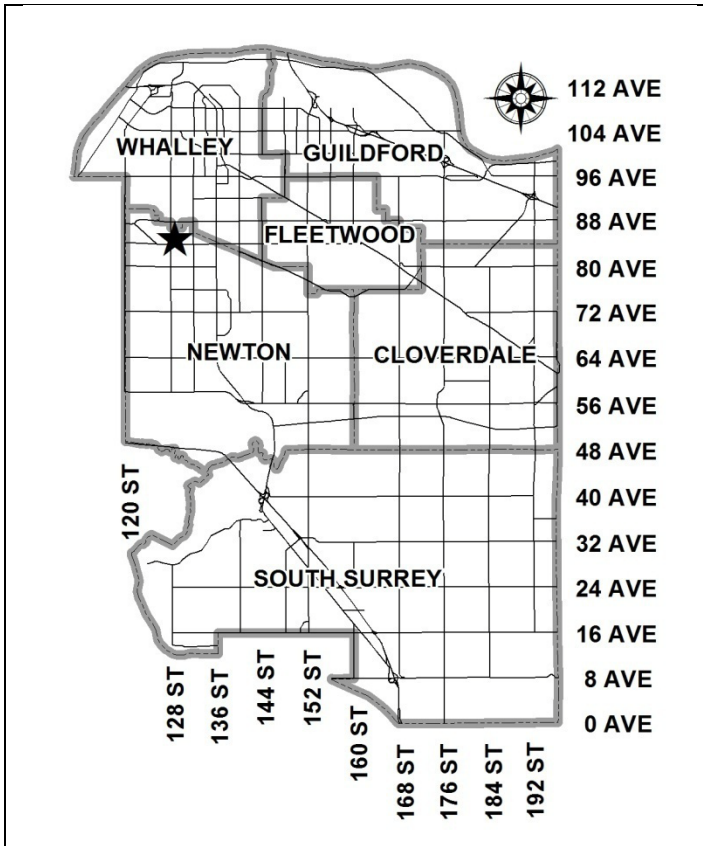


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7911-0145-00

Planning Report Date: July 11, 2011



PROPOSAL:

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

in order to permit the addition of a banquet hall facility within the existing industrial building on the site as an accessory use to increase the maximum allowable distance to required parking spaces.

