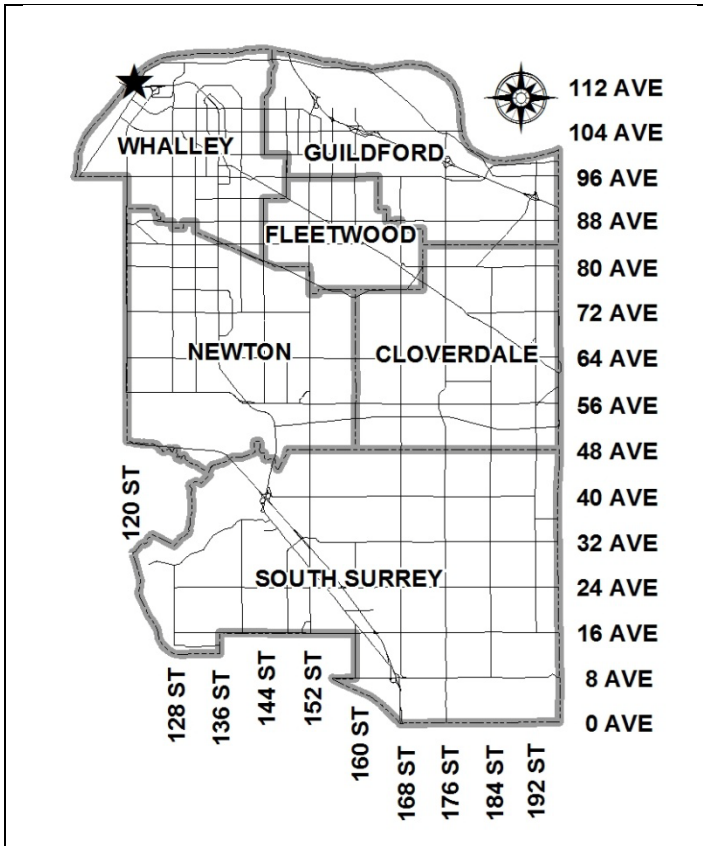


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7912-0065-00

Planning Report Date: April 2, 2012

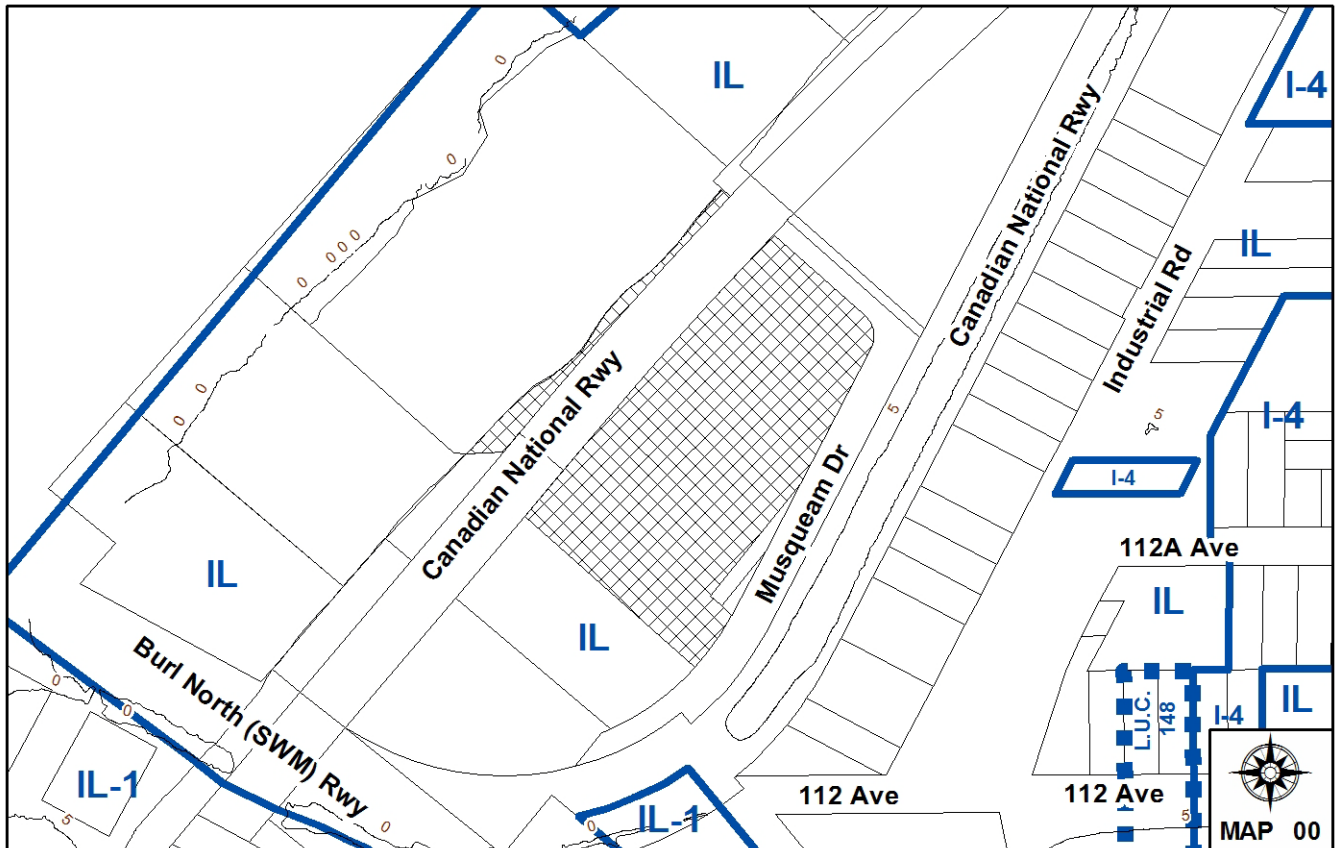


**PROPOSAL:**

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

in order to bring the existing concrete production facility into compliance with the Zoning By-law.

**LOCATION:** 12233 Musqueam Drive  
**OWNER:** Lehigh Hanson Materials Ltd.  
**ZONING:** IL  
**OCP DESIGNATION:** Industrial  
**LAP DESIGNATION:** Industrial



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for Rezoning

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- Complies with Industrial designation in the OCP.
- Supports the expansion of the existing concrete production facility.
- The concrete production facility is adjacent to the Fraser River, in close proximity to the Pattullo Bridge, and will be located adjacent to the South Fraser Perimeter Road for the movement of their product.

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)" (CD) (By-law No. 12000) and a date be set for Public Hearing.

REFERRALS

**Engineering:** There are no additional engineering requirements relative to the proposed rezoning. Works and services are currently planned to be completed under a Local Area Servicing (LAS) project, of which the applicant is a benefitting property. Should the LAS not be completed, servicing requirements for this site will be reviewed at the building permit stage.

SITE CHARACTERISTICS

Existing Land Use: Existing Ocean Concrete plant.

Adjacent Area:

<b>Direction</b>	<b>Existing Use</b>	<b>OCP Designation</b>	<b>Existing Zone</b>
North-East (Across Musqueam Drive):	Vacant land owned by Amix Recycling	Industrial	IL
North-West (Across rail right-of-way):	Amix Recycling and foreshore lot controlled by Fraser Port Authority. Currently leased to Ocean Concrete for sand/gravel storage	Industrial	IL
South*-East (Across Musqueam Drive and rail right-of-way):	Mixed Industrial and recycling depot	Industrial	IL
