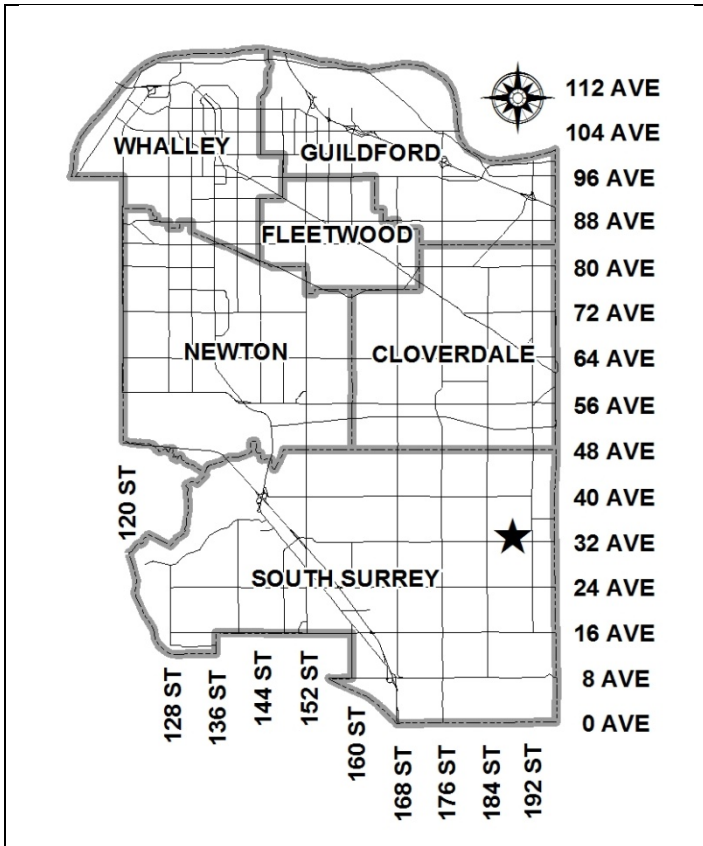


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7912-0160-00

Planning Report Date: May 6, 2013



PROPOSAL:

- Amend CD By-law No. 17146 in order to adjust the boundary of the outdoor storage areas.

