

CITY OF SURREY

BYLAW NO. 19642

A bylaw to amend "Surrey Zoning By-law, 1993, No. 12000", as amended  
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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 479 of the Local Government Act, R.S.B.C. 2015 c. 1, 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: GENERAL AGRICULTURAL ZONE (A-1)

TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

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Parcel Identifier: 029-176-697  
Remnant Lot 2 Section 14 Township 2 Plan EPP26852 Except EPP27884  
(6711 - 154 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 Depot, a Municipal Solid Waste Handling Facility and light impact industrial 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 depots.*
2. Municipal solid waste handling facility provided that the use is confined to an enclosed *building*.

3. *Light impact industry.*
4. Office uses excluding:
  - (a) *Social escort services; and*
  - (b) *Methadone clinics.*
5. *Warehouse uses.*
6. *Distribution centres.*
7. *Accessory uses* including the following:
  - (a) *Eating establishments, excluding drive-through restaurants, provided that:*
    - i. The *eating establishment* does not exceed a *gross 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 sq. m. [1,600 sq. ft.] within the strata plan.
  - (b) *Personal service uses* limited to the following:
    - i. Barbershops;
    - ii. Beauty parlours;
    - iii. Cleaning and repair of clothing; and
    - iv. Shoe repair shops.
  - (c) *General service uses* excluding *drive-through banks*;
  - (d) *Community services*;
  - (e) *Assembly halls* limited to *churches*, provided that:
    - i. The church does not exceed a *gross 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, there shall be only one church within the strata plan.
- (f) *Child care centres*;
- (g) *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; and
  - iii. Restricted to a maximum number of:
- (h) One *dwelling unit* in each *principal building* less than 2,800 square metres [30,000 sq. ft.] in floor area;
- (i) Two *dwelling units* in each *principal building* of 2,800 square metres [30,000 sq. ft.] or greater in floor area; and
- (j) Notwithstanding Sub-sections B.5 (g) iii.a. and iii.b., 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.
  - i. Restricted to a maximum floor area of:
- (k) 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;
- (l) 90 square metres [970 sq. ft.] for each additional dwelling unit; and
- (m) 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 is contained.

**C. Lot Area**

Not applicable to this Zone.

**D. Density**

1. In Areas as described and outlined on the maps attached as Schedule F attached to this Bylaw, the maximum density shall not exceed a floor area ratio of 0.1 or a building area of 300 square metres [3,230 sq. ft.] whichever is smaller. The maximum density may be increased to a maximum floor area ratio of 1.00 if amenities are provided in accordance with Schedule G of this Bylaw.
2. In areas other than the ones in Section D.1 of this Zone, the maximum density shall not exceed a floor area ratio of 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>	<b>Front Yard</b>	<b>Rear Yard</b>	<b>Side Yard</b>	<b>Side Yard on Flanking Street</b>
<i>Principal Buildings</i>		7.5 m	7.5 m	7.5 m	7.5 m
<i>Accessory Buildings and Structures</i>		16 m**	7.5 m	7.5 m***	9.0 m****

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

\*One (1) *side yard setback* may be reduced to 3.6 metres [12 ft.] if the *side yard* abuts land which is *commercial, mixed employment* or *industrial*.

\*\*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* shall be 7.5 metres [25 ft.] or 0.0 metre if the said *side yard* abuts land which is *commercial, industrial* or *mixed employment*.

\*\*\*\* 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 20.3 metres [67 ft.].
2. Accessory buildings and structures: The *building height* shall not exceed 7 metres [23 ft.].

## H. Off-Street Parking

1. Parking spaces shall be provided in accordance with 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.
3. Notwithstanding Section H.1, a minimum of 11 parking spaces shall be provided for a use involving both a Municipal Solid Waste Handling Facility and a Recycling Depot.

