

CITY OF SURREY

BYLAW NO. 19643

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:

- (a) FROM: GENERAL AGRICULTURE (A-1)
TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)
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Parcel Identifier: 017-339-987
Lot A (BE64642) Section 22 Township 7 New Westminster District Plan 2226

(19475 - 26 Avenue)

- (b) FROM: GENERAL AGRICULTURE (A-1) AND BUSINESS PARK 1 ZONE (IB-1)
TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)
-

Parcel Identifier: 026-447-614
Lot 3 Section 22 Township 7 New Westminster District Plan BCP19916

(19500 - 26 Avenue)

(hereinafter both 1.(a) and (b) shall be 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 *light impact industry, warehouse uses, distribution centres, limited office uses and limited ancillary uses 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.*
2. *Warehouse uses.*
3. *Distribution centres.*
4. Office uses excluding:
 - (a) *social escort services;*
 - (b) *methadone clinics; and*
 - (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*, and each *general service use* limited to a *gross floor area* of 465 square metres [5,000 sq. ft.];
 - (b) *Eating establishments* excluding *drive-through restaurants*, and each *eating establishment* limited to a maximum of 200 seats;
 - (c) *Community services;*
 - (d) *Child care centres; 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.) in floor area; and

- c. Notwithstanding Subsections B.6(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; 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*;
 - b. 90 square metres [970 sq. ft.] for each additional *dwelling unit*; and
 - c. Notwithstanding Sub-sections B.6(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 *density* may be increased to a *floor area ratio* of 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> | <i>Rear Yard</i> | <i>Side Yard</i> | <i>Side Yard on Flanking Street</i> |
|--|----------------|---------------------|-------------------|---------------------|-------------------------------------|
| <i>Principal Buildings, Accessory Buildings and Structures</i> | | 16.0 m* [52 ft.] | 7.5 m [25 ft.] | 7.5 m** [25 ft.] | 9.0 m*** [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, industrial or mixed employment*. No reduction shall be considered where the lands about a *residential use*.
- *** 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 and Loading/Unloading

1. Refer to Table C.1 Off-Street Parking and Loading/Unloading of "Surrey Zoning By-law, 1993, No. 12000", as amended.
2. Notwithstanding Sub-section E.1 (b) of Part 5 Off-Street Parking and Loading/Unloading of this By-law, 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;

- (b) The *parking spaces* shall not be visible from the *highways* abutting the *lot*; and
- (c) *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 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", as amended, a continuous *landscaping* strip of not less than 6 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 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", as amended, a continuous landscape 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 [5 ft.] in width shall be provided along all *side lot lines* between a *highway* and 3.0 metres [10 ft.] back from the front face of the closest principal building fronting a *highway*.
5. A continuous *landscaping* strip of not less than 6.0 metres [20 ft.] shall be created along all *lot lines* separating the developed portion of the *lot* from any *residential lot*.
6. 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.

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 yard* or within 80 metres [265 ft.] of 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", as amended;
 - (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.] in height and not less than 1.5 metres [5 ft.] in width. No display or storage of materials shall be piled up to a height of 2.5 metres [8 ft.] within 5 metres [16 ft.] of said screen and in no case shall these materials be piled up to the height of more than 3.5 metres [12 ft.].
3. Parking, storage or service of trucks and trailers on any portion of the *lot* not associated with the uses or operations permitted in Section B shall be specifically prohibited.
4. Loading areas shall not be located within any required *front yard setback* or *flanking street setback* which abuts an Arterial Road or Collector Road, as shown in Schedule "D" - Surrey Road Classification Map (R-91) in "Subdivision and Development of Land By-law No. 8830", or any required *setback* adjacent any *residential lot*.
5. Garbage containers and *passive recycling containers* shall not be located within any required *front yard setback* or *flanking street setback* or any required *setback* adjacent any *residential lot*.
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*.

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 to all statutes, bylaws, 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.
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 Bylaw, 2012, No. 17850", as amended.
8. *Building* permits shall be subject to "Surrey Development Cost Charge Bylaw, 2016, No. 18664", as may be amended or replaced from time to time, and the development cost charges shall be based on the IB-2 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 Bylaw, 2013, No. 18020", as amended.
11. Provincial licensing of *child care centres* is regulated by the Community Care and Assisted Living Act S.B.C. 2002, c. 75, as amended, and the Regulations pursuant thereto including without limitation 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. 19643"

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 the 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 the 11th day of February, 2019.


_____ MAYOR


_____ CLERK

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