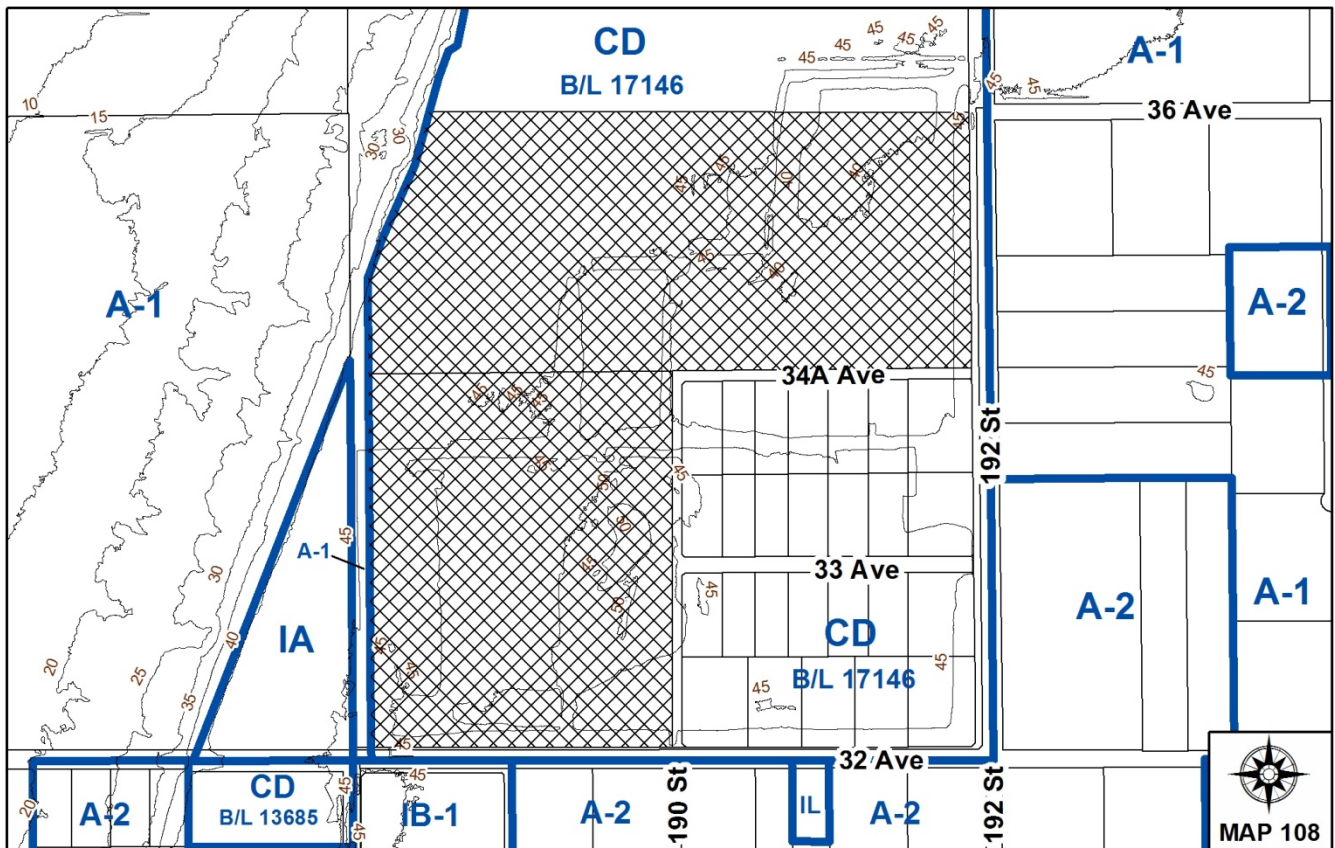
LOCATION: 18899 - 32 Avenue
 3515 - 192 Street

OWNER: City Of Surrey

ZONING: CD By-law No. 17146

OCP DESIGNATION: Industrial

LAP DESIGNATION: Business Park



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for:
 - Amending CD By-law No. 17146.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- Complies with the Industrial designation in the OCP.
- Complies with the Industrial Business Park designation in the Campbell Heights Local Area Plan (LAP).
- The proposed CD By-law Amendment will allow the outdoor storage boundaries (Area A and Area B) to coincide with the proposed subdivision without compromising the intent of regulating outdoor storage within the zone.

RECOMMENDATION

The Planning & Development Department recommends that a By-law be introduced to amend Comprehensive Development By-law No. 17146 and a date be set for Public Hearing (Appendix IV).

REFERRALS

Engineering: The Engineering Department has no comments related to the rezoning.

SITE CHARACTERISTICS

Existing Land Use: Recently rezoned industrial land.

Adjacent Area:

Direction	Existing Use	OCP/ LAP Designation	Existing Zone
North:	Recently rezoned undeveloped industrial land	Industrial/Business Park	CD By-law No 17146
East (Across):	Recently subdivided undeveloped industrial land	Industrial/Business Park	CD By-law No. 17146
South (Across 32 Avenue):	Business park use and agricultural land	Industrial/Business Park	IB-1/A-2
West (Across):	Agricultural land within the ALR	Agricultural/NA	IA/A1

DEVELOPMENT CONSIDERATIONSBackground

- The subject site is located in the Campbell Heights Local Area Plan (LAP) and designated "Industrial Business Park". More specifically, the site is located in Campbell Height North - north of 32 Avenue, south of 40 Avenue and west of 192 Street.
- The site was rezoned to CD By-law No. 17146 under Development Application No.7910-0032-00 and subdivided under Development Application No. 7910-0179-00.
- There are two (2) in-stream subdivision applications on the subject properties (7912-0159-00 and 7912-0160-00), for Phases 2 and 3, to further subdivide in order to create additional industrial business park lots. Phase 1, located between 32 Avenue and 34A Avenue and west of 192 Street, created 26 industrial business park lots.

