

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7910-0282-00

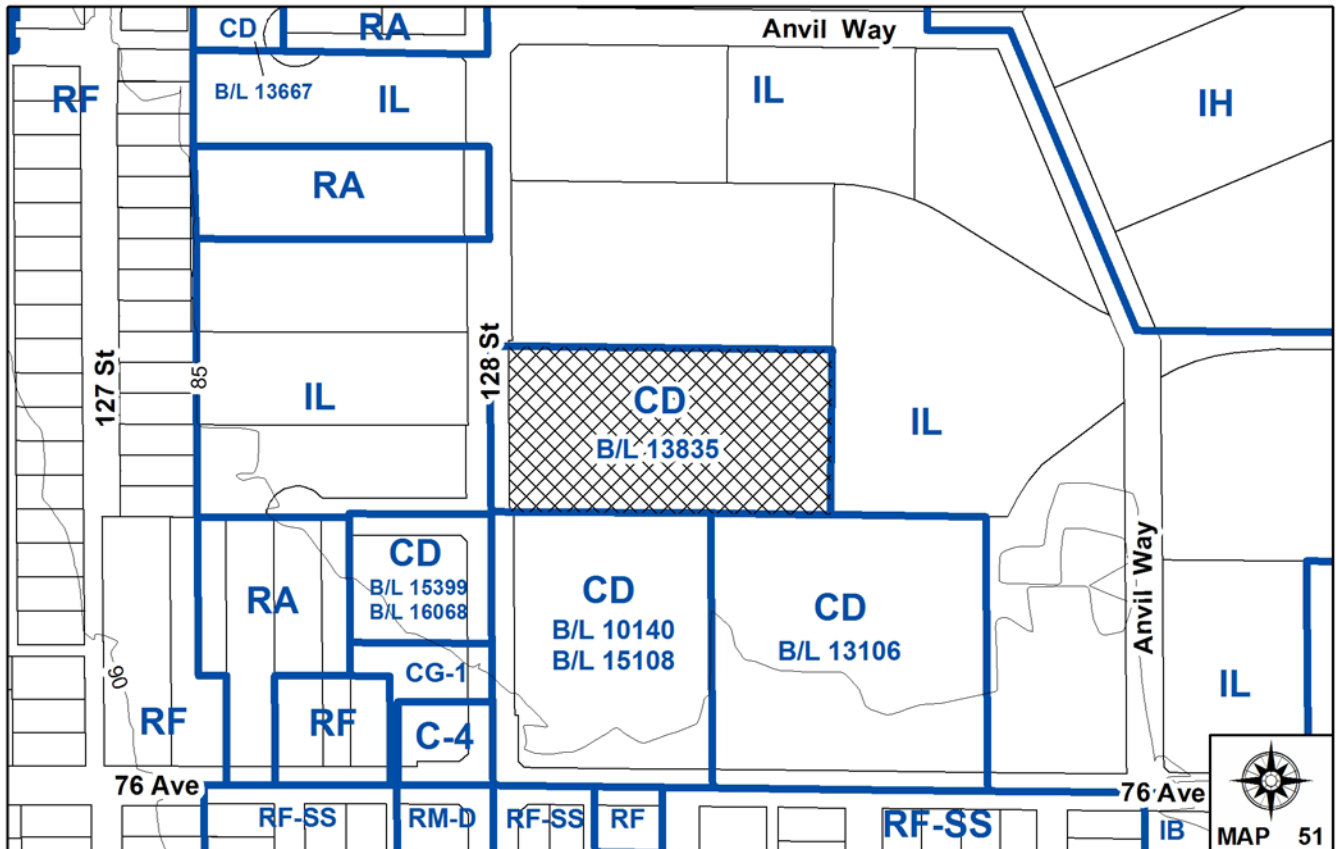
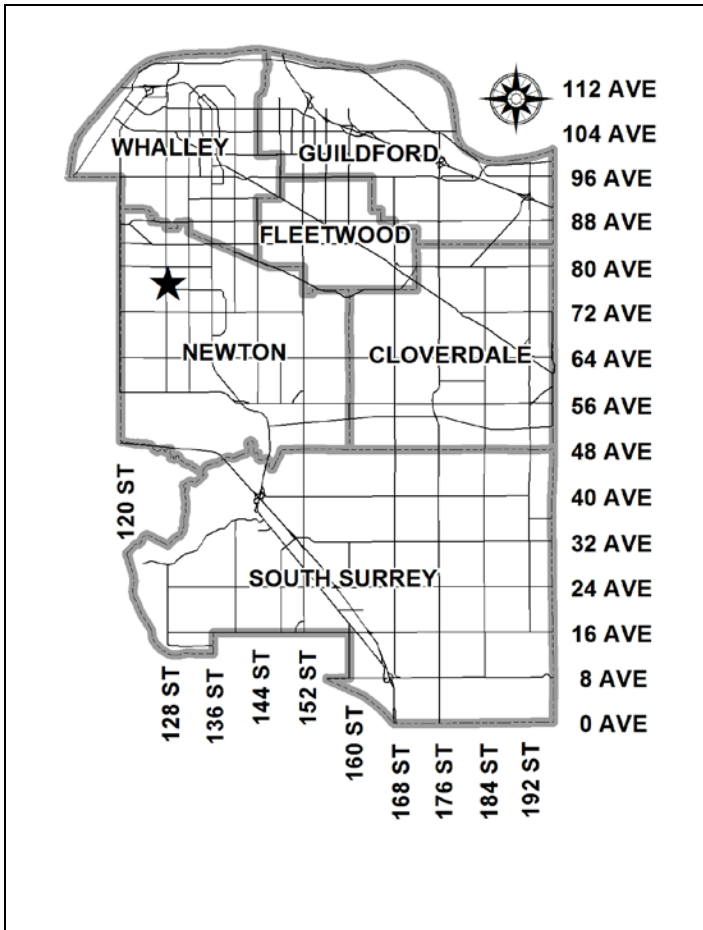
Planning Report Date: January 10, 2011

PROPOSAL:

- **Rezoning** from CD to CD (based on IL)

in order to include distribution centres as a permitted use on the subject property as well as to permit a specific general service use restricted to Strata Lot 24.