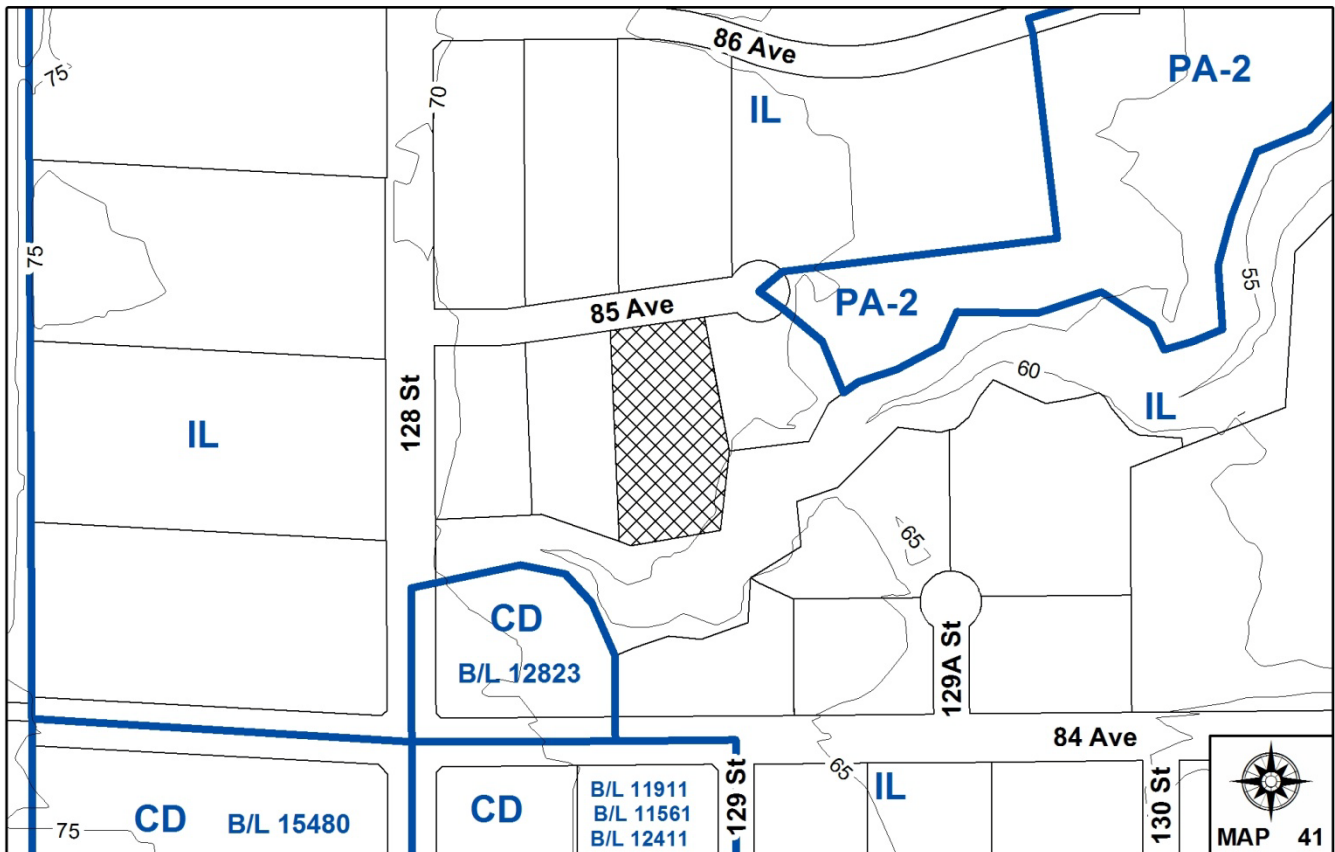
LOCATION: 12876 -85 Avenue

OWNER: 0707890 B.C. Ltd.

ZONING: IL

OCP DESIGNATION: Industrial

LAP DESIGNATION: Industrial



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The zoning by-law states that all required parking spaces shall be located on the same lot as the uses they serve or on a lot within 200 metres (655 ft.) of the uses they serve. To meet the parking requirements for the proposed banquet hall on the subject site, the applicant is proposing overflow parking on a lot (8632 – 128 Street) that is 300 metres (985 ft.) from the subject site. To accommodate this parking arrangement, a Development Variance Permit (DVP) is proposed to increase the maximum allowable distance from which parking spaces can be located from 200 metres (655 ft.) to 300 metres (985 ft.).

RATIONALE OF RECOMMENDATION

- Complies with OCP Designation.
- The applicant has advised that there is a strong demand for this type of banquet facility in the area.
- The proposed banquet facility will be an accessory use on the property. The principal use on the site will continue to be a warehouse use.
- The Business Park Industrial Zone (IB) allows eating establishments as an accessory use, without limitations on seating capacity, and the IB Zone is permitted under the Industrial OCP designation.
- The proposed banquet hall will operate in the evening on weekdays and on the weekends when industrial operations are typically closed. As such, the proposed banquet hall can make more efficient use of parking stalls on the subject site and in the adjacent area by utilizing them when they would otherwise be empty.
- The applicant is proposing to improve the landscaping on the property.
- The applicant proposes to install appropriate way-finding signage and run a shuttle service to/from the parking areas to address way-finding and accessibility issues. The requirement for a shuttle service will be a condition of business license issuance for the banquet hall.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the subject site from "Light Impact Industrial Zone (IL)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7911-0145-00, (Appendix V) varying the following, to proceed to Public Notification:
 - (a) to increase the maximum distance from which parking spaces may be located from the uses they serve from 200 metres (655 ft.) to 300 metres (985 ft.).
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 a finalized landscaping plan to the specifications and satisfaction of the Planning and Development Department;
 - (c) registration of shared access easements and parking agreements with the properties at 8484 – 128 Street and 8632 – 128 Street;
 - (d) registration of a Section 219 Restrictive Covenant ensuring that the proposed banquet hall will not operate during normal workday hours (i.e. 8:00 am to 5:00 pm Monday to Friday); and
 - (e) the applicant provide signage and shuttle service details to ensure adequate way-finding and convenient access to/from the proposed overflow parking locations to the satisfaction of the Planning and Development Department.

REFERRALS

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

SITE CHARACTERISTICS

Existing Land Use: Industrial building

Adjacent Area:

Direction	Existing Use	OCP/LAP Designation	Existing Zone
North (Across 85 Avenue):	Industrial building	Industrial/Industrial	IL
East	Industrial building	Industrial/Industrial	IL
South	Industrial building	Industrial/Industrial	CD
West	Industrial building	Industrial/Industrial	IL

DEVELOPMENT CONSIDERATIONSBackground and Site Context

- The subject site is located on the south side of 85 Avenue, just east of 128 Street. The site is currently zoned "Light Impact Industrial Zone (IL)" and is occupied by an industrial building. The site is also designated "Industrial" in the Official Community Plan (OCP). Neighbouring properties to the north, south, east, and west are also zoned and designated for industrial uses and occupied by industrial buildings.
- The existing industrial building on the site is 3,775 square metres (40,635 sq.ft.) in total floor area and houses warehouse uses.

Proposed Banquet Hall

- The applicant proposes to add a 1,721 square metre (18,525 sq.ft.) banquet hall within the existing industrial building on the site. The banquet hall will have seating capacity for approximately 740 guests and will also include kitchen facilities, washrooms, preparation rooms, reception areas, a sweet shop, and storage areas. The remaining 2,054 square metres (22,110 sq.ft.) of the building will remain warehouse use.
- The IL Zone permits small coffee shops with a maximum of 35 seats but does not permit larger eating establishments and as such the applicant proposes to rezone the property to a Comprehensive Development (CD) Zone to accommodate the proposed banquet hall.

