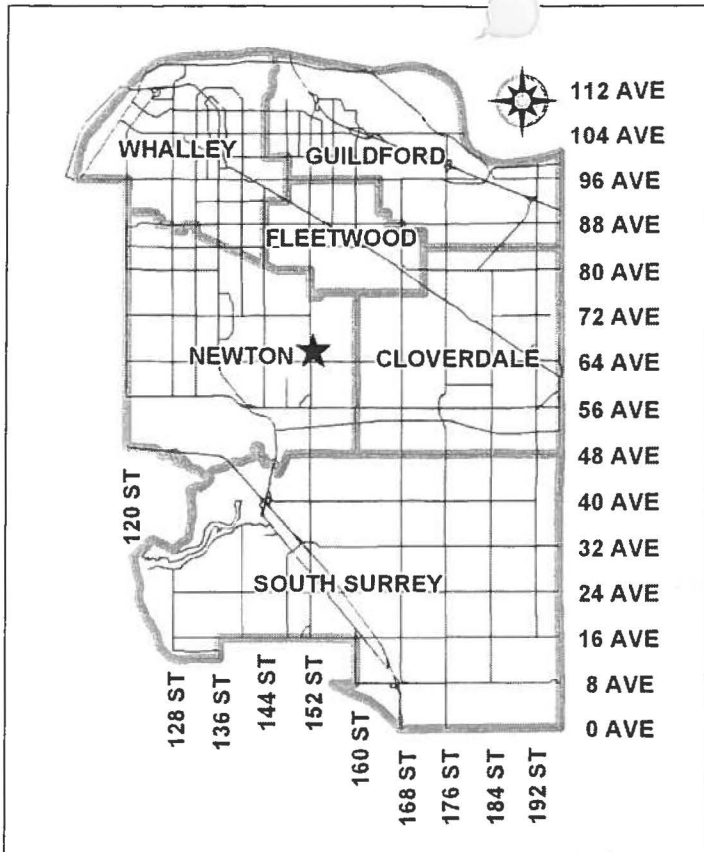


City of Surrey  
**ADDITIONAL PLANNING COMMENTS**

File: 7908-0128-00

Planning Report Date: September 12, 2011



**PROPOSAL:**

- Amend CD By-law No. 17404, which is at third reading, to increase the maximum floor area permitted for eating establishments.

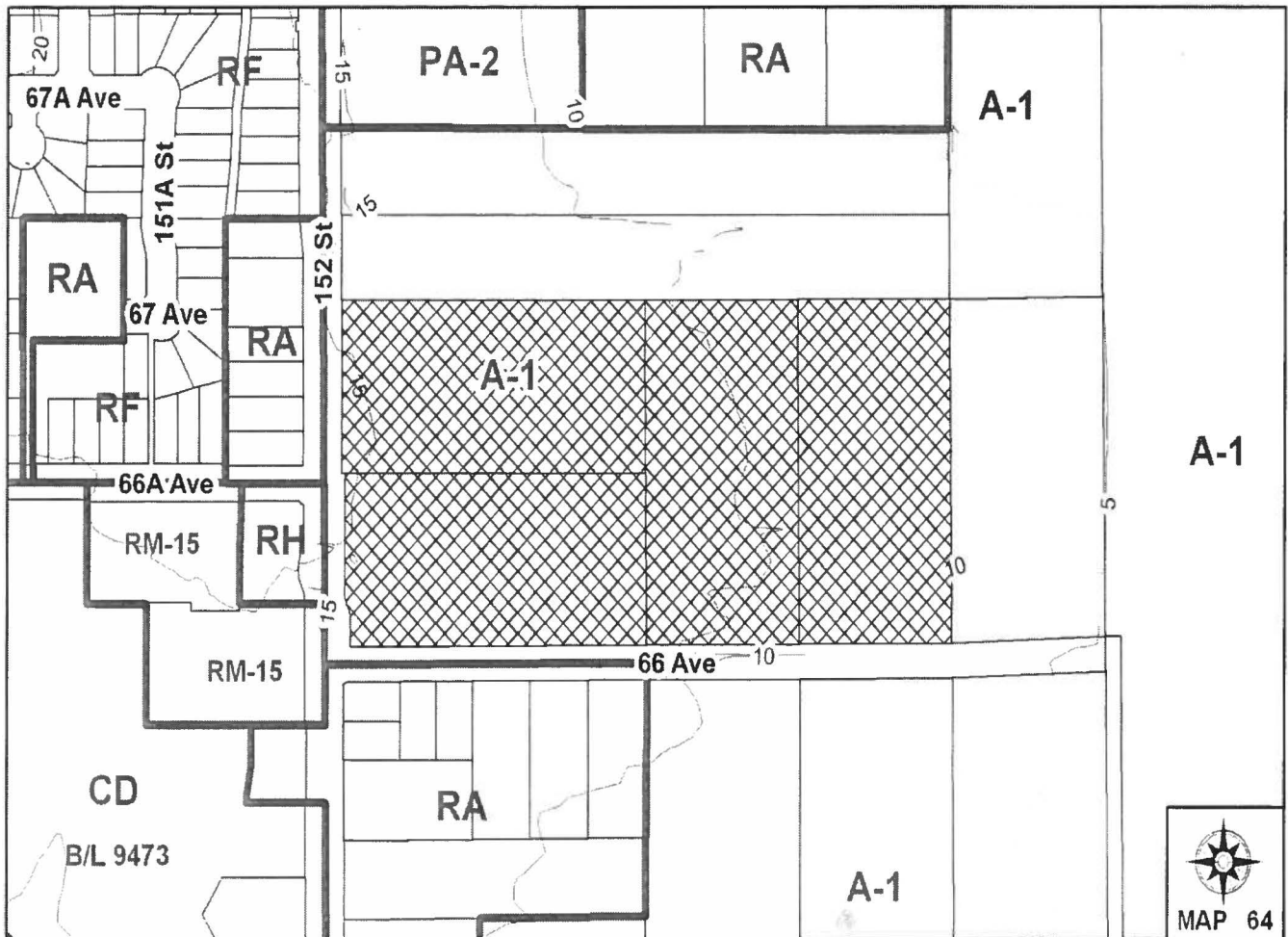
**LOCATION:** 6680 - 152 Street; 15231, 15309 and 15361 - 66 Avenue

**OWNER:** Elegant Holdings et al

**ZONING:** A-1

**OCP DESIGNATION:** Industrial

**NCP/LAP DESIGNATION:** Business Park, Local Commercial, Live & Work (or Future Business Park)



RECOMMENDATION SUMMARY

- Rescind third reading and set date for Public Hearing for Amending CD By-law No. 17404 to increase the maximum floor area for eating establishments from 1,858 m<sup>2</sup> (20,000 ft<sup>2</sup>) to 2,137 m<sup>2</sup> (23,000 ft<sup>2</sup>).

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None

RATIONALE OF RECOMMENDATION

- Complies with OCP Designation.
- Complies with NCP Designation.
- The proposed change to the CD By-law is the result of a revised agreement reached among a number of property owners involved in the application. The updated agreement pertains to a slight increase in the size of the accessory banquet hall use.
- Despite the proposed increase to the maximum floor area, eating establishments remain an accessory use on the subject property.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council rescind third reading of Comprehensive Development By-law No. 17404.
2. Council introduce a By-law to amend Comprehensive Development By-law No. 17404 to increase the maximum floor area for eating establishments from 1,858 m<sup>2</sup> (20,000 ft<sup>2</sup>) to 2,137 m<sup>2</sup> (23,000 ft<sup>2</sup>), and set a date for Public Hearing.
3. Council instruct staff to resolve the following issue prior to final adoption:
  - (a) registration of a Section 219 Restrictive Covenant to advise future owners of the limits on accessory uses.

