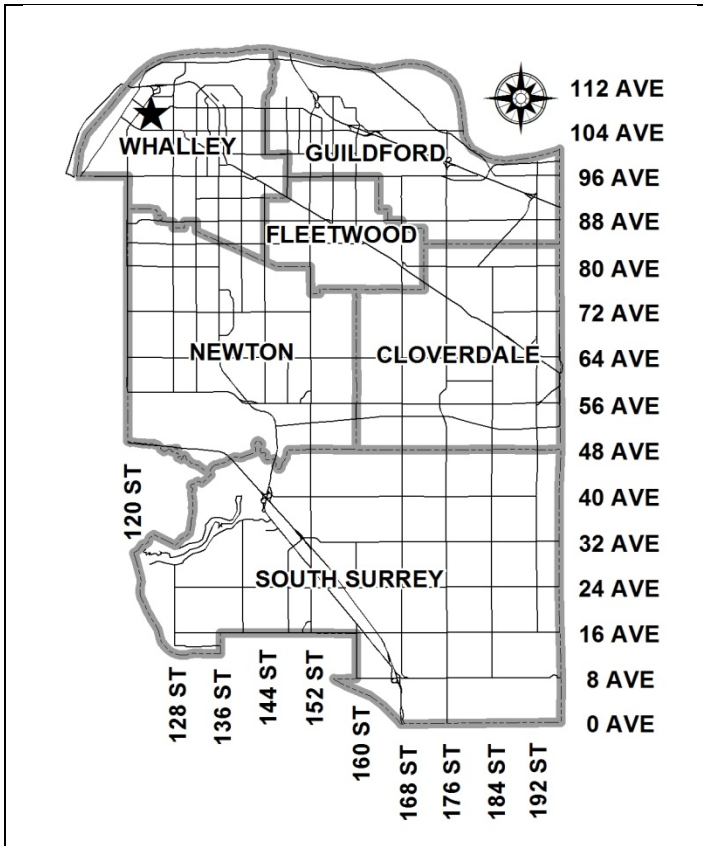


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7909-0143-00

Planning Report Date: October 3, 2011

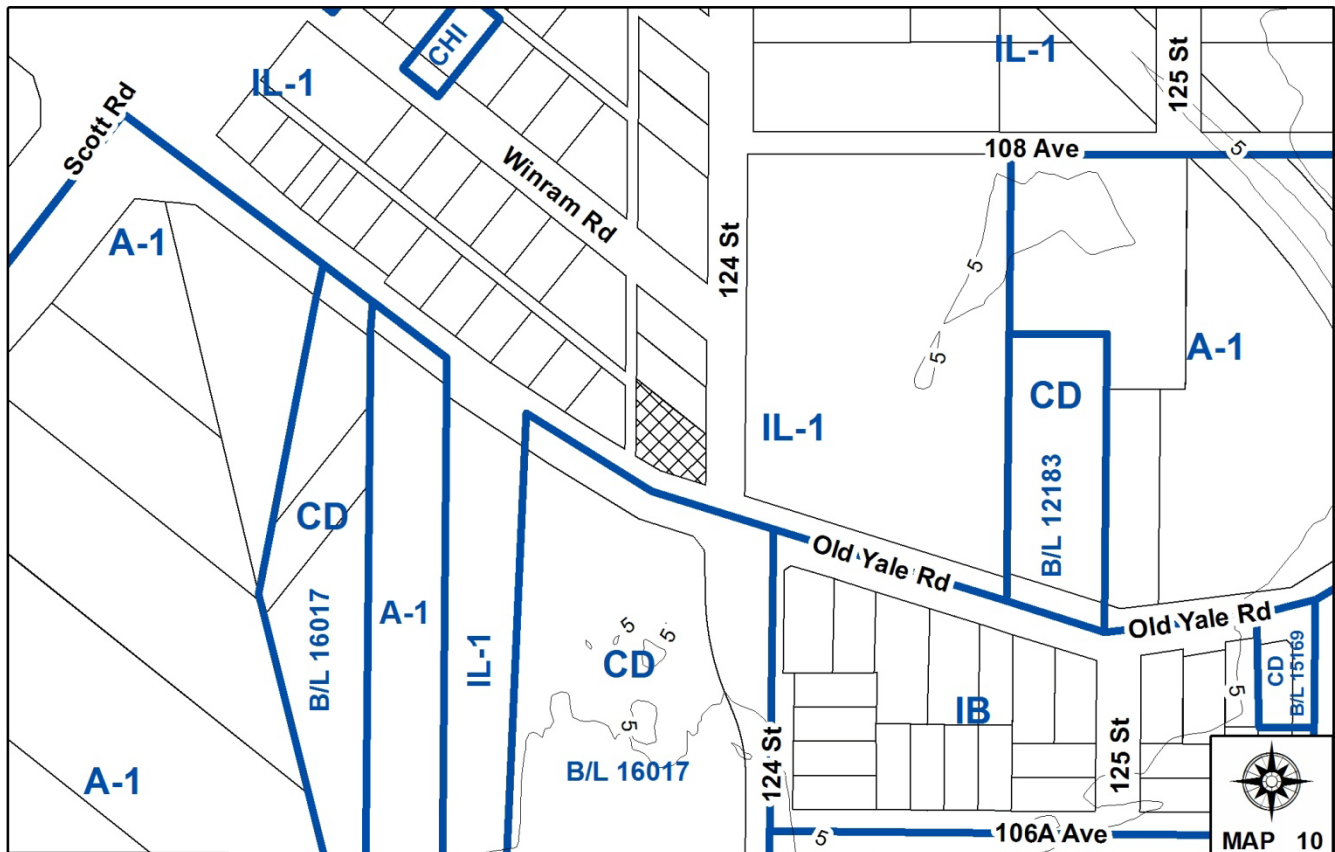


PROPOSAL:

- **Rezoning** from IL-1 to CD (based on IB)
- **Development Permit**

in order to allow an automotive repair service and tire shop with an office and a dwelling unit in South Westminster.