Proposed CD Zone

- The proposed CD Zone is identical to the IL Zone with the exception that an eating establishment with a maximum floor area of 1,725 square metres (18,600 sq.ft) has been added as a permitted accessory use to accommodate the proposed banquet hall facility.
- The proposed banquet hall facility has merits at this location for the following reasons:
 - The applicant has advised that there is a strong demand for this type of banquet facility in the area;

- The proposed banquet facility will be an accessory use on the property. The banquet hall represents 46% of the total building floor area. The principal use on the site will continue to be warehouse use (54%);
- The Business Park Industrial Zone (IB) allows eating establishments as an accessory use, without limitations on seating capacity, and the IB Zone is permitted under the Industrial OCP designation;
- The proposed banquet hall will operate in the evening on weekdays and on the weekends when industrial operations are typically closed. As such, the proposed banquet hall can make more efficient use of parking stalls on the subject site and in the adjacent area by utilizing them when they would otherwise be empty; and
- The applicant is proposing to improve the landscaping on the property. Final landscaping details will be required prior to final adoption of the rezoning by-law.

Parking

- The proposed banquet hall facility requires 185 parking spaces and the warehousing operations require 25 parking spaces, bringing the total parking requirement to 210 parking spaces. The Zoning by-law includes a provision for shared parking when the peak parking demand for two or more establishments occur at different periods of the day. Since the proposed banquet hall facility will operate only on weekday evenings and on weekends and the industrial operations predominantly operate during typical workday hours, the shared parking provision applies. Under the shared parking provision, the total parking requirement can be reduced by 25%. As such, the total parking requirement is 158 parking spaces.
- There are a total of 62 parking spaces available on the subject site, leaving a shortfall of 96 parking spaces. To address this parking shortfall, the applicant has arranged a shared parking agreement with other industrial properties in the area. The applicant has arranged to make use of 34 parking spaces on the property at 8484 – 128 Street and an additional 70 parking spaces on the property at 8632 – 128 Street. This totals an additional 104 parking spaces, which exceeds the 96 required.
- Since the proposed overflow parking areas are not located immediately adjacent to the subject site, way-finding and walking distances are an issue. To address this issue, the applicant proposes to install appropriate way-finding signage and run a shuttle service to/from the parking areas. Details on the signage and shuttle service will be addressed prior to final adoption of the rezoning by-law. The requirement for a shuttle service will be a condition of business license issuance for the banquet hall.

PRE-NOTIFICATION

- Pre-notification letters were sent on June 29, 2011 and a development proposal sign was erected on the property. Staff received no response.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To increase the maximum distance from which parking spaces may be located from the uses they serve from 200 metres (655 ft.) to 300 metres (985 ft.).

Applicant's Reasons:

- To address the shortage of parking required to accommodate the proposed banquet hall facility on the subject site, the applicant has arranged a shared parking agreement with other industrial properties in the area. The applicant has arranged to make use of 34 parking spaces on the property at 8484 – 128 Street, which is 80 metres (265 ft.) from the subject site, and an additional 70 parking spaces on the property at 8632 – 128 Street, which is 300 metres (985 ft.) from the subject site.

Staff Comments:

- The zoning by-law states that all required parking spaces shall be located on the same lot as the uses they serve or on a lot within 200 metres (655 ft.) of the uses they serve. Since one of the proposed overflow parking lots (8632 – 128 Street) is 300 metres (985 ft.) from the subject site, a Development Variance Permit (DVP) is proposed to increase the maximum distance from which parking spaces can be located from 200 metres (655 ft.) to 300 metres (985 ft.).
- To accommodate the increased walking distance, the applicant proposed to operate a shuttle service to/from the parking areas. Details on the shuttle service will be addressed prior to final adoption of the rezoning by-law. The requirement for a shuttle service will be a condition of business license issuance for the banquet hall.

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 Site Plan, Building Elevations, and Parking Plan
Appendix III.	Engineering Summary
Appendix IV	Proposed CD By-law
Appendix V	Development Variance Permit No. 7911-0145-00

INFORMATION AVAILABLE ON FILE

- Complete set of Architectural Plans prepared by WG Architecture Inc. dated June 2011.

original signed by Nicholas Lai

Jean Lamontagne
General Manager
Planning and Development

RG/kms

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. 7/7/11 11:51 AM

DEVELOPMENT DATA SHEET

Proposed Zoning: CD

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		
Road Widening area		
Undevelopable area		
Net Total	6,996 m ²	
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	60%	49%
Paved & Hard Surfaced Areas		
Total Site Coverage		
SETBACKS (in metres)		
Front	7.5 metres	14.5 metres
Rear	7.5 metres	12.5 metres
Side #1 (E)	7.5 metres	12.0 metres
Side #2 (W)	0 metres	1.2 metres
BUILDING HEIGHT (in metres/storeys)		
Principal	18 metres	7.0 metres
Accessory		
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
FLOOR AREA: Residential		
FLOOR AREA: Commercial		
Banquet Hall		1,721 m ²
Total		1,721 m ²
FLOOR AREA: Industrial		2,034 m ²
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA	6,996 m ²	3,755 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	0.54
AMENITY SPACE (area in square metres)		
Indoor		
Outdoor		
PARKING (number of stalls)		
Banquet Hall	185	185
Industrial	25	25
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors		
Institutional		
Total Number of Parking Spaces	158 (75% reduction permitted for shared parking)	166 (62 on site and 104 shared parking)
Number of disabled stalls		
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
---------------	----	---------------------------------	----

COMMERCIAL - BANQUET HALL AND INDUSTRIAL PROJECT

12876 - 85 AVE.
SURREY, B.C.

