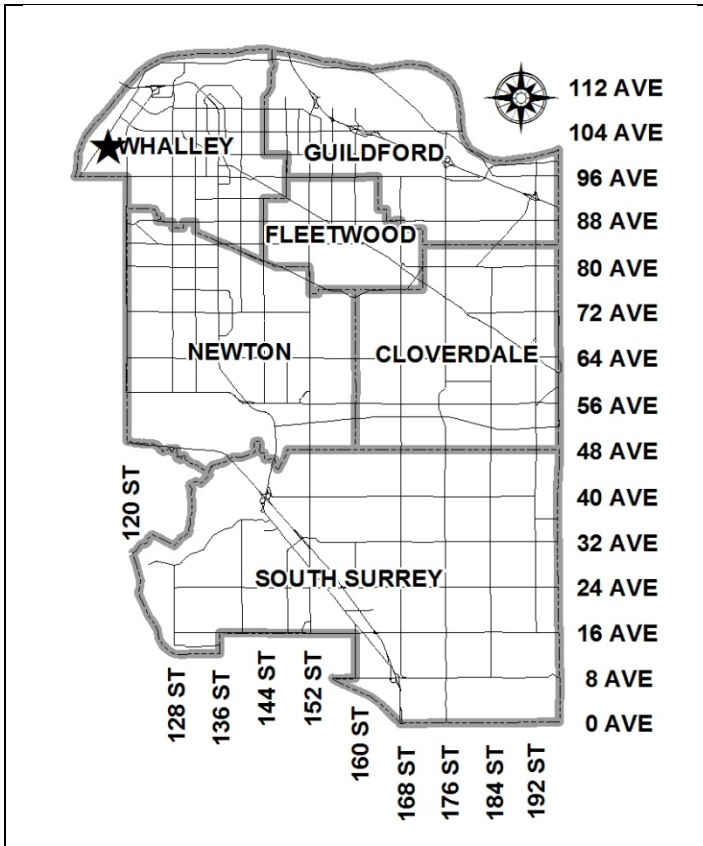


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7912-0092-00

Planning Report Date: July 9, 2012



PROPOSAL:

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

in order to allow for the lease, sale and repair of industrial equipment and a Development Permit for a free-standing sign.