## 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.
3. A continuous *landscaping strip* of not less than 6.0 metres [20 ft.] in width shall be provided along all *lot lines* separating the developed portion of the *lot* from any *residential lot*.
4. Notwithstanding the above on lands within Area XVII as described and outlined on the map attached as Schedule F of this By-law:

Along the developed sides of the *lot* which abut an Arterial Road or Collector Road, as shown in Schedule "D" - Surrey Road Classification Map (R-91) in "Subdivision and Development By-law No. 8830", a continuous *landscaping strip* of not less than 6.0 metres [20 ft.] in width shall be provided within the *lot*; and

Along the developed sides of the *lot* which abut all *highways* other than an Arterial Road or Collector Road, as shown in Schedule "D" - Surrey Road Classification Map (R-91) in "Subdivision and Development By-law No. 8830", a continuous landscape strip of not less than 3.0 metres [10 ft.] shall be provided within the developed sides of the *lot*.

5. Loading areas, garbage containers and *passive recycling containers* shall be screened from any adjacent *residential lot*, 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, 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 boundary of the *lot* on which the use is located.
2. Area for 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 shall:
  - (a) Not be located within any front or *side yards*;
  - (b) Not exceed a total area greater than the *lot* area covered by the *principal building*; and
  - (c) Be completely screened to a height of at least 2.5 metres [8 ft.] by *buildings* and/or solid decorative fencing and/or substantial *landscaping* strips of not less than 2.5 metres [8 ft.] within 5 metres [16 ft.] of the said screen and in no case shall these materials be piled up to height of more than 3.5 metres [12 ft.].
3. Garbage containers and *passive recycling containers* shall not be located within any *front yard setback* or *flanking street setback* or any required *setback* adjacent any *residential lot*.
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 of Part 4 General Provisions of "Surrey Zoning By-law, 1993, No. 12000", as amended.

**L. Other Regulations**

In addition, land use regulations including the following are applicable:

1. Prior to any use, lands must be serviced as set out in Part 2 Uses Limited, of this By-law and in accordance with the "Surrey Subdivision and Development By-law, 1986, No. 8830", as amended".
2. General provisions on use are as set out in Part 4 General Provisions of this By-law.
3. Additional off-street parking requirements are as set out in Part 5 Off-Street Parking and Loading /Unloading of this By-law.
4. Sign regulations are as provided in "Surrey Sign By-law No. 13656", as amended.
5. Special *building setbacks* are as set out in Part 7 Special Building Setbacks of this By-law.
6. Floodproofing regulations are as set out in Part 8 Floodproofing of this Bylaw.
7. *Building* permits shall be subject to the "Surrey Building By-law" and the "Surrey Development Cost Charge By-law".
8. Development permits may be required in accordance with the *Official Community Plan*. Bylaw, 2013, No. 18020, as amended.
9. Provincial licensing of *child care centres* is regulated by the Community Care and Assisted Living Act S.B.C. 2002, c. 75 and the Regulations pursuant thereto including B.C. Reg 319/89/213.

3. This Bylaw shall be cited for all purposes as "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2018, No. 19642"

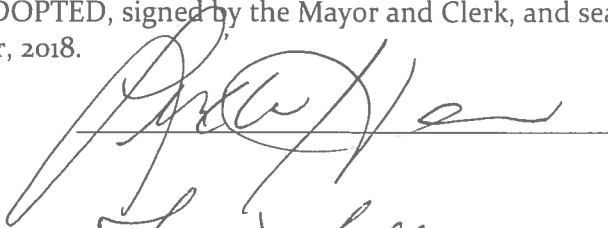
PASSED FIRST READING on the 9th day of July, 2018.

PASSED SECOND READING on the 9th day of July, 2018.

PUBLIC HEARING HELD thereon on 23rd day of July, 2018.

PASSED THIRD READING on the 23rd day of July, 2018.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on 1st day of October, 2018.

A handwritten signature in black ink, appearing to be "Paul Han", written over a horizontal line.

MAYOR

A handwritten signature in black ink, appearing to be "Jane Sullivan", written over a horizontal line.

CLERK

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