- Both of the proposed subdivision layouts have been reviewed by staff and are generally acceptable (Appendix II). There is one (1) double fronting lot along 192 Street. A general site layout has been predetermined and will be registered on title to ensure the streetscape integrity of 192 Street is maintained.
- The only outstanding item to resolve with respect to the layout is the outdoor storage area boundary relative to the proposed subdivision lot lines.
- The developer, Surrey City Development Corporation, has indicated that they have entered into agreements with prospective purchasers on some of the lots.
- For this reason, the lot lines are generally fixed and the road network has been determined.
- The lands to the north of the subject site, 3733 192 Street and 19118 40 Avenue, are not under application for subdivision and are not included in the amendment to adjust the outdoor storage area boundary. A further amendment to the CD Zone to adjust the outdoor storage area boundary in order to better align with lot lines may be considered in conjunction with a future subdivision application.

CD By-law and Proposed Amendment

- CD By-law No. 17146 is based on the IB-1 and IB-2 zones and divides the lands into Outdoor Storage Area A and Outdoor Storage Area B. Outdoor Storage Area B allows more outdoor storage than the lands in Outdoor Storage Area A.
- The amount of outdoor storage permitted in Area B is based on the size of the building on the site as well as the lot area. A copy of CD By-law No. 17146 is attached (Appendix III).
- Re-aligning the outdoor storage area boundary to generally align with the proposed subdivision boundaries provides greater clarity to the future property owners with respect to outdoor storage area. It also assists staff review during the development permit review process.
- The revised outdoor storage area boundary aligns with the proposed lot boundaries of the subdivision north of 32 Avenue and south of proposed 34A Avenue (Phase 2 – 7912-016-00).
- The revised outdoor storage boundary north of 34A Avenue lies in the center of six (6) proposed lots, in the Phase 3 subdivision (7912-0159-00), and divides the lots so that the rear yards lie within Outdoor Storage Area B and the front yards lie within Area A. This division is logical given that the outdoor storage is permitted within the rear yard.
- The proposed plans of subdivisions are attached with the outdoor storage area boundary delineated (Appendix II).
- The outdoor storage boundary realignment results in an increase to Outdoor Storage Area B, for Phase 3, of approximately 5,218 sq.m (56,166 sq.ft.). The realignment results in a decrease in Outdoor Storage Area B, for Phase 2, by 463 sq. m (4,984 sq. ft.).

- The proposed amendment to the CD By-law replaces the Schedule B survey plan attached to the By-law which outlines the areas for Outdoor Storage Area A and Outdoor Storage Area B.
- The proposed CD By-law Amendment is attached (Appendix IV).

PRE-NOTIFICATION

Pre-notification letters were mailed on April 19, 2013 and staff received one phone call representing 18793 - 32 Avenue, Surrey Tree Seed Centre, requesting information on the proposed amendment. The Little Campbell Watershed Society had no concerns or comments related to the proposed amendment.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary
Appendix II.	Preliminary Subdivision Plans with Outdoor Storage Area Boundaries
Appendix III	CD By-law No, 17146
Appendix IV	CD By-law Amendment