LOCATION: 7728 - 128 Street
OWNER: All Owners Under Strata Plan LMS 0853
ZONING: CD (By-law No. 13835)
OCP DESIGNATION: Industrial
LAP DESIGNATION: High Impact Industrial



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for rezoning.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- A potential tenant (Pak Mail Canada) has expressed interest in establishing a franchise in Surrey and recently approached the Strata Council regarding the possibility of leasing a vacant unit in Strata Lot 24.
- The applicant proposes to rezone the entire subject property in order to permit distribution centres which brings the CD By-law (By-law No. 13835) into greater conformance with uses allowed in similar IL based zones (Block A and Block B) (Appendix V).
- The limited general service uses proposed for Strata Lot 24 (Block B) will accommodate the Pak Mail Canada franchise operation without allowing the proliferation of general services uses on site. The proposed CD By-law will permit one on-site business to provide these limited general service uses and stipulate the maximum total floor area not to exceed 604 square metres (6,500 sq.ft.).
- The proposed rezoning offers long-term economic benefits by attracting a franchise operation which specializes in custom packaging, crating and shipping of goods for commercial/industrial businesses and residential customers.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the subject site from "Comprehensive Development Zone (CD)" (By-law No. 13835) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council instruct staff to resolve the following issue 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.

REFERRALS

Engineering: The Engineering Department has no objection to the project as outlined in Appendix III.

Surrey Fire Department: No concerns.

BC Hydro: No concerns provided all changes are limited to within the existing building envelope and located outside the statutory right-of-way.

SITE CHARACTERISTICS

Existing Land Use: Industrial complex.

Adjacent Area:

Direction	Existing Use	OCP/LAP Designation	Existing Zone
North and East:	Industrial	Industrial High Impact Industrial	IL
South and West (Across 128 Street):	Industrial	Industrial General Industrial	IL and CD (By-law No. 13106, 10140 and 15108)

DEVELOPMENT CONSIDERATIONSBackground

- The subject property is located on the east side of 128 Street between 76 Avenue and Anvil Way. The property is currently zoned "Comprehensive Development (CD)" (By-law No. 13835). The property is designated "Industrial" in the Official Community Plan (OCP) and "High Impact Industrial" in the Central Newton Local Area Plan (LAP).

- The property was rezoned from "Light Impact Industrial Zone (IL)" to "Comprehensive Development Zone (CD)", based on IL, in order to permit an existing non-conforming use thereby allowing a restaurant establishment, previously issued a Class "B" liquor license, to remain in operation on Strata Lot 24 (File No. 7999-0091-00).
- Three multi-tenant industrial buildings presently occupy the subject property. The industrial buildings comprise a total floor area of 6,919 square metres (74,476 square feet) reserved primarily for light impact industrial and automotive repair services uses as well as recreational facilities and small-scale eating establishments. The buildings are stratified into twenty-five individual strata lots.
- The multi-tenant industrial building on Strata Lot 24 (Block B) is comprised of individual rental units (10 units in total) and presently occupied by several industrial-related businesses currently permitted under the existing CD By-law (By-law No. 13835).

Proposed Rezoning

- The applicant is proposing to rezone the property in order to permit distribution centres [Block A and Block B] as well as a specific (larger variety of) general service use on Strata Lot 24 [Block B] (Appendix V). The specific general service use is designed to attract a potential future tenant (Pak Mail Canada) which expressed interest in establishing a franchise in Surrey.
- The addition of distribution centres on Block A and Block B will bring the existing CD By-law (By-law No. 13835) into greater conformance with uses permitted in similar IL based zones.
- The specific general service use proposed for Strata Lot 24 [Block B] will accommodate the future tenant as well as provide opportunities for expansion of the Pak Mail Canada franchise operation into an adjacent industrial unit without allowing the proliferation of general service uses on-site. The proposed CD By-law will permit one on-site business to provide this specific general service use and stipulate the maximum total floor area not exceed 604 square metres (6,500 sq. ft.).
- The proposed rezoning offers long-term economic benefits by attracting a franchise operation which specializes in custom packaging, crating and shipping of goods for commercial/industrial businesses as well as residential customers.
- The applicant has offered to remove assembly halls from the range of uses currently allowed within the CD By-law (By-law No. 13835) in order to off-set the addition of distribution centres on Block A and Block B as well as a specific general service use on Strata Lot 24 [Block B].

Access and Parking

- The subject property is accessed by vehicles from two separate entrances off 128 Street.
- In order to meet the minimum parking requirements necessary to accommodate both current and future tenants, a total of 123 parking spaces will be provided on-site which includes two spaces for persons with disabilities. The amount of parking exceeds the minimum requirement under Zoning By-law No. 12000 (117 parking spaces) based on a combination of light impact industrial uses and automotive service uses as well as recreational facilities, small-scale eating establishments, distribution centres and limited general service uses.

PRE-NOTIFICATION

- Pre-notification letters were sent on November 29, 2010. City staff received four phone calls from individuals who indicated the map attached to the pre-notification letter was inaccurate. Staff were unable to return one phone call as the number provided was out-of-service. A further two individuals expressed opposition to warehouse activities within residential neighbourhoods. City staff spoke with these individuals and explained the rezoning proposal. As the proposed rezoning would not impact residential property owners, these individuals no longer expressed opposition to amending the existing CD By-law. Wherever possible, City staff contacted the individual and provided a revised map which showed the correct property address. In addition, pre-notification letters with the correct map attached were re-sent to adjacent property owners on December 20, 2010. No additional comments or concerns were received by City staff with respect to the proposed rezoning.

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
Appendix III.	Engineering Summary
Appendix IV.	Proposed CD By-law
Appendix V.	Block Plan

original signed by Nicholas Lai

Jean Lamontagne
General Manager
Planning and Development

MRJ/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: Bob Chandi, Golden View Development Corp.
 Address: 4035 Frances Street
 Burnaby, BC
 V5C 2P5
 Tel: 604-299-6682

2. Properties involved in the Application

(a) Civic Address: 7728 – 128 Street

(b) Civic Address: 7728 – 128 Street
 Owner: All Owners Under Strata Plan LMS 0853
 PID: 018-236-707
 Strata Lots 1 to 25 Section 20 Township 2 New Westminster District Strata Plan
 LMS853 Together with an Interest in the Common Property in Proportion to the
 Unit Entitlement of the Strata Lot as Shown on Form 1.

3. Summary of Actions for City Clerk's Office

(a) Introduce a By-law to rezone the property.