REFERRALS

Engineering: The Engineering Department has no objection to the CD Bylaw amendment.

ADDITIONAL PLANNING COMMENTSBackground

- The development site is proposed to be subdivided into 11 business park lots (see Appendix II for the proposed layout). Existing CD By-law No. 17404 (Appendix IV), which received third reading on May 30, 2011, permits up to three eating establishments on the site, in specified locations (Block B only). The applicant anticipates that these eating establishments will take the form of banquet halls. Each establishment may have a maximum of 1,858 m<sup>2</sup> (20,000 ft<sup>2</sup>).
- Further, the zone specifies that eating establishments are permitted as an accessory use only; they are among other uses classified as accessory. The total area devoted to accessory uses cannot exceed the area devoted to primary uses on any property. The following table contains a list of all primary and accessory uses in CD By-law No. 17404:

Primary Uses	Accessory Uses
Light Impact Industry	Personal Service
Office	Recreational Facility
General Service	Eating Establishment
Warehouse	Community Service
Distribution Centre	Assembly Hall
	Child Care Centre
	Dwelling Unit

Table 1: Primary and Accessory uses permitted under CD By-law No. 14704, for zoning Block B.


Proposal

- As a result of a revised agreement among the owners of the subject site, the applicant has requested that the maximum floor area for eating establishments be increased to 2,137 m<sup>2</sup> (23,000 ft<sup>2</sup>) in Block B. The increase will not alter the balance between primary and accessory uses; the applicant will still be required to devote a minimum of 50% of the floor area of any development to the primary uses required by the zone.
- A higher cap on floor area for eating establishments will reduce the ability of the sites in Block B to accommodate other accessory uses. It will not, however, reduce the area required for business and light industrial uses. The applicant feels that this trade-off will result in more desirable development opportunities. Staff have no objection to allowing this adjustment.
- Blocks A and C will not be affected by this amendment.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary and Project Data Sheets
Appendix II.	Proposed Subdivision Layout
Appendix III.	Original Planning Report Text (No Appendices)
Appendix IV	Current CD By-law No. 17404
Appendix V	Proposed By-law amendment

  
for Jean Lamontagne  
General Manager  
Planning and Development

MJ/kms

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Information for City Clerk

Legal Description and Owners of all lots that form part of the application:

1. (a) Agent:     Name:             Mike Helle  
  Coastland Engineering and Surveying Ltd.  
  Address:           #101 - 19292 - 60 Avenue  
  Surrey BC V3S 3M2  
  
  Tel:                 604- 532-9700 - Work  
  604-532-9700 - Fax
  
2.     Properties involved in the Application
  - (a)     Civic Address:             15361, 15309 and 15231 - 66 Avenue; 6680 - 152 Street
  
  - (b)     Civic Address:             6680 - 152 Street  
           Owner:                    0695661 B.C. Ltd., Inc. No. 0695661  
  Director Information:  
  Jarnail Singh Purewall  
  Surinder Singh Purewall  
  
  Officer Information: (as at May 21, 2007)  
  Jarnail Singh Purewall (President)  
  Surinder Singh Purewall (Secretary)
  
  - PID:                     013-479-709  
           Lot 6 Except: Parcel "B" (Bylaw Plan 62482) Section 14 Township 2 New  
           Westminster District Plan 1368
  
  - (c)     Civic Address:             15231 - 66 Avenue  
           Owner:                    Elegant Holdings Ltd, Inc. No. 559520  
           PID:                     012-119-865  
           Lot 5 Except: Firstly: Parcel C (Bylaw Plan 62482); Secondly: Part Dedicated  
           Road on Plan LMP20652; Thirdly: Part Dedicated Road on Plan LMP37447;  
           Section 14 Township 2 New Westminster District Plan 1368
  
  - (d)     Civic Address:             15309 - 66 Avenue  
           Owner:                    Sandhu Malri Holdings Inc., Inc. No. 0699102  
           PID:                     007-118-589  
           Lot 4 Section 14 Township 2 New Westminster District Plan 1368

(e) Civic Address: 15361 - 66 Avenue  
Owner: 0726258 B.C. Ltd., Inc. No. 0726258  
Director Information:  
Baljinder Pal Singh Athwal  
Pavitar Kaur Sehmbey  
Charanjit Singh  
Charanjit Kaur Sran  
  
Officer Information: (as at June 2, 2008)  
Charanjit Kaur Sran (President, Secretary)  
  
PID: 012-119-849  
Lot 1 Section 14 Township 2 New Westminster District Plan 1368