South-West: (Across rail-right-of-way):	Vacant land previously occupied by Richie Brothers Auction	Industrial	IL

## DEVELOPMENT CONSIDERATIONS

### Background

- The subject site at 12233 Musqueam Drive, adjacent to the Fraser River just north of the Pattullo Bridge in Bridgeview, is currently designated Industrial under the Official Community Plan and is currently zoned Light Impact Industrial Zone (IL).
- A concrete production facility, operated by Ocean Concrete, currently occupies the site.
- It appears that concrete production facility has been operating on the subject site since the mid 1950's. However, as Surrey building permit records for buildings constructed prior to 1958 are incomplete, it is not possible to verify the date on which the existing facility was actually established. Surrey building permit records do indicate that, in 1973, a building permit for the construction of a concrete production facility on the subject site was issued.
- In 1973, at the time the building permit for the new concrete plant was issued, the subject property was zoned "Industrial Zone Number One (I-1)" under Surrey Zoning By-law No. 2265. A concrete plant was allowed as a Special Industrial Use in this Zone. Under the I-1 Zone, there was no height limitation for buildings or structures.
- In 1979, with the adoption of Surrey Zoning By-law No. 5942, the zoning for the site was converted to the Waterfront Industrial Zone (I-W). Under the I-W Zone, a concrete plant was a permitted use. However, the I-W Zone did impose a height limit of 18 metres (60 ft.) for principal buildings, rendering the 19.8-metre (65 ft.) height of the existing concrete production building non-conforming.
- In 1993, with the adoption of Surrey Zoning By-law No. 12000, the zoning for the site was converted to the Light Impact Industrial Zone (IL). Under the IL Zone, concrete production facilities are not a permitted use and, as a result, the current facility is an existing, non-conforming use.

