback</i>	North <i>Yard</i>	South <i>Yard</i>	East <i>Yard</i>	West <i>Yard</i>
<b>Use</b>				
<i>Principal Buildings and Accessory Buildings and Structures</i>	17.0 m. [56 ft.]	15.8 m. [52 ft.]	2.6 m. [9 ft.]	17.7 m. [58 ft.]

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

2. Block 2:

<i>Setback</i>	North <i>Yard</i>	South <i>Yard</i>	East <i>Yard</i>	West <i>Yard</i>
<b>Use</b>				
<i>Principal Buildings and Accessory Buildings and Structures</i>	3.0 m. [10 ft.]	2.6 m. [8 ft.]	40.0 m. [131 ft.]	3.0 m. [10 ft.]

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

3. Block 3:

<i>Setback</i>	North <i>Yard</i>	South <i>Yard</i>	East <i>Yard</i>	West <i>Yard</i>
<b>Use</b>				
<i>Principal Buildings and Accessory Buildings and Structures</i>	1.4 m. [5 ft.]	3.0 m. [10 ft.]	2.1 m. [7 ft.]	3.0 m. [10 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. Block 1:
  - (a) Principal buildings: The *building height* shall not exceed 17.7 metres [58 ft.].
  - (b) Accessory buildings and structures: The *building height* shall not exceed 6 metres [20 ft.].
2. Blocks 2 and 3:
  - (a) Principal buildings: The *building height* shall not exceed 10 metres [32 ft.].
  - (b) 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 side of the *lot* which abuts the southerly side of 31 Avenue, 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, except at *driveways* and adjacent to *buildings*.
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*.

#### 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 60 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. Outdoor storage of any goods, materials or supplies is specifically prohibited.
3. Garbage containers and *passive recycling containers* shall not be located within any *front yard setback* or *flanking street setback*.

#### K. Subdivision

*Lots* created through subdivision in this Zone shall conform to a minimum lot size of 0.6 hectares [1.5 acres].

#### 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 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 IB Zone.

9. Tree regulations are set out in Surrey Tree Protection Bylaw, 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 Bylaw shall be cited for all purposes as "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2013, No. 18106"

PASSED FIRST READING on the 12th day of November, 2013.

PASSED SECOND READING on the 12th day of November, 2013.

PUBLIC HEARING HELD thereon on the 25th day of November, 2013.

PASSED THIRD READING ON THE 25th day of November, 2013.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the 2nd day of February, 2015.



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MAYOR

CLERK

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SURVEY PLAN TO ACCOMPANY CITY OF SURREY