LOCATION: 12389 Old Yale Road
OWNER: Attila Feher
ZONING: IL-1
OCP DESIGNATION: Industrial
NCP DESIGNATION: 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

- None

RATIONALE OF RECOMMENDATION

- The applicant has demonstrated some community support for the proposal.
- There are other existing automotive and automotive-related businesses in the vicinity of the subject property.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the subject site from Light Impact Industrial 1 Zone (IL-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. 7909-0143-00 generally in accordance with the attached drawings (Appendix II).
3. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of road dedication plans to the satisfaction of the Approving Officer;
 - (c) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (d) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (e) submission of building permit drawings for upgrading the existing structures in compliance with the Building Code and applicable safety standards;
 - (f) removal of any structures and debris within the road right-of-way; and
 - (g) relocation of the existing metal fence from the unopened lane right-of-way to the subject property.

REFERRALS

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

Fire: The Fire Department has no concerns provided the applicant constructs the appropriate fire measures – a two-hour fire separation wall and a roof over the tire storage areas.

SITE CHARACTERISTICS

Existing Land Use: Unauthorized automotive repair service and tire shop with office and dwelling unit.

Adjacent Area:

Direction	Existing Use	NCP Designation	Existing Zone
North:	Non-conforming automotive service uses	Business Park	IL-1
East (Across 124 Street):	Unauthorized truck park and sawmill operation under Development Application No. 7907-0378-00 for a Temporary Use Permit for truck parking (OCP Amendment at Third Reading)	Business Park	IL-1
South (Across Old Yale Road):	Private elementary school (Khalsa School) completed and occupied.	Schools	CD (By-law No. 16017)
West (Across unbuilt lane right-of-way):	Non-conforming single family dwellings	Business Park	IL-1

DEVELOPMENT CONSIDERATIONS

- The subject property is located at 12389 Old Yale Road, at the northwest corner of 124 Street and Old Yale Road, and is zoned Light Impact Industrial 1 Zone (IL-1). The site is designated Industrial in the Official Community Plan (OCP) and Business Park in the South Westminster Neighbourhood Concept Plan (NCP).
- The subject site is currently occupied by an unauthorized automotive repair service and tire shop and a dwelling unit.

Site History and Background

- An automotive repair service and tire shop has been in operation on the subject site by the same owner for over a decade. Staff from the Building Division and the By-law Enforcement and Licensing Section have visited the site numerous times to investigate the unauthorized uses and structures.
- Past and current violations include:
 - No building permits for any of the on-site structures;
 - Operating without a business license;
 - The owner utilizing the unopened lane right-of-way abutting the property to the west for outdoor storage;
 - Illegal connections to the vacuum pump sanitary sewer which runs along the southern property line of Old Yale Road.

- Due to continued pressure from Building Division and By-law Enforcement and Licensing staff, the owner has submitted a development application to legalize the automotive repair service and tire shop land use and to undertake required building upgrades to meet Building Code requirements.
- Under Council-initiative in 2005, the subject site and many other lands in South Westminster, including the surrounding lands to the north, east and west, were rezoned from Light Impact Industrial Zone (IL) to its current zoning of Light Impact Industrial 1 Zone (IL-1).
- The Council-initiated rezoning (described in Corporate Report No. R034 from February 21, 2005) implemented the intent of the South Westminster NCP and for lands rezoned to the IL-1 Zone, prohibited new developments involving truck parking, outdoor storage and stacking of containers as principal uses.
- The IL-1 Zone is intended to accommodate the needs of port-related businesses and specifically limits outdoor storage to a maximum area of 1.5 times the footprint of the principal building up to a maximum of 40% of the lot area.

Current Proposal

- The Planning and Development Department received a development application from the owner of the subject property on August 11, 2009. The owner is seeking the appropriate permits and approvals in order to comply with City By-laws.
- The owner proposes to rezone the property from Light Impact Industrial 1 Zone (IL-1) to Comprehensive Development Zone (CD based on the IB Zone) and a Development Permit to allow the continued operation of the automotive repair service and tire shop. A replacement free-standing sign is also proposed.
- The applicant proposes to retain the existing tire shop garage which is approximately 80 square metres (860 sq.ft.) in size. The applicant is also proposing to retain the existing accessory building, which contains an office on the ground level and a dwelling unit on the second floor. The building is approximately 172.5 square metres (1,855 sq.ft.) in size.
- An existing 52-square metre (560 sq.ft.) storage shed near the northwest corner of the subject site will also be retained.
- Professionally prepared architectural and landscape drawings have been submitted by the applicant in support of this application.
- The proposed lot coverage is approximately 28% and the proposed floor area ratio (FAR) is 0.30, which complies with the maximum 60% lot coverage and 0.75 FAR in the IB Zone, which is being used as a basis for the proposed CD Zone.

Planning Rationale

- The subject site is one of many properties in South Westminster which were rezoned from IL to IL-1 under Council-initiative in 2005. However, to date, this rezoning initiative has not resulted in any significant redevelopment in accordance with the South Westminster Neighbourhood Concept Plan (NCP).

- Minimal redevelopment is likely due to the fact that many of the properties in the vicinity that were rezoned in 2005 had viable business operations which are still viable today. Many of these businesses are now operating as non-conforming to the current zoning and to the NCP.
- This area has many small holdings owned by numerous property owners, making the assembly of properties difficult.
- Moreover, there are other automotive services and related businesses in the vicinity of the subject property.
- While in the long term these properties may redevelop in accordance with the Business Park designation in the NCP, the existing auto-related businesses can be expected to operate for a good number of years.
- The proposed rezoning and Development Permit will require the upgrading of the existing structures on the subject property, enhancement to the landscaping, and better control of tire storage. Given that the existing neighbouring automotive uses will likely continue to operate into the foreseeable future, the proposed rezoning has some merit.