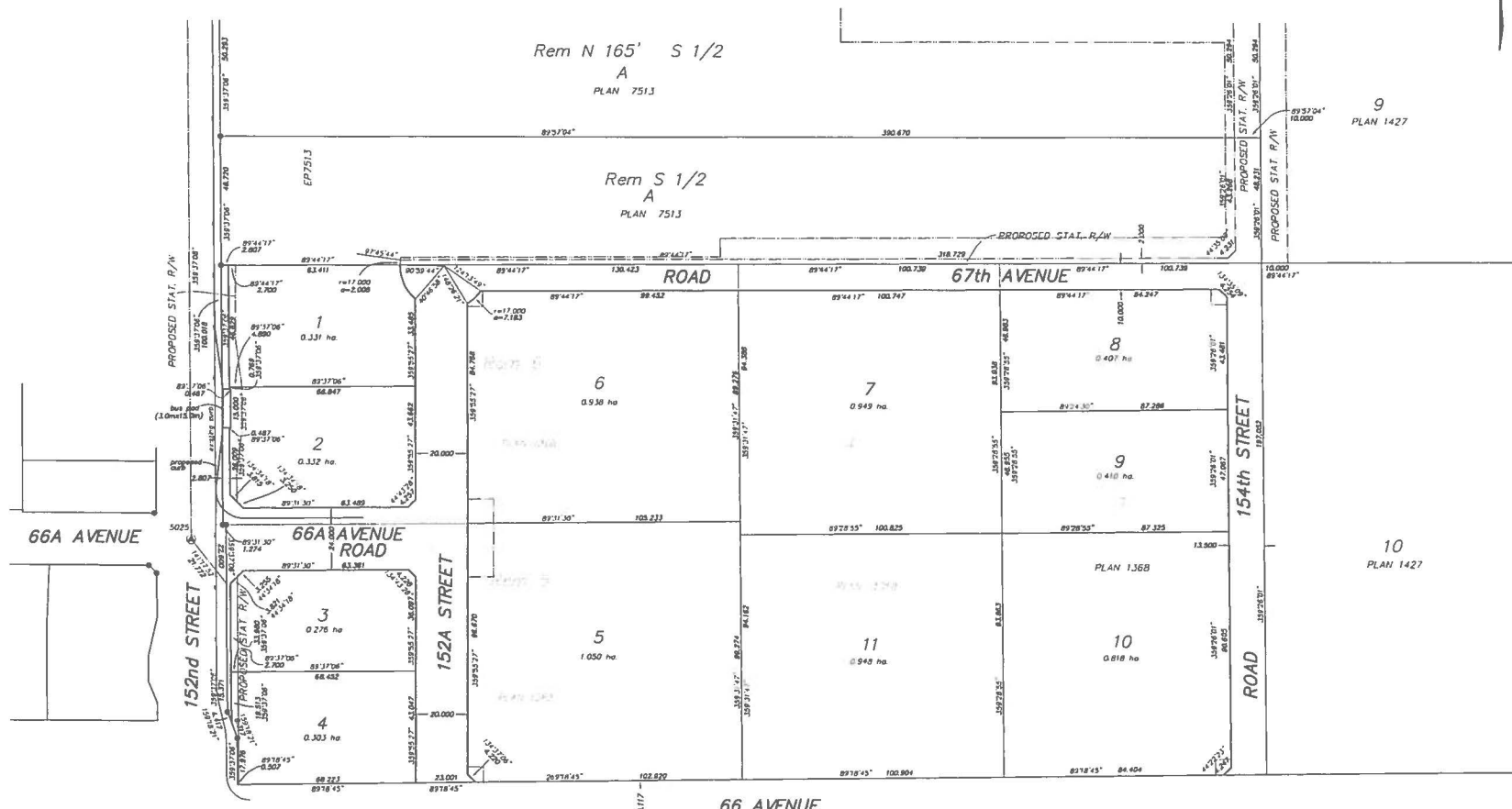
# SUBDIVISION DATA SHEET

**Proposed Zoning: CD (based on IB)**

Requires Project Data	Proposed
<b>GROSS SITE AREA</b>	
Acres	19.69
Hectares	7.97
<b>NUMBER OF LOTS</b>	
Existing	4
Proposed	11
<b>SIZE OF LOTS</b>	
Range of lot widths (metres)	40-101 m
Range of lot areas (square metres)	2,820 – 10,500 m <sup>2</sup>
<b>DENSITY</b>	
Lots/Hectare & Lots/Acre (Gross)	1.3/0.6
Lots/Hectare & Lots/Acre (Net)	1.6/0.7
<b>SITE COVERAGE (in % of gross site area)</b>	
Maximum Coverage of Principal & Accessory Building	
Estimated Road, Lane & Driveway Coverage	
Total Site Coverage	
<b>PARKLAND</b>	
Area (square metres)	
% of Gross Site	
	<b>Required</b>
<b>PARKLAND</b>	
5% money in lieu	YES
<b>TREE SURVEY/ASSESSMENT</b>	
	YES
<b>MODEL BUILDING SCHEME</b>	
	NO
<b>HERITAGE SITE Retention</b>	
	NO
<b>BOUNDARY HEALTH Approval</b>	
	NO
<b>DEV. VARIANCE PERMIT required</b>	
Road Length/Standards	NO
Works and Services	NO
Building Retention	NO
Others	NO

69

70



Rem 6 PLAN 166.38	8 PLAN	9 166.38	3 PLAN 144.2	4 PLAN 144.2	5 PLAN 144.2	13 PLAN 142.7	12 PLAN 142.7	11 PLAN 142.7
Rem 7 PLAN 166.38								



8101, 10292 - 60 Avenue  
Surrey, B.C. V3S 3M2  
Phone: (604) 532-9700  
Fax: (604) 532-9701

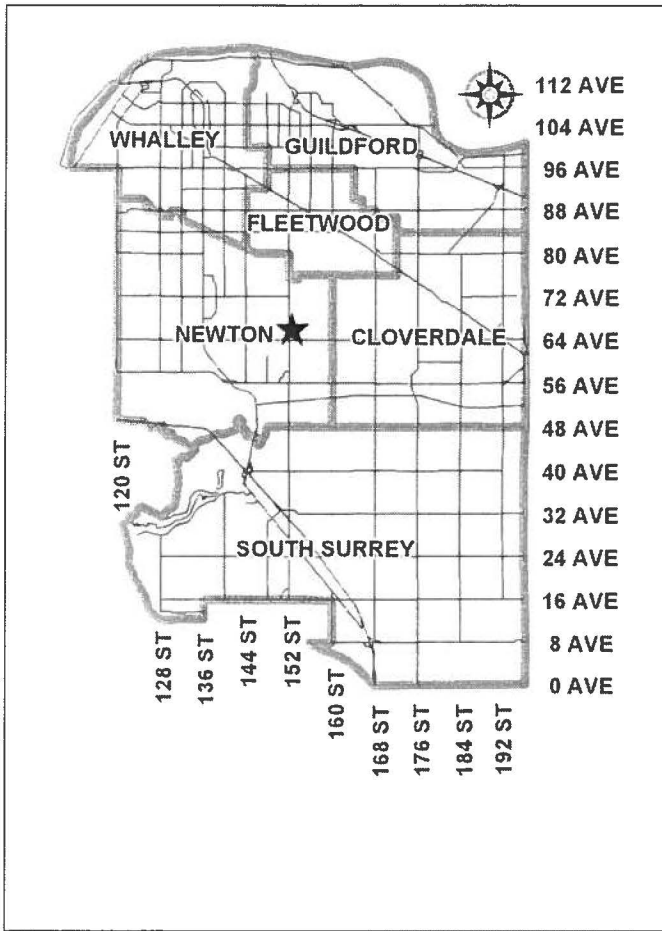
PROJECT No: #2249  
LAYOUT - A  
SCALE: 1:750  
DATE: JUNE 18, 2011  
REV: AUGUST 2, 2011



