

CITY OF SURREY

BYLAW NO. 20779

A Comprehensive Development bylaw to amend Surrey Zoning By-law, 1993, No. 12000, as amended
.....

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, for the following lands:

Address: As described in Appendix "A".
Legal: As described in Appendix "A".
PID: As described in Appendix "A".

as follows:

- (a) by creating a new Comprehensive Development Zone 82 (CD 82), attached as Appendix "A" and forming part of this bylaw;
- (b) by changing the zoning classification shown in Schedule A, Zoning Maps, as follows:
FROM: ONE-ACRE RESIDENTIAL ZONE (RA) and BUSINESS PARK ZONE (IB)
and COMPREHENSIVE DEVELOPMENT ZONE (CD BYLAW NO. 19297)
TO: COMPREHENSIVE DEVELOPMENT ZONE (CD); and
- (c) by amending Part 52, Comprehensive Development Zone, Section C. Comprehensive Development Zones, by adding a new CD Zone "CD 82" as follows:

CD Zone ID	Civic Address	Legal Description	CD Bylaw No.	Replaces Bylaw No.
"CD 82"	(a) 3050 Croydon Drive (b) 2960 Croydon Drive (c) 2950 Croydon Drive (d) 3010 Croydon Drive (e) 3038 Croydon Drive	(a) Lot 2, Plan 9266 (b) Lot 9, Plan 35390 (c) Lot 10, Plan 35390 (d) Lot 1, Plan EPP43507 (e) Strata Lots 1-5, Plan EPS7092	20779	19297"

2. This Bylaw shall be cited for all purposes as "Surrey Comprehensive Development Zone 82 (CD 82), Bylaw, 2022, No. 20779".
3. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 1993, No. 19297" and all amendments thereto is hereby repealed.

PASSED FIRST READING on the 3rd day of October, 2022.

PASSED SECOND READING on the 3rd day of October, 2022.

PUBLIC HEARING HELD thereon on the th day of, 20 .

PASSED THIRD READING on the th day of, 20 .

RECEIVED APPROVAL FROM THE MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE on the day of , 20 .

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the th day of, 20 .

_____MAYOR

_____CLERK

APPENDIX "A"

COMPREHENSIVE DEVELOPMENT ZONE 82 (CD 82)

This Comprehensive Development Zone 82 (CD 82) as well as all other applicable regulations of Surrey Zoning By-law, 1993, No. 12000, as amended, (the "Zoning By-law") apply to the following lands:

The lands are divided into Blocks A, B, C, D, E, F, and G, as shown outlined in bold on the Survey Plan, attached hereto and forming part of this Bylaw as Schedule A, certified correct by Bert Hol, B.C.L.S. on the 14th day of September, 2022.

Block A		
Address	Legal Descriptions	PID
Portion of 3050 Croydon Drive	That portion of Lot 2 Except: Part on Plan 25810; Section 23 Township 1 NWD Plan 9266 shown outlined in bold, labelled as Block A on the Survey Plan, attached hereto as Schedule A, certified correct by Bert Hol, B.C.L.S. on the 14th day of September, 2022, containing 0.290 hectares	Portion of 001-845-837
Portion of 3038 Croydon Drive	That portion of Strata Lots 1-5 Section 23 Township 1 NWD Strata Plan EPS7092 shown outlined in bold, labelled as Block A on the Survey Plan, attached hereto as Schedule A, certified correct by Bert Hol, B.C.L.S. on the 14th day of September, 2022, containing 0.290 hectares	Portion of 031-317-944 Portion of 031-317-952 Portion of 031-317-961 Portion of 031-317-979 Portion of 031-317-987
Portion of 3038 Croydon Drive	That portion of Common Property Strata Plan EPS7092 shown outlined in bold, labelled as Block A on the Survey Plan, attached hereto as Schedule A, certified correct by Bert Hol, B.C.L.S. on the 14th day of September, 2022, containing 0.290 hectares	N/A
Portion of 3010 Croydon Drive	That portion of Lot 1 Section 23 Township 1 NWD Plan EPP43507 shown outlined in bold, labelled as Block A on the Survey Plan, attached hereto as Schedule A, certified correct by Bert Hol, B.C.L.S. on the 14 th day of September, 2022, containing 0.290 hectares	Portion of 029-572-401

