



# Corporate Report

2005

NO: R034

COUNCIL DATE: February 21,

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## REGULAR COUNCIL

TO: Mayor & Council                      DATE: February 1,  
2005

FROM: General Manager,  
Planning and  
Development                      FILE: 6520-20  
(South  
Westminster)

SUBJECT: Industrial Zoning in South Westminster

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## RECOMMENDATIONS

It is recommended that Council:

1. Receive this report as information;
2. Approve amendments to Surrey Official Community Plan By-law, 1996, No. 12900, as amended (the "OCP By-law"), to insert a new industrial zone, the Light Impact Industrial 1 (IL-1) Zone, in Part 3 of Division A, as documented in Appendix I and to delete all reference in the OCP to the Salvage Industrial Zone (ISP);
3. Determine that the opportunities provided for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the OCP By-law, as described in this report, satisfy the requirements of Section 879 of the *Local Government Act*, R.S.B.C. 1996, c. 323, as amended;
4. Approve amendments to Surrey Zoning By-law, 1993, No. 12000, as amended (the "Zoning By-law"), as documented in Appendix II, which will act to:
  - Insert a new definition of "distribution centre";
  - Provide for a new Light Impact Industrial 1 (IL-1) Zone;
  - Delete the Salvage Industrial (IS) Zone;
  - Insert "distribution centre" as a permitted use in the Business Park (IB) Zone, the Business Park 1 (IB-1) Zone, the Business Park 2 (IB-2) Zone and the Light Impact Industrial (IL) Zone; and
  - Rezone certain lands in South Westminster from the Light Industrial (IL) Zone and the Salvage Industrial (IS) Zone to the Business Park (IB) Zone, the Business Park 2 (IB-2) Zone and the Light Impact Industrial 1 (IL-1) Zone, as illustrated on the explanatory maps attached as Appendix III;

5. File Surrey Zoning By-law, 1993, No. 12000, Text Amendment By-law, 2001, No. 14527 ("By-law 14527"), which introduced the ISB – Selected Business Industry Zone and Surrey Zoning By-law, 1993, No. 12000, Text Amendment By-law, 2001, No. 14528 ("By-law 14528"), which, if adopted, would have rezoned certain properties in South Westminster from IL to ISB;
  
6. Approve amendments, as documented in Appendix IV, to the following regulatory by-laws to incorporate the new IL-1 Zone:
  - (a) Surrey Sign By-law, 1999, No. 13656, as amended;
  - (b) Surrey Subdivision and Development By-law, 1986, No. 8830, as amended; and
  - (c) Surrey Land Use and Development Applications Fees Imposition By-law, 1993, No. 11631, as amended.
  
7. Instruct the City Clerk to bring forward the necessary by-laws for the required readings and, where necessary, to set a date for a Public Hearing.

## **INTENT**

The purpose of this report is to obtain Council authorization for amendments to the Zoning By-law and related amendments to the OCP By-law and several regulatory by laws, which together will implement the policies and directions adopted by Council on December 15, 2003, in the approval of the South Westminster Neighbourhood Concept Plan ("NCP").

## **BACKGROUND**

On October 1 2001, Council considered Corporate Report No. R213, regarding amendments to the Zoning By-law, related to land in the South Westminster area and, subsequently, gave first and second readings to the following by-laws:

1. By-law 14527 introduced the new "ISB - Selected Business Industry Zone", which was intended to accommodate and regulate the development of selected industrial uses primarily enclosed within buildings. In this proposed zone, outdoor storage and truck parking was to be limited to an area equal to the site coverage of the buildings on the same site (i.e., a 25,000 square foot building footprint on a lot would allow a maximum of 25,000 square feet of outdoor storage, including truck parking on the same lot); and
2. By-law 14528 proposed to rezone several large sites in South Westminster from "IL - Light Industrial" to the proposed new ISB Zone. This change in zoning was intended to limit the use of these larger lots for transportation industry and truck parking uses and to restrict the possibility of large-scale outdoor storage uses on these sites.

The Public Hearing for each of these two by-laws was held on October 22, 2001. Given that a NCP process was underway for the area and concerns about the impacts of the proposed by-laws were raised during the Public Hearing by business owners and residents from the area, Council deferred consideration of third reading of these by-laws and adopted the following resolution:

*"That Council defer consideration of third reading of By-law 14527 and 14528, and direct staff to report on issues raised at the Public Hearing and direct staff to undertake appropriate consultation so that the issues can be addressed".*

The intention was that staff was to review each of the by-laws with a view to confirming their potential effectiveness and synchronizing them with the outcome of the NCP process for South Westminster. The two by-laws remain at second reading.

As the planning process for the South Westminster NCP proceeded, there was considerable review and discussion regarding the types of industrial uses that should be permitted within the plan area and the most appropriate locations for each of these uses. This included consultation with business owners, property owners and residents in and adjacent to the area. As well, various options were discussed with a major development interest, which has purchased most of the former PNE lands (i.e., the former United Auto lands) and intends to develop port-related and other types of developments on this land that is located in proximity to the Surrey Fraser Port.

On December 15, 2003, the South Westminster NCP planning process concluded with Council's approval of the final NCP. As part of that approval, Council instructed staff to make necessary changes to by-laws that were identified during the NCP process. Specifically, Council resolved as follows:

***"Instruct staff to make the necessary changes that were identified during the NCP process, to By-law No. 14527, which introduced the new ISB – Selected Business Industry Zone and By-law No. 14528, which was focused on rezoning certain properties in South Westminster from IL – Light Industrial to ISB, both of which are currently at Second Reading and to bring forward these changes as modified by-laws early in 2004, in accordance with the required statutory requirements".***

The approval of the first phase of development in Campbell Heights in early 2004 resulted in the adoption by Council of the "Business Park 1 (IB-1) Zone" and the "Business Park 2 (IB-2) Zone" on January 26, 2004 (By-law No. 15149). This zone is intended to permit development of industrial business parks with a high standard of design consisting of light impact industrial uses, high technology industry, industry with a significant amount of research and development activity, warehouse, offices and service uses carried out in enclosed buildings forming part of a comprehensive design. This zone does not permit any outdoor storage.