APPENDIX III

City of Surrey  
**PLANNING & DEVELOPMENT REPORT**  
 File: 7908-0128-00

Planning Report Date: July 13, 2009

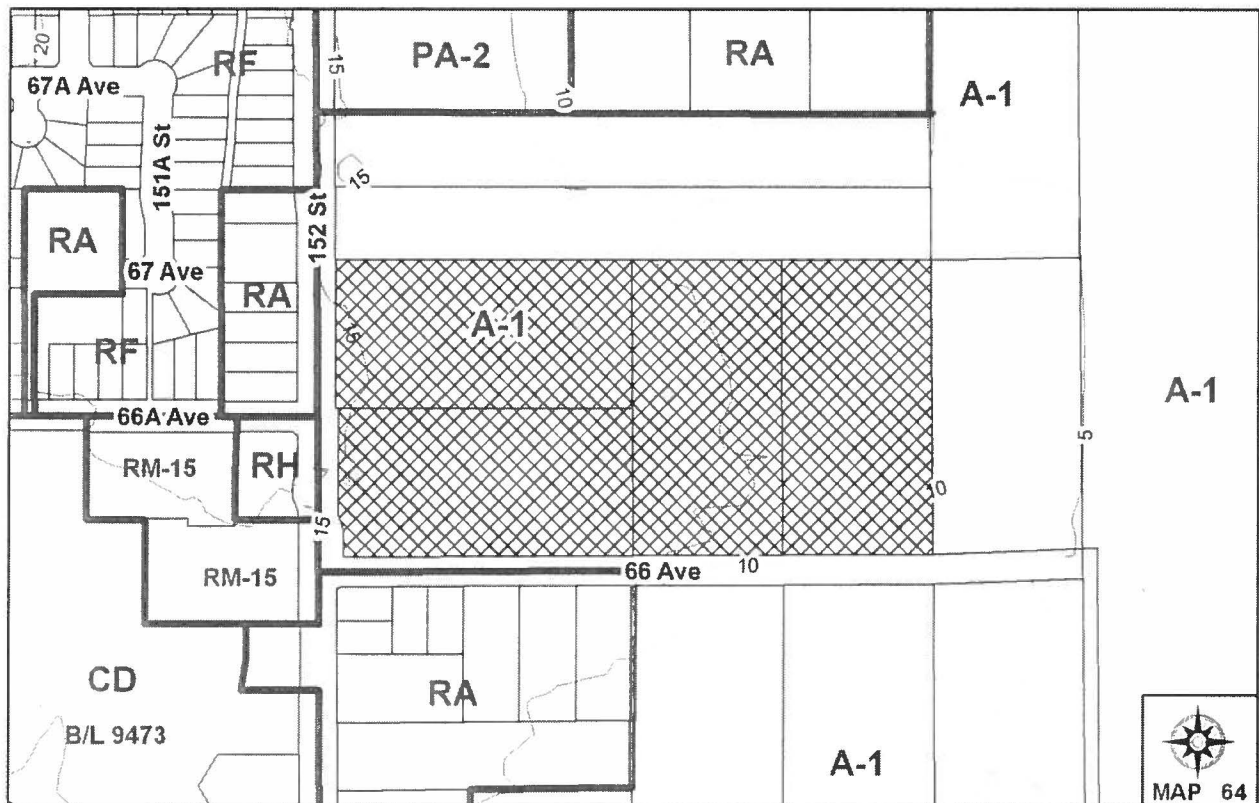


**PROPOSAL:**

- **NCP Amendment** to amend the drainage servicing concept and road pattern affecting the East Newton Business Park NCP
- **Rezoning** from A-1 to CD (based on IB)
- **Development Permit**

in order to allow subdivision into fifteen (15) business park lots and one (1) future commercial lot, and to establish parameters for the future development of these lots.

**LOCATION:** 6680 - 152 St. and 15231, 15309 and 15361 - 66 Ave.  
**OWNERS:** Elegant Holdings et al  
**ZONING:** A-1  
**OCP DESIGNATION:** Industrial  
**NCP DESIGNATION:** Business Park, Local Commercial, Live & Work (or future business park)



### RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for Rezoning.
- Approval to draft Development Permit.

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant proposes a Major Amendment to the East Newton Business Park Neighbourhood Concept Plan (NCP) as follows:
  - Modify the drainage servicing for the entire NCP area and allow removal of the proposed biofiltration pond designated for the property at 15410 – 68 Avenue from the plan, and instead require installation of private on-site biofiltration features, on each individual lot at the time of development; and
  - Delete 153 Street between 67 Avenue and 68 Avenue.

### RATIONALE OF RECOMMENDATION

- The proposed land use complies with both the OCP and NCP designations
- Removal of the community biofiltration pond from the property at 15410 – 68 Avenue and replacement with on-site biofiltration features on all properties is supported by the Engineering Department and will make development of all properties in the NCP more cost effective. The amendment is also supported by other land owners within the NCP area.
- 153 Street is designated in the NCP as a "flexible road" in consideration of the possibility that land assembly in the area and the resulting possible subdivision pattern would make the road optional. The applicant has provided a concept demonstrating that subdivision of surrounding properties can be achieved without provision of this connection.
- The proposal is consistent with the City's Employment Lands Strategy by making more industrial land available for development in East Newton.

### RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the subject site from "General Agriculture Zone (A-1)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7908-0128-00 in accordance with the attached drawings (Appendix VIII).
3. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
  - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (d) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
  - (e) registration of a Section 219 Restrictive Covenant for "no build" on a future Lot 3 until future rezoning to a local commercial use;
  - (f) submission of design details and registration of a statutory right-of-way over the public plaza areas, including financial securities for future installation of the plazas;
  - (g) registration of a Section 219 Restrictive Covenant requiring installation of on-site biofiltration works on each lot at the time of development; and
  - (h) registration of a Section 219 Restrictive Covenant for tree retention.
4. Council pass a resolution to amend the East Newton Business Park NCP to redesignate a portion of the property at 15410 - 68 Avenue from "Biofiltration (wetlands)" to "Business Park", delete the portion of 153 Street between 67 Avenue and 68 Avenue from the plan and when the project is considered for final adoption (Appendix VI).

### REFERRALS

Engineering:

The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix III.

Agricultural Advisory Committee (AAC):

The Agricultural Advisory Committee has no objection to the proposal and does not see any negative impact to agriculture as a result of the development (Appendix IV).

SITE CHARACTERISTICS

Existing Land Use: Four agricultural lots, each approximately 5 acres in size, two of which contain existing buildings.

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North:	Agricultural property currently occupied by the Surrey SPCA.	Business park in the East Newton Business Park NCP/Industrial in the OCP	A-1
East:	Agricultural property with a TUP application in process for the operation of a tent design, assembly and shipping business.	Business park in the East Newton Business Park NCP/Industrial in the OCP	A-1
South (Across 66 Avenue):	Suburban residential and agricultural lots.	Live & Work (or Future Business Park) in the East Newton Business Park NCP/ Industrial in the OCP	RA and A-1
West (Across 152 Street):	Residential properties within the East Newton South NCP.	Urban Single Family and Townhouses in the East Newton South NCP/Urban in the OCP	RF, RA, RH and RM-15

DEVELOPMENT CONSIDERATIONS

- The subject site is located on the east side of 152 Street in the East Newton area. The site is designated "Industrial" in the Official Community Plan (OCP) and "Business Park" in the East Newton Business Park Neighbourhood Concept Plan (NCP).
- The subject site is currently zoned "General Agriculture Zone" (A-1). The applicant is proposing to rezone the site to "Comprehensive Development Zone" (CD), based on "Business Park Zone" (1B) to allow subdivision into approximately fifteen business park lots and one future commercial lot. The proposed CD Zone is consistent with the designations in the Official Community Plan (OCP) and the East Newton Business Park Neighbourhood Concept Plan (NCP).

- All sixteen proposed lots conform to the minimum requirements of the IB Zone, in terms of lot area, width and depth, which will be the basis for the minimum dimensions of the CD Zone. They range in size from 2,820 square metres (30,355 sq.ft.) to 5,300 square metres (57,050 sq.ft.).

#### Roads/Access

- Access to the site from 152 Street will be via the new 66A Avenue, to be constructed as part of the subject application. In the NCP, landscaped entry features are required at this location. Details of the entry feature design can be found in Appendix VIII. 66 Avenue, which currently provides access to 152 Street, is designated to be closed at 152 Street in the future.
- The applicant will be required to dedicate the lands required for construction of the following roads within the subject site: 66A Avenue, 67 Avenue, 152A Street and 154 Street. 67 Avenue and 154 Street will be constructed to a half-road standard, while 66A Avenue and 152A Street will be fully dedicated and constructed (see Appendix II).
- Dedication and construction of the north half of 66 Avenue will also be required along the site frontage.

#### NCP Amendment

- The applicant proposes a Major Amendment to the East Newton Business Park NCP, comprised of two (2) components:
  - removal of the community biofiltration pond at 15410 – 68 Avenue and replacement with private biofiltration features to be installed at the time of development of individual lots; and
  - removal of 153 Street from the land use plan.
- The proposed changes are considered to be a Major NCP Amendment, and consultation was consequently held with all of the other land owners within the NCP plan area by way of a Public Information Meeting held on April 8, 2009.