Proposed CD By-law (Appendix IV)

- The proposed CD By-law is based on the IB Zone with modifications to permitted uses, density, lot coverage, and building setbacks to reflect the current use and the existing buildings on the subject property:

Proposed CD By-law Comparison	IB Zone	Proposed CD By-law
Permitted Uses	Light impact industry, office use, general services uses, warehouse, distribution centres. Accessory uses include limited personal service uses, recreational facilities, community services, assembly halls, child care centre, dwelling units.	Light impact industry, automotive service uses, retail stores limited to tire shops, and accessory uses limited to one dwelling units.
Density (FAR)	0.75	0.30
Lot Coverage	60%	28%
Setbacks	7.5 metres (25 ft.) from all lot lines. One side yard setback may be reduced to 3.6 metres (12 ft.)	Front (east): 2.5 m. (8.2 ft.) Rear (west): 2.5 m. (8.2 ft.) Side (north): 0.0 m. (0.0 ft.) Side (south): 7.5 m. (25 ft.)

PRE-NOTIFICATION

Pre-notification letters were sent out on January 5, 2011 regarding the proposal. A development proposal sign was also installed on the subject site. No telephone calls or letters of concerns have been received.

The applicant provided eight (8) letters from neighbouring property owners in support of the proposal.

DESIGN PROPOSAL AND REVIEW

- The owner has been storing automobile parts, including a large quantity of used tires, on the subject property. As part of the development application, the owner will be required to clean the site, store items in an orderly manner and be in compliance with applicable safety standards.
- Two (2) outdoor storage areas are currently proposed – one adjacent to the tire shop garage along the east property line and one at the northwest corner of the site. The tires will be stored on 2.43-metre (8 ft.) high racks and screened by a wood and metal lattice fence. The tire racks currently exceed 4.5 metres (15 ft.) in height.
- The applicant proposes to install a two-hour fire separation wall between the tire storage and the existing structures on the subject site. The applicant also proposes to construct a roof over the tire storage areas. The Fire Department has reviewed the plans and has no concerns with the proposal.
- The existing metal fencing along the west property line was built within the unopened lane right-of-way. As part of the development application, the owner will be required to relocate the fence onto the subject property off the lane right-of-way.
- The applicant is proposing to retain the existing dwelling / office building, tire shop garage, and storage shed. The applicant is required to submit drawings to the Building Division to upgrade the structures in compliance with the Building Code and applicable safety standards, prior to this application being in order for consideration of final adoption.
- The existing dwelling / office building is constructed of wood with clay tile roofing. The building is designed to resemble a two-storey single family dwelling. The tire shop garage was built with a pre-engineered metal shell. The applicant will be required to construct a 20.3-centimetre (8 inch) reinforced concrete block wall at the rear (along the north elevation) of the structures to comply with fire safety requirements.
- An existing mobile storage trailer located adjacent to the west property line will also be removed as part of the development application.

Proposed Signage

- A free-standing sign is currently installed at the southeast corner of the subject property. The sign was installed without a Sign Permit.
- The applicant proposes to remove the existing free-standing sign and install one (1) replacement free-standing sign. The proposed replacement free-standing sign will be set back 2.0 metres (6.6 ft.) from the new property line, in compliance with the Sign By-law.
- The proposed replacement free-standing sign is double-sided, constructed of metal and is non-illuminated. The proposed sign is approximately 4.0 metres (13 ft.) in height, which complies with the Sign By-law. A maximum height of 4.5 metres (15 ft.) is permitted at this location.

Road Requirements and Parking

- As part of the rezoning application, the applicant will be required to dedicate 3.44 metres (11 ft.) and provide a 1.5-metre (5 ft.) right-of-way along the south property line to protect the future 27-metre (88 ft.) road allowance of Old Yale Road. The 3.44-metre (11 ft.) road dedication will eliminate the sanitary sewer right-of-way from the subject property.
- The subject property has one (1) vehicle access off of Old Yale Road. The applicant proposes two (2) parking stalls for the dwelling unit and three (3) parking stalls for the tire shop, which complies with the parking requirements of the Surrey Zoning By-law.

Trees and Landscaping

- A 2.4-metre (8 ft.) high corrugated metal fence currently surrounds the subject property. The applicant has agreed to replace the existing fence along the south (Old Yale Road) and east (124 Street) property lines with a metal and wood lattice fence. The new fence will remain at 2.4 metres (8 ft.) in height, but will be a significant upgrade to the existing fencing.
- The applicant had originally proposed landscaping along the south property line adjacent to the fence; however, the Engineering Department confirmed that no landscaping is permitted above the sanitary sewer line along Old Yale Road.
- The applicant proposes to install vines (Boston Ivy) on the metal and wood lattice fence to soften the interface with the street. A row of cedar hedges currently exist along 124 Street. The applicant proposes to enhance the landscaping in this area as well.

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.	Site Plan, Building Elevations, Landscape Plans and Perspective
Appendix III.	Engineering Summary
Appendix IV	Proposed CD By-law

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

DN/kms

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DEVELOPMENT DATA SHEET

Proposed Zoning: CD (based on IB)

Required Development Data	Minimum Required / Maximum Allowed in IB Zone	Proposed
LOT AREA* (in square metres)		
Gross Total		
Road Widening area		
Undevelopable area		
Net Total		817 m ² (8,794 ft ²)
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	60%	28%
Paved & Hard Surfaced Areas		72%
Total Site Coverage		100%
SETBACKS (in metres)		
Front Yard (east)	7.5 m. (25 ft.)	2.5 m. (8.2 ft.)
Rear Yard (west)	7.5 m. (25 ft.)	2.5 m. (8.2 ft.)
Side Yard #1 (north)	7.5 m. (25 ft.)	0.0 m. (0.0 ft.)
Side Yard Flanking Street (south)	7.5 m. (25 ft.)	7.5 m. (25 ft.)
BUILDING HEIGHT (in metres/storeys)		
Principal	12 m. (40 ft.)	12 m. (40 ft.)
Accessory	6 m. (20 ft.)	7.85 m. (26 ft.)
NUMBER OF RESIDENTIAL UNITS		N/A
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
FLOOR AREA: Residential		56 m ² (603 ft ² .)
FLOOR AREA: Commercial		
Retail (Tire Shop)		80 m ² (860 ft ²)
Office		116 m ² (1,450 ft ²)
Total		196 m ² (2,110 ft ²)
FLOOR AREA: Industrial		N/A
FLOOR AREA: Institutional		N/A
TOTAL BUILDING FLOOR AREA	613 m ² (6,595 ft ²)	252 m ² (2,710 ft ²)