Block B		
Address	Legal Descriptions	PID
Portion of 3050 Croydon Drive	That portion of Lot 2 Except: Part on Plan 25810; Section 23, Township 1 NWD Plan 9266 shown outlined in bold, labelled as Block B on the Survey Plan, attached hereto as Schedule A, certified correct by Bert Hol, B.C.L.S. on the 14th day of September, 2022, containing 0.366 hectares	Portion of 001-845-837
Portion of 3038 Croydon Drive	That portion of Strata Lots 1-5 Section 23 Township 1 NWD, Strata Plan EPS7092 shown outlined in bold, labelled as Block B on the Survey Plan, attached hereto as Schedule A, certified correct by Bert Hol, B.C.L.S. on the 14th day of September, 2022, containing 0.366 hectares	Portion of 031-317-944 Portion of 031-317-952 Portion of 031-317-961 Portion of 031-317-979 Portion of 031-317-987
Portion of 3038 Croydon Drive	That portion of Common Property Strata Plan EPS7092 shown outlined in bold, labelled as Block B on the Survey Plan, attached hereto as Schedule A, certified correct by Bert Hol, B.C.L.S. on the 14th day of September, 2022, containing 0.366 hectares	N/A

Block C		
Address	Legal Descriptions	PID
Portion of 3050 Croydon Drive	That portion of Lot 2 Except: Part on Plan 25810; Section 23 Township 1 NWD Plan 9266 shown outlined in bold, labelled as Block C on the Survey Plan, attached hereto as Schedule A, certified correct by Bert Hol, B.C.L.S. on the 14th day of September, 2022, containing 0.344 hectares	Portion of 001-845-837
Portion of 3038 Croydon Drive	That portion of Strata Lots 1-5 Section 23 Township 1 NWD Strata Plan EPS7092 shown outlined in bold, labelled as Block C on the Survey Plan, attached hereto as Schedule A, certified correct by Bert Hol, B.C.L.S. on the 14th day of September, 2022, containing 0.344 hectares	Portion of 031-317-944 Portion of 031-317-952 Portion of 031-317-961 Portion of 031-317-979 Portion of 031-317-987
Portion of 3038 Croydon Drive	That portion of Common Property Strata Plan EPS7092 shown outlined in bold, labelled as Block C on the Survey Plan, attached hereto as Schedule A, certified correct by Bert Hol, B.C.L.S. on the 14th day of September, 2022, containing 0.344 hectares	N/A

Block D		
Address	Legal Descriptions	PID
Portion of 3050 Croydon Drive	That portion of Lot 2 Except: Part on Plan 25810; Section 23 Township 1 NWD Plan 9266 shown outlined in bold, labelled as Block D on the Survey Plan, attached hereto as Schedule A, certified correct by Bert Hol, B.C.L.S. on the 14th day of September, 2022, containing 0.724 hectares	Portion of 001-845-837
Portion of 3038 Croydon Drive	That portion of Strata Lots 1-5 Section 23 Township 1 NWD Strata Plan EPS7092 shown outlined in bold, labelled as Block D on the Survey Plan, attached hereto as Schedule A, certified correct by Bert Hol, B.C.L.S. on the 14th day of September, 2022, containing 0.724 hectares	Portion of 031-317-944 Portion of 031-317-952 Portion of 031-317-961 Portion of 031-317-979 Portion of 031-317-987
Portion of 3038 Croydon Drive	That portion of Common Property Strata Plan EPS7092 shown outlined in bold, labelled as Block D on the Survey Plan, attached hereto as Schedule A, certified correct by Bert Hol, B.C.L.S. on the 14th day of September, 2022, containing 0.724 hectares	N/A
Portion of 3010 Croydon Drive	That portion of Lot 1 Section 23 Township 1 NWD Plan EPP43507 shown outlined in bold, labelled as Block D on the Survey Plan, attached hereto as Schedule A, certified correct by Bert Hol, B.C.L.S. on the 14th day of September, 2022, containing 0.724 hectares	Portion of 029-572-401