#### Elimination of Biofiltration Pond

- The community biofiltration pond was designed as part of the original NCP to capture and filter storm water before it flowed into the agricultural area. The proposed pond was sited at the east end of 68 Avenue on the property at 15410 – 68 Avenue, adjacent to the Agricultural Land Reserve Lands because a portion of this property is within the floodplain and therefore is not suitable for development.
- The applicant has determined that development of all of the properties in the NCP is more cost effective if storm water is treated on-site through private biofiltration features rather than through construction of the community pond shown in the NCP. The applicant has also demonstrated that owners of remaining lands in the business park should experience similar cost savings when those lands are developed in the future with private biofiltration. Private biofiltration features will be designed to ensure that the same level and quality of filtration is achieved in the NCP as would be the case with the previous community pond.

- The biofiltration pond in the NCP is shown on private land at 15410 – 68 Avenue. The owner of this lot is supportive of the applicant's proposal to remove the pond designation, which would in turn allow the majority of the lot to be developed for business park use. The owner has allowed the applicant's consultant, Aplin & Martin, to conduct a survey of the property to determine the extent of the floodplain lands. While this property does not form part of the application, the property designation is being amended accordingly. The owner consents to this redesignation. Lands outside of the floodplain will be redesignated for business park use, and lands within the floodplain will be identified as such in the NCP. No buildings will be permitted within the floodplain in the future, and appropriate use of this portion of the lands, for example as landscaping or parking, will be determined when the owner of these lands applies to the City to develop in the future.
- Private biofiltration features are proposed to be in the form of bio-swales, with one bio-swale located on each property in accordance with topography. Bio-swales are proposed to be approximately 6 metres (20 ft) wide and will be required to cover approximately 2% of the total area of each lot. See Appendix VIII for details of the bio-swale design.
- Preliminary details of the private biofiltration features have been found acceptable by Engineering. Restrictive covenants will be registered on all lots created through the subject application in order to require construction of these features at the time of future development.

#### Elimination of 153 Street

- The applicant has also proposed deletion of 153 Street from the NCP. The Plan classifies 153 Street as a flexible road and the applicant has demonstrated that subdivision of surrounding lands can be achieved without this connection. Engineering supports the removal of 153 Street from the plan. This road is not considered to provide a significant vehicle connection; when the remaining roads within the NCP area have been constructed, they will provide for necessary vehicle circulation and no negative impacts are anticipated from deletion of 153 Street.

#### CD Zone

- The applicant proposes rezoning the subject site to a CD zone based on IB. This zone will be identical to the IB zone except that the zone will not permit retail or wholesale as a component of a Light Impact Industrial use. This adjustment reflects the need to provide more control of the proliferation of commercial uses in industrial zones.
- Staff are currently in process of reviewing the IB zone and have observed that the retail component has led to complications in interpretation and enforcement of the zoning bylaw in other locations. Staff anticipate that changes will be made to the IB zone in the future to reduce the likelihood of interpretation and enforcement problems, and these changes may also include elimination of the retail component as a permitted use. In order to proceed with rezoning of the subject lands in advance of completion of staff's IB zone review, the applicant proposes rezoning to a CD zone.

### General Development Permit

- The applicant proposes to rezone and subdivide to create fifteen (15) business park lots and one future commercial lot. The application does not contain a proposal to develop any of the new lots at this time.
- In order to guide future development, the applicant is required to register a General Development Permit for the subject lands. This document is intended to address items such as pedestrian connections, public plaza design, landscaping, bio-swales, sustainability features, and tree retention (Appendix VIII). Detailed development permits will be required for individual lots at the time of future development, and these will be required to comply with the General Development Permit. The drawings in Appendix VIII will be finalized as part of the process of drafting the General Development Permit and will form part of the document.

### Public Pathways and Plaza

- The NCP shows proposed locations of public pathways and a public plaza. The applicant proposes to retain these features but change the locations for CPTED reasons. The pathways are proposed to be located on the periphery of the site, adjacent to 152A and 154 Streets, and 66 and 67 Avenues. The sidewalks on this block will be enhanced by small corner plazas and a larger entry plaza on 152A Street at the intersection with 66A Avenue (see Appendix VIII).
- The entry plaza will be approximately 300 square metres (3,200 square feet) in size and will be located on private property. It will be comprised of both soft and hard landscaping (Appendix VIII).
- Statutory Rights-of-way for the entry plaza and corner plazas will be required as part of the subject application, with financial securities taken for their future construction.

### Landscaping

- Landscaping is required to be designed in accordance with the NCP and the typical requirements of the IB Zone. Conceptual landscaping plans will be contained within the general development permit, showing a double row of trees lining the site's sidewalks as per the NCP, and illustrating landscaping requirements along lot frontages and adjacent to the proposed bio-swales. Detailed design guidelines for the bio-swales will also be contained within the development permit document. See Appendix VIII for examples of these details.
- As per the NCP, a 5 metre (16 foot) wide landscaped buffer is required adjacent to 152 Street. A 2.5 metre (8 foot) right-of-way is required within this buffer area to provide for a multi-use pathway.

### Sustainability Features

- The applicant has identified a number of sustainability features that will be encouraged to be incorporated into future development permits. These include the design of energy efficient buildings, use of high-quality durable and sustainable building materials, use of water efficient landscaping, tree retention, installation of bicycle storage, and minimizing land devoted to surface parking.

### Tree Preservation

- Seven Douglas fir trees have been identified as candidates for retention adjacent to 152 Street north of 66A Avenue and are identified in the development permit.
- Arbortech Consulting Ltd. prepared the Arborist Report and Trees Preservation/Replacement Plans. They have been reviewed by the City's Landscape Architect and deemed acceptable to proceed.
- The Arborist Report indicates there are 204 mature trees on the subject site. 176 trees are identified as alder or cottonwood. Of the remaining twenty-eight (28), ten (10) trees have been identified as good candidates for retention. Seven (7) are located adjacent to 152 Street in the required buffer area, one (1) will be on proposed Lot 11 and two (2) will be on proposed Lot 9.
- The City will require restrictive covenants for preservation of the trees identified for retention.
- The applicant will be permitted to apply for a tree cutting permit to remove trees as necessary for the installation of roads and services as part of the rezoning and subdivision of the lands. Payment of cash-in-lieu of replacement trees will be required, as per the Tree Protection By-law.
- The remaining trees will be left standing on the new lots and their removal or retention will be evaluated at the future development permit stage. The future developers will be required to retain or provide for replacement of all trees removed at that time.
- An off-site servicing right-of-way will require removal of twenty-four (24) trees on neighbouring properties. Owners of these properties have signed tree cutting permit application forms consenting to the removal of trees on their properties.

### Commercial Site

- The NCP designates one lot, proposed Lot 3 which is part of the subject application, for commercial use. The applicant does not propose to develop this lot at present. Lot 3 will be created and rezoned, along with the rest of the lands, to CD based on IB. The applicant will be required to register a no-build restrictive covenant on this future commercial lot to allow development only as part of a rezoning for commercial use.