Development Data Sheet cont'd

Required Development Data	Minimum Required / Maximum Allowed	Proposed
DENSITY		
# of units/ha /# units/acre (gross)		
# of units/ha /# units/acre (net)		
FAR (gross)		
FAR (net)	0.75	0.30
AMENITY SPACE (area in square metres)		N/A
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial	3	3
Industrial		
Residential (2-Bed)	2	2
Residential Visitors		
Institutional		
Total Number of Parking Spaces	5	5
Number of disabled stalls		N/A
Number of small cars		
Tandem Parking Spaces: Number / % of Total Number of Units		N/A
Size of Tandem Parking Spaces width/length		N/A

Heritage Site	NO	Tree Survey/Assessment Provided	NO
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ISSUED FOR:
DEVELOPMENT PERMIT

DATE:
04/AUG/2010
SET:

JKA PROJECT No:
0906

THE TIRE CORNER

12389 Old Yale Road, Surrey, British Columbia

ARCHITECTURAL

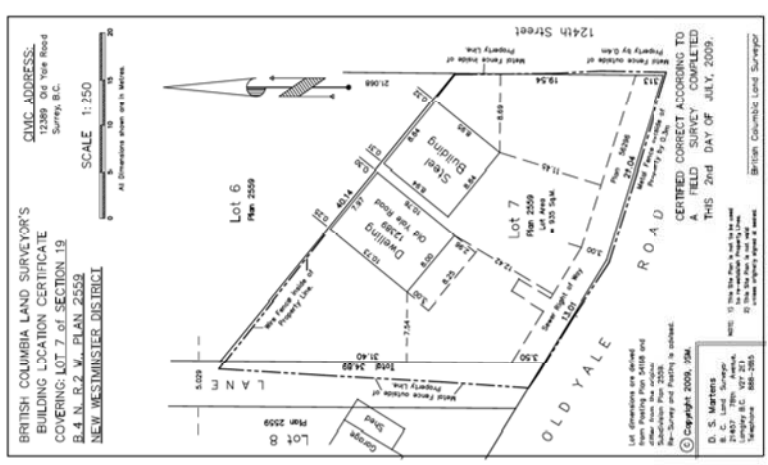
Jordan Kutev Architect
200 - 4701 Hastings Street,
Burnaby, British Columbia
V5C 2X8
Tel.: 604 299 3222
Fax: 604 251 4670

SURVEY

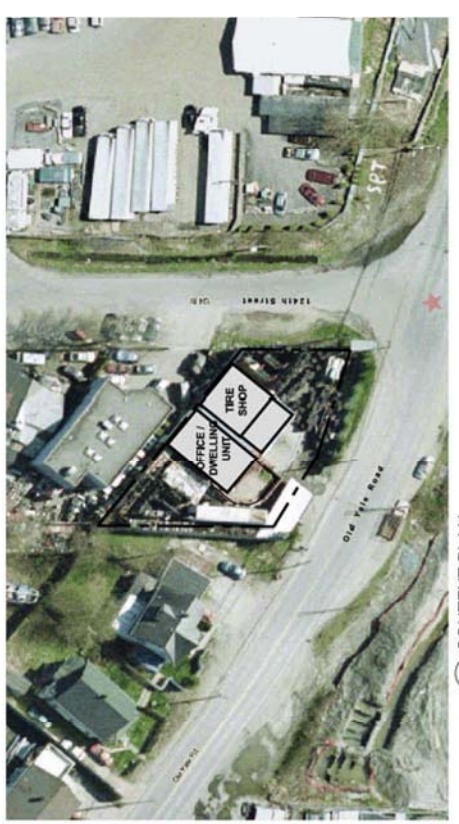
D.S. MARTENS
BC Land Surveyor
21457 78th Avenue,
Langley, British Columbia
V2Y 2E9
Tel.: 604 888 2665

- A000 COVER PAGE/DRAWING LISTS
- A100 SURVEY PLAN / PROJECT STATISTICS
CONTEXT PLAN / EXISTING SITE PHOTOS
- A150 SITE PLAN
- A201 GROUND FLOOR PLAN
- A202 SECOND FLOOR PLAN
- A401 BUILDING ELEVATIONS
- A451 BUILDING SECTIONS

THE TIRE CORNER
12389 Old Yale Road, Surrey, British Columbia



1 SURVEY PLAN
SCALE: 1:250



2 CONTEXT PLAN
SCALE: 1:1,000

PROJECT STATISTICS	
The Tire Corner	
12389 Old Yale Road, Surrey, British Columbia	
Project Name:	The Tire Corner
Civic address:	12389 Old Yale Road, Surrey, British Columbia
Legal Description:	Lot 7 of Section 19
Zoning:	IB Zone
Site area:	817.36 sq. meters [8798.04 sq. ft.]
Uses	Allowed / required Light Impact Industry
Proposed / existing	Proposed / existing Light Impact Industry
Site coverage	60% 490.41 sq. meters [5278.72 sq. ft.] 28.16% 230.22 sq. meters [2,478.1 sq. ft.] Tire Shop: 9.78% 80 sq. meters [861.11 sq. ft.] Office / Dwelling: 10.53% 86 sq. meters [925.69 sq. ft.] Storage Shed: 7.85% 64.22 sq. meters [691.3 sq. ft.]
Building Height:	18.0 m [60'-0"]
Principal building	approx. 7.85 m [25'-9"]
Accessory building and structures	approx. 7.85 m [25'-9"]
Setbacks	Principal building
Front Yard (124th Street)	7.5 m [25'-0"]
Side Yard	7.5 m [25'-0"]
Side Yard (Flanking Street) (Old Yale Road)	7.5 m [25'-0"]
Rear Yard	7.5 m [25'-0"]
Setback	2.0 m [6'-7"]
Free-standing signs	2.0 m [6'-7"]
Fence	encroachment varies temporary relaxation required
Maximum Floor Area:	N/A
Tire Shop	80.00 sq. meters [861.11 sq. ft.]
Office / Accessory	116.00 sq. meters [1248.61 sq. ft.]
Storage Shed	52.00 sq. meters [559.81 sq. ft.]
Dwelling	140 sq. meters [1,500 sq. ft.] for one (first) dwelling unit 90 sq. meters [970 sq. ft.] for each additional dwelling unit
Density / FSR	0.75 701 sq. meters [7,545.50 sq. ft.] 0.30 252 sq. meters [2,712.59 sq. ft.]
Parking	2 parking spaces for each dwelling unit 2 parking spaces 1 parking spaces for every 100 sq. m. [1,075 sq. ft.] 4 parking spaces
Parking Spaces Total	4 parking spaces
Loading	1 loading space 4.0 m [13'-0"]
Bicycle	N/A