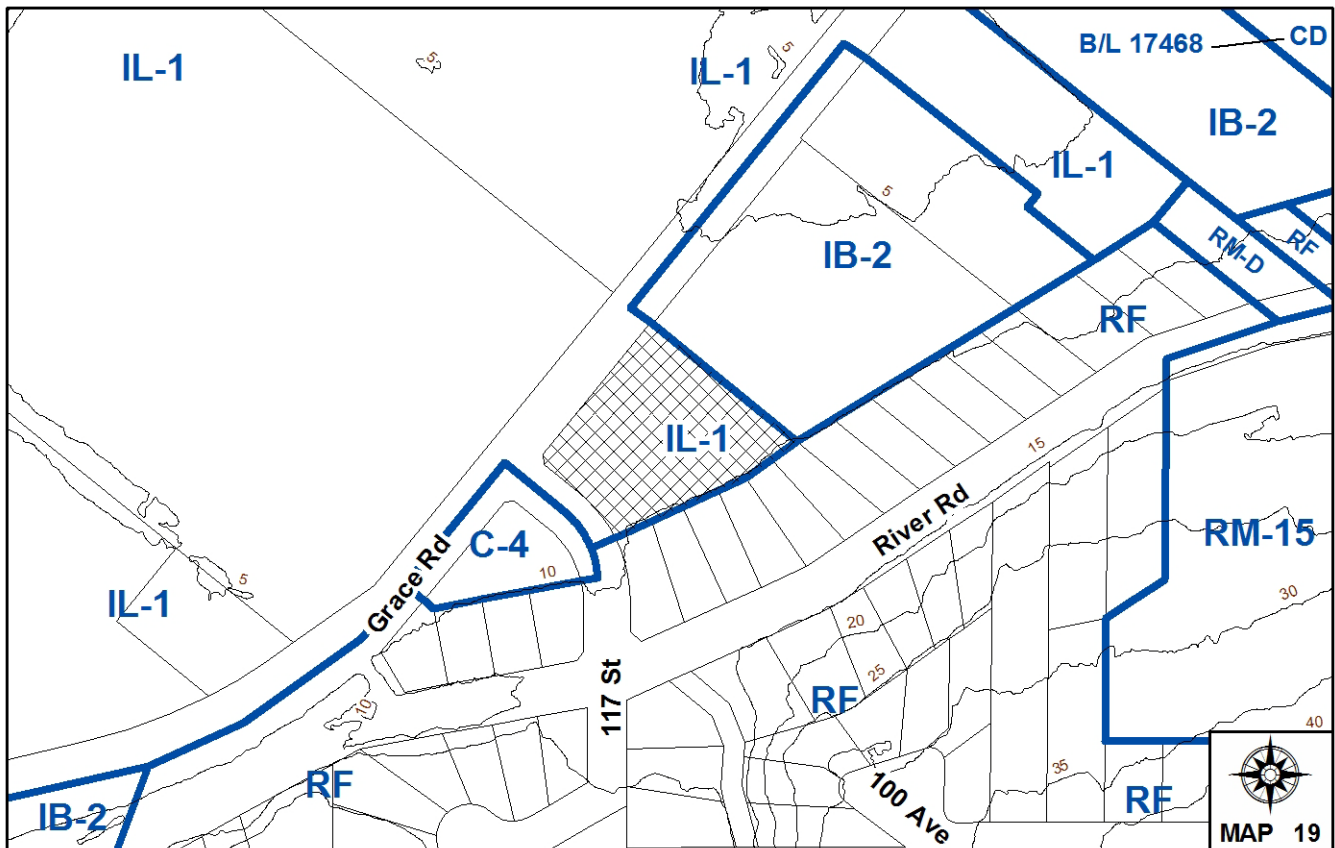
LOCATION: 10088 Grace Road

OWNER: 0775846 BC Ltd

ZONING: IL-1

OCP DESIGNATION: Industrial

NCP DESIGNATION: Light Impact/Business Park



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- Complies with the Industrial Designation in the Official Community Plan (OCP).
- Complies with the South Westminster Neighbourhood Concept Plan (NCP).
- Supports the City's Economic Development and Employment Lands Strategies by permitting a use in a vacant building.
- The free-standing sign complies with height and size requirements of the Sign By-law.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the subject site from Light Impact Industrial 1 Zone (IL-1) (By-law No. 12000) to Comprehensive Development Zone (CD) (By-law No. 12000) and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7912-0092-00 generally in accordance with the attached drawings (Appendix II).
3. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department; and
 - (c) the applicant enter into a Good Neighbour Agreement to ensure that the operation of the industrial equipment rental business is undertaken in a manner that does not negatively impact the adjacent single family neighbourhood.

REFERRALS

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

Ministry of Transportation & Infrastructure (MOTI): The Ministry has no objections to this proposal.

SITE CHARACTERISTICS

Existing Land Use: Vacant industrial building

Adjacent Area:

Direction	Existing Use	NCP/OCP Designation	Existing Zone
Northeast:	Temporary truck parking (TUP No. 7907-0069-00 approved by Council on February 20, 2012).	Business Park	IB-2

Direction	Existing Use	NCP/OCP Designation	Existing Zone
Southeast:	Single family dwellings.	Urban in OCP	RF
Southwest (Across 117 Street):	Convenience store with a residential unit on the second storey.	Commercial	C-4
Northwest (Across Grace Road):	Distribution warehouse.	Light Impact Industrial	IL-1

DEVELOPMENT CONSIDERATIONS

Background

- The subject property is located at 10088 Grace Road and is 0.50 hectare (1.23 acres) in size. The site is designated Industrial in the Official Community Plan (OCP) and Light Impact/Business Park in the South Westminster Neighbourhood Concept Plan (NCP) and is currently zoned Light Impact Industrial 1 Zone (IL-1).
- The existing building on the subject property has been vacant for several years and was previously occupied by a truck and recreational vehicle repair and service business.