### Current Proposal

- Ocean Concrete is now proposing to consolidate some of their existing business operations on the Musqueam Drive site, which requires the expansion of the existing non-conforming concrete production facility.
- In January, 2012, Ocean Concrete submitted an application to the Board of Variance for an expansion of a non-conforming use and for a relaxation to the maximum building height requirement of the IL Zone. This application was tabled by the Board of Variance pending a legal opinion from the Board's solicitor regarding the notation of "Langley Indian Reserve" on the title of the subject land. It was the Board's concern that the appeal would be beyond their jurisdiction, and would be subject to consideration by other agencies.
- The matter concerning the Indian Reserve notation was clarified by the City Surveyor, who indicated that a number of Indian Bands had, in the past, gone through a process of surrendering land to the Federal Government, and, as a result, the subject property no longer has any Indian Reserve status. The Board's solicitor, however, also advised that the

Board lacked jurisdiction to consider the matter as the proposed expansion of the existing concrete production facility constituted more than a simple structural alteration or addition.

- The IL Zone does not allow a concrete production facility as a permitted use. However, a concrete production facility is a permitted use in the High Impact Industrial Zone (IH). The IH Zone, however, also permits a number of other uses which are not appropriate at this location. Therefore, the applicant, at the request of the Planning & Development staff, has applied to rezone the subject property from the IL Zone to a Comprehensive Development Zone (CD).
- Ocean Concrete has obtained the approval from their parent company, Leigh Hanson Materials Ltd. for the expansion of this facility. The applicant feels that this site adjacent to the Fraser River, with its proximity to the future South Fraser Perimeter Road, the number of high density projects in New Westminster and Surrey requiring concrete for construction, and the proximity to the Pattullo Bridge, which will be replaced in the near future, makes this a highly desirable location for their business operation.
- Preliminary plans for the Pattullo Bridge replacement have recently been presented at Public Open Houses. There are two possible alignments for this structure; one upstream from the existing bridge, and one down-stream from the existing bridge. The proposed on/off approaches to either of the proposed structure locations do not impact the subject property.
- The proposed Comprehensive Development Zone is based on the Light Impact Industrial Zone, although the uses permitted and other regulations on the site have been modified to suit the specific location as noted below:

	<b>IL Zone</b>	<b>Proposed CD Zone</b>
Concrete Production Facility	Not Permitted	Permitted
Accessory Child Care Use	Permitted	Not Permitted
Accessory Assembly Hall	Permitted	Not Permitted
Accessory Limited General Service Uses	Permitted	Not Permitted
Accessory Limited Office Uses	Permitted	Not Permitted
Height of a Principal Structure	18 metres (60 ft.)	40 metres (limited to one structure only) (130 ft.)

- In accordance with Council initiatives, a Local Service Area is currently being prepared for the provision of a low pressure sewer system and water to service the subject site and the adjoining properties to the east and west. The City is currently finalizing the details of this contract, and will be proceeding to construction of the works identified. The affected property owners will pay for the services over the next fifteen years.
- The operation of the subject facility incorporates lands along the foreshore of the Fraser River, to the north of the Canadian National Railway rail line. Sand and gravel are brought in by barge along the Fraser River and taken, by a conveyor system, over the rail right-of-way for processing in the batch concrete plant.