DEVELOPMENT DATA SHEET

Existing Zoning: CD

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		
Road Widening area		
Undevelopable area		
Net Total	1,800 m ²	15,689 m ²
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	60%	44.8%
Paved & Hard Surfaced Areas		
Total Site Coverage		
SETBACKS (in metres)	See Multiple Buildings	
Front	Data Sheet	
Rear		
Side #1 (N,S,E, or W)		
Side #2 (N,S,E, or W)		
Side #3 (N, S, E or W)		
BUILDING HEIGHT (in metres/storeys)		
Principal		
Accessory		
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
FLOOR AREA: Residential		
FLOOR AREA: Commercial		
Retail		
Office		
Total		
FLOOR AREA: Industrial		6,919.1 m ²
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA		6,919.1 m ²

** If the development site consists of more than one lot, lot dimensions pertain to the entire site.*

Development Data Sheet cont'd

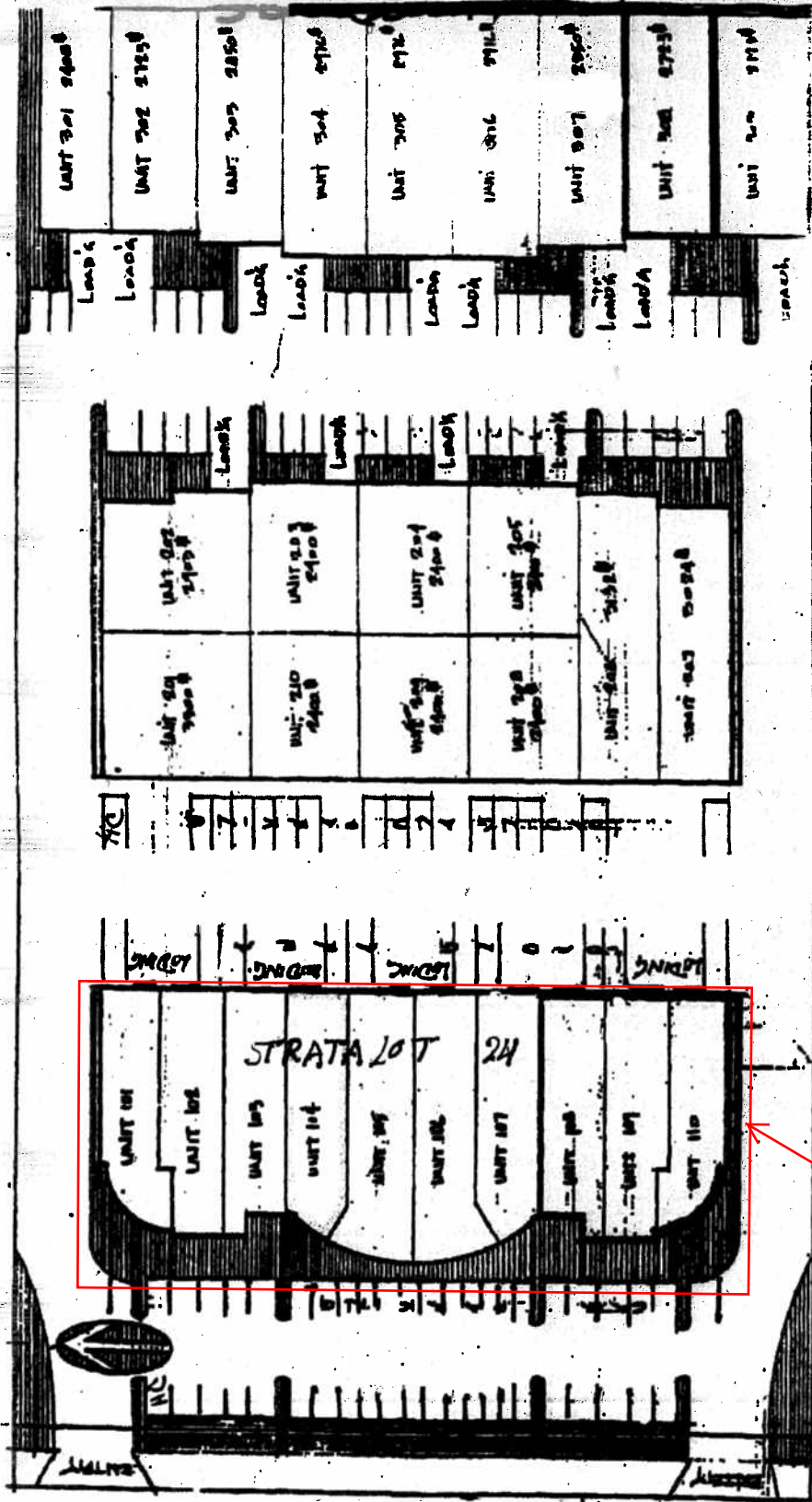
Required Development Data	Minimum Required / Maximum Allowed	Proposed
DENSITY		
# of units/ha /# units/acre (gross)		
# of units/ha /# units/acre (net)		
FAR (gross)		
FAR (net)	1.00	0.44
AMENITY SPACE (area in square metres)		
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial		
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors		
Institutional		
Total Number of Parking Spaces	117	123
Number of disabled stalls	1.2	2
Number of small cars		
Tandem Parking Spaces: Number / % of Total Number of Units		
Size of Tandem Parking Spaces width/length		

Heritage Site	NO	Tree Survey/Assessment Provided	NO
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MULTIPLE BUILDINGS DATA SHEET

Existing Zoning: CD

Required Development Data	Building A	Building B	Building C
SETBACK (in metres)			
Front	+7.5 m	+7.5 m	+7.5 m
Rear	+7.5 m	+7.5 m	1.52 m
Side #1 (North)	9.54 m	9.53 m	3.06 m
Side #2 (South)	9.55 m	9.55 m	0.40 m
BUILDING HEIGHT (in metres/storeys)			
NUMBER OF RESIDENTIAL UNITS/ SIZE RANGE			
Bachelor			
One Bedroom			
Two Bedroom			
Three Bedroom +			
TOTAL FLOOR AREA	2,082.7 m ²	2,491.5 m ²	2,344.9 m ²



GOLDENVIEW DEVELOPMENT
7725 128th STREET

Strata Lot 24



INTER-OFFICE MEMO

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

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

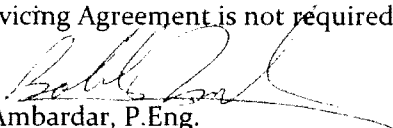
DATE: **December 22, 2010** PROJECT FILE: **7810-0282-00**

RE: **Engineering Requirements (Commercial/Industrial)
Location: 7728 128 St.**

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

- Dedicate 4.942 metres on 128th Street for future 128th street Arterial road;
- Execute Highway License Agreement for parking.