LIST OF DRAWINGS:

- A 101 TITLE PAGE
- A 102 SITE PLAN STATISTICS
- A 103 SITE PLAN
- A 104 SITE PLAN
- A 201 BUILDING FLOOR PLAN
- A 301 BUILDING ELEVATIONS

JUNE 2011 - ISSUED FOR DEVELOPMENT PERMIT APPLICATION

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No Date Revision Details



**W G
ARCHITECTURE
INC**

1030 - 470 GRANVILLE STREET
VANCOUVER, B.C. V6C 1V5
TEL: (604) 683 7432
FAX: (604) 683 7494

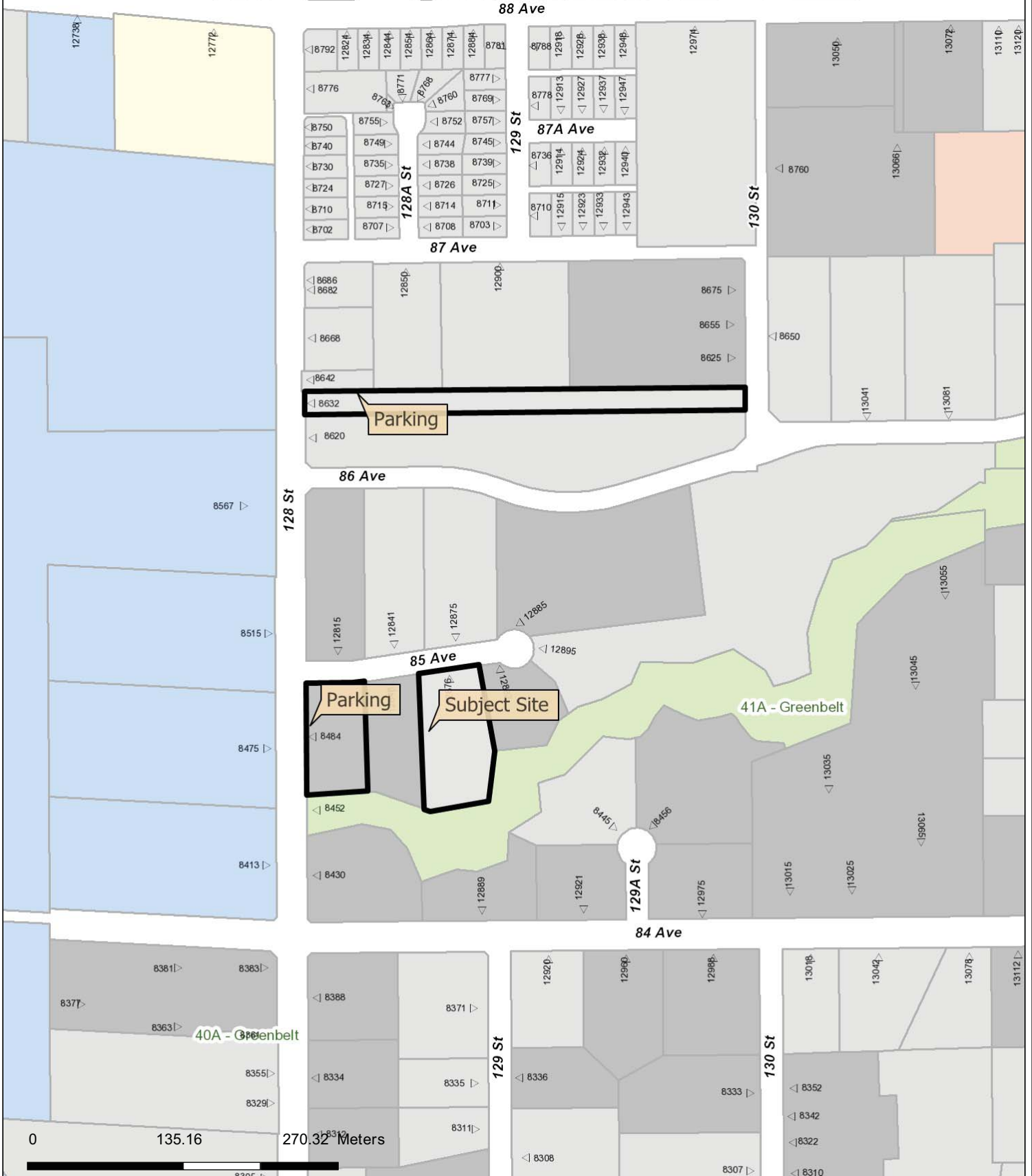
Project No.

COMMERCIAL AND
INDUSTRIAL
PROJECT
12876 - 85 AVE SURREY, B.C.