The IB-2 Zone, which restricts outdoor storage on a lot to an area no greater than the area of the footprint of the buildings on the lot, is now available to more effectively implement the South Westminster NCP. The proposed Light Impact Industrial 1 (IL-1) Zone, as proposed in this report for implementation in the South Westminster area, is intended to provide flexibility in development of land by allowing a range of industrial and business uses that require more outdoor storage than is permitted in the IB-2 Zone. However, this zone is consistent with the NCP as it does not provide for truck terminal uses or for outdoor storage as a principal use on a site. Outdoor storage is permitted as a principal use under the IL Zone.

## **DISCUSSION**

In implementing the South Westminster NCP, City staff, in consultation with business owners/operators and residents in the area, reviewed the draft ISB – Selected Business Industry Zone and other existing Industrial zones in the Zoning By-law. It was determined that:

- (a) Because of the rapid growth of Fraser Port and the increasing demand for port related businesses in the vicinity of the Port, more land needs to be made available for businesses that support port-related activities, while ensuring that the objectives of clean and aesthetically pleasing development with limited outdoor storage are met;
- (b) The proposed ISB Zone was viewed as being too restrictive, especially in the context of a master-planned

business development envisioned by the owners of a majority of the property near the Port; and

- (c) Since the residents on the hillside adjacent to South Westminster voiced their strong concerns about outdoor storage and noisy industrial uses on the South Westminster lands adjacent to their neighbourhood, these lands should be rezoned from their current Light Impact Industrial (IL) Zone to some other zone that would not permit truck terminal uses and large-scale outdoor storage uses on these lands, which uses are allowed in the IL Zone.

Consequently, a new zone entitled Light Impact Industrial 1 (IL-1) Zone (as documented in Schedule A of Appendix II) has been drafted, which allows a range of light impact industrial and business uses with limited outdoor storage, consistent with the adopted policies of the South Westminster NCP.

The following is recommended:

- That existing properties, currently zoned IL (which allows large-scale outdoor storage uses), located adjacent to the residential areas, as illustrated in Appendix III, be rezoned to Business Park 2 (IB-2) Zone. This will restrict outdoor storage on these properties to an area no greater than the area of the footprint of the building on each site, but will also allow the existing business to continue operating as they are. A general inventory of these businesses indicates that they will not be adversely impacted. Although it is difficult to measure the amount of existing outdoor storage, there may be a few businesses that will be legal non-conforming, due to the amount of outdoor storage on the lot; and
- That vacant lands adjacent to the residential areas, as illustrated in Appendix III, currently zoned IL, which allows outdoor storage, be rezoned to Business Park Zone (IB), which does not allow outdoor storage.

The lands which are subject to this rezoning are currently zoned for industrial uses (mostly "IL"). The recommendations, as described above, will implement the intent of the South Westminster NCP and are necessary so that new developments involving truck parking, outdoor storage and stacking of containers, as a principal use, will no longer occur in South Westminster. Under current zoning, these uses are permitted as a principal use on many lots in South Westminster.

Following the establishment of the proposed IL-1 Zone, the City will have five industrial zones available to accommodate a diversity of light industry within the City.

The table below identifies the key differences between these five industrial zones:

	Uses Allowed	Outdoor Storage Allowed	Wholesale or Retail Allowed	Maximum Density (FAR)	Maximum Lot Coverage
<b>IL - Light Impact Industrial</b>	Light impact industries including enclosed recycling depots, transportation industries, automotive service, painting and body work, vehicle storage and parking facilities, including truck parking and recreational vehicle storage; some offices, service uses and limited assembly halls	Yes (screened)	No	1.0	60%

<b>IL-1 – Light Impact Industrial 1</b> <i>(Proposed New Zone)</i>	Same as IL above, but: <ul style="list-style-type: none"><li>• does not provide for transportation industries (i.e., truck terminals) or automobile service uses (i.e., automobile repairs, painting, body work, etc.)</li><li>• includes newly defined "distribution centres"</li></ul>	Yes (limited to 1.5 times the area of the footprint of the buildings to a max of 40% of site area)	No	1.0	60%
<b>IB – Business Park</b>	Comprehensively designed industrial business parks at least 4 hectares (10 acres) in size. Light impact industries, offices and service uses, including warehouses, restaurants, some professional offices and assembly halls.	No	Yes (if produced on site)	0.75	45%
<b>IB-1– Business Park 1</b>	Same as IB, but with focus on high technology industry and industry with a significant amount of research and development activity. No assembly halls or professional offices. No outdoor storage is permitted.	No	Yes (if produced on site, but retail sales & display limited to 20% of floor area or 460 sq.m.)	1.0	45%
<b>IB-2 – Business Park 2</b>	Same as IB-1 above, but with some limited outdoor storage.	Yes (limited to an area no greater than the area of the footprint of the buildings on the lot)	Yes (if produced on site, but retail sales & display limited to the lesser of 20% of floor area or 460 sq. m.)	1.0	60%

**Proposed IL-1 – Light Impact Industrial 1 Zone**

In recognition of the growth of the Fraser Port in Surrey and favourable outlook for the future of this Port, the South Westminster NCP makes provision for industries in the vicinity of the Port that will support the continued growth and prosperity of the Port, while attempting to ensure that the Port and related businesses are good neighbours to existing and future residents of this NCP area. The intent of the IL-1 Zone is to accommodate warehouse and distribution facilities, service commercial uses and single occupancy and multi-tenant industrial buildings. It is anticipated that the area in the vicinity of the Port will predominantly be developed by a major development company that is proposing a master-planned industrial project, critical to the viable operation of the Fraser Port and that could act as a catalyst for the redevelopment, renewal and enhancement of the remainder of South Westminster. The developer has advised that the industrial users on the lands that they are looking to develop require some outdoor storage on a temporary basis.

The new IL-1 – Light Impact Industrial 1 Zone is proposed to accommodate the needs of port-related businesses. This zone implements the recommendations of the South Westminster NCP, which specifically limits outdoor storage to a maximum area of 1.5 times the footprint area of the principal building on the same lot, up to a maximum area of 40% of the lot. Also consistent with the South Westminster NCP, outdoor storage is limited to a height no greater than 3.5 metres (12 feet). While storage of shipping containers is permitted on up to 10% of the area of a site, such storage cannot be in excess of two containers in height. Outside storage is only permitted on a site if the site contains a building (i.e., it is not permitted as a principal use).