A Servicing Agreement is not required prior to Rezone.



Bob Ambardar, P.Eng.
Development Project Engineer

BA

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: COMPREHENSIVE DEVELOPMENT ZONE (CD) (BY-LAW NO. 13835)
 (SURREY ZONING BY-LAW, 1993, NO. 12000, AMENDMENT BY-LAW,
 1999, NO. 13835)

TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

Parcel Identifier: 018-236-464

Strata Lot 1 Section 20 Township 2 New Westminster District Plan LMS853 Together with an Interest in the Common Property in proportion to the Unit Entitlement of the Strata Lot as shown on Form 1;

Unit 301, 7728 - 128 Street

Parcel Identifier: 018-236-472

Strata Lot 2 Section 20 Township 2 New Westminster District Plan LMS853 Together with an Interest in the Common Property in proportion to the Unit Entitlement of the Strata Lot as shown on Form 1;

Unit 302, 7728 - 128 Street

Parcel Identifier: 018-236-481

Strata Lot 3 Section 20 Township 2 New Westminster District Plan LMS853 Together with an Interest in the Common Property in proportion to the Unit Entitlement of the Strata Lot as shown on Form 1;

Unit 303, 7728 - 128 Street

Parcel Identifier: 018-236-499

Strata Lot 4 Section 20 Township 2 New Westminster District Plan LMS853 Together with an Interest in the Common Property in proportion to the Unit Entitlement of the Strata Lot as shown on Form 1;

Unit 304, 7728 - 128 Street

Parcel Identifier: 018-236-502

Strata Lot 5 Section 20 Township 2 New Westminster District Plan LMS853 Together with an Interest in the Common Property in proportion to the Unit Entitlement of the Strata Lot as shown on Form 1;

Unit 305, 7728 - 128 Street

Parcel Identifier: 018-236-511

Strata Lot 6 Section 20 Township 2 New Westminster District Plan LMS853 Together with an Interest in the Common Property in proportion to the Unit Entitlement of the Strata Lot as shown on Form 1;

Unit 306, 7728 - 128 Street

Parcel Identifier: 018-236-529

Strata Lot 7 Section 20 Township 2 New Westminster District Plan LMS853 Together with an Interest in the Common Property in proportion to the Unit Entitlement of the Strata Lot as shown on Form 1;

Unit 307, 7728 - 128 Street

Parcel Identifier: 018-236-537

Strata Lot 8 Section 20 Township 2 New Westminster District Plan LMS853 Together with an Interest in the Common Property in proportion to the Unit Entitlement of the Strata Lot as shown on Form 1;

Unit 308, 7728 - 128 Street

Parcel Identifier: 018-236-553

Strata Lot 9 Section 20 Township 2 New Westminster District Plan LMS853 Together with an Interest in the Common Property in proportion to the Unit Entitlement of the Strata Lot as shown on Form 1;

Unit 309, 7728 - 128 Street

Parcel Identifier: 018-236-561

Strata Lot 10 Section 20 Township 2 New Westminster District Plan LMS853 Together with an Interest in the Common Property in proportion to the Unit Entitlement of the Strata Lot as shown on Form 1;

Unit 207A, 7728 - 128 Street

Parcel Identifier: 018-236-570

Strata Lot 11 Section 20 Township 2 New Westminster District Plan LMS853 Together with an Interest in the Common Property in proportion to the Unit Entitlement of the Strata Lot as shown on Form 1;

Unit 206, 7728 - 128 Street

Parcel Identifier: 018-236-588

Strata Lot 12 Section 20 Township 2 New Westminster District Plan LMS853 Together with an Interest in the Common Property in proportion to the Unit Entitlement of the Strata Lot as shown on Form 1;

Unit 205, 7728 - 128 Street

Parcel Identifier: 018-236-596

Strata Lot 13 Section 20 Township 2 New Westminster District Plan LMS853 Together with an Interest in the Common Property in proportion to the Unit Entitlement of the Strata Lot as shown on Form 1;

Unit 204, 7728 - 128 Street

Parcel Identifier: 018-236-600

Strata Lot 14 Section 20 Township 2 New Westminster District Plan LMS853 Together with an Interest in the Common Property in proportion to the Unit Entitlement of the Strata Lot as shown on Form 1;

Unit 203, 7728 - 128 Street

Parcel Identifier: 018-236-618

Strata Lot 15 Section 20 Township 2 New Westminster District Plan LMS853 Together with an Interest in the Common Property in proportion to the Unit Entitlement of the Strata Lot as shown on Form 1;

Unit 202, 7728 - 128 Street

Parcel Identifier: 018-236-626

Strata Lot 16 Section 20 Township 2 New Westminster District Plan LMS853 Together with an Interest in the Common Property in proportion to the Unit Entitlement of the Strata Lot as shown on Form 1;

Unit 202, 7728 - 128 Street

Parcel Identifier: 018-236-634

Strata Lot 17 Section 20 Township 2 New Westminster District Plan LMS853 Together with an Interest in the Common Property in proportion to the Unit Entitlement of the Strata Lot as shown on Form 1;

Unit 201, 7728 - 128 Street

Parcel Identifier: 018-236-642

Strata Lot 18 Section 20 Township 2 New Westminster District Plan LMS853 Together with an Interest in the Common Property in proportion to the Unit Entitlement of the Strata Lot as shown on Form 1;

Unit 201, 7728 - 128 Street

Parcel Identifier: 018-236-651

Strata Lot 19 Section 20 Township 2 New Westminster District Plan LMS853 Together with an Interest in the Common Property in proportion to the Unit Entitlement of the Strata Lot as shown on Form 1;

Unit 210, 7728 - 128 Street

Parcel Identifier: 018-236-669

Strata Lot 20 Section 20 Township 2 New Westminster District Plan LMS853 Together with an Interest in the Common Property in proportion to the Unit Entitlement of the Strata Lot as shown on Form 1;