- In addition to the concrete batch plant, a pre-manufactured office building is also located on the subject site.
- The perimeter of the site is heavily treed and protected from the main production area by a lock block wall. The site is fenced during the evening hours to deter theft from the site.
- The proposed batch plant is 32 (105 ft.) metres in height, however the applicant has requested some flexibility for future expansion, and has requested a maximum height of 40 metres (130 ft.) for this structure. The proposed CD Zone has been drafted to permit one 40-metre (130 ft.) tall structure, with all other principal buildings limited in height to 18 metres (60 ft.).
- The site is more than 100 metres (300 ft.) from an arterial road, and therefore, is not subject to a Development Permit prior to issuance of a building permit.

### PRE-NOTIFICATION

In accordance with Council policy, Development Proposal letters were sent on March 20, 2012, and a development proposal sign was erected on the property. To date, staff have not received any comments or concerns with respect to the proposal.

### 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
Appendix III	Proposed CD By-law

*original signed by Judith Robertson*

Jean Lamontagne  
General Manager  
Planning and Development

LAP/kms

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. 3/29/12 11:42 AM

Information for City Clerk

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

1. (a) Agent:      Name:                Glenn Froese  
   Krahn Engineering Ltd.  
   Address:             34077 Gladys Avenue Suite 400  
   Abbotsford BC V2S 2E8  
  
   Tel:                    604-853-??????  
   778-878-4157

2.      Properties involved in the Application

- (a)      Civic Address:             12233 Musqueam Drive
- (b)      Civic Address:             12233 Musqueam Drive  
   Owner:                 Lehigh Hanson Materials Ltd  
   PID:                    005-082-943  
   Parcel "B" Musqueam Indian Reserve #1 and Langley Indian Reserve #8 and of Section 7  
   Block 5 North Range 2 West NWD Reference Plan 55043

3.      Summary of Actions for City Clerk's Office

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

## DEVELOPMENT DATA SHEET

Proposed: CD (based on IL)

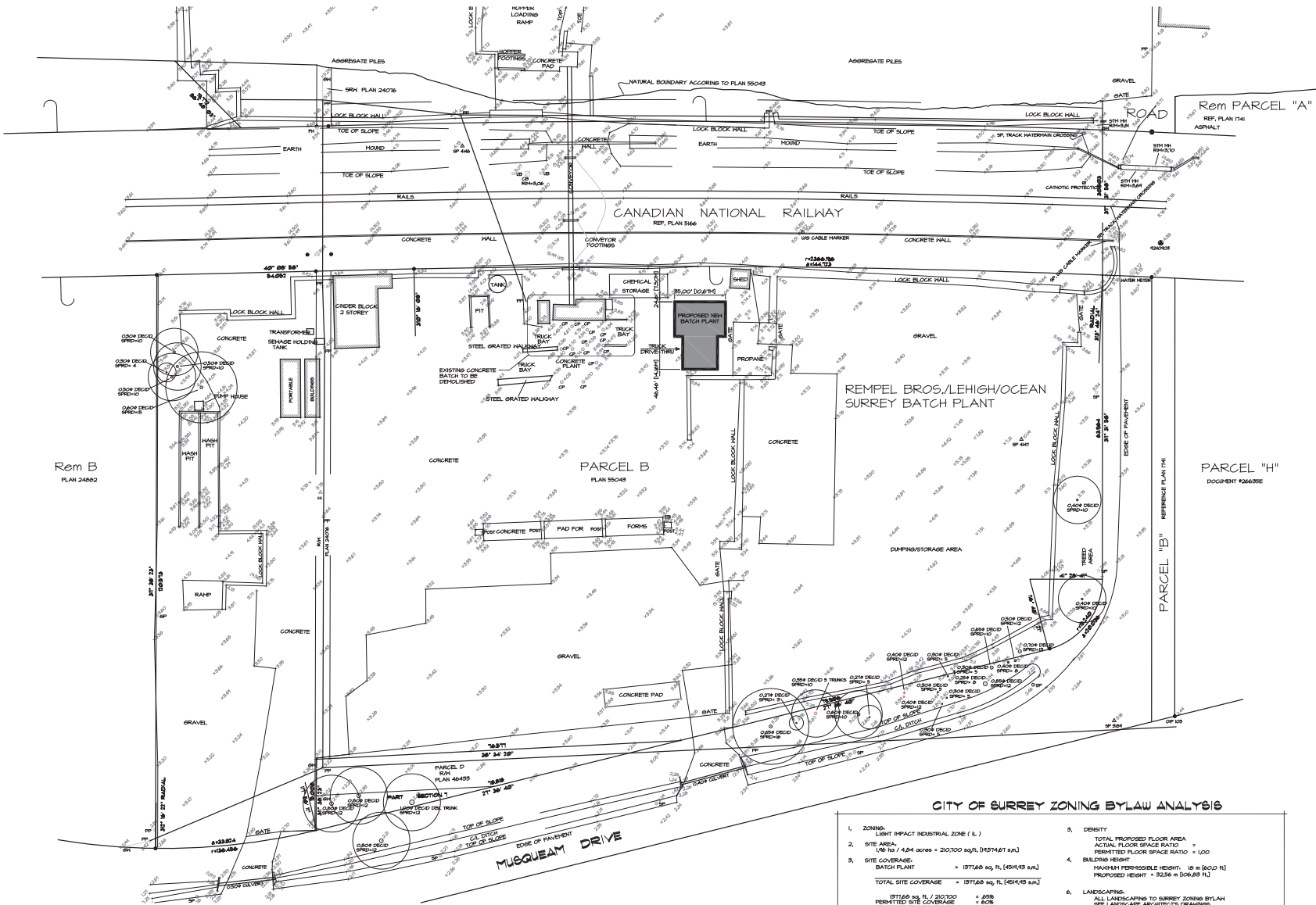
Required Development Data	Minimum Required / Maximum Allowed in IL Zone	Proposed
LOT AREA (in square metres)		19,586.74m <sup>2</sup>
Gross Total		
Road Widening area		
Undevelopable area		
Net Total		19,586.74m <sup>2</sup>
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	60%	2%
Paved & Hard Surfaced Areas		50%
Total Site Coverage		52%
SETBACKS ( in metres)		
Front	7.5 m	76 m
Rear	7.5 m	7.5 m
Side #1 (W)	7.5 m	108.52 m
Side #2 (E)	7.5m or o	89.6 m
BUILDING HEIGHT (in metres/storeys)		
Principal	18 m	40 m & 18 m
Accessory	6 m	10 m
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
FLOOR AREA: Residential	1	n/a
FLOOR AREA: Commercial		
Retail		
Office		
Total		
FLOOR AREA: Industrial	19,586.79 m <sup>2</sup>	128 m <sup>2</sup>
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA	19,586.79m <sup>2</sup>	128m <sup>2</sup>