BYLAW No: 18106 OVER

LOT 1 SECTION 23 TOWNSHIP 1  
 NEW WESTMINSTER DISTRICT PLAN 9266  
 EXCEPT: PLANS 25810 AND BCP39264

BCGS 926.007

BOOK OF REFERENCE

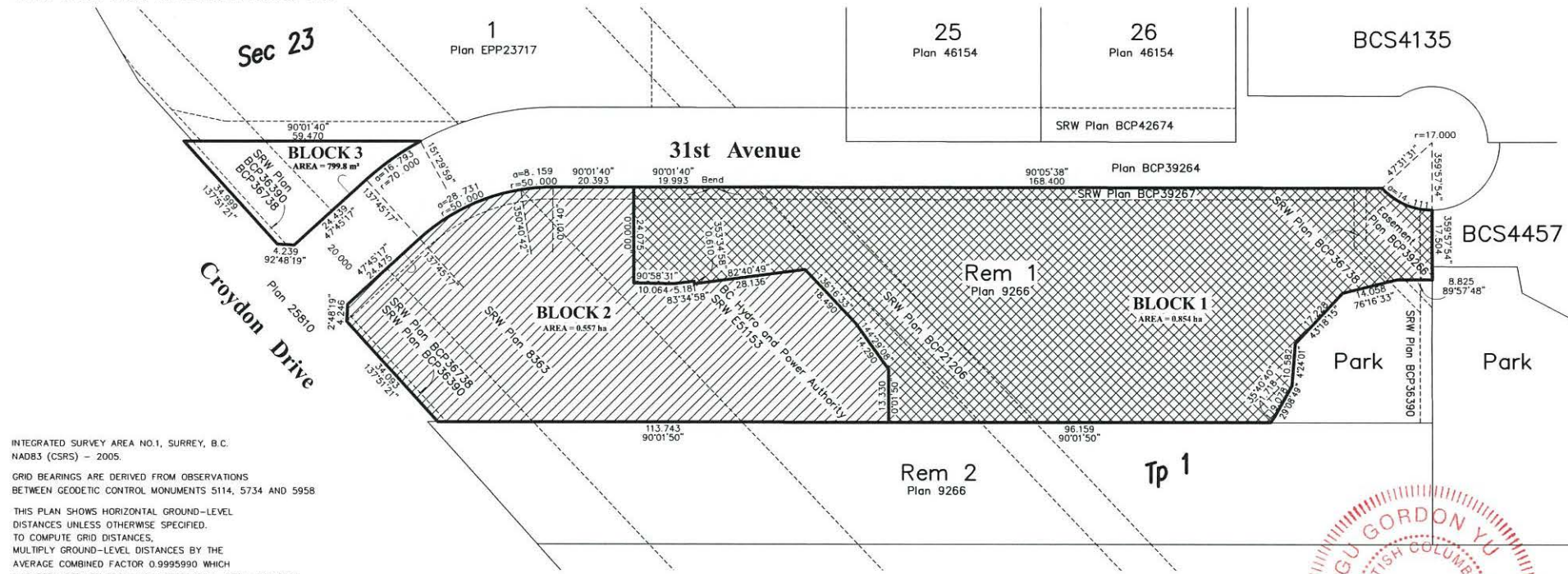
ZONE	LEGAL DESCRIPTION	AREAS
BLOCK 1	PART OF LOT 1 SECTION 23 TOWNSHIP 1 NWD PLAN 9266 EXCEPT: PLANS 25810 AND BCP39264	0.854 ha
BLOCK 2	PART OF LOT 1 SECTION 23 TOWNSHIP 1 NWD PLAN 9266 EXCEPT: PLANS 25810 AND BCP39264	0.557 ha
BLOCK 3	PART OF LOT 1 SECTION 23 TOWNSHIP 1 NWD PLAN 9266 EXCEPT: PLANS 25810 AND BCP39264	799.8 m <sup>2</sup>



SCALE 1:750

0 10 20 30  
 ALL DISTANCES ARE IN METRES

THE INTENDED PLOT SIZE OF THIS PLAN IS 560 mm IN WIDTH BY  
 432 mm IN HEIGHT (C SIZE) WHEN PLOTTED AT A SCALE OF 1:750



INTEGRATED SURVEY AREA NO.1, SURREY, B.C.  
 NAD83 (CSRS) - 2005.

GRID BEARINGS ARE DERIVED FROM OBSERVATIONS  
 BETWEEN GEODETIC CONTROL MONUMENTS 5114, 5734 AND 5958

THIS PLAN SHOWS HORIZONTAL GROUND-LEVEL  
 DISTANCES UNLESS OTHERWISE SPECIFIED.

TO COMPUTE GRID DISTANCES,  
 MULTIPLY GROUND-LEVEL DISTANCES BY THE  
 AVERAGE COMBINED FACTOR 0.9995990 WHICH  
 HAS BEEN DERIVED FROM MONUMENTS 5114, 5734 AND 5958

H.Y. AND ASSOCIATES  
 LAND SURVEYING LTD.

200, 9128 - 152nd Street  
 Surrey, B.C.  
 V3R 4E7  
 (ph): 583-1616  
 (fx): 583-1737  
 Job: 133810LS  
 File: 133810\_BK2.DWG