Drawing Title

TITLE PAGE

<small>Date</small>	<small>Project Number</small>
JUNE 2011	1103
<small>Drawn By</small>	<small>Approved By</small>
NTS	WG
<small>Drawn By</small>	<small>Approved By</small>
WG	WG
<small>Project Number</small>	<small>Sheet Number</small>
1103	A101



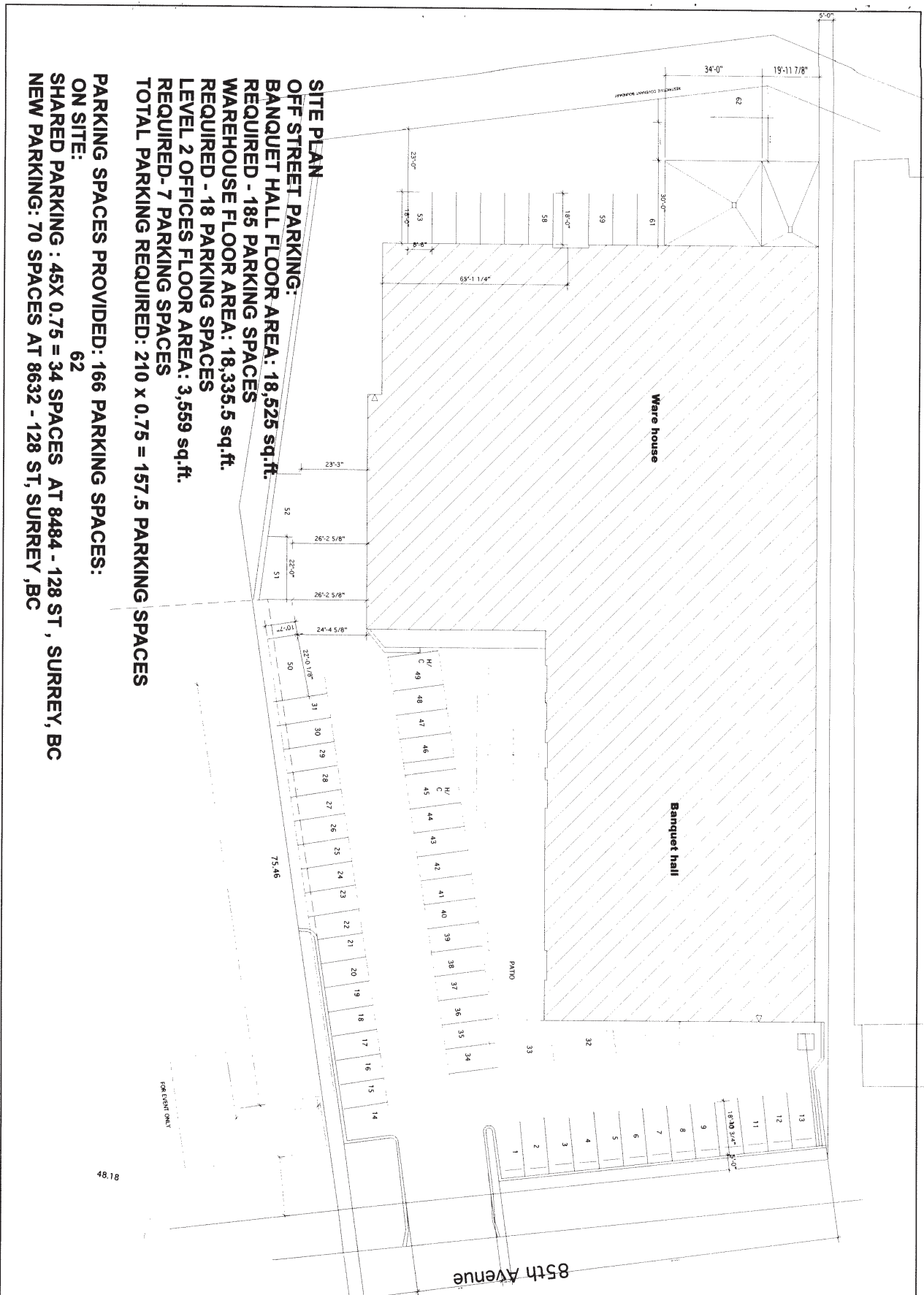
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Enter Map Description



Scale: 1: 4,505

Map created on: Wednesday, 06 July 2011



SITE PLAN
OFF STREET PARKING:
BANQUET HALL FLOOR AREA: 18,525 sq.ft.
REQUIRED - 185 PARKING SPACES
WAREHOUSE FLOOR AREA: 18,335.5 sq.ft.
REQUIRED - 18 PARKING SPACES
LEVEL 2 OFFICES FLOOR AREA: 3,559 sq.ft.
REQUIRED- 7 PARKING SPACES
TOTAL PARKING REQUIRED: 210 x 0.75 = 157.5 PARKING SPACES

PARKING SPACES PROVIDED: 166 PARKING SPACES:
ON SITE: 62
SHARED PARKING : 45X 0.75 = 34 SPACES AT 8484 - 128 ST , SURREY, BC
NEW PARKING: 70 SPACES AT 8632 - 128 ST, SURREY ,BC