## Development Data Sheet cont'd

Required Development Data	Minimum Required / Maximum Allowed In IL Zone	Proposed
DENSITY		
# of units/ha /# units/acre (gross)		
# of units/ha /# units/acre (net)		
FAR (gross)		
FAR (net)		
AMENITY SPACE (area in square metres)		
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial		
Industrial	1	6
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors		
Institutional		
Total Number of Parking Spaces	1	6
Number of disabled stalls	1	1
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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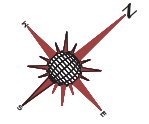


Rem B  
PLAN 24692

**SITE PLAN**  
SCALE: 1" = 30'-0"

**CITY OF SURREY ZONING BYLAW ANALYSIS**

1. ZONING: LIGHT IMPACT INDUSTRIAL ZONE ( L )	3. DENSITY: TOTAL PROPOSED FLOOR AREA ACTUAL FLOOR SPACE RATIO = 1.00 PERMITTED FLOOR SPACE RATIO = 1.00
2. SITE AREA: 1.96 ha / 4.84 acres = 210,100 sq.ft. (19,514.67 sq.m.)	4. BUILDING HEIGHT: MAXIMUM FEASIBLE HEIGHT: 10 m (32.81 ft) PROPOSED HEIGHT = 32.26 m (106.83 ft)
5. SETBACKS: FRONT YARD: 7.5 m [24.61 ft] REAR YARD: 7.5 m [24.61 ft] SIDE YARD - FLANKING STREET: 7.5 m [24.61 ft] SIDE YARD: 15 m [49.21 ft] OR 0.2 m (0.20 ft)	6. LANDSCAPING: ALL LANDSCAPING TO SURREY ZONING BYLAW SEE LANDSCAPE ARCHITECT'S DRAWINGS.
7. SITE COVERAGE: BATCH PLANT = 137,160 sq. ft. (12,614.3 sq.m.) TOTAL SITE COVERAGE = 137,160 sq. ft. (12,614.3 sq.m.) SITEYARD SQ. FT. / 210,100 = 6.5%	7. PARKING REQUIREMENTS: PARKING SPACE SIZES: TYPE SPACE (25' AISLE) = 2.6 m x 5.5 m [8'5" x 18.02'] SMALL CAR (25% ALLOWED) = 2.0 m x 4.8 m [6'5" x 16.02'] HANDICAP (1 / 100) = 3.7 m x 5.5 m [12'0" x 18.02']
8. LOADING REQUIREMENTS: LOADING STALL (25' AISLE) = 4.0 m x 4.2 m [13' x 30']	