BRITISH COLUMBIA LAND SURVEYOR'S
BUILDING LOCATION CERTIFICATE
COVERING LOT 7 of SECTION 19
R.L.N. B.2. W. PLAN 2658
NEW WESTMINSTER DISTRICT

CIVIC ADDRESS:
12389 Old Yale Road
Surrey, B.C.

SCALE 1:250
All Dimensions shown are in Metres.

BRITISH COLUMBIA LAND SURVEYOR
D. S. MARTENS
B. C. Land Surveyor
107-201
Langley B.C. V3T 2K1
Telephone: 888-2885

DATE: 2009.07.02
PROJECT NO: 0906
DRAWN BY: MP
CHECKED BY: JA
DATE: JULY 2009

NORTH

Jordan Kutev
architect

PROFESSIONAL CONSULTANT

1040 207 2022
20400 JORDANVILLE
SURREY BC V3C 3M8

CONSULTANT

REVISIONS

NO.	DATE	REVISIONS
1		REVISIONS FOR REZONING APPLICATION
2		REVISIONS FOR REZONING APPLICATION

THE TIRE CORNER

12389 OLD YALE ROAD
SURREY, B.C.

SURVEY PLAN
PROJECT STATISTICS
CONTEXT PLAN
EXISTING SITE PHOTOS

REZONING APPLICATION

A100

1. ALL DIMENSIONS UNLESS OTHERWISE SPECIFIED ARE IN METERS.
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Jordan kutev architect
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 204 401 2000
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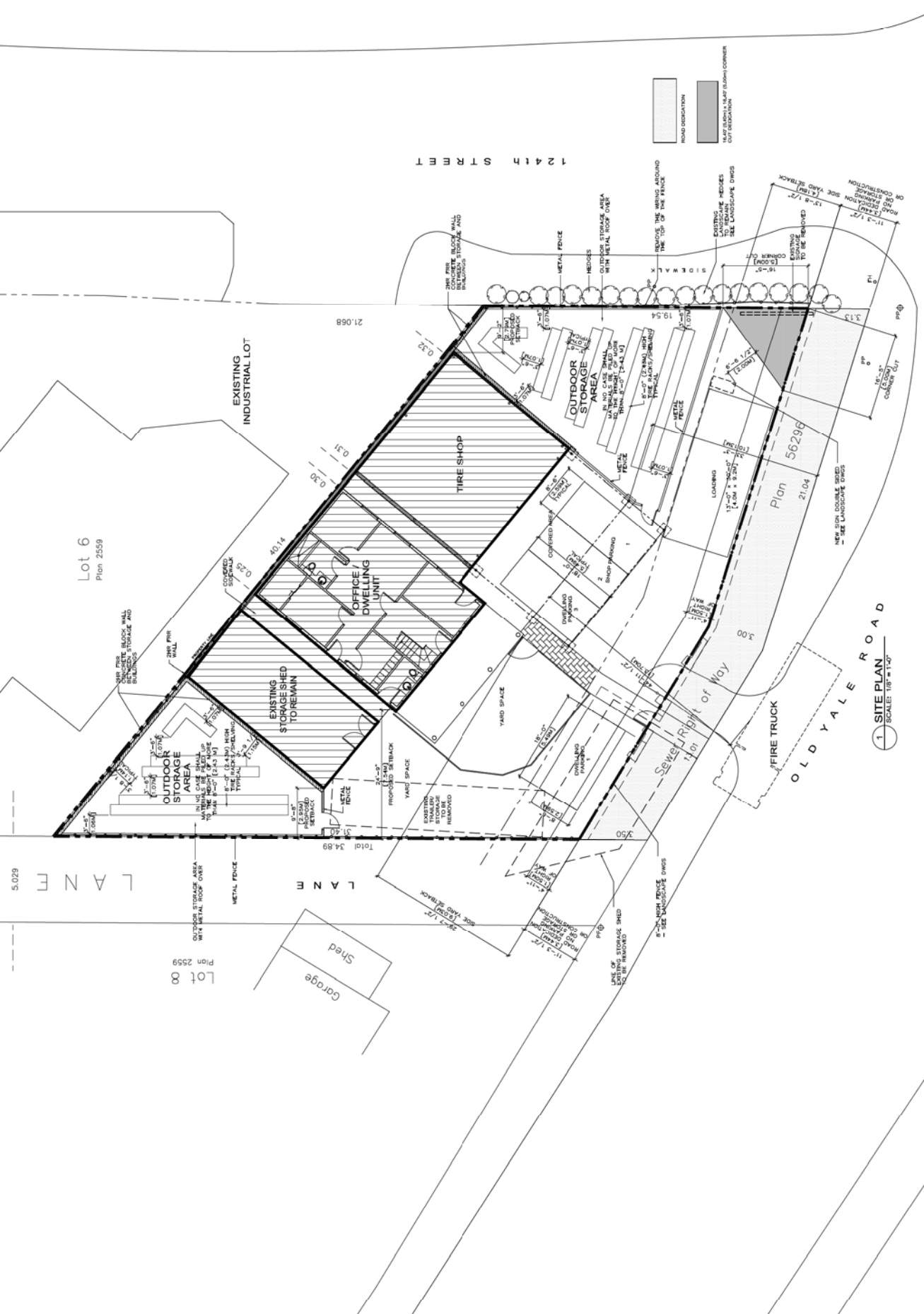
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THE TIRE CORNER
 12389 OLD YALE ROAD
 SURREY, B.C.