### **Proposed Rezoning of Lands in the Vicinity of Residential Lands to Promote High Quality Industrial Land Use and Minimize Impacts**

In response to the concerns of the current residents on the hillside to the south and east of the South Westminster area and to buffer the industrial lands from the residential uses on the hillside, the lands at the base of the hillside are designated in the South Westminster NCP for "Business Park" uses. Accordingly, as shown on the explanatory map in Appendix III, most of the lands at the base of the hillside are proposed to be rezoned to either the Business Park (IB) Zone or to the Business Park 2 (IB-2) Zone. However, some of the existing lots that contain industrial businesses are proposed to be rezoned to the new IL-1 Zone or remain IL because these businesses are long established and it would be inappropriate to render them "legal non-conforming". Over time, as opportunity presents itself through redevelopment, these properties could be converted to a Business Park Zone and related uses.

To minimize noise, negative visual impacts and the under-utilization of industrial lands in South Westminster, the proposed IL-1 Zone does not permit "transportation industries" (i.e., truck terminals) or truck parking uses, as does the original IL Zone. To reflect new trends in port-related facilities, the new IL-1 Zone allows "distribution centres" as a permitted use. This new use accommodates the higher-end "logistics" hubs that engage in the warehousing and distribution of goods and which takes place within enclosed buildings. In the Zoning By-law, it is proposed that a "distribution centre" be defined as:

*"A building for the temporary storage of goods, except storage of dangerous goods and special wastes, for the purpose of sorting, transportation and distribution of goods off-site".*

To ensure consistency between the new IL-1 Zone and other existing industrial zones, which allow warehouses, it is also proposed that the new "distribution centre" use be added as a permitted use in the IB, IB-1, IB-2 and IL Zones.

### **Public Consultation During the NCP Preparation Process**

Throughout the planning process for the South Westminster NCP, a number of informal and formal public consultations were undertaken in relation to the types of industrial uses that would be appropriate in South Westminster. Some of these consultations included:

- A Business Advisory Committee was formed and met regularly (16 members) to review the land use options and proposed land uses;
- Three public open houses were held at which business owners and the public provided input into the land uses proposed; and
- Meetings with the South Westminster Ratepayers Association to seek input as to the type of uses they preferred to be located on adjacent industrial lands.

## Filing of By-law 14527 and By-law 14528 (ISB Zone) and Proposed Consequential By-law Amendments

Based on the above rezoning recommendations, staff recommend that By-law 14527 and By-law 14528 be filed. These by-laws do not satisfy the requirements of the approved South Westminster NCP.

The following amendments, to other by-laws, are required to add and recognize the proposed new IL-1 zone:

- (a) Surrey's Official Community Plan By-law, 1996, No. 12900, to insert the new Light Impact Industrial 1 Zone (IL-1) into Part 3 of Division A (Appendix I);
- (b) Surrey Sign By-law, 1999, No. 13656, to insert the new IL-1 Zone and delete the IS Zone in Part 5 (Appendix IV);
- (c) Surrey Subdivision and Development By-law, 1986, No. 8830, to insert the new IL-1 Zone and delete the IS Zone in Table 1 Servicing Requirements and Table 2 Highway Dedication (Appendix IV); and
- (d) Surrey Land Use and Development Applications Fees Imposition By-law, 1993, No. 11631, to insert the new IL-1 Zone and delete the ISB and IS Zones from Schedules One and Two (Appendix IV).

This report and the proposed by-law amendments have been reviewed by Legal Services.

## CONCLUSION

Based on the above, it is recommended that Council:

- Approve amendments to the OCP By-law, to insert a new industrial zone, the Light Impact Industrial 1 (IL-1) Zone in Part 3 of Division A, as documented in Appendix I and to delete all references to the Salvage Industrial Zone (ISP);
- Determine that the opportunities provided for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the OCP By-law, as described in this report, satisfy the requirements of Section 879 of the *Local Government Act*, R.S.B.C., 1996, c. 323, as amended;
- Approve amendments to the Zoning By-law, as documented in Appendix II, which will act to:
  - Insert a new definition of "distribution centre";
  - Provide for a new Light Impact Industrial 1 (IL-1) Zone;
  - Delete the Salvage Industrial (IS) Zone;
  - Insert "distribution centre" as a permitted use in the Business Park (IB) Zone, the Business Park 1 (IB-1) Zone, the Business Park 2 (IB-2) Zone and the Light Impact Industrial (IL) Zone; and
  - Rezone certain lands in South Westminster from the Light Industrial (IL) Zone and the Salvage Industrial (IS) Zone to the Business Park (IB) Zone, the Business Park 2 (IB-2) Zone and the Light Impact Industrial 1 (IL-1) Zone as illustrated on the explanatory maps attached as Appendix III;

- File By-law 14527, which introduced the ISB – Selected Business Industry Zone and By-law 14528, which, if adopted, would have rezoned certain properties in South Westminster from IL to ISB;
  
- Approve amendments as documented in Appendix IV to the following regulatory by-laws to incorporate the new IL-1 Zone:
  - Surrey Sign By-law, 1999, No. 13656, as amended;
  
  - Surrey Subdivision and Development By-law, 1986, No. 8830, as amended; and
  
  - Surrey Land Use and Development Applications Fees Imposition By-law, 1993, No. 11631, as amended.

Instruct the City Clerk to bring forward the necessary by-laws for the required readings and, where necessary, to set a date for a Public Hearing.

Murray Dinwoodie  
General Manager  
Planning and Development

WW/kms/saw

Attachments:

- Appendix I Proposed Amendments to the OCP By-law
- Appendix II Proposed Amendments to the Zoning By-law to establish the Light Impact Industrial Zone IL-1
- Appendix III Explanatory maps illustrating proposed zoning in South Westminster
- Appendix IV Consequential Regulatory By-law amendments

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**Appendix I**

**Proposed Amendments to  
Surrey Official Community Plan By-law, 1996, No. 12900, as amended**



1. Amend Division A, Part 3, Section 3.7 Land Use Designations and Permitted Zones by inserting a new row in the table after the row with "IL" under Business Zones, inserting "IL-1" in the new row of the "Zone" column and inserting a "●" (a solid black circle) in the corresponding row of the "Industrial" column and by deleting the entire "IS" row from the table.
2. Amend Figure 7 List of Zones by inserting "IL-1 "Light Impact Industrial 1 Zone" immediately after "IL Light Impact Industrial Zone" under "Industrial Zones:" and by deleting "ISP Salvage Industrial Zone".