1 JAN. 6/12 FOR BOARD OF VARIANCE	
No.	DATE DESCRIPTION
ISSUES 4 REVISIONS	

REGISTERED CIVIL ENGINEER  
A.2011.0017 (2011) (2011) (2011)  
R.2011.0017 (2011) (2011) (2011)  
MANUFACTURER OFFICE  
11000 152nd Street, Surrey, BC  
V3R 4G5 (604) 273-8866

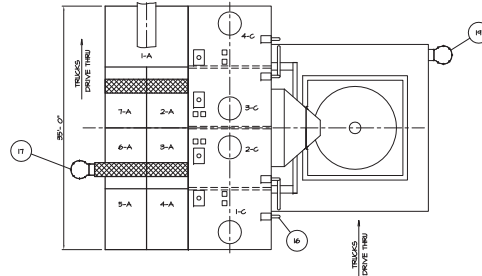
**Krahn**  
ENGINEERING LTD.

NEW BATCH PLANT FOR LEHIGH/OCEAN MATERIALS LTD.	
PROJECT TITLE	
SCALE AS NOTED	
DRAWN	JD
CHECKED	GP
PROJECT No.	A1416
DRAWING No.	A-20

**AGG BIN CAPACITIES**  
 RATINGS IN TONS BASED ON MATERIAL HEIGHTS 100% CU, FT.

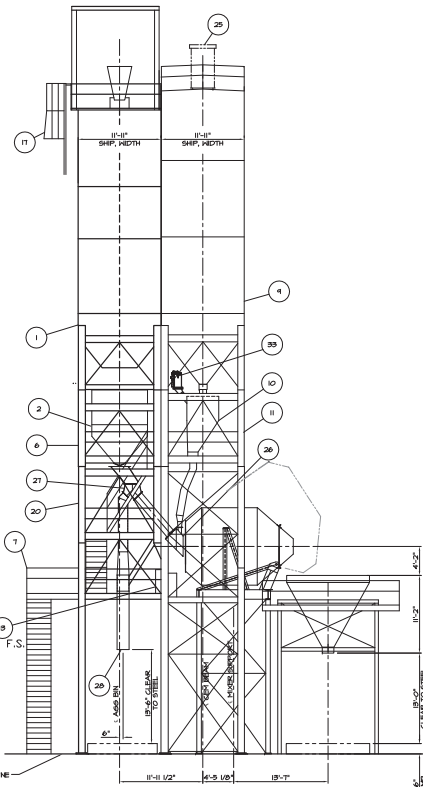
**COMP'T 1-A**  
 100 CU. YD, 76 CU. M  
 135 US TON (122 M TON)