Block E		
Address	Legal Descriptions	PID
Portion of 3038 Croydon Drive	That portion of Strata Lots 1-5 Section 23 Township 1 NWD Strata Plan EPS7092 shown outlined in bold, labelled as Block E on the Survey Plan, attached hereto as Schedule A, certified correct by Bert Hol, B.C.L.S. on the 14th day of September, 2022, containing 0.314 hectares	Portion of 031-317-944 Portion of 031-317-952 Portion of 031-317-961 Portion of 031-317-979 Portion of 031-317-987
Portion of 3038 Croydon Drive	That portion of Common Property Strata Plan EPS7092 shown outlined in bold, labelled as Block E on the Survey Plan, attached hereto as Schedule A, certified correct by Bert Hol, B.C.L.S. on the 14th day of September, 2022, containing 0.314 hectares	N/A
Portion of 3010 Croydon Drive	That portion of Lot 1 Section 23 Township 1 NWD Plan EPP43507 shown outlined in bold, labelled as Block E on the Survey Plan, attached hereto as Schedule A, certified correct by Bert Hol, B.C.L.S. on the 14th day of September, 2022, containing 0.314 hectares	Portion of 029-572-401

Block F		
Address	Legal Descriptions	PID
Portion of 2960 Croydon Drive	That portion of Lot 9 Section 23 Township 1 NWD Plan 35390 shown outlined in bold, labelled as Block F on the Survey Plan, attached hereto as Schedule A, certified correct by Bert Hol, B.C.L.S. on the 14th day of September, 2022, containing 0.686 hectares	Portion of 007-137-362
Portion of 2950 Croydon Drive	That portion of Lot 10 Section 23 Township 1 NWD Plan 35390 shown outlined in bold, labelled as Block F on the Survey Plan, attached hereto as Schedule A, certified correct by Bert Hol, B.C.L.S. on the 14th day of September, 2022, containing 0.686 hectares	Portion of 007-137-397

Block G		
Address	Legal Descriptions	PID
Portion of 2960 Croydon Drive	That portion of Lot 9 Section 23 Township 1 NWD Plan 35390 shown outlined in bold, labelled as Block G on the Survey Plan, attached hereto as Schedule A, certified correct by Bert Hol, B.C.L.S. on the 14th day of September, 2022, containing 0.979 hectares	Portion of 007-137-362
Portion of 2950 Croydon Drive	That portion of Lot 10 Section 23 Township 1 NWD Plan 35390 shown outlined in bold, labelled as Block G on the Survey Plan, attached hereto as Schedule A, certified correct by Bert Hol, B.C.L.S. on the 14th day of September, 2022, containing 0.979 hectares	Portion of 007-137-397
Portion of 3010 Croydon Drive	That portion of Lot 1 Section 23 Township 1 NWD Plan EPP43507 shown outlined in bold, labelled as Block G on the Survey Plan, attached hereto as Schedule A, certified correct by Bert Hol, B.C.L.S. on the 14th day of September, 2022, containing 0.979 hectares	Portion of 029-572-401

(collectively the "Lands")

A. Intent

This zone is intended to accommodate and regulate the *comprehensive design* of an industrial business park.

B. Permitted Uses

Lands, buildings and structures shall only be used for the following uses, or a combination thereof:

Blocks A, B, C, D, E, F, and G:

Principal Uses:

1. *Light impact industry.*
2. Office uses, excluding:
 - (a) *Social escort services;* and
 - (b) *Methadone clinics.*
3. *Warehouse uses.*
4. *Distribution centres.*
5. *Liquor Manufacturing, provided that:*
 - (a) If there is a *liquor tasting lounge* it shall not exceed 40% of the *gross floor area* of the entire *liquor manufacturing* business or 150 sq. m, whichever is lesser; and
 - (b) If there is an on-site store endorsement it must be included in the calculation of the maximum area permitted for the *liquor tasting lounge* in Sub-section B.5.(a), or 80 sq. m, whichever is lesser.