SITE PLAN

REZONING APPLICATION
A150

SCALE: 1/8" = 1'-0"
 DRAWN BY: MP
 CHECKED BY: JAK
 DATE: JULY 2009



1 SITE PLAN
 SCALE: 1/8" = 1'-0"

ALL DIMENSIONS UNLESS OTHERWISE NOTED TO BE IN METERS. THE ARCHITECT'S RESPONSIBILITY IS TO PROVIDE ACCURATE DIMENSIONS AND TO VERIFY THE EXISTING CONDITIONS OF THE PROPERTY. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE SURVEY DATA OR THE EXISTING CONDITIONS OF THE PROPERTY. THE ARCHITECT'S RESPONSIBILITY IS TO PROVIDE ACCURATE DIMENSIONS AND TO VERIFY THE EXISTING CONDITIONS OF THE PROPERTY. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE SURVEY DATA OR THE EXISTING CONDITIONS OF THE PROPERTY.



Jordan Kutey
architect

1 048 271 2222
20400 JARDINVILLE
SURREY BC V4C 1M8
FIRM CONSULTANT

CONSULTANT

SEAL

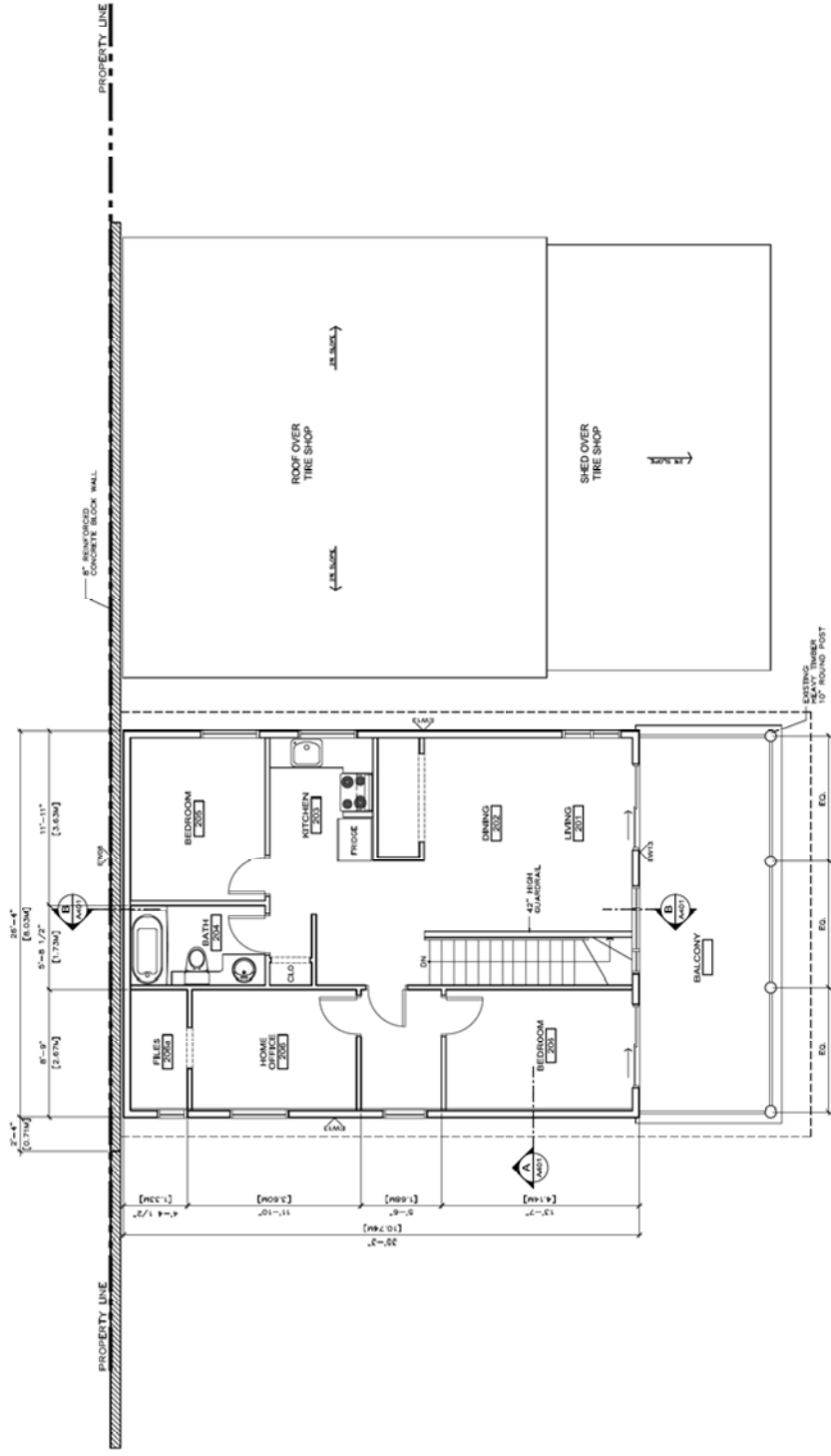
NO.	DATE	REVISIONS
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2		RESUBMIT FOR MAJOR DEVELOPMENT PERMIT

THE TIRE CORNER
12389 OLD YALE ROAD
SURREY, B.C.