## Appendix II

### Proposed Amendments to Surrey Zoning By-law, 1993, No. 12000, as amended

1. Amend the Index by inserting the following line immediately after Part "48":

"48A	IL-1	Light Impact Industrial 1 Zone	48a.1"
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2. Amend Part 1 Definitions by inserting a new definition as follows after the definition of "Density-Floor Area Ratio":

## distribution centre

means a **building** for the temporary storage of goods, except storage of **dangerous goods** and **special wastes**, for the purpose of sorting, transportation and distribution of goods off-site.

3. Amend Part 3 Zones, Section A by inserting the following line immediately after "IL - Light Impact Industrial Zone":

"IL-1        Light Impact Industrial 1 Zone "

4. Amend Part 4 General Provisions, Sub-section A.3(a) by inserting "IL-1," immediately after "IL".

5. Amend Section B. Permitted Uses of the following zones as noted below:

- (a) In Part 47 Business Park Zone IB, insert "5. *Distribution Centres.*" after "4. *Warehouse Uses.*" and renumber the section accordingly;
- (b) In Part 47A Business Park 1 Zone IB-1 and in Part 47B Business Park 2 Zone IB 2, insert "3. *Distribution Centres.*" after "2. *Warehouse Uses.*" and renumber the section accordingly; and
- (c) In Part 48 Light Impact Industrial Zone IL, insert "9. *Distribution Centres.*" after "8. *Warehouse Uses.*" and renumber the section accordingly.

6. Insert new Part 48A Light Impact Industrial 1 Zone, which is attached hereto as Schedule A.

7. Amend the Index by deleting the following in Part 50:

"IS Salvage Industrial Zone" and insert "Deleted" in its place.

8. Amend Part 3 Zones, Section A by deleting the following line immediately after "IH High Impact Industrial Zone":

"IS Salvage Industrial Zone"

9. Amend Part 4 General Provisions, Sub-section A.3(a) by deleting "and IS" before "Zones" in the first sentence of this Sub-section.

10. Delete Part 50 Salvage Industrial Zone in its entirety and insert the following on page number 50.1:

"Part 50 Salvage Industrial Zone and pages 50.2 to 50.5 inclusive are deleted."

Amend Part 52 Comprehensive Development Zone, Sub-section B.2 by inserting "IL-1," immediately after "IL,"

12. Rezone certain parcels of land as follows:

(a) From Light Impact Industrial Zone (IL) to Business Park Zone (IB):

Civic Address	PID
12465 106A AVE	011-631-741
12457 106A AVE	011-631-759
12449 106A AVE	011-631-775
12441 106A AVE	011-631-783
12519 106A AVE	011-631-805
12513 106A AVE	011-631-813
10656 124 ST	001-109-537
10664 124 ST	001-109-545
10672 124 ST	001-950-088
10678 124 ST	011-631-791
10665 125 ST	011-631-724
10665 125 ST	011-631-732 (shown as 10657 - 125 St)
12513 106A AVE	011-631-821 (shown as 10656 - 125 St)
12513 106A AVE	011-631-830 (shown as 10664 - 125 St)
12416 OLD YALE RD	017-321-468
12424 OLD YALE RD	017-321-476
12432 OLD YALE RD	017-321-484
12456 OLD YALE RD	011-631-660
12464 OLD YALE RD	011-631-678

12486	OLD YALE RD	011-631-716
12446	OLD YALE RD	010-480-544
12496	OLD YALE RD	002-340-691
12504	OLD YALE RD	007-793-871
12512	OLD YALE RD	010-314-211
10671	SPEEN RD	011-856-491
10677	SPEEN RD	009-525-491
11901	TANNERY RD	011-856-467
10912	TIMBERLAND RD	009-535-381
10902	TIMBERLAND RD	002-180-936
10950	TIMBERLAND RD	011-928-506
10928	TIMBERLAND RD	011-928-565
10920	TIMBERLAND RD	011-928-581
10790	TIMBERLAND RD	012-424-684
10936	TIMBERLAND RD	023-638-231
10798	TIMBERLAND RD	025-549-294 (also shown as 10822 Timberland Rd)

(b) From Light Impact Industrial Zone (IL) to Business Park 2 Zone (IB-2):

Civic Address	PID
12025 102 AVE	011-858-044
12037 102 AVE	001-515-462
12040 102 AVE	009-977-821
12045 102 AVE	000-440-779
Portion of: 12052 102 AVE	011-565-209
See Metes & Bounds and Plan below*	
12080 102 AVE	011-565-225
12111 102 AVE	002-383-705
12186 103A AVE	000-519-685
12225 103A AVE	011-826-401
10207 121 ST	008-307-822
10229 121 ST	011-565-403
10249 121 ST	004-367-979
10267 121 ST	011-565-411 (shown as 10265 - 121 Street)
10287 121 ST	011-565-438
10368 123A ST	009-524-894
10128 GRACE RD	023-380-811
10156 GRACE RD	003-584-747
10198 GRACE RD	023-645-709
10250 GRACE RD	017-815-592
11383 RIVER RD	003-836-118
11477 RIVER RD	002-096-242
10205 120 ST	013-198-114 (shown as 10175 Scott Rd)
10176 120 ST	011-564-539
10214 120 ST	023-827-491
10220 120 ST	011-564-440
10230 120 ST	011-564-491
10244 120 ST	008-032-459
10274 120 ST	000-598-771
10284 120 ST	009-609-717

# **\* Description for the Proposed Rezoning from IL to IB-2 of a Portion of the Property at 12052 – 102 Avenue**

"All that portion of Parcel "A" (Explanatory Plan 22292) Lots 29 and 30 Block 1 Section 30 Block 5 North Range 2 West New Westminster District Plan 454 lying northerly of a line described as follows:

Commencing at a point on the westerly boundary of said parcel "A", the said point being the south-easterly corner of Lot Eleven (11) Block One (1) Section Thirty (30) Block Five (5) North Range Two (2) West New Westminster District Plan Four Hundred Fifty Four (454)

Thence easterly to a point on the easterly boundary of said parcel "A", the said point being the south-westerly corner of the East half (E1/2) Lot Thirty (30) Block One (1) Section Thirty (30) Block Five (5) North Range Two (2) West New Westminster District Plan Four Hundred Fifty Four (454)

Said portion of the said Parcel "A" containing One Thousand Eight Hundred Twenty Five (1825) square metres more or less."