Blocks A, B, C, D, and E:

Accessory Uses:

Accessory uses shall only be permitted to be located on the ground floor and shall not exceed 2,233 sq. m unless additional parking areas are provided pursuant to Section H.1. of this Zone.

1. *Eating establishments, excluding drive-through restaurants,* to a maximum of 150 square metres, pursuant to Section D.2 of this Zone.
2. *Personal service uses,* limited to the following:
 - (a) Barbershops;
 - (b) Beauty parlours;
 - (c) Cleaning and repair of clothing; and
 - (d) Shoe repair stores.
3. *General service uses, excluding drive-through banks.*

Blocks F and G:

Accessory Uses:

Accessory uses shall only be permitted to be located on the ground floor and shall not exceed 400 sq. m unless additional parking areas are provided pursuant to Section H.1 of this Zone.

1. *Eating establishments, excluding drive-through restaurants,* to a maximum of 150 sq. m, pursuant to Section D.2. of this Zone.
2. *Personal service uses,* limited to the following:
 - (a) Barbershops;
 - (b) Beauty parlours;
 - (c) Cleaning and repair of clothing; and
 - (d) Shoe repair stores.
3. *General service uses, excluding drive-through banks.*

C. Lot Area

Not applicable to this Zone.

D. Density

1. Building Construction:

For the purpose of *building* construction:

(a) Maximum Density:

Maximum *density* shall be the lesser of a *floor area ratio* of 0.1 or *building* floor area of 300 sq. m.

(b) Permitted Density Increases:

If amenity contributions are provided in accordance with Schedule G, *density* may be increased as follows:

i. Blocks A, B, C, D and E: Maximum *floor area ratio* of 1.9 on the portion of the *Lands* comprised of all of Blocks A, B, C, D, and E.

ii. Blocks F and G: Maximum *floor area ratio* of 2.7 on the portion of the *Lands* comprised of all of Blocks F and G.

(c) Notwithstanding the definition of *floor area ratio*, the maximum permitted *floor area ratio* under Section D.1.(b)i. of this Zone shall be calculated on the net site area of the *Lands* in Blocks A, B, C, D, and E, and notwithstanding the definition of *floor area ratio* under Section D.2.(b)ii. of this Zone shall be calculated on the net site area of the *Lands* in Blocks F and G.

(d) Notwithstanding the definition of *floor area ratio*, for an air space subdivision, the air space parcels and the remainder *lot* of the air space subdivision shall be considered as one *lot* for the purpose of application of Section D. of this Zone, and further provided that the *floor area ratio* calculated from the cumulative floor areas of the *buildings* within all of the air space parcels and the remainder *lot* of the air space subdivision shall not exceed the maximum specified in Section D.1. of this Zone.

2. Eating Establishment Floor Area

Only one *eating establishment* is permitted within Blocks A, B, C, D, and E inclusive, to a maximum *gross floor area* of 150 sq. m, and only one *eating establishment* is permitted within Blocks F and G, inclusive, to a maximum *gross floor area* of 150 sq. m.

E. Lot Coverage

1. The maximum *lot coverage* for all *buildings* and *structures* shall be as follows:

(a) Blocks A, B, C, D and E: 65% on the portion of the *Lands* comprised of all of Blocks A, B, C, D and E; and

(b) Blocks F and G: 65% on the portion of the *Lands* comprised of all of Blocks F and G.

2. Notwithstanding the definition of *lot coverage*, the calculation for *lot coverage* of the *buildings* and *structures* on Blocks A, B, C, D, and E shall be calculated based on the net site area of Blocks A, B, C, D, and E combined and the calculation for *lot coverage* of the *buildings* and *structures* on Blocks F and G shall be based on the net site area of Blocks F and G combined.