Unit 209, 7728 - 128 Street

Parcel Identifier: 018-236-677

Strata Lot 21 Section 20 Township 2 New Westminster District Plan LMS853 Together with an Interest in the Common Property in proportion to the Unit Entitlement of the Strata Lot as shown on Form 1;

Unit 208, 7728 - 128 Street

Parcel Identifier: 018-236-685

Strata Lot 22 Section 20 Township 2 New Westminster District Plan LMS853 Together with an Interest in the Common Property in proportion to the Unit Entitlement of the Strata Lot as shown on Form 1;

Unit 206, 7728 - 128 Street

Parcel Identifier: 018-236-693

Strata Lot 23 Section 20 Township 2 New Westminster District Plan LMS853 Together with an Interest in the Common Property in proportion to the Unit Entitlement of the Strata Lot as shown on Form 1;

Unit 207, 7728 - 128 Street

Parcel Identifier: 018-236-707

Strata Lot 24 Section 20 Township 2 New Westminster District Plan LMS853 Together with an Interest in the Common Property in proportion to the Unit Entitlement of the Strata Lot as shown on Form 1; and

Unit 101 - 110, 7728 - 128 Street

Parcel Identifier: 018-236-715

Strata Lot 25 Section 20 Township 2 New Westminster District Plan LMS853 Together with an Interest in the Common Property in proportion to the Unit Entitlement of the Strata Lot as shown on Form 1.

Unit 216, 7728 - 128 Street

(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 development of *light impact industry* and *accessory uses*.

The *Lands* are divided into Blocks A and B as shown on Schedule A, attached hereto and forms part of this By-law, certified correct by Shannon Aldridge, B.C.L.S. on the 22nd day of December, 2010.

B. Permitted Uses

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

1. Block A

- (a) *Light impact industry.*
- (b) *Recycling depots* provided that:
 - i. The use is confined to an enclosed *building*; and
 - ii. The storage of used tires is prohibited.
- (c) *Transportation industry.*
- (d) *Automotive service uses.*
- (e) Automobile painting and body work.
- (f) *Vehicle storage and parking facilities* including truck parking and recreational *vehicle storage*.
- (g) *General service uses* limited to the following:
 - i. Driving schools;
 - ii. *Industrial equipment rental*;
 - iii. Taxi dispatch offices;
 - iv. *Industrial first aid training*; and
 - v. Trade schools.
- (h) *Warehouse uses.*
- (i) *Distribution centres.*

- (j) Office uses limited to the following:
 - i. Architectural and landscape architectural offices;
 - ii. Engineering and surveying offices;
 - iii. General contractor offices;
 - iv. Government offices; and
 - v. Utility company offices.

- (k) *Accessory uses* including the following:
 - i. *Coffee shops* provided that the seating capacity shall not exceed 35 and the said *coffee shop* is not licensed by the Liquor Control and Licensing Act R.S.B.C., 1996 c.267;
 - ii. *Recreation facilities*, excluding go-kart operations, drag racing and rifle ranges;
 - iii. *Community services*;
 - iv. *Child care centres*;
 - v. *Dwelling unit(s)* provided that the *dwelling unit(s)* is (are):
 - a. Contained within the *principal building*;
 - b. Occupied by the owner or a caretaker, for the protection of the businesses permitted;
 - c. Restricted to a maximum of 1 *dwelling unit* in Block A.
 - d. Restricted to a maximum floor area of:
 - (i) 140 square metres [1,500 sq. ft.]; and
 - (ii) Not more than 33% of the total floor area of the *principal building* within which the *dwelling unit* is contained.
 - vi. Sales of rebuilt *vehicles* less than 5,000 kilograms [11,023 lbs.] G.V.W. provided that:
 - a. It is part of an automobile painting and body work business;
 - b. The number of rebuilt *vehicles* ready for sale shall not exceed 5 at any time;

- c. The business operator holds a current and valid Motor Dealer's certificate; and
- d. The business operator is an approved Insurance Corporation of British Columbia salvage buyer.

2. Block B

- (a) *Light impact industry.*
- (b) *Recycling depots* provided that:
 - i. The use is confined to an enclosed *building*; and
 - ii. The storage of used tires is prohibited.
- (c) *Transportation industry.*
- (d) *Automotive service uses.*
- (e) Automobile painting and body work.
- (f) *Vehicle storage and parking facilities* including truck parking and recreational *vehicle storage*.
- (g) *General service uses* limited to the following:
 - i. Driving schools;
 - ii. *Industrial equipment rental*;
 - iii. Taxi dispatch offices;
 - iv. *Industrial* first aid training;
 - v. Trade schools; and
 - vi. Packaging, delivering, mailing, photocopying and moving service business provided that:
 - a. No more than one such business may be on the *Lands*; and
 - b. The total floor area of such business shall not exceed 604 square metres [6,500 sq.ft.].
- (h) *Warehouse uses.*
- (i) *Distribution centres.*
- (j) Office uses limited to the following:

- i. Architectural and landscape architectural offices;
 - ii. Engineering and surveying offices;
 - iii. General contractor offices;
 - iv. Government offices; and
 - v. Utility company offices.
- (k) *Accessory uses* including the following:
- i. *Coffee shops* provided that the seating capacity shall not exceed 35 and the said *coffee shop* is not licensed by the Liquor Control and Licensing Act R.S.B.C., 1996 c.267;
 - ii. *Recreation facilities*, excluding go-kart operations, drag racing and rifle ranges;
 - iii. *Community services*;
 - iv. *Child care centres*;
 - v. *Dwelling unit(s)* provided that the *dwelling unit(s)* is (are):
 - a. Contained within the *principal building*;
 - b. Occupied by the owner or a caretaker, for the protection of the businesses permitted;
 - c. Restricted to a maximum of 1 *dwelling unit* in Block B:
 - d. Restricted to a maximum floor area of:
 - (i) 140 square metres [1,500 sq. ft.]; and
 - (ii) Not more than 33% of the total floor area of the *principal building* within which the *dwelling unit* is contained.
 - vi. Sales of rebuilt *vehicles* less than 5,000 kilograms [11,023 lbs.] *G.V.W.* provided that:
 - a. It is part of an automobile painting and body work business;
 - b. The number of rebuilt *vehicles* ready for sale shall not exceed 5 at any time;

- c. The business operator holds a current and valid Motor Dealer's certificate; and
 - d. The business operator is an approved Insurance Corporation of British Columbia salvage buyer.
- vii. *Eating establishment, excluding coffee shop, provided:*
- a. There is a maximum of 30 seats or a floor area of 57.6 square metres [620 sq.ft.], whichever is less;
 - b. There is not more than one *eating establishment* in Block B; and
 - c. It is limited to the hatched area shown on Schedule B, attached hereto and forms part of this By-law, certified correct by Shannon Aldridge, B.C.L.S. on the 6th day of January, 2011.