## PRE-NOTIFICATION AND PUBLIC INFORMATION MEETING

### Pre-Notification

Pre-notification letters were sent out on February 26, 2009 and staff received the following response:

- One property owner expressed concern that the proposed deletion of 153 Street would result in increased traffic at the corner of 68 Avenue and the future 154 Street. He pointed out that traffic in the area can become very heavy at times when large numbers of people are attending the nearby church and temple.



*(The Engineering Department has reviewed this issue. With 154 Street not yet constructed, there is currently no opportunity for traffic to exit 68 Avenue except at 152 Street, essentially making 68 Avenue a dead-end road. Traffic consequently can become very congested in this area. When 154 Street has been constructed and the road pattern completed as per the NCP, vehicles will be able to circulate and exit the business park area both at 68 Avenue and 66 Avenue. 153 Street was designated as a flexible road in the East Newton Business Park NCP and it is not anticipated that its removal from the plan will have a significant impact on traffic circulation.)*

#### Public Information Meeting

- The proposed changes to the NCP are considered major amendments, and consequently the applicant was required to hold a public information meeting. The meeting was held on Wednesday, April 8, 2009 from 6:00 to 8:00 pm at the Guildford Golf and Country Club.
- Notification was provided to approximately 77 land owners within the East Newton Business Park NCP area by mail. Address labels were provided by the Planning & Development Department. City staff members from Planning and Engineering were in attendance as observers only.
- Fourteen (14) people registered their attendance at the public information meeting, four of whom were owners of the site under application. The meeting consisted of an open house with a presentation boards on display describing the proposed changes to the road and drainage concepts.
- Attendees were invited to ask questions of the applicants' consultants and complete and submit comment sheets. Five comment sheets were submitted: three by surrounding property owners and two by the applicants. Of the three neighbours, two were supportive of the proposed changes. One comment sheet, submitted by a resident within the NCP area expressed objection to the designation of lands surrounding her home for business park use. The comments did not specifically refer to any aspect of the subject application or the proposed NCP amendment.

#### INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary and Project Data Sheets
Appendix II.	Proposed Subdivision Layout and Site Plan
Appendix III.	Engineering Summary
Appendix IV.	Agricultural Advisory Committee Minutes
Appendix V.	Summary of Tree Survey and Tree Preservation

- Appendix VI. NCP Amendment Plan
- Appendix VII. Proposed CD By-law
- Appendix VIII. Generalized Development Permit Schedule (Landscaping, Entry Plaza, etc.) - to be finalized

Jean Lamontagne  
General Manager  
Planning and Development

MJ/kms

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CITY OF SURREY

BY-LAW NO. \_\_\_\_\_

A by-law to amend Surrey Zoning By-law, 1993, No. 12000, as amended  
.....

THE CITY COUNCIL of the City of Surrey, in open meeting assembled, ENACTS AS FOLLOWS:

1. Surrey Zoning By-law, 1993, No. 12000, as amended, is hereby further amended, pursuant to the provisions of Section 903 of the Local Government Act, R.S.B.C. 1996 c. 323, as amended by changing the classification of the following parcels of land, presently shown upon the maps designated as the Zoning Maps and marked as Schedule "A" of Surrey Zoning By-law, 1993, No. 12000, as amended as follows:

FROM: GENERAL AGRICULTURE ZONE (A-1)  
 TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

---

Parcel Identifier: 012-119-849  
 Lot 1 Section 14 Township 2 New Westminster District Plan 1368  
 15361 - 66 Avenue

Parcel Identifier: 007-118-589  
 Lot 4 Section 14 Township 2 New Westminster District Plan 1368  
 15309 - 66 Avenue

Parcel Identifier: 013-479-709  
 Lot 6 Except: Parcel "B" (By-law Plan 62482), Section 14 Township 2 New Westminster District Plan 1368  
 6680 - 152 Street

Parcel Identifier: 012-119-865  
 Lot 5 Except: Firstly: Parcel C (Bylaw Plan 62482); Secondly: Part Dedicated Road on Plan LMP20652; Thirdly: Part Dedicated Road on Plan LMP37447; Section 14 Township 2 New Westminster District Plan 1368

15231 - 66 Avenue

(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 *comprehensive design* of industrial business parks consisting of *light impact industrial* uses, offices and service uses. These uses shall be carried out such that no nuisance is apparent outside an enclosed *building*.

**B. Permitted Uses**

The *Lands* and *structures* shall be used for the following uses only, or for a combination of such uses within Blocks A, B and C as shown on the Survey Plan prepared by Joginder Riar B.C.L.S. and dated May 4, 2011, attached hereto and forming part of this By-law as Schedule A.

1. Block A:

- (a) *Light impact industry;*
- (b) *Office uses excluding social escort services and methadone clinics;*
- (c) *General service uses excluding drive-through banks;*
- (d) *Warehouse uses;*
- (e) *Distribution centres;*
- (f) *Accessory uses including the following:*
  - i. *Personal service uses limited to the following:*
    - a. *Barbershops;*
    - b. *Beauty parlours;*
    - c. *Cleaning and repair of clothing; and*
    - d. *Shoe repair shops;*
  - ii. *Recreational facilities, excluding go-kart operations, drag racing and rifle ranges;*
  - iii. *Eating establishments limited to a maximum of 200 seats and excluding drive-through restaurants;*
  - iv. *Community services;*
  - v. *Assembly halls limited to churches, provided that:*


- a. The *church* does not exceed a total floor area of 700 square metres (7,500 sq. ft.);
  - b. The *church* accommodates a maximum of 300 seats; and
  - c. There is not more than one *church* on a *lot* and where a *lot* has been subdivided by a strata plan then there shall be only one *church* within the strata plan;
- vi. *Child care centre*; and
- vii. *Dwelling unit(s)* provided that the *dwelling unit(s)* is (are):
- a. Contained within a *principal building*;
  - b. Occupied by the owner or a caretaker, for the protection of the businesses permitted;
  - c. Restricted to a maximum number of:
    - 1. One *dwelling unit* in each *principal building* less than 2,800 square metres [30,000 sq. ft.] in floor area;
    - 2. Two *dwelling units* in each *principal building* of 2,800 square metres [30,000 sq. ft.] or greater in floor area; and
    - 3. Notwithstanding Sub-sections B.1.(f)vii.c.1. and c.2., the maximum number shall be 2 *dwelling units* per *lot* and where the *lot* has been subdivided by a strata plan then there shall be a maximum of 2 *dwelling units* within the strata plan; and
  - d. Restricted to a maximum floor area of:
    - 1. 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;
    - 2. 90 square metres [970 sq. ft.] for each additional *dwelling unit*; and

3. Notwithstanding Sub-sections B.1.(f)vii.d.1. and d.2., the maximum floor area shall not exceed 33% of the total floor area of the *principal building* within which the *dwelling unit* is contained.