Current Proposal

- United Rentals is now proposing to operate an industrial equipment rental, sales and service business on the site.
- United Rentals is a company that focuses on industrial equipment rental to construction, industrial and utility companies, municipalities and homeowners. The applicant proposes to offer for rent a variety of large equipment, including bobcats, scissor lifts, and forklifts and smaller equipment, including power tools and air compressors.
- The existing IL-1 Zone does not permit industrial equipment rental, sales and servicing, and as a result, the applicant is proposing to rezone the site from IL-1 to a Comprehensive Development (CD) Zone, based on the IL-1 Zone, to allow the proposed use.
- The existing building is approximately 1,165 square metres (12,540 sq. ft.) in size, and will be retained and utilized by United Rentals. The existing building results in a floor area ratio (FAR) of 0.23 and a lot coverage of 23.4%, which comply with the maximum FAR of 1.00 and the maximum lot coverage of 60% permitted in the IL-1 Zone.
- Existing United Rentals in the Lower Mainland are generally open from 7:00 A.M. to 5:00 P.M. (Monday to Friday), with some locations open Saturday from 8:00 A.M. to 1:00 P.M. It is expected that this site will operate with the similar hours.

Proposed CD Zone (Appendix III)

- The proposed CD Zone is based on the IL-1 Zone with modifications to permitted uses, landscaping requirements, setbacks, building height and areas allowed for outdoor storage.
- The proposed CD Zone will include the rental, sale and leasing of industrial equipment as a permitted use, while distribution centres and several accessory uses included in the IL-1 Zone will not be permitted, due to the size and location of the lot.
- The proposed CD Zone incorporates a floor area ratio (FAR) of 0.25 and a lot coverage of 30%. The IL-1 Zone allows a maximum density of 1.0 FAR and a maximum lot coverage of 60%.
- To accommodate the current conditions, the proposed CD Zone requires a 3.0-metre (10 ft.) landscape buffer rather than the typical 6.0-metre (20 ft.) buffer between the subject property and adjacent single family residential lots to the south/southeast, which is acceptable to the nearby residents (see Pre-Notification Section).
- The proposed CD Zone will not allow for storage within either the front yard or side yard on flanking street setbacks to minimize visibility of the storage from Grace Road or 117 Street. The proposed CD Zone will allow storage within the southeast side yard and the northeast rear yard setbacks, which is behind the existing building.
- A comparison of the IL-1 Zone and the proposed CD Zone is as follows:

Zoning Comparison	IL-1 Zone	Proposed CD By-law
Industrial equipment rental, sales, and servicing	Not permitted	Permitted
Distribution centres	Permitted	Not permitted
Accessory uses (assembly halls and dwelling units)	Permitted	Not permitted
Floor Area Ratio	1.0	0.25
Lot Coverage	60%	30%
Minimum landscape buffer between subject site and residential lots	6.0 metres (20 ft.)	3.0 metres (10 ft.)
Setbacks		
Rear (east) yard setback	7.5 metres (25 ft.)	7.5 metres (25 ft.)
Side (north) yard on flanking street setback	7.5 metres (25 ft.)	7.5 metres (25 ft.)
Side (south) yard setback	7.5 metres (25 ft.)	17 metres (56 ft.)
Front (west) yard setback	7.5 metres (25 ft.)	7.5 metres (25 ft.)
Principal Building Height	18 metres (60 ft.)	8 metres (26 ft.)
Outside storage	Not to be located within any front yard or side yard	Not to be located within any front yard or side yard on flanking street

PRE-NOTIFICATION

- Pre-notification letters were sent on May 7, 2012 and a development proposal sign was installed on May 31, 2012. To date, staff have not received any comments with respect to the proposal.
- Due to the outdoor storage component of the proposed business, the applicant was encouraged to consult nearby residents. The applicant subsequently canvassed the neighbourhood and provided 16 letters of support from local property owners (Appendix V).
- Despite letters of support from adjacent properties, as a condition of the rezoning, the applicant will enter into a Good Neighbour Agreement to ensure minimal impact on the surrounding residential community. Some conditions of the Good Neighbour Agreement will be limitations on noise and lighting, restrictions where equipment can be stored, and the restriction that scissor lifts and the like cannot be stored outdoors in an extended position.

DESIGN PROPOSAL AND REVIEW

Building and Signage

- The existing building is a one-storey grey concrete and brick building with dark grey trim and loading doors. Two existing canopies match the dark grey.
- The only change that the applicant is proposing to the existing building is the addition of one (1) fascia sign to the northwest façade of the existing building.
- The proposed fascia sign is 7.3 metres (24 ft.) long and 0.9 metre (3 ft.) high, resulting in a sign area of approximately 6.6 square metres (71 sq.ft.). The proposed sign is in compliance with the Sign By-law.
- The applicant is also proposing to install a new, free-standing sign at the corner of 117 Street and Grace Road. The proposed free-standing sign requires a Development Permit.
- The proposed free-standing sign, which displays the United Rental logo in an illuminated sign cabinet, is 3.7 metres (12 ft.) high and will be set back at least 2.0 metres (6.6 ft.) from the property line.
- The proposed free-standing sign incorporates a metal support, with wood detailing, installed on a concrete base. Staff have reviewed the drawings of the proposed free-standing sign and support the design.