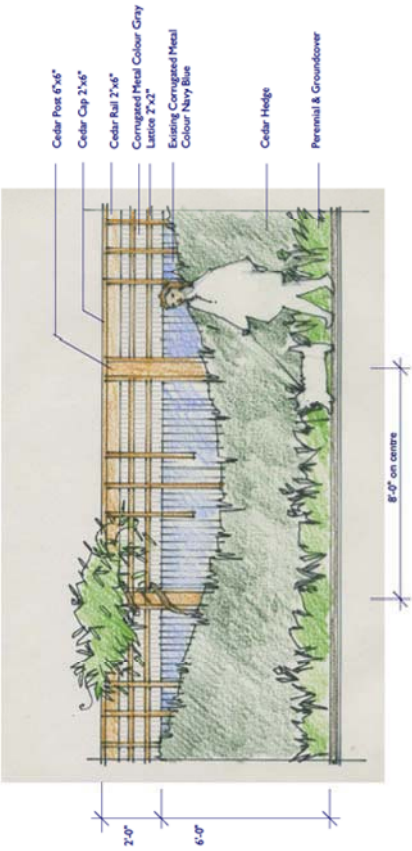
SECOND FLOOR PLAN
DEVELOPMENT PERMIT

A202

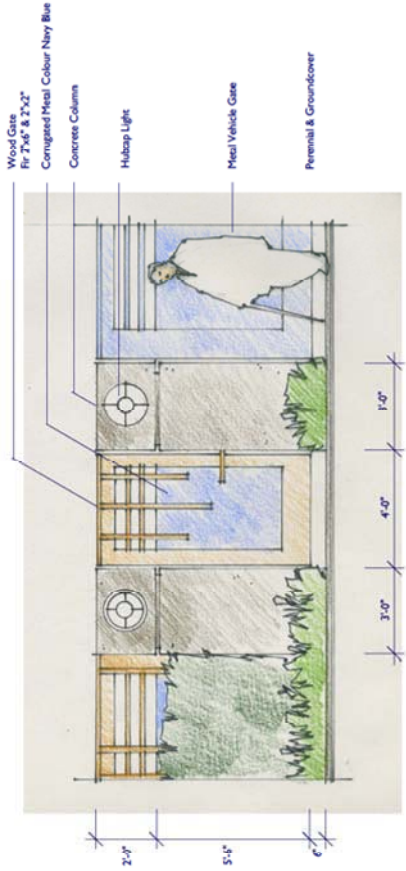
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DRAWN BY: MP
DATE: JULY 2009
CHECKED BY: JA



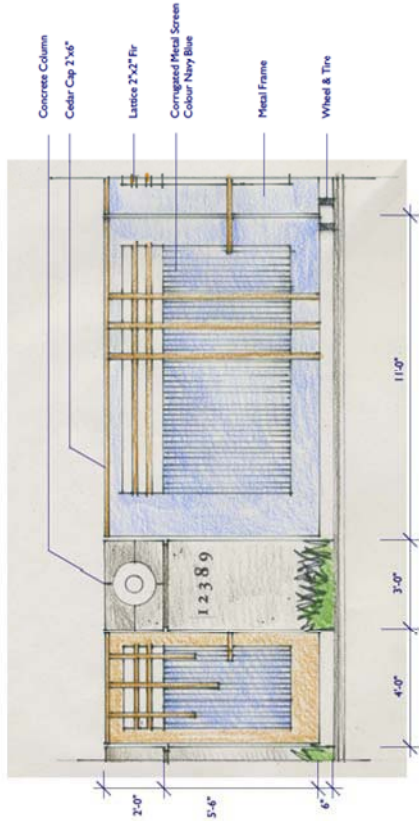
1 SECOND FLOOR PLAN
SHELLING UNIT / TIRE SHOP ROOF PLAN
SCALE: 1/8" = 1'-0"



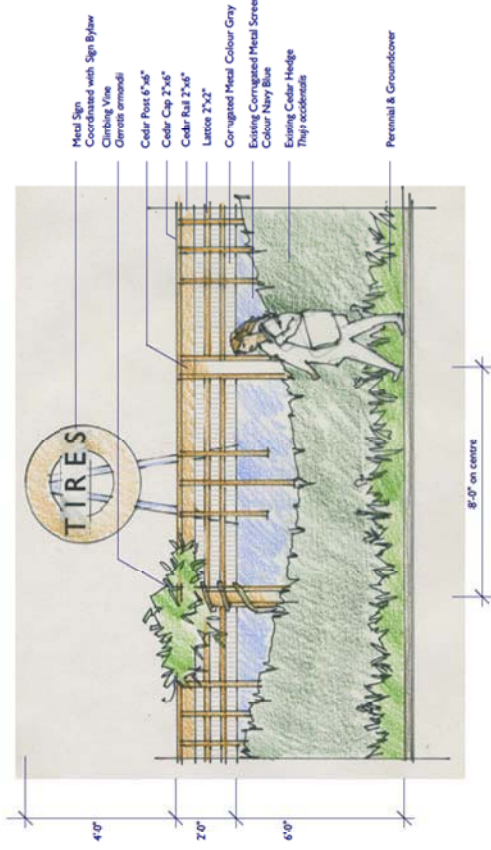
Metal & Wood Lattice Fence Elevation Scale 1/2"=1'-0"



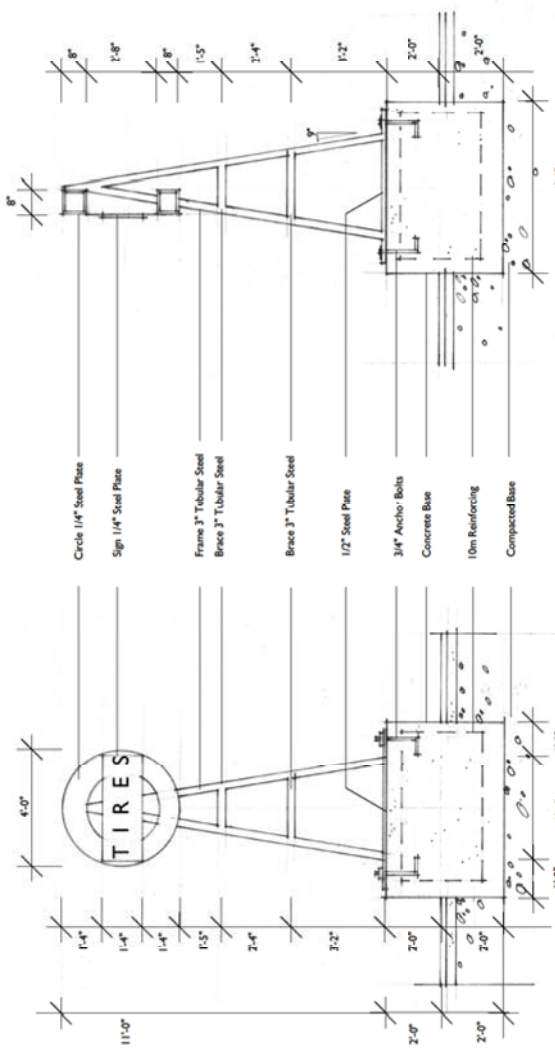
Concrete Columns & Pedestrian Gate Scale 1/2"=1'-0"