2. Blocks B1, B2 and B3:

- (a) *Light impact industry;*
- (b) Office uses excluding *social escort services* and *methadone clinics*;
- (c) *General service uses* excluding *drive-through banks*;
- (d) *Warehouse uses*;
- (e) *Distribution centres*;
- (f) *Accessory uses* including the following:
  - i. *Personal service uses* limited to the following:
    - a. Barbershops;
    - b. Beauty parlours;
    - c. Cleaning and repair of clothing; and
    - d. Shoe repair shops;
  - ii. *Recreational facilities*, excluding go-kart operations, drag racing and rifle ranges;
  - iii. *Eating establishments*, excluding *drive-through restaurants* provided that:
    - a. There is a maximum of 1 *eating establishment* in Block B1, 1 *eating establishment* in Block B2 and 1 *eating establishment* in Block B3; and
    - b. Each *eating establishment* does not exceed a floor area of 1,858 square metres [20,000 sq.ft.];
  - iv. *Community services*;
  - v. *Assembly halls* limited to *churches*, provided that:
    - a. The *church* does not exceed a total floor area of 700 square metres (7,500 sq. ft.);
    - b. The *church* accommodates a maximum of 300 seats; and

- c. There is not more than one *church* on a *lot* and where a *lot* has been subdivided by a strata plan then there shall be only one *church* within the strata plan;
  - vi. *Child care centre*; and
  - vii. *Dwelling unit(s)* provided that the *dwelling unit(s)* is (are):
    - a. Contained within a *principal building*;
    - b. Occupied by the owner or a caretaker, for the protection of the businesses permitted;
    - c. Restricted to a maximum number of:
      - 1. One *dwelling unit* in each *principal building* less than 2,800 square metres [30,000 sq. ft.] in floor area;
      - 2. Two *dwelling units* in each *principal building* of 2,800 square metres [30,000 sq. ft.] or greater in floor area; and
      - 3. Notwithstanding Sub-sections B.2(f)vii.c.1. and c.2., the maximum number shall be 2 *dwelling units* per *lot* and where the *lot* has been subdivided by a strata plan then there shall be a maximum of 2 *dwelling units* within the strata plan; and
    - d. Restricted to a maximum floor area of:
      - 1. 140 square metres [1,500 sq. ft.] for one (first) *dwelling unit* on a *lot* and where the *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;
      - 2. 90 square metres [970 sq. ft.] for each additional *dwelling unit*; and
      - 3. Notwithstanding Sub-sections B.2(f)vii.d.1. and d.2., the maximum floor area shall not exceed 33% of the total floor area of the *principal building* within which the *dwelling unit* is contained.
3. Block C:
- (a) *Light impact industry*;

- 
- (b) Office uses excluding *social escort services* and *methadone clinics*;
  - (c) *General service uses* excluding *drive-through banks*;
  - (d) *Warehouse uses*;
  - (e) *Distribution centres*;
  - (f) *Recycling depots* provided that:
    - i. The use is confined to an enclosed *building*; and
    - ii. The storage of used tires is prohibited.
  - (g) *Automotive services uses*;
  - (h) Automobile painting and body work.
  - (i) *Accessory uses* including the following:
    - i. *Personal service uses* limited to the following:
      - a. Barbershops;
      - b. Beauty parlours;
      - c. Cleaning and repair of clothing; and
      - d. Shoe repair shops;
    - ii. *Recreational facilities*, excluding go-kart operations, drag racing and rifle ranges;
    - iii. *Community services*;
    - iv. *Assembly halls* limited to *churches*, provided that:
      - a. The *church* does not exceed a total floor area of 700 square metres (7,500 sq. ft.);
      - b. The *church* accommodates a maximum of 300 seats; and
      - c. There is not more than one *church* on a *lot* and where a lot has been subdivided by a strata plan then there shall be only one *church* within the strata plan;
    - v. *Child care centre*; and
    - vi. *Dwelling unit(s)* provided that the *dwelling unit(s)* is (are):
      - a. Contained within a *principal building*;



- b. Occupied by the owner or a caretaker, for the protection of the businesses permitted;
- c. Restricted to a maximum number of:
  1. One *dwelling unit* in each *principal building* less than 2,800 square metres [30,000 sq. ft.] in floor area;
  2. Two *dwelling units* in each *principal building* of 2,800 square metres [30,000 sq. ft.] or greater in floor area; and
  3. Notwithstanding Sub-sections B.3.(i)vi.c.1. and c.2., the maximum number shall be 2 *dwelling units* per *lot* and where the *lot* has been subdivided by a strata plan then there shall be a maximum of 2 *dwelling units* within the strata plan; and.
- d. Restricted to a maximum floor area of:
  1. 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;
  2. 90 square metres [970 sq. ft.] for each additional *dwelling unit*; and
  3. Notwithstanding Sub-sections B.3(i)vi.d.1. and d.2., 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 0.75.

**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 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 Surrey Zoning By-law, 1993, No. 12000, as amended.

\* One (1) *side yard setback* may be reduced to 3.6 metres [12 ft.].

**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 12 metres [40 feet].
2. *Accessory buildings and structures:* The *building height* shall not exceed 6 metres [20 feet].

**H. Off-Street Parking**

1. Refer to Table C.3, Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.
2. *Tandem parking* may be permitted for company fleet vehicles.

**I. Landscaping**

1. All developed portions of the *lot* not covered by *buildings, structures* or paved areas shall be landscaped including the retention of mature trees. This *landscaping* shall be maintained.
2. Along the developed 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. This *landscaping* strip shall consist of an earth berm of not less than 0.7 metre [2 ft.] in height, which shall be planted with maintenance-free ground cover or grass and trees at a spacing of not less than 7.5 metres [25 ft.] which shall have an initial planting trunk diameter of not less than 4.75 centimetres [2 in.] measured 1.5 metres [5 ft.] above *finished ground*. The trees chosen shall be capable of attaining a height of not less than 6 metres [20 ft.] in 10 years.

3. A *landscaping* screen shall be created along all *lot lines* separating the developed portion of the *lot* from *highway* which is developed with *residential lots* opposite the developed portion of the *lot*. This *landscaping* screen shall consist of an earth berm of not less than 1 metre [3 ft.] in height and a width of not less than 2.5 metres [8 ft.] and the planting of a hedge, capable of attaining a height of 2 metres [6 ft.] within 3 years with hedging trees planted at intervals assuring complete visual screening within 3 years.

#### 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 152 Street 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. Outdoor storage of any goods, materials or supplies is specifically prohibited in Blocks A and B.
3. In Block C, 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*;
  - (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 material shall be piled up to a height of 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 the height of more than 3.5 metres [12 ft.].
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, Part 4 General Provisions of the Surrey Zoning By-law, 1993, No. 12000 as amended.

**L. Other Regulations**

In addition to all statutes, by-laws, orders, regulations or agreements, the following are applicable, however, in the event that there is a conflict with the provisions in this Comprehensive Development Zone and other provisions in Surrey Zoning By-law, 1993, No. 12000, as amended, the provisions in this Comprehensive Development Zone shall take precedence:

1. Definitions are as set out in Part 1 Definitions, of Surrey Zoning By-law, 1993, No. 12000, as amended.
2. Prior to any use, the *Lands* must be serviced as set out in Part 2 Uses Limited, of Surrey Zoning By-law, 1993, No. 12000, as amended and in accordance with the servicing requirements for the IB Zone as set forth in the Surrey Subdivision and Development By-law, 1986, No. 8830, as amended.
3. General provisions are as set out in Part 4 General Provisions, of Surrey Zoning By-law, 1993, No. 12000, as amended.
4. Additional off-street parking requirements are as set out in Part 5 Off-Street Parking, of Surrey Zoning By-law, 1993, No. 12000, as amended.
5. Sign regulations are as set out in Surrey Sign By-law, 1999, No. 13656, as amended.
6. Special *building setbacks* are as set out in Part 7 Special Building Setbacks, of Surrey Zoning By-law, 1993, No. 12000, as amended.
7. *Building* permits shall be subject to the Surrey Building By-law, 1987, No. 9011, as amended.
8. *Building* permits shall be subject to Surrey Development Cost Charge By-law, 2011, No. 17330, as may be amended or replaced from time to time, and the development cost charges shall be based on the IB Zone.
9. Surrey Tree Protection By-law, 2006, No. 16100, as amended.