Parking and Access

- The two (2) existing driveway accesses are to remain off of Grace Road.
- The applicant states that approximately 84 square metres (900 sq.ft.) of the existing building will be for retail purposes, while the remainder of the building (1,081 sqm. / 11,640 sq.ft.) will be utilized for light impact industrial uses.

- The Surrey Zoning By-law No. 12000 requires 2.75 parking spaces for every 100 square metres (1,075 sq. ft.) of gross floor area for retail uses, and one (1) parking space for every 100 square metres (1,075 sq. ft.) of gross floor area for light impact industrial uses. As such, the proposal requires a total of 13 on-site parking spaces for both employees and customers of the business.
- The applicant has proposed 10 parking spaces at the front of the lot along Grace Road for customers and five (5) employee parking spaces at the rear of the site for a total of 15 parking spaces, which complies with the Zoning By-law.

Landscaping and Outdoor Storage

- The existing mature landscaping along both the 117 Street and Grace Road frontages is in good shape, as is the existing landscaping along the southeast lot line bordering the residential properties. Additional landscaping will be provided to better screen the rental equipment from the street and the residential lots.
- The existing site lighting and fencing is to be retained.
- The applicant is proposing an outdoor equipment storage area along the north and east property lines, which will be largely screened from the street by the existing building.
- The applicant is also proposing to screen the outdoor storage with landscaping along the northeast property line, where there currently is no landscaping.
- The applicant proposes to store equipment such as forklifts, scissor lifts, and bobcats within the outside storage area. Smaller equipment such as tools and air compressors will be stored inside the building.
- Under the provisions of the IL-1 Zone, outdoor storage cannot exceed an area greater than 1.5 times the lot area covered by the principal building up to a maximum of 40% lot coverage. The proposed outside storage area covers 1,640 square metres (17,650 sq. ft.) or approximately 33% of the site.
- The proposed outdoor storage along the southeast property line is adjacent to residential lots. In order to screen the outdoor storage area from the single family lots, the applicant is proposing to retain the existing 3.0-metre (10 ft.) landscape buffer along the rear property line. In addition, the Good Neighbour Agreement will restrict the outdoor storage of the equipment like scissor lifts, in an extended position.
- A fuel tank is proposed at the northeast side of the existing building. The fuel tank will be double walled, is approximately 3.7 metres (12 ft.) x 1.27 metres (4 ft.) x 1.27 metres (4 ft.) in size, and will accommodate up to 3,785 litres (1,000 gallons) of fuel.
- Due to Fire Code regulations, the proposed fuel tanks must be located at least 3.0 metres (10 ft.) from any property line or building. The fuel tank will only be used for rental equipment and not for vehicles.

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, Sign Drawings and Landscape Plans |
| Appendix III. | Engineering Summary |
| Appendix IV. | Proposed CD By-law |
| Appendix V. | Map of Support Letters |

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

JKS/kms

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DEVELOPMENT DATA SHEET

Proposed Zoning: CD (Based on IL-1)

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	4,980 m ²
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	60%	23.4%
Paved & Hard Surfaced Areas		50%
Total Site Coverage		73.4%
SETBACKS (in metres)		
Front (southwest)	7.5 m	+/- 10 m
Rear (northeast)	7.5 m	7.5 m
Side #1 (northwest)	7.5 m	9 m
Side #2 (southeast)	7.5 m	+/- 20 m
BUILDING HEIGHT (in metres/storeys)		
Principal	18 m	<18 m
Accessory	6 m	n/a
NUMBER OF RESIDENTIAL UNITS		N/A
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
FLOOR AREA: Residential		N/A
FLOOR AREA: Commercial		N/A
Retail		
Office		
Total		
FLOOR AREA: Industrial	4,980 m ²	1,245 m ²
FLOOR AREA: Institutional		N/A
TOTAL BUILDING FLOOR AREA	4,980 m ²	1,245 m ²