3. Notwithstanding the definition of *lot coverage*, for an air space subdivision, the air space parcels and the remainder *lot* of the air space subdivision shall be considered as one *lot* for the purpose of application of Section E. of this Zone, and further provided that the *lot coverage* within all of the air space parcels and the remainder *lot* of the air space subdivision shall not exceed the maximum specified in Section E.1. of this Zone.

F. Yards and Setbacks

Block A:

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

USES:	SETBACKS:			
	<i>Front Yard</i>	<i>Rear Yard</i>	<i>Side Yard</i>	<i>Street Side Yard</i>
<i>Principal Building and Structures</i>	2 m	7.5 m	7.5 m ²	N/A

Block B:

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

USES:	SETBACKS:			
	<i>Front Yard</i>	<i>Rear Yard</i>	<i>Side Yard</i>	<i>Street Side Yard</i>
<i>Principal Building and Structures</i>	3 m	7.5 m	3 m ²	N/A

Block C:

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

USES:	SETBACKS:			
	<i>Front Yard</i>	<i>Rear Yard</i>	<i>Side Yard</i>	<i>Street Side Yard</i>
<i>Principal Building and Structures</i>	7.5 m	5 m	3 m ²	N/A

Block D:

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

USES:	SETBACKS:			
	<i>Front Yard</i>	<i>Rear Yard</i>	<i>Side Yard</i>	<i>Street Side Yard</i>
<i>Principal Building and Structures</i>	7.5 m	5 m	5 m ²	N/A

Block E:

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

USES:	SETBACKS:			
	<i>Front Yard</i>	<i>Rear Yard</i>	<i>Side Yard</i>	<i>Street Side Yard</i>
<i>Principal Building and Structures</i>	3 m ¹	7.5 m	5 m ²	N/A

Block F:

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

USES:	SETBACKS:			
	<i>Front Yard</i>	<i>Rear Yard</i>	<i>Side Yard</i>	<i>Street Side Yard</i>
<i>Principal Building and Structures</i>	3 m ¹	7.5 m	7.5 m ^{2,3}	N/A

Block G:

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

USES:	SETBACKS:			
	<i>Front Yard</i>	<i>Rear Yard</i>	<i>Side Yard</i>	<i>Street Side Yard</i>
<i>Principal Building and Structures</i>	7.5 m	5 m	5 m ²	N/A

1 Notwithstanding Section F. of this Zone, the minimum *front yard setback* for storeys three and above may be reduced to 1.5 m.

2 Notwithstanding Section F. of this Zone, the minimum setbacks of *principal buildings and accessory buildings and structures* for interior *lot lines* for lots created by an air space subdivision may be 0.0 m.

3 Notwithstanding Section F. of this Zone, the minimum setbacks for a parkade ramp may be reduced to 1.5 m.

G. Height of Buildings

1. Principal Buildings:
 - Block A:
Principal building height shall not exceed 10 m.
 - Block B:
Principal building height shall not exceed 14 m.
 - Block C:
Principal building height shall not exceed 21.2 m.
 - Block D:
Principal building height shall not exceed 24 m.
 - Block E:
Principal building height shall not exceed 20.4 m.
 - Block F:
Principal building height shall not exceed 21 m.
 - Block G:
Principal building height shall not exceed 22 m.
2. Accessory Buildings and Structures:
Accessory building height shall not exceed 6 m.

H. Off-Street Parking and Loading/Unloading

1. Parking Calculations:
Refer to Table D.1. of Part 5 Off-Street Parking and Loading/Unloading.
2. Parking Areas:
 - (a) No parking shall be permitted within the *front yard* or within any *side yard* which abuts a *flanking street*;
 - (b) The required parking for Blocks A, B, C, D, and E shall be located within the *Lands* on Blocks A, B, C, D, and E; and
 - (c) The required parking for Blocks F and G shall be located within the *Lands* on Blocks F and G.
3. Tandem Parking:
Tandem parking is permitted for company fleet vehicles.