C. Lot Area

Not applicable to this Zone.

D. Density

1. The maximum *floor area ratio* shall not exceed 1.00
2. Despite the definition of *floor area ratio* in Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended, where the *Lands* are stratified for the purposes of application of Section D.1 of this Zone, *floor area ratio* shall be calculated based on the cumulative floor areas of all the *buildings* divided by the area of the parent *lot* from which strata lots were created.

E. Lot Coverage

1. The *lot coverage* shall not exceed 60%.
2. Despite the definition of *lot coverage* in Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended, where the *Lands* are stratified for the purposes of application of Section E.1 of this Zone, *lot coverage* shall be calculate based as a percentage of the horizontal areas of all the *buildings* to the area of the parent *lot* from which strata lots were created.

F. Yards and Setbacks

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

Use	Setback	Front Yard	Rear Yard	Side Yard	Side Yard on Flanking Street
<i>Principal and Accessory Buildings and Structures</i>		7.5 m. [25 ft.]	1.5 m. [5 ft.]	1.5 m. [5 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.

2. Despite the definition of *setbacks* in Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended, where the *Lands* are stratified, for the purposes of application for Section F.1 of this Zone, *setbacks* shall be determined based on the *lot lines* of the parent *lot* from which strata lots were created.

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 18 metres [60 feet].
2. *Accessory buildings and structures*: The *building height* shall not exceed 6 metres [20 feet].

H. Off-Street Parking

Refer to Part 5 Off-Street Parking of Surrey Zoning By-law, 1993, No. 12000, as amended.

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 1.5 metres [5 ft.] in width shall be provided within the *lot*.
3. The boulevard areas of *highways* abutting a *lot* shall be seeded or sodded with grass on the side of the *highway* abutting the *lot*, except at *driveways*.

4. Screen planting at least 1.5 metres [5 ft.] high in a strip at least 1.5 metres [5 ft.] wide, or a solid decorative fence at least 1.5 metres [5 ft.] high shall be provided along all *lot lines* separating the developed portion of the *lot* from any *residential lot*.
5. Loading areas, garbage containers and *passive recycling containers* shall be screened from any adjacent *residential lot*, to a height of at least 2.5 metres [8 ft.] by *buildings*, a *landscaping* screen, a solid decorative fence, or a combination thereof.
6. Open display and storage including the outdoor storage of damaged or *wrecked vehicles* shall 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.].

J. Special Regulations

1. Land and *structures* shall be used for the uses permitted in this Zone only if such uses:
 - (a) Constitute no unusual fire, explosion or safety hazard;
 - (b) Do not emit noise in excess of 70 dB measured at any point on any boundary of the *lot* on which the use is located, provided that where a *lot* abuts a *lot* other than an *industrial lot* the noise level shall not exceed 60 dB; and
 - (c) Do not produce heat or glare perceptible from any *lot line* of the *lot* on which the use is located.
2. Outdoor storage of any goods, materials or supplies is specifically prohibited between the front of the *principal building* and the *highway*, excluding *vehicles* exceeding 5,000 kilograms [11,023 lbs.] *G.V.W.* which are intended for sale.
3. The storage of damaged or *wrecked vehicles* shall only be permitted within a *building*.
4. Garbage containers and *passive recycling containers* shall not be located within any required *setback* adjacent any *residential lot*.
5. *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*.
6. *Eating establishments*, excluding *coffee shops*, shall have a separate entry and be physically separated by a wall from any other use.

K. Subdivision

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

<i>Lot Size</i>	<i>Lot Width</i>	<i>Lot Depth</i>
1,800 sq. m. [0.5 acre]	30 metres [100 ft]	30 metres [100 ft.]

Dimensions shall be measured in accordance with Section E.21, Part 4 General Provisions of 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 IL Zone as set forth in the Surrey Subdivision and Development By-law, 1986, No. 8830, as amended.
3. General provisions are as set out in Part 4 General Provisions, of Surrey Zoning By-law, 1993, No. 12000, as amended.
4. Additional off-street parking requirements are as set out in Part 5 Off-Street Parking and Loading/Unloading, of Surrey Zoning By-law, 1993, No. 12000, as amended.
5. Sign regulations are as set out in Surrey Sign By-law, 1999, No. 13656, as amended.
6. Special *building setbacks* are as set out in Part 7 Special Building Setbacks, of Surrey Zoning By-law, 1993, No. 12000, as amended.
7. *Building* permits shall be subject to the Surrey Building By-law, 1987, No. 9011, as amended and the Surrey Development Cost Charge By-law, 2010, No. 17111, as may be amended or replaced from time to time, and the development cost charges shall be based on the IL Zone.
8. Surrey Tree Protection By-law, 2006, No. 16100, as amended.

- 9. Development permits may be required in accordance with the *Surrey Official Community Plan, 1996*, By-law No. 12900, as amended.
- 10. 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.
- 11. Provincial licensing of licensed premises is regulated by the Liquor Control and Licensing Act, R.S.B.C. 1996, Chapter 267, as amended.

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 STRATA LOTS 1 TO 24 AND THE COMMON PROPERTY OF STRATA PLAN LMS853, SEC 20 TP 2 NWD

Civic Address: 7728 128th St. Surrey, B.C.