See the following Explanatory Plan:

(c) From Light Impact Industrial Zone (IL) to Light Impact Industrial 1 Zone (IL-1):

Civic Address	PID
12055 102 AVE	002-106-671
12079 103A AVE	009-224-416
12085 103A AVE	009-224-432
12107 103A AVE	011-945-214
12120 103A AVE	002-383-683
12123 103A AVE	011-565-519
12137 103A AVE	002-383-519
12147 103A AVE	002-386-895

12160 103A AVE	002-383-586
12187 103A AVE	006-587-135 (shown as 12177/12197 - 103A Ave)
12224 103A AVE	008-450-731
12239 103A AVE	011-826-410
12175 104 AVE	025-197-177
12294 104 AVE	009-331-034
12351 104 AVE	025-111-523 (Strata Lot 8)
12353 104 AVE	025-111-515 (Strata Lot 7)
12343 104 AVE	018-985-696 (Strata Lot 6)
12343 104 AVE	018-985-688 (Strata Lot 5)
12345 104 AVE	017-985-340 (Strata Lot 4)
12349 104 AVE	017-985-323 (Strata Lot 3)
12347 104 AVE	017-795-940 (Strata Lot 2)
12349 104 AVE	017-795-923 (Strata Lot 1)
12573 108 AVE	003-446-280
12450 109 AVE	005-410-720
12410 110 AVE	011-433-311
12420 110 AVE	003-995-062
12428 110 AVE	011-433-329
12439 110 AVE	003-414-370
12454 110 AVE	003-449-254
12780 110 AVE	010-335-391
12764 111A AVE	011-154-705
12777 111A AVE	009-236-333
10307 121 ST	011-565-446
10325 121 ST	011-565-454
10743 124 ST	012-749-681
10755 124 ST	011-654-104
10781 124 ST	012-779-253
10805 124 ST	012-749-664
10815 124 ST	012-749-630
10816 124 ST	015-149-501
10840 124 ST	010-466-886
10847 124 ST	002-516-209
10860 124 ST	010-466-878
10869 124 ST	011-399-627
10880 124 ST	004-679-407
10883 Larson Road	005-062-641 (shown as 10883 - 124 Street)
10924 124 ST	024-775-517
10944 124 ST	004-186-591 (also shown as 10934 - 124 Street)
10954 124 ST	009-304-436 (also shown as 10960 - 124 Street)
10978 124 ST	011-433-302
11076 124 ST	009-841-172 (also shown as 11052 to 11076 - 124 St)
11102 124 ST	008-450-919
11112 124 ST	008-452-792
11120 124 ST	007-844-719
10809 125 ST	011-884-991
10824 125 ST	003-446-468
10840 125 ST	003-446-379
10843 125 ST	011-884-983
10860 125 ST	011-885-017
10863 125 ST	011-884-941
10885 125 ST	011-884-924

10888	125 ST	011-885-009
10915	125 ST	003-416-381
12510	110 AVE	011-826-592 (also shown as 10910 to 10922 - 125 St, 10950 - 125 St, 12510 to 12540 - 110 Ave, and 12580 to 12590 - 110 Ave)
10937	125 ST	024-775-509
10963	125 ST	003-449-173
12462	110 AVE	003-449-076 (shown as 10989 - 125 Street)
11107	128 ST	011-398-175
11113	128 ST	011-398-167
11123	128 ST	004-702-689
11129	128 ST	011-398-159
11137	128 ST	008-377-341
11157	128 ST	009-236-325
11163	128 ST	009-236-309
11173	128 ST	009-236-279
10972	BRIDGE RD	002-833-913
11000	BRIDGE RD	002-833-948
11016	BRIDGE RD	009-376-623
11030	BRIDGE RD	009-376-682
11037	BRIDGE RD	002-833-891
11040	BRIDGE RD	009-376-704 (shown as 11049 Bridge Road)
11055	BRIDGE RD	002-833-905
11078	BRIDGE RD	025-660-659
11105	BRIDGE RD	012-816-493
11117	BRIDGE RD	004-493-095
11147	BRIDGE RD	013-197-690
11165	BRIDGE RD	024-065-722
10678	DYKE RD	009-018-379
10709	DYKE RD	004-501-292
10719	DYKE RD	004-501-250
10758	DYKE RD	002-208-903
10761	DYKE RD	004-287-568
10839	DYKE RD	011-856-157
10880	DYKE RD	012-878-260
10880	DYKE RD	012-878-278
10880	DYKE RD	012-878-286
10722	FAULKNER RD	002-290-073
10727	FAULKNER RD	011-856-165
10730	FAULKNER RD	005-707-579
10731	FAULKNER RD	004-681-185
10732	FAULKNER RD	005-707-561
10739	FAULKNER RD	002-060-019
10848	FAULKNER RD	012-424-714
10619	FIR RD	011-856-599
10627	FIR RD	011-856-611
10633	FIR RD	011-856-637
10641	FIR RD	011-856-661
10920	FIR RD	011-826-584
9985	GRACE RD	024-699-039 (shown as 11607 River Road)
10011	GRACE RD	024-699-047
10077	GRACE RD	014-118-611 (also shown as 10079 Grace Road)
10088	GRACE RD	016-927-192
10141	GRACE RD	024-466-119 (also shown as 10145/10175 Grace Rd)
10170	GRACE RD	009-294-261
10299	GRACE RD	018-227-678
12480	KING GEORGE HWY	008-452-831
12618	KING GEORGE HWY	008-835-888