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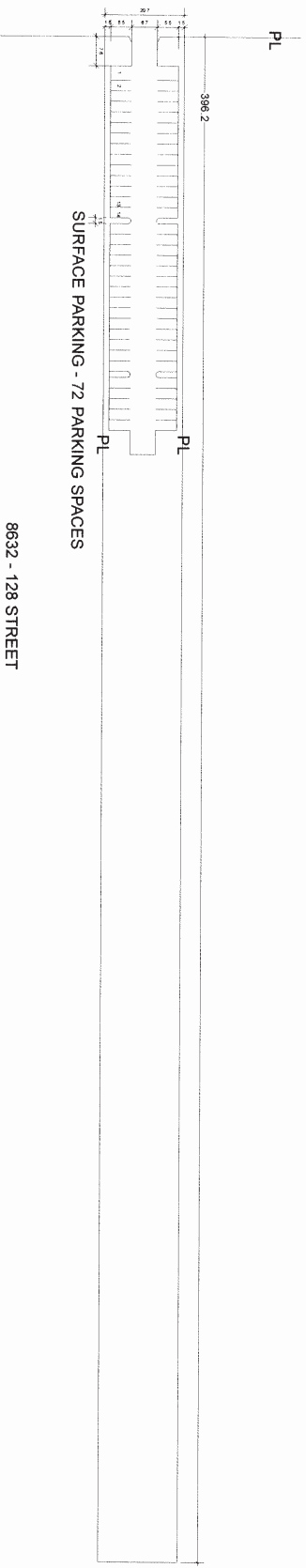
W.G. ARCHITECTURE INC.
 1035 - 470 GRANVILLE STREET
 VANCOUVER, B.C. V6C 1S3
 TEL: (604) 683 7884
 FAX: (604) 683 7884

Project:
COMMERCIAL / INDUSTRIAL PARKING AT 85 - AVE. SURREY, BC

Drawing Title	SCHEMATIC SITE PLAN	
Date	Project No.	
Scale	1" = 40'	Drawing No.
Drawn By	VA	A102
Checked By	WG	



128 ST.



8632 - 128 STREET
SURREY
V3W4G5

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No.	Date	Revision Details



W G ARCHITECTURE INC
1030 - 47th GRANVILLE STREET
VANCOUVER, B.C. V6C 1V5
TEL: (604) 317 2278
FAX: (604) 680 7424

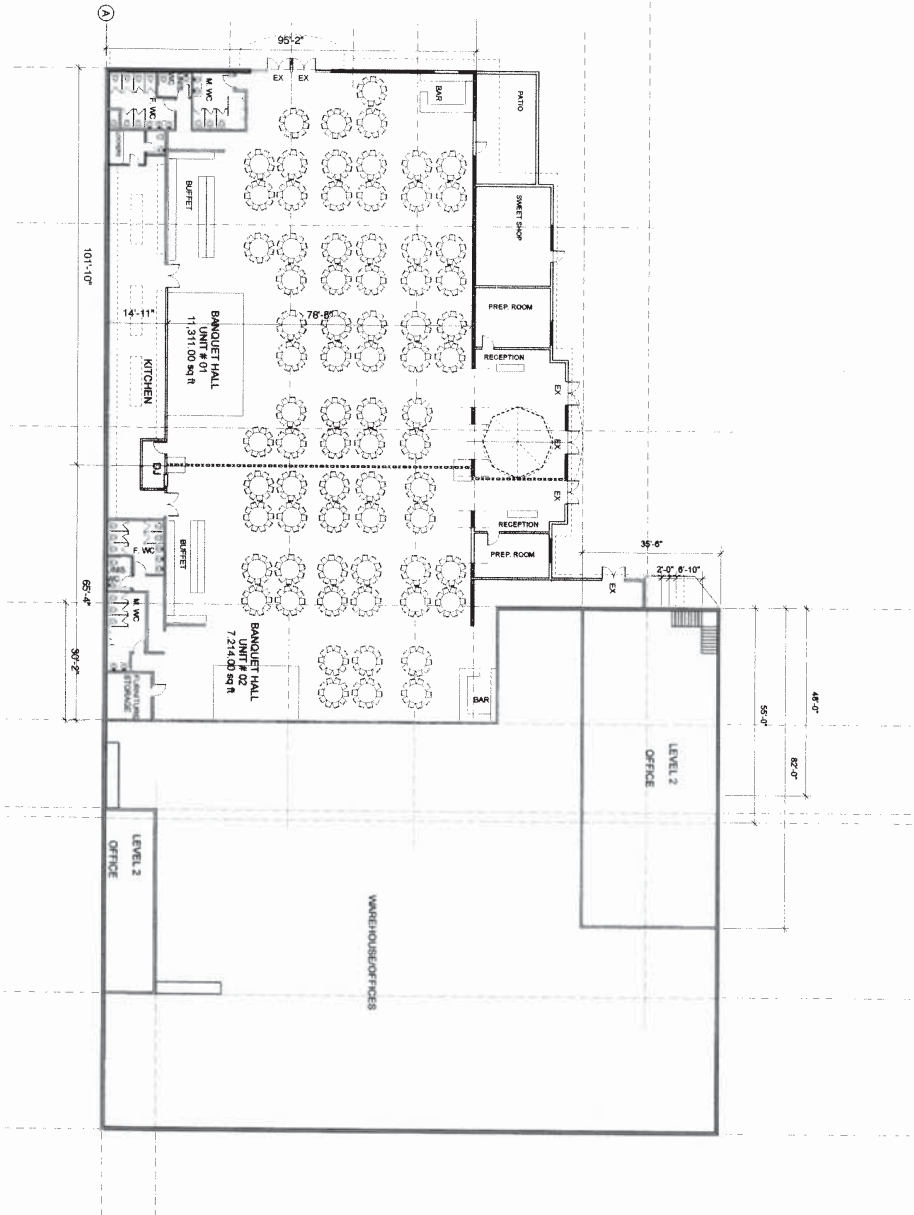
Project Title
**8632 - 128 STREET
SURREY
V3W4G5**

Drawing Title
SITE PLAN

Date	Project Number
April 2011	1103
Scale	1/8" = 1' - 0"
Drawn By	MC
Checked By	
Approved By	
	A104



BUILDING
LEVEL 1 FLOOR PLAN
BANQUET HALL : 18,526 sq.ft.
WAREHOUSE: 18,336.5 sq.ft.
LEVEL 2, OFFICES: 3,559 sq.ft.