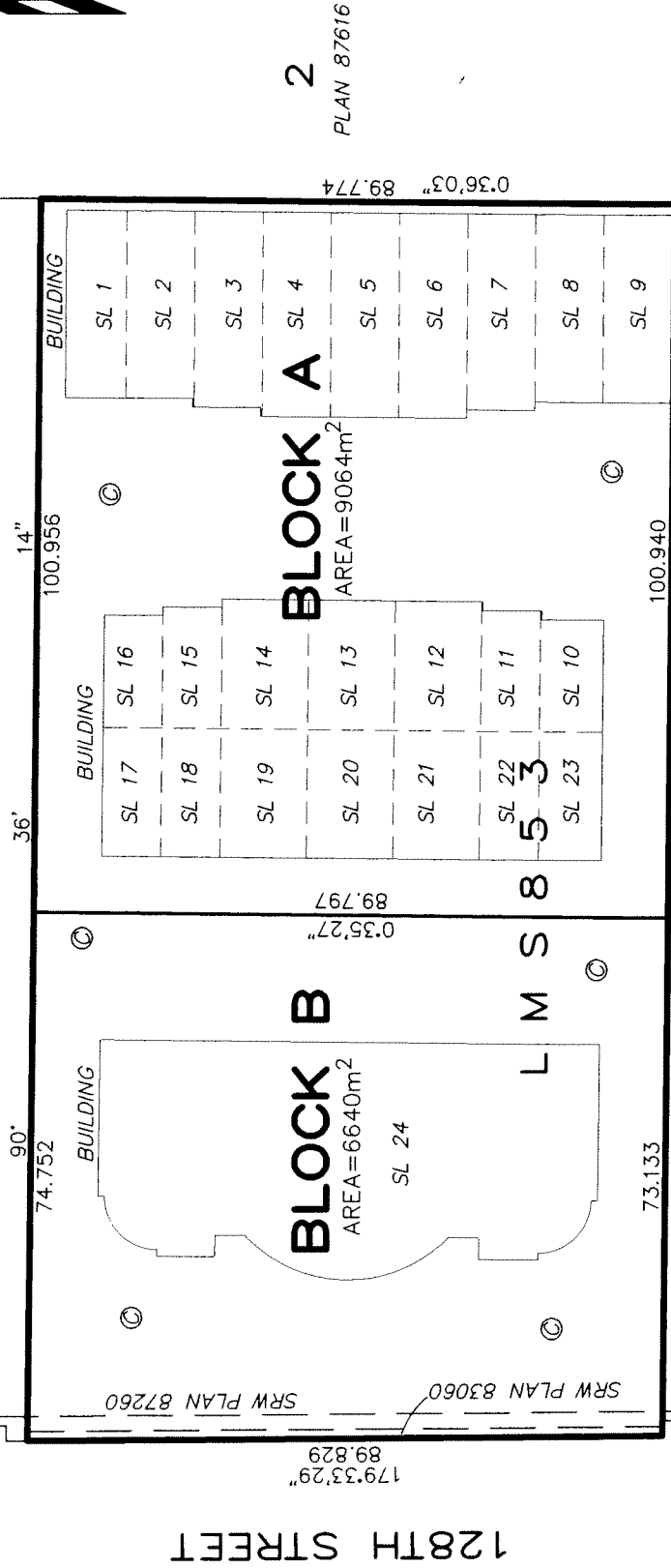
SCALE 1 : 1000



ALL DISTANCES ARE IN METRES



LMS1181



2
PLAN 87616

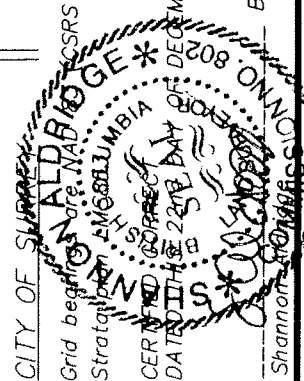
CITY OF SURREY
Grid beginning with NAD 83 (CSRS 2005) derived from
Stratification, Vancouver, B.C.

REM NWS3244
LMS2987

- LEGEND**
- © DENOTES COMMON PROPERTY
 - SL DENOTES STRATA LOT



FILE: 6734-BZ



THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT

The intended plot size of this plan is 280mm in width and 216mm in height (A size) when plotted at a scale of 1:1000.

**SURVEY PLAN TO ACCOMPANY CITY OF SURREY BYLAW _____ OF
PORTION OF STRATA LOT 24 STRATA PLAN LMS853 SECTION
20 TOWNSHIP 2 N.W.D.**

B.C.G.S. 92G.016

FIRST FLOOR

INTEGRATED SURVEY AREA No. 1 SURREY

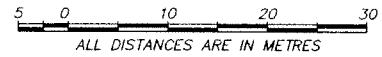
THIS PLAN SHOWS GROUND LEVEL MEASURED DISTANCES.
PRIOR TO COMPUTATION OF U.T.M. COORDINATES MULTIPLY
BY COMBINED FACTOR OF 0.99959695
GRID BEARINGS ARE DERIVED FROM PLAN LMS853