11115	126A STREET	017-807-557 (shown as 12628 King George Hwy)
12762	KING GEORGE HWY	016-217-861
10896	LARSON RD	006-897-657
10905	LARSON RD	011-399-601
10906	LARSON RD	002-712-342
12344	LIEN RD	004-794-524
12354	LIEN RD	007-208-049
12364	LIEN RD	012-779-229
12374	LIEN RD	012-779-237
11931	OLD YALE RD	000-732-699
11939	OLD YALE RD	010-014-942
11943	OLD YALE RD	003-151-280
11951	OLD YALE RD	003-151-298
11955	OLD YALE RD	011-928-077
11975	OLD YALE RD	000-474-282 (also shown as 11977 Old Yale Rd)
11987	OLD YALE RD	011-928-301
12003	OLD YALE RD	004-172-817 (shown as 12003 to 12007 Old Yale)
12010	OLD YALE RD	000-459-666
12045	OLD YALE RD	007-643-403
12047	OLD YALE RD	007-729-375
12048	OLD YALE RD	009-720-146
12123	OLD YALE RD	001-404-911
12163	OLD YALE RD	002-735-440
12202	OLD YALE RD	000-822-132
12203	OLD YALE RD	011-826-568 (also shown as 12217 Old Yale Rd)
12238	OLD YALE RD	012-104-159
12245	OLD YALE RD	011-928-328
12245	OLD YALE RD	011-928-336 (also known as 10866 Span Road)
12281	OLD YALE RD	008-766-231
12289	OLD YALE RD	008-766-223
12297	OLD YALE RD	008-262-489
12305	OLD YALE RD	008-262-471
12311	OLD YALE RD	002-328-844
12321	OLD YALE RD	008-262-446
12329	OLD YALE RD	002-321-963
12333	OLD YALE RD	010-728-520
12338	OLD YALE RD	005-201-535
12343	OLD YALE RD	012-749-699
12349	OLD YALE RD	001-447-459
12359	OLD YALE RD	008-601-747
12369	OLD YALE RD	012-543-756
12389	OLD YALE RD	002-323-818
12403	OLD YALE RD	009-779-671
12737	OLD YALE RD	011-885-025
10942	OLSEN RD	010-903-861
10996	OLSEN RD	006-177-468 (shown as 10960 Olsen Road)
10979	OLSEN RD	002-020-921
10984	OLSEN RD	006-177-557
10992	OLSEN RD	011-928-484
11002	OLSEN RD	000-459-682
11014	OLSEN RD	000-459-640
11048	OLSEN RD	008-514-933
11054	OLSEN RD	008-515-000
11064	OLSEN RD	008-519-137
11090	OLSEN RD	024-969-702
11091	OLSEN RD	024-969-672
11107	OLSEN RD	011-928-140



11115	OLSEN RD	004-493-214
11685	PINE RD	004-877-993
11686	PINE RD	007-706-421
11706	PINE RD	009-639-535
11717	PINE RD	008-952-728
11741	PINE RD	004-677-447
11751	PINE RD	000-797-413
11087	PORTAGE RD	002-476-070
11089	PORTAGE RD	002-476-061
11095	PORTAGE RD	002-434-318
11103	PORTAGE RD	002-434-351
11111	PORTAGE RD	002-434-563
10304	120 ST	011-564-369
10324	120 ST	011-564-351
10354	120 ST	007-144-288
10384	120 ST	007-913-401
10553	SCOTT RD	002-962-039
10581	SCOTT RD	002-338-360
10593	SCOTT RD	009-270-132
10597	SCOTT RD	009-270-094
10603	SCOTT RD	009-654-356
10648	SCOTT RD	000-789-721
10707	SCOTT RD	009-105-603
10735	SCOTT RD	009-105-492
10745	SCOTT RD	001-122-380
10755	SCOTT RD	001-122-371 (shown as 10753 Scott Rd)
10759	SCOTT RD	009-105-450
10805	SCOTT RD	009-105-409
10847	SCOTT RD	002-131-048
10867	SCOTT RD	011-928-352
10870	SCOTT RD	018-720-056
10889	SCOTT RD	000-666-521
10904	SCOTT RD	004-936-477
10905	SCOTT RD	006-314-236
10910	SCOTT RD	004-936-493
10922	SCOTT RD	011-359-382 (also shown as 10924 Scott Rd)
10926	SCOTT RD	001-731-688 (also shown as 10928 Scott Rd)
10943	SCOTT RD	025-660-667
10952	SCOTT RD	011-885-033 (also known as 10956 - Scott Rd)
10952	SCOTT RD	011-905-883
11096	SCOTT RD	017-420-342
11104	SCOTT RD	017-420-351
21780	SOUTH WESTMINSTER SHORE	012-878-308
21832	SOUTH WESTMINSTER SHORE	000-732-664
21840	SOUTH WESTMINSTER SHORE	000-732-770
21940	SOUTH WESTMINSTER SHORE	002-349- 914
21942	SOUTH WESTMINSTER SHORE	002-325-861
10513	SPAN RD	003-283-046
10554	SPAN RD	002-959-101
10601	SPAN RD	009-588-892 (also shown as 10517 Span Rd)
10603	SPAN RD	005-787-301
10604	SPAN RD	007-448-872
10607	SPAN RD	024-826-421 (also shown as 10643 Span Rd)
10610	SPAN RD	012-424-633
10616	SPAN RD	012-424-641