original signed by Nicholas Lai

Jean Lamontagne
General Manager
Planning and Development

IM/da

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Information for City Clerk

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

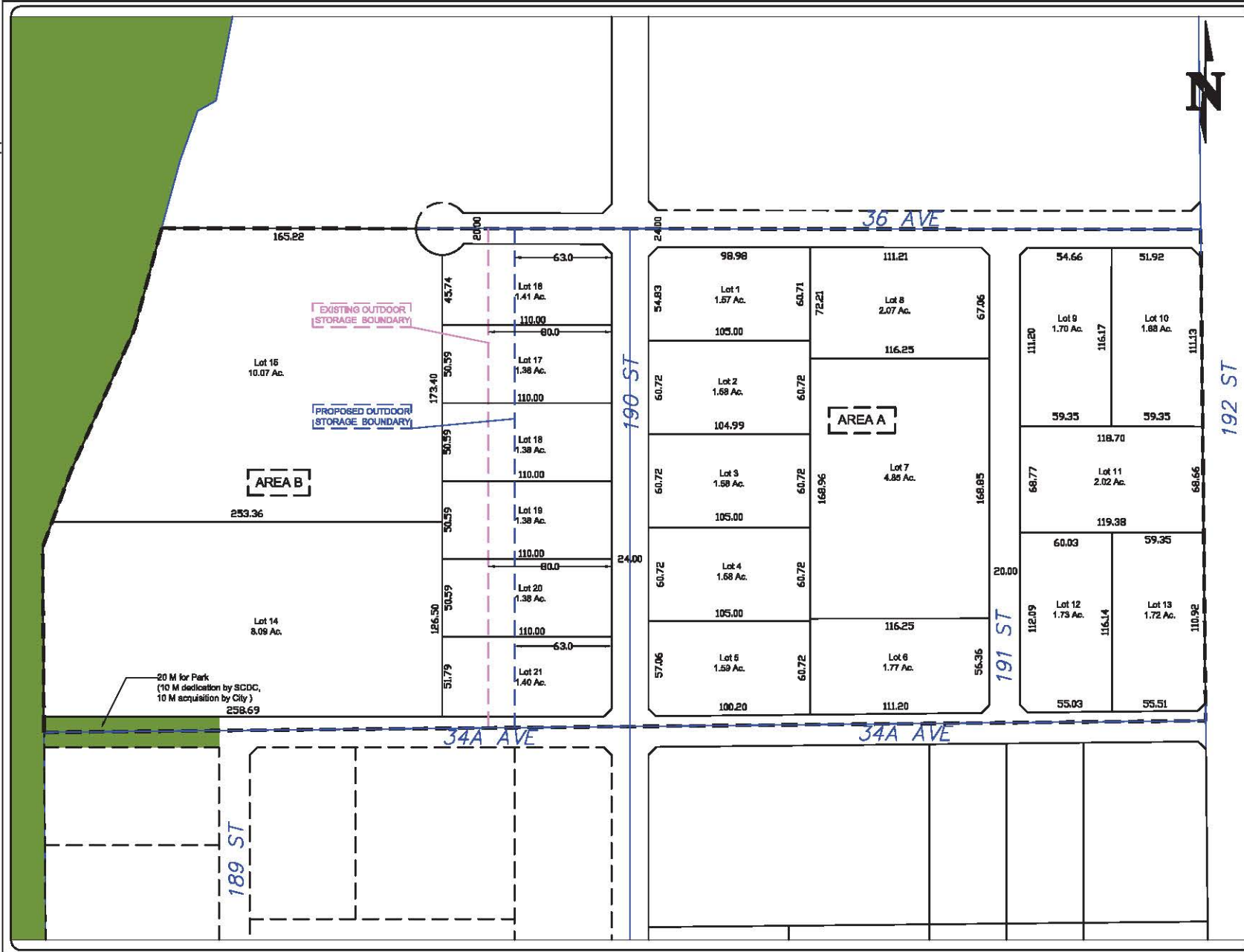
1. (a) Agent: Name: Oleg Verbenkov
 Pacific Land Resource Group Inc.
 Address: Unit 101, 7485 - 130 Street
 Surrey BC V3W 1H8
 Tel: 604-501-1624 - Work
 604-501-1624 - Fax