LEGEND

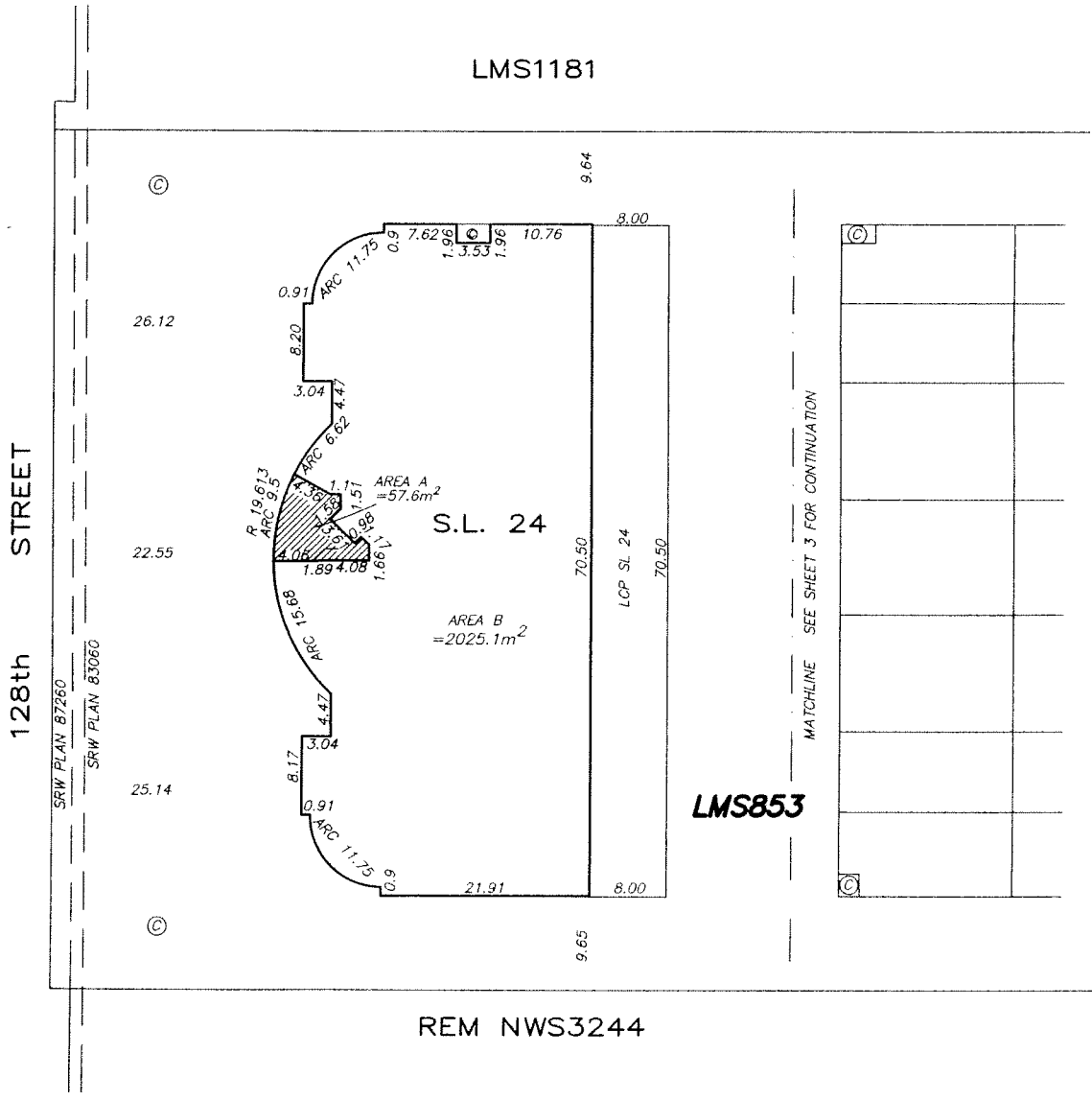
m² DENOTES SQUARE METRES



SCALE 1 : 500



LMS1181



CERTIFIED TRUE AND CORRECT
DATED 15th JANUARY, 2011.



B.C.L.S.

THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT



FILE: 6734-SL24

**SURVEY PLAN TO ACCOMPANY CITY OF SURREY
REZONING BYLAW _____ OF STRATA LOTS 1 TO 24
AND THE COMMON PROPERTY OF STRATA PLAN LMS853,
SEC 20 TP 2 NWD**

Civic Address: 7728 128th St. Surrey, B.C.

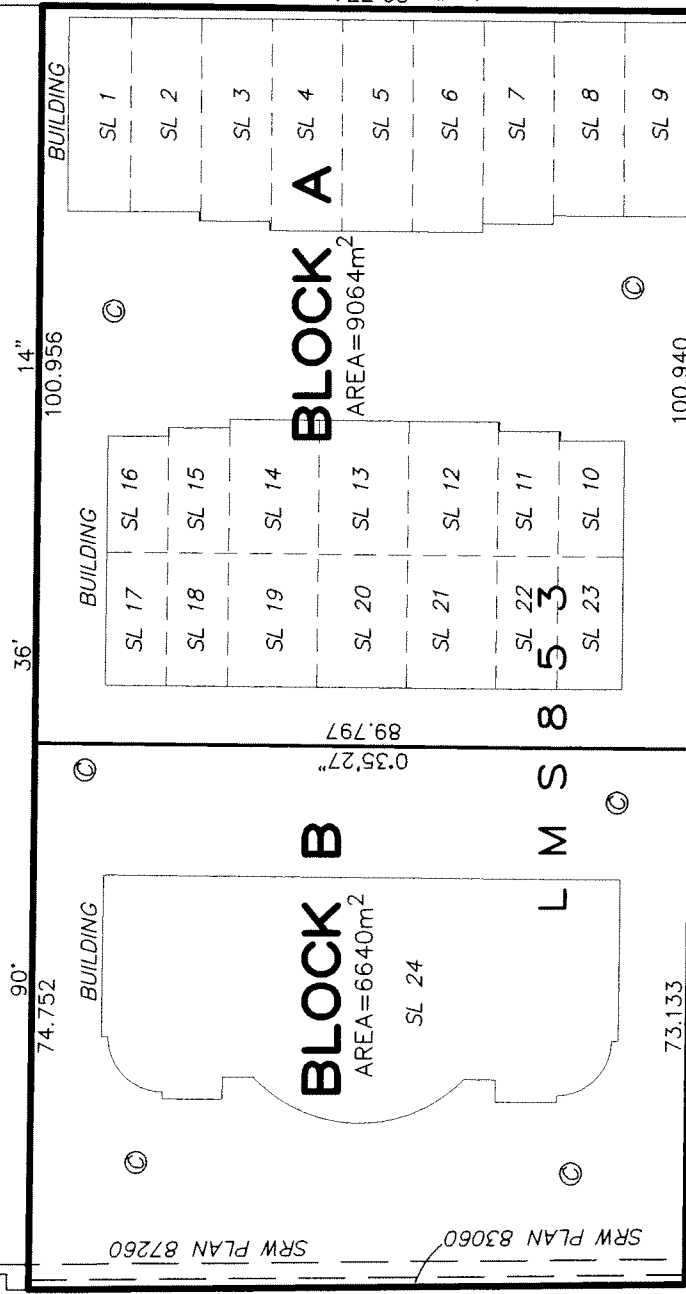
SCALE 1 : 1000



ALL DISTANCES ARE IN METRES



LMS1181



2
PLAN 87616

CITY OF SURREY
Grid beginning with NAD 83 (CSRS 2005) derived from
Strataplan, N.W. B.C. 2005

CERTIFIED CORRECT
DATED THIS 22ND DAY OF DECEMBER, 2010.

Shannon MacDonald
B.C.L.S.

REM NWS3244
LMS2987

- LEGEND**
- ⊙ DENOTES COMMON PROPERTY
 - SL DENOTES STRATA LOT

THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT

The intended print size of this plan is 280mm in width and 216mm in height (A size) when plotted at a scale of 1:1000.