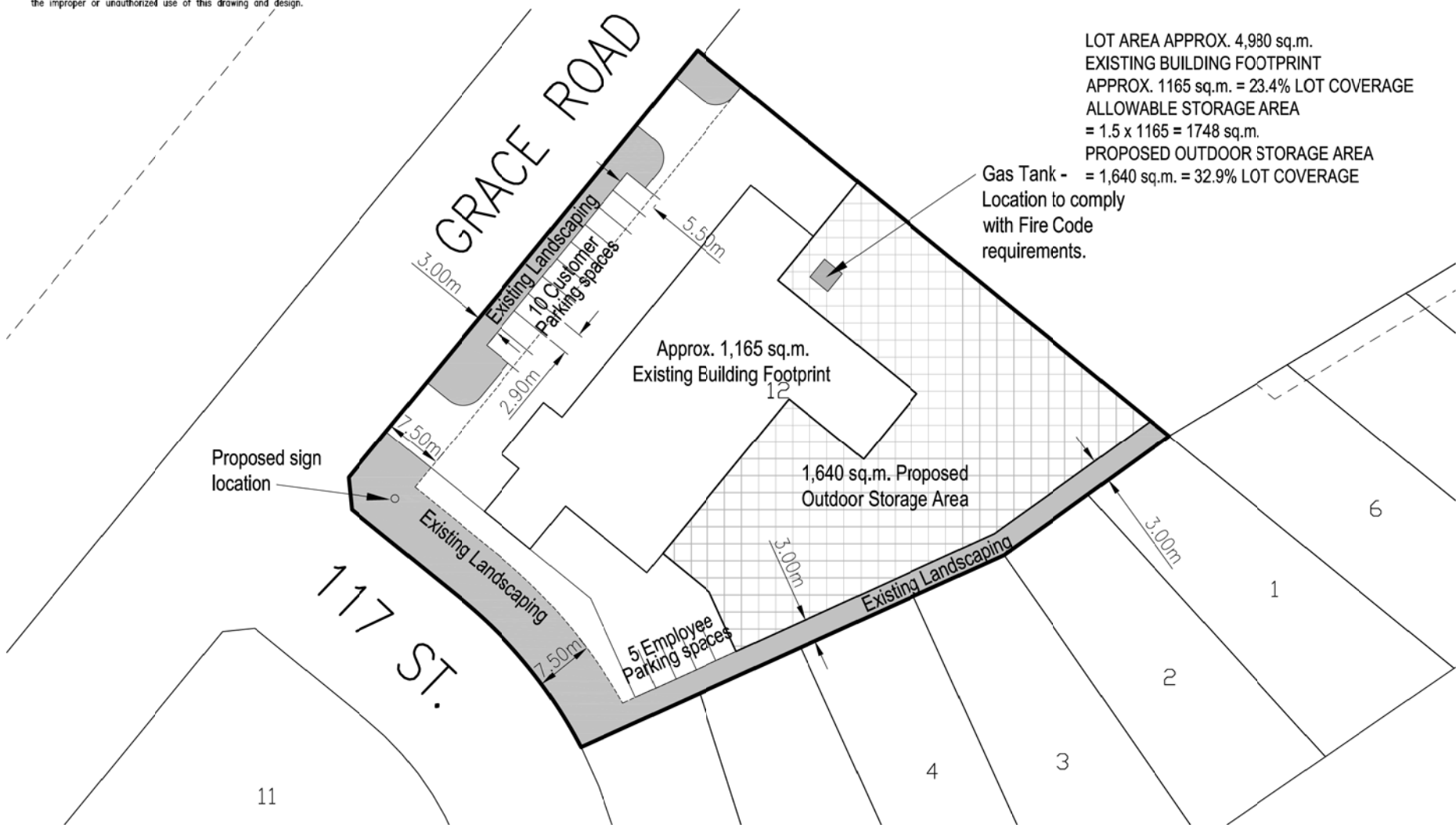
** If the development site consists of more than one lot, lot dimensions pertain to the entire site.*

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	0.25
AMENITY SPACE (area in square metres)		N/A
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial		
Industrial (1/100 m ²)	12 stalls	15 stalls
Residential Bachelor + 1 Bedroom		N/A
2-Bed		
3-Bed		
Residential Visitors		N/A
Institutional		N/A
Total Number of Parking Spaces	12	15
Number of disabled stalls	1	1
Number of small cars		
Tandem Parking Spaces: Number / % of Total Number of Units		N/A
Size of Tandem Parking Spaces width/length		N/A