10620	SPAN RD	012-424-668
10643	SPAN RD	024-826-430
10655	SPEEN RD	004-628-764
10660	SPEEN RD	018-844-243
10661	SPEEN RD	011-856-483
10948	SPEEN RD	002-735-849
10985	SPRUCE RD	009-376-658
10986	SPRUCE RD	001-404-938
11005	SPRUCE RD	009-376-674
11709	TANNERY RD	004-287-576
11712	TANNERY RD	004-698-177
11716	TANNERY RD	004-698-207
11721	TANNERY RD	011-856-149
11724	TANNERY RD	002-060-043
11732	TANNERY RD	002-060-035
11748	TANNERY RD	011-856-173
11754	TANNERY RD	011-856-181
11766	TANNERY RD	011-856-211
11807	TANNERY RD	011-856-319
11819	TANNERY RD	001-703-803
11825	TANNERY RD	001-703-811
11849	TANNERY RD	023-212-748
11898	TANNERY RD	000-642-754 (shown as 11892 Tannery Rd)
11909	TANNERY RD	011-856-475
11947	TANNERY RD	011-856-564 (shown as 11943 Tannery Rd)
11947	TANNERY RD	011-856-581
11969	TANNERY RD	009-907-408
11981	TANNERY RD	009-907-360
11991	TANNERY RD	011-141-671
12007	TANNERY RD	000-809-624
12017	TANNERY RD	002-959-003
10655	TIMBERLAND RD	001-430-696
10666	TIMBERLAND RD	02 3-160-071
10671	TIMBERLAND RD	000-810-819
10700	TIMBERLAND RD	025-044-188 (also shown as 11799/11807 Pine Rd)
10705	TIMBERLAND RD	004-346-238
10711	TIMBERLAND RD	011-856-190
10725	TIMBERLAND RD	011-856-203
10734	TIMBERLAND RD	001-633-031
10752	TIMBERLAND RD	011-856-301
10780	TIMBERLAND RD	023-212-730
10785	TIMBERLAND RD	006-552-421 (also shown as 11715 Tannery Rd.)
	<b>TIMBERLAND RD</b>	
10805		024-619-931 (also shown as 10809 Tannery Rd)
10804	TIMBERLAND RD	025-635-077 (shown as 10810/10816 Timberland Rd)
10815	TIMBERLAND RD	012-424-757
10821	TIMBERLAND RD	012-424-749
10825	TIMBERLAND RD	012-424-731
10833	TIMBERLAND RD	012-424-706
10845	TIMBERLAND RD	012-876-178
10864	TIMBERLAND RD	011-138-114
10897	TIMBERLAND RD	001-980-947
10909	TIMBERLAND RD	000-995-291
10917	TIMBERLAND RD	010-903-976
10935	TIMBERLAND RD	006-177-484
10955	TIMBERLAND RD	006-177-531
10958	TIMBERLAND RD	011-826-657
10966	TIMBERLAND RD	011-928-492

10978	TIMBERLAND RD	005-788-757
10985	TIMBERLAND RD	006-177-433
11033	TIMBERLAND RD	008-514-976
11041	TIMBERLAND RD	008-519-161
12322	WINRAM RD	012-779-245 (also shown as 12314/12328 Winram Rd)
12321	WINRAM RD	012-749-800
12323	WINRAM RD	001-826-891
12336	WINRAM RD	011-762-578
12339	WINRAM RD	012-749-753
12340	WINRAM RD	010-467-262
12341	WINRAM RD	008-033-030
12342	WINRAM RD	000-588-997
12348	WINRAM RD	004-749-740
12351	WINRAM RD	010-986-120
12352	WINRAM RD	012-749-711
12356	WINRAM RD	012-749-737
12361	WINRAM RD	001-282-557

(d) From Salvage Industrial Zone (IS) to Business Park Zone (IB):

Civic Address	PID
10775 FIR RD	002-397-668
10749 FIR RD	002-397-676
10695 FIR RD	002-492-849
10669 FIR RD	002-492-831
10834 TIMBERLAND RD	017-137-527
10854 TIMBERLAND RD	023-956-542

(e) From Salvage Industrial Zone (IS) to Business Park 2 Zone (IB-2):

Civic Address	PID
10395 120 ST	002-054-426

(f) From Salvage Industrial Zone (IS) to Light Impact Industrial 1 Zone (IL-1):

Civic Address	PID
10970 124 ST	013-677-403
10790 FIR RD	004-807-642
10421 GRACE RD	001-957-406
10415 GRACE RD	001-957-422 (also shown as 10413 Grace Rd)
10381 GRACE RD	001-957-449
10353 GRACE RD	001-952-633
10337 GRACE RD	007-839-545
12184 OLD YALE RD	002-205-521
12164 OLD YALE RD	002-335-905
12140 OLD YALE RD	002-336-103
10535 SCOTT RD	001-957-261 (also shown as 10475/10527 Scott Rd)
10451 SCOTT RD	001-957-295

10435	SCOTT RD	001-957-350 (also shown as 10441 Scott Rd)
10791	SCOTT RD	015-824-110
10769	SCOTT RD	004-749-855
10701	SCOTT RD	009-105-662
10663	SCOTT RD	009-105-689 (also shown as 10673 Scott Rd)
10559	SCOTT RD	009-270-159
10549	SCOTT RD	011-952-881
10731	SCOTT RD	009-232-931 (also shown as 10721 Scott Rd)
10645	SCOTT RD	002-492-865
11884	TANNERY RD	002-477-190
11927	TANNERY RD	002-216-710 (shown as 11935 Tannery Rd)
11908	TANNERY RD	009-521-984
11918	TANNERY RD	003-482-995 (also shown as 11920 Tannery Rd)
11932	TANNERY RD	009-522-026
11952	TANNERY RD	011-141-344 (also shown as 11946 Tannery Rd)
10886	TIMBERLAND RD	002-257-246

**SCHEDULE "A"**  
**of Appendix II**



## Light Impact Industrial 1 Zone

### Part 48A

### IL-1

#### A. Intent

This Zone is intended to accommodate and regulate the development of *light impact industry* and limited office and service uses with a high standard of design. These uses shall be carried out with limited provision for outdoor storage.

#### B. Permitted Uses

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

1. *Light impact industry.*
2. *Recycling depots* provided that:
  - (a) The use is confined to an enclosed *building*; and
  - (b) The storage of used tires is prohibited.
3. *Warehouse uses.*

4. *Distribution centres.*
5. *General service uses* limited to the following:
  - (a) Industrial first aid training; and
  - (b) Trade schools.
6. 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.
7. *Accessory uses* including the following:
  - (a) *Coffee shops* provided that the seating capacity shall not exceed 35 and the said *coffee shop* is not licensed by the Liquor Control and Licensing Act, R.S.B.C. 1996, chapter 267, as amended;
  - (b) *Indoor recreation facilities*;
  - (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*;
  - (e) *Child care centres*; and
  - (f) *Dwelling unit(s)* provided that the *dwelling unit(s)* is (are):
    - i. Contained within the *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.7 (f) 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; 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 each additional *dwelling unit*; and
- c. Notwithstanding Sub-sections B.7(f)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 Neighbourhood Concept Plan and Infill Areas as described and outlined on the maps attached as Schedule F attached to this By-law, the *floor area ratio* shall not exceed 0.1 or a *building area* of 300 square metres [3,230 sq.ft.] whichever is smaller. The *floor area ratio* may be increased to 1.00 if amenities are provided in accordance with Schedule G of this By-law.
- 2. In areas other than the ones in Sub-section D.1 of this Zone, the *floor area ratio* shall not exceed 1.00.