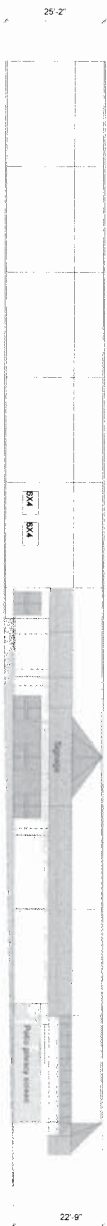
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No.	Date	Revisions/Changes	No.	Date	Revisions/Changes

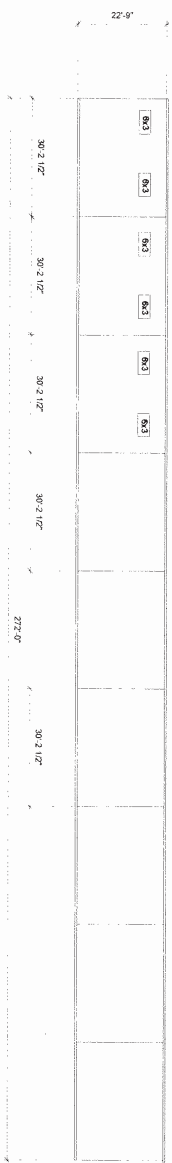
W G ARCHITECTURE INC
 1800 W. BROADWAY STREET
 SUITE 1000
 HOUSTON, TEXAS 77002
 TEL: 281.888.7888
 FAX: 281.888.7888

Project:	COMMERCIAL PROJECT	Date:	MARCH 14, 2011
Client:	12878 - 88 AVE SURREY, B.C.	Scale:	1/16" = 1'-0"
Drawing Title:	BUILDING MODIFICATION FLOOR PLAN	Drawn By:	MG, AJM
		Approved By:	MG

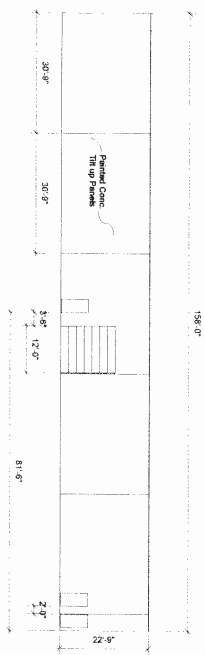
Project No. **A201**



EAST ELEVATION



WEST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION

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<p>WG ARCHITECTURE INC 12378 - 45 AVENUE SURREY, B.C. TEL: (604) 591 2278 FAX: (604) 591 7844</p>									
<p>Project: COMMERCIAL & INDUSTRIAL 12378 - 45 AVENUE SURREY, B.C.</p>					<p>Date: JUN 22 2011 Scale: 1/8"=1'-0" Drawn By: J.S./AM Approved By: NO</p>				
<p>Drawn Title: ELEVATIONS</p>					<p>Project No: 1103 Drawing No: A301</p>				

APPENDIX III

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

FROM: **Acting Development Services Manager, Engineering Department**

DATE: **July 7, 2011** PROJECT FILE: **7811-0145-00**

RE: **Engineering Requirements (Commercial/Industrial)
Location: 12876 85 Ave**

REZONE

Property and Right-of-Way Requirements

- There are no property or Right-of-way requirements as part of the Rezone.

Works and Services

- Complete a Traffic Impact Study (TIS) for the proposed use.
- Construct 1.5 m sidewalk fronting site.
- Construct off-site improvements as recommended by the TIS which may include way-finding signage, intersection improvements at 85 Avenue and 128 Street, sidewalk extension to 128 street.

No Servicing Agreement is anticipated to be required prior to Rezone.

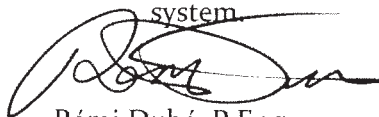
DEVELOPMENT VARIANCE PERMIT

The following issues are to be addressed as a condition of issuance of the Development Variance Permit:

- The applicant is to complete an evaluation of the Parking requirements for the proposed use; and
- Registration of Shared Access and Parking Agreements to meet the parking requirements recommended in the evaluation.

The following requirements will be triggered through the subsequent Building Permit application process:

- Construct concrete let down at driveway access
- Confirm if existing stormwater outfall to creek is acceptable with respect to erosion, stability and environmental issues. Modify outfall to creek or connect to 85 avenue system.



Rémi Dubé, P.Eng.
Acting Development Services Manager

RD

CITY OF SURREY

BY-LAW NO. _____

APPENDIX IV

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 ZONE (IL)

TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

Parcel Identifier: 018-054-153
Lot 3 Section 29 Township 2 New Westminster District Plan LMP7746

12876 - 85 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 development of *light impact industry, transportation industry, warehouses, distribution centres*, limited office and service uses and *eating establishment*.