- 10. Development permits may be required in accordance with the Surrey *Official Community Plan, 1996, By-law No. 12900, as amended.*
- 11. Provincial licensing of *child care centres* is regulated by the Community Care and Assisted Living Act R.S.B.C. 2002. c. 75, as amended, and the Regulations pursuant thereto including without limitation B.C. Reg 319/89/213.

3. This By-law shall be cited for all purposes as "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, \_\_\_\_\_, No. \_\_\_\_\_."

READ A FIRST AND SECOND TIME on the \_\_\_\_\_ th day of \_\_\_\_\_, 20\_\_ .

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

READ A THIRD TIME ON THE \_\_\_\_\_ th 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\_\_ .

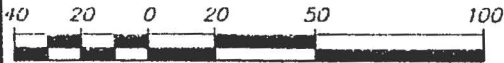
\_\_\_\_\_ MAYOR

\_\_\_\_\_ CLERK

**SURVEY PLAN TO ACCOMPANY CITY OF SURREY REZONING BYLAW # \_\_\_\_\_**  
**OF LOT 1, LOT 4, LOT 5 EXCEPT FIRSTLY: PARCEL C (BYLAW PLAN 62482); SECONDLY: PART**  
**DEDICATED ROAD ON PLAN LMP20652; THIRDLY: PART DEDICATED ROAD ON PLAN LMP37447;**  
**AND LOT 6 EXCEPT PARCEL "B" (BYLAW PLAN 62482),**  
**ALL OF SECTION 14, TOWNSHIP 2, NEW WESTMINSTER DISTRICT, PLAN 1368**

**CITY OF SURREY**

GRID BEARINGS ARE DERIVED FROM  
CONTROL MONUMENTS 5025 AND 5026



SCALE 1 : 2000

ALL DISTANCES ARE IN METRES

Rem S 1/2  
A

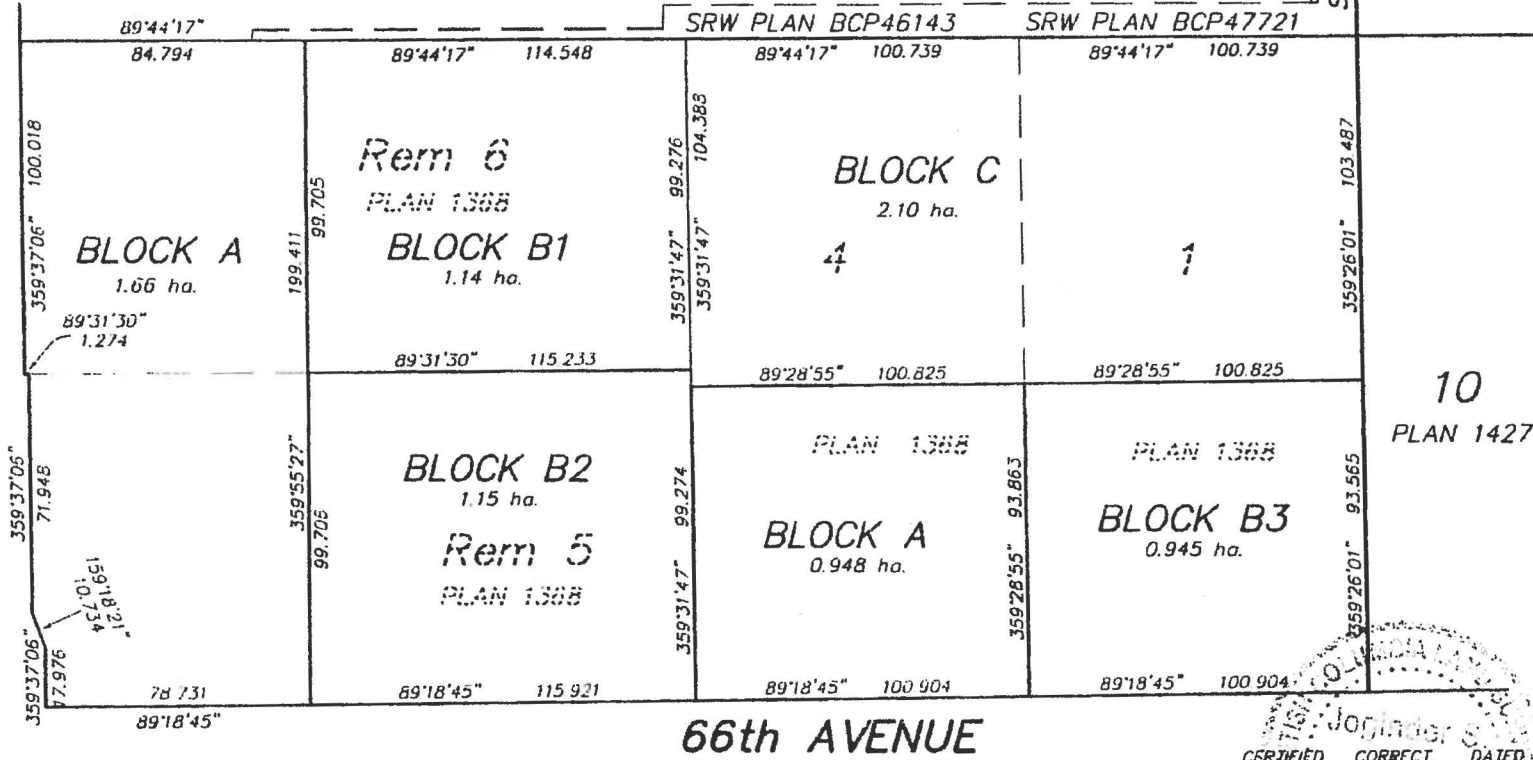
PLAN 7513

SRW PLAN BCP47721

9  
PLAN 1427

26

152nd STREET



66th AVENUE

MURRAY & ASSOCIATES  
201-12448 82nd AVENUE  
SURREY, B.C.  
V3W 3E9  
(604) 597-9189

CERTIFIED CORRECT DATED THIS  
4th DAY OF MAY 2011.  
C. L. S.

FILE 9155-06

Schedule A



CITY OF SURREY

APPENDIX V

BY-LAW NO. \_\_\_\_\_

A by-law to amend "Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2011, No. 17404"  
.....

THE CITY COUNCIL of the City of Surrey, in open meeting assembled, ENACTS AS FOLLOWS:

- 1. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2011, No. 17404" is hereby amended as follows:

Part 2, Section B Permitted Uses, sub-section 2.(f)iii.b. is amended by deleting "1,858 square metres [20,000 sq. ft.]" and replacing it with "2,137 square metres [23,000 sq. ft]."

- 2. This By-law shall be cited for purposes as "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2011, No. 17404, Amendment By-law, 2011, No. \_\_\_\_\_."

PASSED FIRST AND SECOND READING on the \_\_\_\_\_ th day of \_\_\_\_\_, 20 .

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

PASSED THIRD READING ON THE \_\_\_\_\_ th 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

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