Heritage Site	NO	Tree Survey/Assessment Provided	NO
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LOT AREA APPROX. 4,980 sq.m.
 EXISTING BUILDING FOOTPRINT
 APPROX. 1165 sq.m. = 23.4% LOT COVERAGE
 ALLOWABLE STORAGE AREA
 = 1.5 x 1165 = 1748 sq.m.
 PROPOSED OUTDOOR STORAGE AREA
 = 1,640 sq.m. = 32.9% LOT COVERAGE

Gas Tank -
 Location to comply
 with Fire Code
 requirements.

Approx. 1,165 sq.m.
 Existing Building Footprint

1,640 sq.m. Proposed
 Outdoor Storage Area

Proposed sign
 location

- NOTES:**
- PRELIMINARY LAYOUT ONLY, SUBJECT TO APPROVAL.
 - AREAS AND DIMENSIONS ARE SUBJECT TO DETAILED SURVEY AND CALCULATION, AND MAY VARY.
 - NOT TO BE USED FOR LEGAL TRANSACTIONS.

SKETCH 1

Scale: 1:1000
 Date: July 3, 2012
 Job No.: 2111-02911-0

McElhanney
 McElhanney Consulting Services Ltd.
 13160-88TH AVENUE
 SURREY, B.C.
 PHONE (604) 596-0391
 FAX (604) 596-8853

Mc\p\2111-02911-0\273846 - 10888 Grace Rd\10.0 DRAWINGS\10.2 Planning\10.2.2 Drawings\dwg\12-07-03 09511-0 Sketch 1.dwg, 03/07/2012 8:29:54 AM



United Rentals

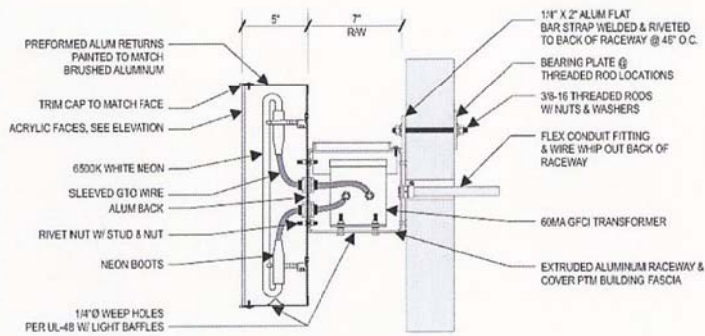
Width = 7'-0"



Height = 12'-0"



24" DAY/NIGHT FACELIT LETTERFORMS ON RACEWAY

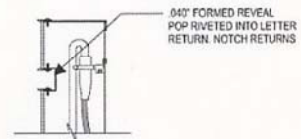


NOTE:
ALL WIRING TO BE IN ACCORDANCE
WITH UL, NEC AND LOCAL CODES.

TYPICAL RACEWAY DETAIL



NIGHT VIEW



NOTCH DETAIL (LETTER)



TYPICAL ELEVATION RENDERING

4'h x 7'w x 16"d illuminated cabinet



Area between wood and sign cabinet 1'

Wood detailing: 5' High

8" x 8" sched 40 square post height : 7'6"
Shown here as a cutaway
(will be entirely internal)

18" x 18" x 1" thick steel plate
with 4 gussets

4'x4'x4' concrete base
w/ 15mm rebar cage

Base Material Metal

Buffer space for internal support
1'

TOTAL HEIGHT: 12'