Metal & Wood Pedestrian & Vehicle Gates Scale 1/2"=1'-0"



Lattice Fence & Sign Elevation Scale 1/2"=1'-0"



- Circle 1/4" Steel Plate
- Sign 1/4" Steel Plate
- Frame 3" Tubular Steel
- Brace 3" Tubular Steel
- Brace 3" Tubular Steel
- 1/2" Steel Plate
- 3/4" Ancho Bolts
- Concrete Base
- 10m Reinforcing
- Compacted Base

Sign Section Scale 1/2" = 1'-0"

Sign Elevation Scale 1/2" = 1'-0"

NOTES

Provide Engineered Shop Drawings
 All metal to be welded.
 All metal to be painted 4 coats.
 Colour to be selected.

May 22, 2012
 12:389 Old Yells Road
 Surrey, British Columbia
The Tire Corner
 Sign Details
 Scale 1/2"=1'-0"

TOPOGRAPHICS
 Landscape Architecture
 230 247 9710

LA2

INTER-OFFICE MEMO

TO: **Manager, Area Planning & Development
- North Surrey Division
Planning and Development Department**

FROM: **Development Project Engineer, Engineering Department**

DATE: **September 7, 2011** PROJECT FILE: **7809-0143-00**

RE: **Engineering Requirements (Commercial/Industrial)
Location: 12389 Old Yale Rd.**

REZONE***Property and Right-of-Way Requirements***

- Dedicate 3.442m widening on Old Yale Road (13.5m either side of the legal centerline);
- Provide 5.0-metre X 5.0-metre corner cut at the intersection of Old Yale Road and 124 Street; and
- Provide 1.5m wide statutory rights-of-way along the north side of the Old Yale Road and the existing lane.

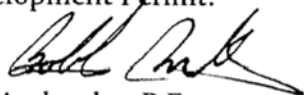
Works and Services

- Remove existing fence, structures, tires, etc. from all City allowances along the site frontages;
- Construct a minimum 300mm water main on Old Yale Road and upsize to 400mm at cost to the City;
- Construct a low pressure sanitary system along 124 Street frontage and connect to existing low pressure system;
- Provide cash in lieu for 50% cost of the ultimate low pressure system along the Old Yale Road site frontage.
-

A Servicing Agreement is required prior to Rezone.

DEVELOPMENT PERMIT

There are no engineering requirements to be addressed as a condition of issuance of the Development Permit:



Bob Ambardar, P.Eng.
Development Project Engineer

RSS

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: LIGHT IMPACT INDUSTRIAL 1 ZONE (IL-1)

TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

Parcel Identifier: 002-323-818
 Lot 7 Section 19 Block 5 North Range 2 West New Westminster District Plan 2559
 12389 Old Yale Road
 (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 light impact industrial uses and automotive service uses*.

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* including wholesale and retail sales of products produced on the *lot* or as part of the wholesale or warehouse operations.
- 2. *Automotive service uses of vehicles* less than 5,000 kilograms [11,023 lbs.] *G.V.W.*
- 3. *Retail stores* limited to tire shops.

4. *Warehouse uses.*
5. *Accessory uses limited to one dwelling unit provided that the dwelling unit is:*
 - (a) *Contained within a principal building;*
 - (b) *Occupied by the owner or a caretaker, for the protection of the businesses permitted; and*
 - (c) *Restricted to a maximum of 65 square metres [700 sq. ft.] in floor area.*

C. Lot Area

Not applicable to this Zone.

D. Density

The *floor area ratio* shall not exceed 0.30.

E. Lot Coverage

The *lot coverage* shall not exceed 28%.

F. Yards and Setbacks

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

Use	Setback	<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>		2.5 m. [8.2 ft.]	2.5 m. [8.2 ft.]	0.0 m. [0 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.

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 ft.].
2. Accessory buildings and structures: The *building height* shall not exceed 7.85 metres [26 ft.].

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

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.

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; and
 - (c) Do not produce heat or glare perceptible from any boundary of the *lot* on which the use is located.

K. Subdivision

Lots created through subdivision in this Zone shall conform to the following minimum standards:

<i>Lot Size</i>	<i>Lot Width</i>	<i>Lot Depth</i>
2,000 sq. m. [0.5 acre]	30 metres [100 ft.]	30 metres [100 ft.]

Dimensions shall be measured in accordance with Section E.21 of Part 4 General Provisions of Surrey Zoning By-law, 1993, No. 12000 as amended.

L. Other Regulations

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

1. Prior to any use, lands must be serviced as set out in Part 2 Uses Limited of Surrey Zoning By-law, 1993, No. 12000, as amended 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 Surrey Zoning By-law, 1993, No. 12000, as amended.
3. Additional off-street parking requirements are as set out in Part 5 Off-Street Parking and Loading / Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.
4. Sign regulations are as provided in Surrey Sign By-law No. 13656, as amended.
5. Special *building setbacks* are as set out in Part 7 Special Building Setbacks of Surrey Zoning By-law, 1993, No. 12000, as amended.
6. Floodproofing regulations are as set out in Part 8 Floodproofing 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, and the Surrey Development Cost Charge By-law, 2011, No. 17330, as amended or replaced from time to time, and the development cost charges shall be based on the IB Zone.
8. Development permits may be required in accordance with the *Official Community Plan*.
9. Safety regulations are as set out in the Health Act R.S.B.C. 1996, c. 179 and the Surrey Fire Prevention By-law.

10. Permits may be required for the storage of *special wastes* in accordance with the Waste Management Act R.S.B.C. Repealed by the Environmental Management Act, SBC2003, c. 53, s. 174, 2004.

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

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