I. Landscaping and Screening

1. General Landscaping:
 - (a) 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;
 - (b) Except in those portions where a *building* abuts the *lot line*, continuous screen planting at least 1.5 m high in a strip at least 1.5 m wide with a solid decorative fence at least 1.5 m high shall be provided along all *lot lines* separating the developed portion of the *lot* from any *lot* designated Residential in the *OCP*;
 - (c) Along the developed portions of the *lot* which abut a *highway*, a continuous *landscaping* strip a minimum of 1.5 m wide shall be provided within the *lot*; and
 - (d) *Highway* boulevards abutting a *lot* shall be seeded or sodded with grass, except at *driveways*.
2. Loading and Refuse:
Loading areas, garbage containers and *passive recycling containers* shall be screened from any adjacent *lot* designated Residential in the *OCP*, to a height of at least 2.5 m by *buildings*, a *landscaping* screen, a solid decorative fence, or a combination thereof.

J. Special Regulations

1. Safety, Noise and Nuisance:

No *Lands, buildings or structures* are permitted to have a use that:

- (a) Constitutes an unusual fire, explosion, or safety hazard;
- (b) Emits noise, measured at any point on any boundary of the *lot* on which the use is located, that is:
 - i. In excess of 70 decibels where the *lot* abuts a *lot* designated Industrial in the *OCP*; and
 - ii. In excess of 60 decibels where the *lot* abuts a *lot* designated anything other than Industrial in the *OCP*; and
- (c) Produces heat or glare perceptible from any boundary of the *lot* on which the use is located.

2. Loading and Refuse:

Loading and garbage containers and *passive recycling containers* shall not be located within any required *front yard setback, flanking street setback* or any required *setback* adjacent to any *lot* designated Residential in the *OCP*.

3. Outdoor Storage and Display:

The outdoor storage or display of any goods, materials or supplies is specifically prohibited.

4. Liquor Manufacturing with an On-site Store Endorsement:

Retail sales within an on-site store endorsement shall be limited to the sale of liquor products manufactured on the premises, related non-liquor products, and liquor products that have been manufactured by another licensed manufacturer of the same license class on their behalf.

K. Subdivision

1. Minimum Lot Sizes:

Lots created through subdivision, except strata *lots* or for any portion of the *Lands* to be conveyed to the City for a multi-use pathway, shall conform to the following minimum standards:

- (a) *Lot Area*: Minimum 1,800 sq. m;
- (b) *Lot Width*: Minimum 30 m; and
- (c) *Lot Depth*: Minimum 30 m.

- 2. Air space parcels and the remainder *lot* created through an air space subdivision in this Zone are not subject to Section K.1.

L. Other Regulations

Additional land use regulations may apply as follows:

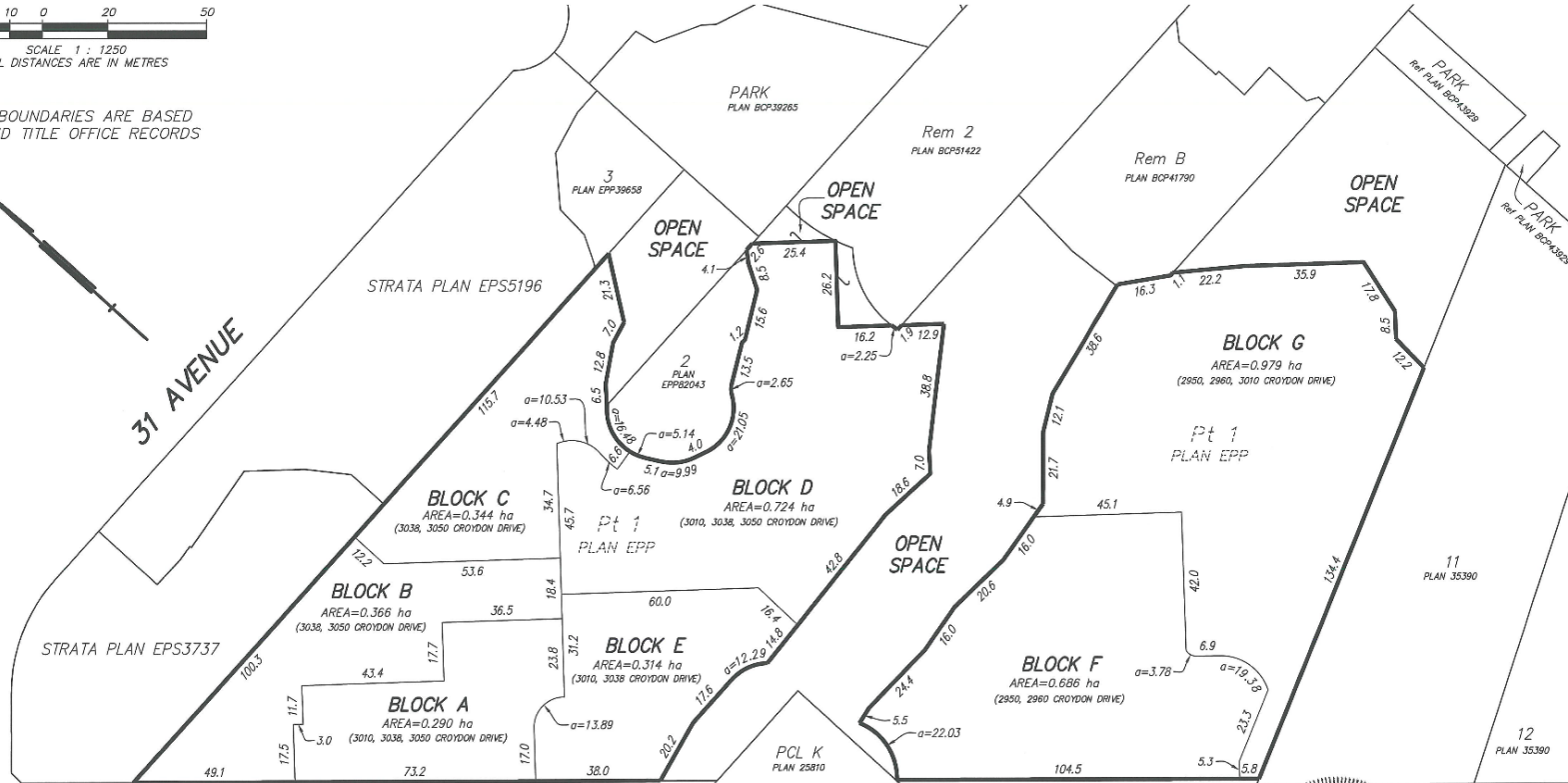
- 1. Prior to any use, the *Lands* must be serviced as set out in Part 2 Uses Limited, of the Zoning Bylaw and in accordance with the servicing requirements for the IB-3 Zone as set forth in the Surrey Subdivision and Development By-law, 1986, No. 8830, as amended.
- 2. *Building* permits shall be subject to Surrey Development Cost Charge Bylaw, 2021, No. 20291, as may be amended or replaced from time to time, and the development cost charges shall be based on the IB-3 Zone.
- 3. Development permits, pursuant to the *OCP*.
- 4. Trees and vegetation, pursuant to Surrey Tree Preservation Bylaw, as amended.
- 5. Sign regulations, pursuant to Surrey Sign By-law, as amended.

Schedule A

**SURVEY PLAN TO ACCOMPANY CITY OF SURREY ZONING BYLAW 20778/20779
OVER LOT 1 SECTION 23 TOWNSHIP 1
NEW WESTMINSTER DISTRICT PLAN EPP**



NOTE:
LEGAL BOUNDARIES ARE BASED
ON LAND TITLE OFFICE RECORDS



APLIN & MARTIN
GEOMATICS LAND SURVEYING LTD.
201, 12448 82nd AVENUE
SURREY, BC V3W3E9 604-597-9189

CROYDON DRIVE

GORDON ALBERT HOL
NO. 646
BRITISH COLUMBIA PROFESSIONAL LAND SURVEYORS
G.A. Bert Hol, BCLS
SEPTEMBER 14th, 2022
17-465-05 ZONING