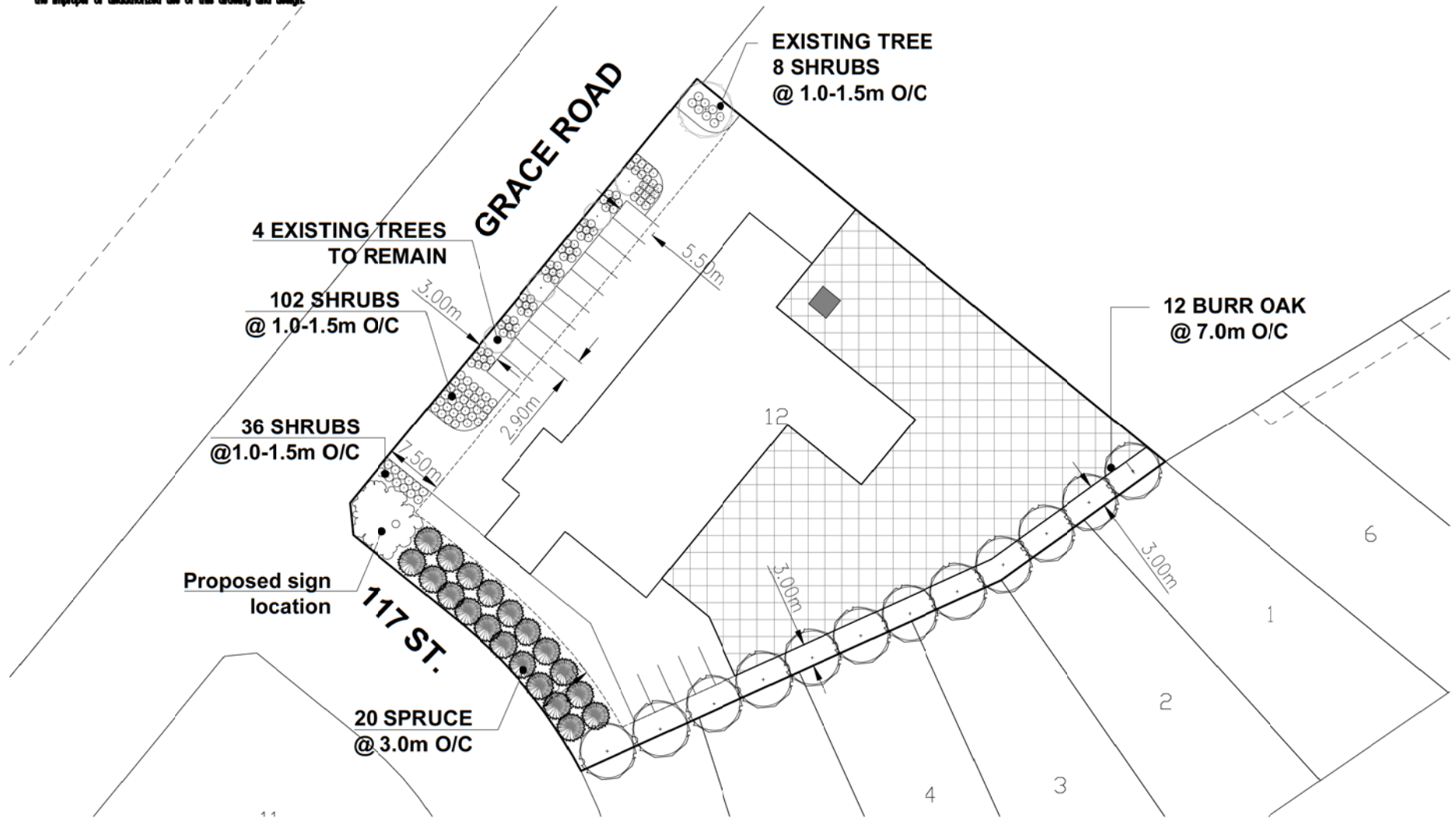
Concrete base 2' x 4' x 2'

(x4) 1" x 36" anchor bolts w/ 4" hook

Various landscaping to be surrounding base

Scale: 1/2" = 12"

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SKETCH 2

Scale: 1:1000

Date: July 4, 2012

Job No.: 2111-02911-0

INTER-OFFICE MEMO

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

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

DATE: **June 28, 2012** PROJECT FILE: **7812-0092-00**

RE: **Engineering Requirements (Commercial/Industrial)
Location: 10088 Grace Rd**

REZONE***Works and Services***

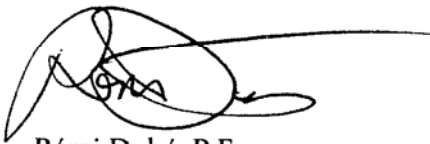
- Provide a restrictive covenant for water quality/sediment control.

A Servicing Agreement is not required prior to Rezone.

DEVELOPMENT PERMIT

There are no engineering requirements relative to issuance of the Development Permit/
Development Variance Permit.