**E. Lot Coverage**

The maximum *lot coverage* shall be 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 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 this By-law.

\* 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* or *industrial*.

## G. Height of Buildings

Measurements to be determined as per Part 1 Definitions of this By-law.

1. *Principal building*: 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.3 of Part 5 Off-Street Parking and Loading/Unloading of this By-law. For the purpose of this Part, the parking requirements for *warehouse uses* and *distribution centres* shall be the same as those for *light impact industry*.
2. *Tandem parking* may be permitted.
3. Parking of *vehicles*, except parking for employees and customers of the uses on the *lot* and including without limitations, parking of *vehicles* exceeding 5,000 kilograms [11,023 lbs.] *G.V.W.*, is specifically prohibited between the front of the *principal building* and the *highway* and shall occupy an area no greater than 1.5 times the area of the *lot coverage* of the *principal buildings*.
4. Notwithstanding Sub-section A.2(a) of Part 5 Off-Street Parking and Loading/Unloading of this By-law, required parking shall be provided on the same *lot* as the uses they serve.

## 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 Major Road, as shown in the *Official Community Plan*, 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 *Official Community Plan*, a continuous *landscaping* strip of not less than 3.0 metres [10 ft.] shall be provided within the *lot*.
4. 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*.
5. 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*.
6. A continuous *landscaping* strip of not less than 6.0 metres [20 ft.] shall be provided along all *lot lines* separating the developed portion of the *lot* from any *residential lots*.
7. 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.
8. The area for the parking of *vehicles* shall be completely screened to a height of at least 2.5 metres [8 ft.] by *buildings* and/or a decorative fence and/or *landscaping* at least 2.5 metres [8 ft.] high.

## J. Special Regulations

1. Area for outdoor display and storage of any containers, goods, materials or supplies shall:

- (a) Not exceed a total area greater than 1.5 times the lot area covered by the *principal building* up to a maximum of 40% *lot coverage* of the *lot*;
  - (b) Not to be used for storage of trucks (>5,000 kg. G.V.W.) or trailers that are not associated with the business on the *lot*;
  - (c) Not be located within any *front yard* or *side yard*; and
  - (d) 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 any material shall be piled to a height exceeding 2.5 metres [8 ft.] within 5 metres [16 ft.] of the said screen. In no case any material, except cargo containers, shall be piled to a height of more than 3.5 metres [12 ft.].
2. No display or storage of cargo containers shall be piled to a height of more than 7.0 metres [24 ft.] or the height of two stacked containers, whichever is less.
  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 thereof shall be specifically prohibited.
  4. 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 70dB(A) 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 60dB(A); and
    - (c) Do not produce heat or glare perceptible from any *lot line* of the *lot* on which the use is located.
  5. Loading areas, garbage containers and *passive recycling containers* shall not be located within any required front or *flanking street setback* or within 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>
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, Part 4 General Provisions, of the 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, 1999, 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, this By law.
7. *Building* permits shall be subject to the Surrey Building By-law, 1987, No. 9011, as amended, and the Surrey Development Cost Charge By-law, 2002, No. 14650, as amended.
8. Surrey Tree Preservation By-law, 1996, No. 12880, as amended.
9. Development permits may be required in accordance with the *Official Community Plan*, 1996, By-law No. 12900, as amended.
10. Safety regulations are as set out in the Health Act R.S.B.C. 1996, c. 179 and the "Surrey Fire Prevention By-law".
11. Permits may be required for the storage of *special wastes* in accordance with the Environmental Management Act R.S.B.C., 2003, C.53.
12. Provincial licensing of *child care centres* is regulated by the Community Care Facility Act R.S.B.C. 1996, c. 60, as amended and the Regulations pursuant thereto including without limitation B.C. Reg. 319/89/213.

## Appendix III

### Map 1 – Proposed Zoning in South Westminster



**Appendix III**

# **Map 2 – Proposed Zoning in South Westminster**



Appendix IV

## **Consequential By-law Amendments**

### **Proposed Amendment to Surrey Sign By-law, 1999, No. 13656, as amended**

1. Amend Part 5 Signs in Commercial/Industrial Zones, Sub-section 25(2) by inserting "IL 1," after "IL," and deleting "IS" in the first sentence of this Sub-section.

### **Proposed Amendments to**

## **Surrey Subdivision and Development By-law, 1986, No. 8830, as amended**

1. Amend Schedule A, Table 1 Servicing Requirements by inserting "IL-1," after "IL," in row number 7 of the "Land Use" column and by deleting the entire row number 8 containing "IS".
2. Amend Schedule A, Table 2 Highway Dedication, Pavement Widths and Sidewalks by inserting "IL-1," after "IL," and deleting "IS" after "IH" and "," (comma) from "IH," in row number 6 of the "Land Use" column.

## **Proposed Amendments to Surrey Land Use and Development Applications Fees Imposition By-law, 1993, No. 11631, as amended**

1. Amend Schedule One (1) Sub-section I(e) Industrial Zones as follows:
  - (a) Insert ", IL-1" after "IL" in Line 1;
  - (b) Delete "ISB," before "IB" in Line 2; and
  - (c) Delete the entire Line 5 i.e. delete "IS" and corresponding " $= \$2,640 + 0.069$  per square metre<sup>(2)</sup>".
2. Amend Schedule Two (2) Sub-section I(c) Industrial Zones or Uses as follows:
  - (a) Insert ", IL-1" after "IL" in Line 1;
  - (b) Delete "ISB," before "IB" in Line 2; and
  - (c) Delete the entire Line 5 i.e. delete "IS" and corresponding " $= \$1,900 + .477$  per square metre<sup>(2)</sup>".