B. Permitted Uses

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

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

3. *Transportation industry.*
4. *Automotive service uses.*
5. Automobile painting and body work.
6. *Vehicle storage and parking facilities* including truck parking and recreational *vehicle storage.*
7. *General service uses* limited to the following:
 - (a) Driving schools;
 - (b) *Industrial equipment rentals;*
 - (c) Taxi dispatch offices;
 - (d) Industrial first aid training; and
 - (e) Trade schools.
8. *Warehouse uses.*
9. *Distribution centres.*
10. Office uses limited to the following:
 - (a) Architectural and landscape architectural offices;
 - (b) Engineering and surveying offices;
 - (c) General contractor offices;
 - (d) Government offices; and
 - (e) Utility company offices.
11. *Accessory uses* including the following:
 - (a) *Eating establishments*, excluding *drive-through restaurants* and provided that the total combined floor area of all *eating establishments* on a *lot* shall not exceed 1,725 square metres [18,600 sq.ft.];
 - (b) *Recreation facilities*, excluding go-kart operations, drag racing and rifle ranges;
 - (c) *Community services;*
 - (d) *Assembly halls* limited to *churches*, provided that:

- i. The *church* does not exceed a total floor area of 700 square metres (7,500 sq. ft.);
 - ii. The *church* accommodates a maximum of 300 seats; and
 - iii. There is not more than one *church* on a *lot*.
- (e) Sales of rebuilt *vehicles* less than 5,000 kilograms [11,023 lbs.] G.V.W. provided that:
- i. It is part of an automobile painting and body work business;
 - ii. The number of rebuilt vehicles ready for sale shall not exceed 5 at any time;
 - iii. The business operator holds a current and valid Motor Dealer's certificate; and
 - iv. The business operator is an approved Insurance Corporation of British Columbia Salvage Buyer.
- (f) *Child care centres*; and
- (g) *Dwelling unit(s)* provided that the *dwelling unit(s)* is (are):
- i. Contained within the *principal building*;
 - ii. Occupied by the owner or a caretaker, for the protection of the businesses permitted;
 - iii. Restricted to a maximum number of:
 - a. One *dwelling unit* in each *principal building* less than 2,800 square metres [30,000 sq. ft.] in floor area;
 - b. Two *dwelling units* in each *principal building* of 2,800 square metres [30,000 sq. ft.] or greater in floor area; and
 - c. Notwithstanding Sub-sections B.11 (g) iii.a. and iii.b., the maximum number shall be two *dwelling units* for *lots* less than 4.0 hectares [10 acres] in area and three *dwelling units* for *lots* equal to or greater than 4.0 hectares [10 acres] in area.
 - iv. Restricted to a maximum floor area of:
 - a. 140 square metres [1,500 sq. ft.] for one (first) *dwelling unit* on a *lot* and where a *lot* has been subdivided by a strata plan then there shall only be one 140-square metre [1,500- sq. ft.] *dwelling unit* within the strata plan;

- b. 90 square metres [970 sq. ft.] for each additional *dwelling unit*; and
- c. Notwithstanding Sub-sections B.11 (g) iv.a. and iv.b., the maximum floor area shall not exceed 33% of the total floor area of the *principal building* within which the *dwelling unit* is contained.

C. Lot Area

Not applicable to this Zone.

D. Density

The *floor area ratio* shall not exceed 1.00.

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*:

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>		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* shall be 7.5 metres [25 ft.] or 0.0 metre if the said *side yard* abuts land which is *industrial*.

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

1. Refer to Table C.3 of 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 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. 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. *Lands* 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 60 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 *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 be completely enclosed within a *building* or approved walled or fenced area; and
4. *Wrecked vehicles* shall not be visible from outside the *building* or the walled or fenced area in which they are stored.
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*.

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 of 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.
8. *Building* permits shall be subject to 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.
9. Tree regulations are set out in 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

CITY OF SURREY

(the "City")

APPENDIX V

DEVELOPMENT VARIANCE PERMIT

NO.: 7911-0145-00

Issued To: 707890 B.C. Ltd., Inc. No. 0707890
("the Owner")

Address of Owner: 8262 -142B Street
Surrey, BC
V3W 0J4

1. This development variance permit is issued subject to compliance by the Owner with all statutes, by-laws, orders, regulations or agreements, except as specifically varied by this development variance permit.
2. This development variance permit applies to that real property including land with or without improvements located within the City of Surrey, with the legal description and civic address as follows:

Parcel Identifier: 018-054-153
Lot 3 Section 29 Township 2 New Westminster District Plan LMP7746
12876 - 85 Avenue

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:

In Section 2 Location of Part 5 Off-Street Parking and Loading/Unloading, the maximum distance from which parking spaces may be located from the uses they serve is increased from 200 metres [655 ft.] to 300 metres [985 ft.].
4. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
5. This development variance permit shall lapse if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two (2) years after the date this development variance permit is issued.

6. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.

7. This development variance permit is not a building permit.

AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE DAY OF , 20 .
ISSUED THIS DAY OF , 20 .

Mayor – Dianne L. Watts

City Clerk – Jane Sullivan