The site plan provided indicates an above ground fuel tank. Through the building permit process, appropriate spill prevention and mitigation measures must be incorporated into the design to prevent contamination of the storm sewer system, downstream watercourses and ground water.



Rémi Dubé, P.Eng.
Development Services Manager

ssa

CITY OF SURREY

BY-LAW NO. _____

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

.....

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

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

FROM: LIGHT IMPACT INDUSTRIAL 1 ZONE (IL-1)

TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

Parcel Identifier: 016-927-192

Lot 12 Section 25 Block 5 North Range 3 West New Westminster District Plan NWP87707

10088 Grace Road

(hereinafter referred to as the "*Lands*")

- 2. The following regulations shall apply to the *Lands*:

A. Intent

This Comprehensive Development Zone is intended to accommodate and regulate the development of *light impact industry, industrial equipment rental, sales and servicing and limited office and service uses with a high standard of design.*

B. Permitted Uses

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

- 1. *Industrial equipment rental, sales, and servicing.*
- 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. *Warehouse uses.*
- 5. *General service uses* limited to the following:
 - (a) Industrial first aid training; and
 - (b) Trade schools.
- 6. *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.
- 7. *Accessory uses* including 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) *Indoor recreation facilities*;
 - (c) *Community services*; and
 - (d) *Child care centres*.

C. Lot Area

Not applicable to this Zone.

D. Density

The *floor area ratio* shall not exceed 0.25.

E. Lot Coverage

The *lot coverage* shall not exceed 30%.

F. Yards and Setbacks

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 Buildings</i>		7.5 m.	7.5 m.	17 m.	7.5 m.
<i>Accessory Buildings and Structures</i>		[25 ft.]	[25 ft.]	[56 ft.]	[25 ft.]

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

G. Height of Buildings

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

1. *Principal buildings*: The *building height* shall not exceed 8.0 metres [26 ft.].
2. *Accessory buildings and structures*: The *building height* shall not exceed 6.0 metres [20 ft.].

H. Off-Street Parking

1. *Parking spaces* shall be provided as stated in 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*.
3. Parking of *vehicles*, except parking for employees and customers of the uses on the *lot* and including without limitations, parking of *vehicles* exceeding 5,000 kilograms [11,023 lbs.] *G.V.W.*, is specifically prohibited between the front of the *principal building* and the *highway* and shall occupy an area no greater than 1.5 times the area of the *lot coverage* of the *principal buildings*.

I. Landscaping

1. All developed portions of the *lot* not covered by *buildings, structures* or paved areas shall be landscaped including the retention of mature trees. This *landscaping* shall be maintained.
2. Along the developed sides of the *lot* which abut a *highway*, a continuous *landscaping* strip of not less than 3.0 metres [10 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. A continuous *landscaping* strip of not less than 3.0 metres [10 ft.] shall be provided along all *lot lines* separating the developed portion of the *lot* from any *residential lots*.
5. Garbage containers and *passive recycling containers* shall be screened to a height of at least 2.5 metres [8 ft.] by *buildings*, a *landscaping* screen, a solid decorative fence, or a combination thereof.

J. Special Regulations

1. Area for outdoor display and storage of any containers, goods, materials or supplies shall:
 - (a) Not exceed a total area greater than 1.5 times the *lot* area covered by the *principal building* up to a maximum of 40% *lot coverage* of the *lot*;
 - (b) Not to be used for storage of trucks (>5,000 kg. *G.V.W.*) or trailers that are not associated with the business on the *lot*; and
 - (c) Not be located within any *front yard* or *side yard* on *flanking street*; and
 - (d) 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 any material shall be piled to a height exceeding 2.5 metres [8 ft.] within 5 metres [16 ft.] of the said screen. In no case any material, except *shipping* containers, shall be piled to a height of more than 3.5 metres [12 ft.].
2. No display or storage of *shipping* containers shall be piled to a height of more than 7.0 metres [24 ft.] or the height of two stacked containers, whichever is less.
3. Parking, storage or service of trucks and trailers on any portion of the *lot* not associated with the uses or operations permitted in Section B thereof shall be specifically prohibited.
4. 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 60dB 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.

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-1 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, 2012, No. 17539, as may be amended or replaced from time to time, and the development cost charges shall be based on the IL-1 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, 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, 2012, 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



MAP OF SUPPORT LETTERS JANUARY 2012
 10088 GRACE ROAD - UNITED RENTALS