**COMP'TS 2-A, 3-A, 4-A, 5-A, 6-A & 7-A EACH**  
 50 CU. YD, (38 CU. M)  
 67 US TON (61 M TON)

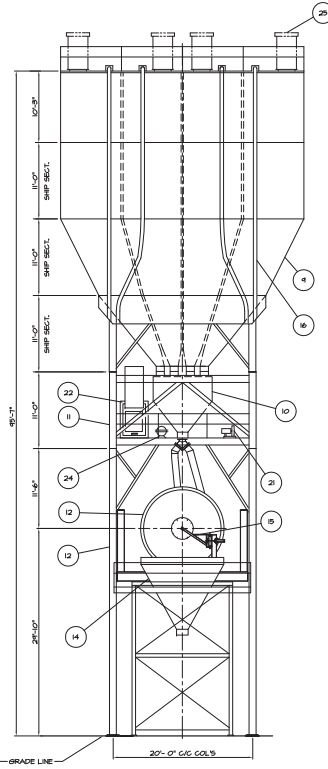


**PLAN**  
 SCALE 1/8" = 1'-0"

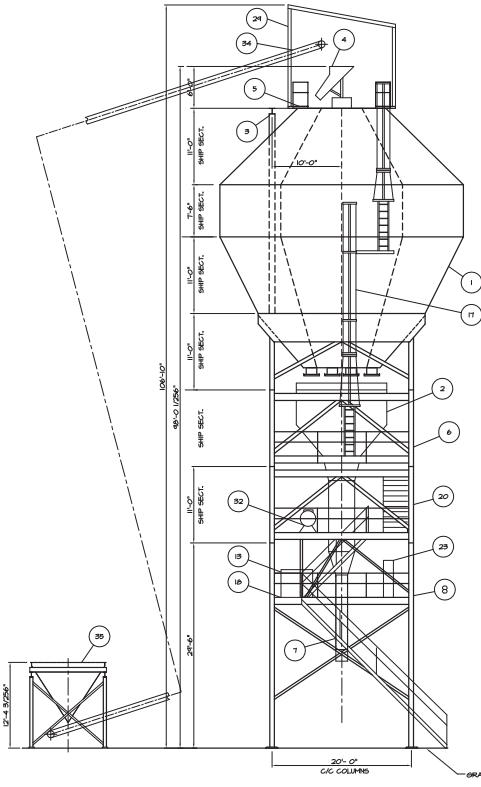
**CEM BIN CAPACITIES**  
**COMP'T 1-C, 2-C 3-C & 4-C EACH**  
 3500 CU. FT, AIR VOL.  
 150 CU. YD, (M CU. M), AIR VOL.  
 185 US TON (169 M TON) CPMB RATED (PARTIALLY AERATED)  
 185 US TON (169 M TON) NON-AERATED CEM



**ELEVATION**  
 SCALE 1/8" = 1'-0"



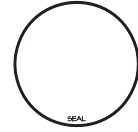
**ELEVATION**  
 SCALE 1/8" = 1'-0"



**ELEVATION**  
 SCALE 1/8" = 1'-0"

**BY ERIE STRAYER CO. TWIN T & C**

- 1 P24P4-400A AGG BIN (PART. A-1222)  
1 COMPARTMENTS FOR AGG
- 2 1850-15 CU. YD. AGG BATCHER
- 3 CONVEYOR HEAD END SUPPORT
- 4 ROTARY DISTRIBUTOR
- 5 ROTARY DISTRIBUTOR SERVICE PLATFORM
- 6 UNITIZED BATCHING SECTION (AGG)
- 7 STARWAY FROM GRADE TO SERVICE PLTHM.  
UNITIZED CANTE SECTION PLATFORM &  
BATCH PLATFORM
- 8 LOWER COLUMNS & BRACING
- 9 P24P4-3500 CEM BIN (PART. C-111)  
4 COMPARTMENTS FOR CEMBT  
W/ DOUBLE HALL DIVIDERS
- 10 CEM-15 CU YD CEM, BATCHER W/40-WAY DISCHARGE VALVE
- 11 UNITIZED BATCHING SECTION (CEM)
- 12 15 CU. YD. ERIE TILT MIXER & SUPPORT
- 13 HYDRAULIC POWER UNIT
- 14 CONCRETE DIRECTIONAL GATE W/ 15 CU. YD.  
CONCRETE HOLDING HOPPER, SERVICE PLATFORM & SUPPORT
- 15 MIXER NOSE FLUG
- 16 AIR LOADING PIPING 5" DIA. (4 REGD)
- 17 LADDER W/ SAFETY GATE FROM AGGREGATE BATCH  
PLATFORM TO ROTARY DISTRIBUTOR MAINTENANCE PLATFORM  
SERVICE PLATFORM & MIXER LEVEL
- 18 LADDER W/ SAFETY GATE FROM GRADE TO  
CEM, DIRECTIONAL HOLDING HOPPER SERVICE PLATFORM
- 19 INT. GATE SECTION
- 20 4 1/2 HP AERATION BLOWER
- OPTIONAL - 21 480 GAL. WATER BATCHER W/ 1000 GAL. SURGE TANK
- 22 MOTOR CONTROL CENTER
- 23 2" SLUMP ADJUST WATER METER
- 24 CEMENT BIN FILTER VENT (4 REGD)
- 25 MIXER CHARGING CHUTE
- 26 AGG TRD WAY CHITING
- 27 DRY BATCH TRUCK CHARGING CHUTE
- OPTIONAL - 28 ENCLOSURE FRAMEWORK OVER TOP OF AGG BIN, ROTARY  
DISTRIBUTOR & HEAD END OF BIN CHARGING CONVEYOR
- OPTIONAL - 29 SHIRTS, CLIPS AND S&B ROOFS FOR THREE SIDES  
OF AGGREGATE BIN
- OPTIONAL - 30 SHIRTS, CLIPS AND S&B ROOFS FOR ENCLOSING AGG BIN &  
CEM BIN COLUMN STRUCTURES FROM BASE PLATES TO BIN  
HOPPERS TRD SIDES OF AGG BIN OPEN FOR TRUCKS TO DRIVE THRU
- 31 30 HP, AIR COMPRESSOR W/ 120 GAL. TANK
- 32 CEMENT BATCHER FILTER VENT (C & H CP-35)
- 33 36" X 325'-0" BIN CHARGING CONVEYOR
- 34 14' x 4' x 10'-6" AGG RECEIVING HOPPER W/ SLIDE GATE & SUPPORTS
- 35 CENTRAL DUST COLLECTION SYSTEM
- BY OTHERS**
- 36 CONTROL SYSTEM



NO.	DATE	DESCRIPTION
1	JAN. 6/12	FOR BOARD OF VARIANCE
ISSUES & REVISIONS		

AGGREGATE OFFICE  
 4000 W. 10TH ST. S. SUITE 200  
 TWIN FALLS, IDAHO 83420  
 MANUFACTURER OFFICE  
 1000 W. 10TH ST. S. SUITE 200  
 TWIN FALLS, IDAHO 83420

**Krahn**  
 ENGINEERING LTD.

**NEW BATCH PLANT FOR  
 NEIGHBORHOOD  
 MATERIALS LTD.**  
 DRAWING TITLE  
**PLANS & ELEVATIONS**

SCALE AS NOTED  
 DRAWN JB  
 CHECKED GP  
 PROJECT NO. A1416

DRAWING NO.  
**A-30**

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 ZONE (IL)

TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

Parcel Identifier: 005-082-943

Parcel "B" Musqueam Indian Reserve #1 and Langley Indian Reserve #8 and of Section 7 Block 5 North Range 2 West New Westminster District Reference Plan 55043

12233 Musqueam Drive

(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 industrial uses* and a concrete production facility.

**B. Permitted Uses**

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

- 1. High impact *industry* limited to a concrete production facility.
- 2. *Light impact industry*.
- 3. *Recycling depots* provided that:
  - (a) The use is confined to an enclosed *building*; and

- (b) The storage of used tires is prohibited.
- 4. *Transportation industry.*
- 5. *Automotive service uses.*
- 6. *Automobile painting and body work.*
- 7. *Vehicle storage and parking facilities including truck parking and recreational vehicle storage.*
- 8. *Warehouse uses.*
- 9. *Distribution centres.*
- 10. *Accessory uses limited to the following:*
  - (a) *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, chapter 267, as amended.
  - (b) 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 on the lot;
    - 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.

**C. Lot Area**

Not applicable to this Zone.

**D. Density**

The *floor area ratio* shall not exceed 1.0.

**E. Lot Coverage**

The *lot coverage* shall not exceed 60%.

## F. Yards and Setbacks

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

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

Measurements to be determined as per Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended.

## 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* for one *building* or *structure* shall not exceed 40 metres [130 ft.] The *building height* for all other *buildings* or *structures* shall not exceed 18 metres [60 ft.].
2. *Accessory buildings and structures:* The *building height* shall not exceed 6 metres [20 ft.].

## H. Off-Street Parking

1. Refer to Table C.2 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. 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 *lot line* of the *lot*.
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.
4. *Wrecked vehicles* shall not be visible from outside the *building* or the walled or fenced area in which they are stored.
5. Garbage containers and *passive recycling containers* shall not be located within any required *setback* adjacent any *residential 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.]	20 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

## 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, 2011, No. 17330, 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.

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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