2. Properties involved in the Application
 - (a) Civic Address: 18899 - 32 Avenue
 3515 - 192 Street

 - (b) Civic Address: 18899 - 32 Avenue
 Owner: City Of Surrey
 PID: 028-138-821
 Lot 2 Section 28 Township 7 New Westminster District Plan BCP43682

 - (c) Civic Address: 3515 - 192 Street
 Owner: City Of Surrey
 PID: 028-138-830
 Lot 3 Section 28 Township 7 New Westminster District Plan BCP43682

3. Summary of Actions for City Clerk's Office
 - (a) Introduce a By-law to rezone the property.



PACIFIC LAND GROUP
Land Use, Development & Environmental Strategists

Pacific Land Resource Group Inc.

Suite 101 - 7485 130 Street
 Surrey, British Columbia
 Canada V3W 1H8

Tel: 604-501-1624
 Fax: 604-501-1625

www.pacificlandgroup.ca
 info@pacificlandgroup.ca

PROJECT:

**Campbell Heights North
 Business Park, Surrey**

DRAWING TITLE:

**Subdivision Plan
 Phase III
 (21 Lots)**

PRELIMINARY PLAN - SUBJECT TO APPROVAL(S) FROM
 FEDERAL, PROVINCIAL AND LOCAL AUTHORITIES

CLIENT:

**Surrey City Development
 Corp.**

SCALE:

1:2500

DATE:

May 1, 2013

PROJECT No:

12-985

DRAWING No:

01

DESIGNED BY:	CHECKED BY:
EW	OV

CITY OF SURREY

BY-LAW NO. 17146

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: GENERAL AGRICULTURE ZONE (A-1)

TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

Parcel Identifier: 028-138-813
 Lot 1 Section 28 Township 7 New Westminster District Plan BCP43682
 19101-32 Avenue

Parcel Identifier: 028-138-821
 Lot 2 Section 28 Township 7 New Westminster District Plan BCP43682
 18899-32 Avenue

Parcel Identifier: 028-138-830
 Lot 3 Section 28 Township 7 New Westminster District Plan BCP43682
 3515-192 Street

Parcel Identifier: 028-138-848
 Lot 4 Section 28 Township 7 New Westminster District Plan BCP43682
 3733-192 Street

Parcel Identifier: 028-138-856
 Lot 5 Section 28 Township 7 New Westminster District Plan BCP43682
 19118-40 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, warehouse uses, distribution centres, limited office uses, limited transportation industry* and limited ancillary uses, forming part of a *comprehensive design*.

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. *Warehouse uses.*
3. *Distribution centres.*
4. *Transportation industry* limited to the storage and service of buses provided that a research and training facility is an integral part of the operation and provided that:
 - (a) The *gross floor area* of the *principal building* is a minimum of 16,725 square metres [180,000 sq.ft.]; and
 - (b) No more than 30 buses are stored or parked outside a fully enclosed *building*.
5. Office uses excluding:
 - (a) *Social escort services;*
 - (b) *Methadone clinics;* and
 - (c) Offices of professionals including without limitation, accountants, lawyers, doctors, dentists, chiropractors, physiotherapists, massage therapists and related health care practitioners and notary publics, and the offices of real estate, advertising and insurance.
6. *Accessory uses* limited to the following:
 - (a) *Eating establishments* excluding *drive-through restaurants* and each *eating establishment* limited to a maximum of 200 seats and;
 - (b) *General service uses* excluding *drive-through banks* and each *general service use* limited to a *gross floor area* of 465 square metres [5,000 sq.ft.];
 - (c) *Child care centres;* and
 - (d) *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 square feet] in floor area;
 - b. Two *dwelling units* in each *principal building* of 2,800 square metres [30,000 square feet] or greater in floor area; and
 - c. Notwithstanding Sub-sections B.6 (d) 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, and where a *lot* has been subdivided by a strata plan then there shall only be one 140 square metre [1,500 square feet] *dwelling unit* within the strata plan; and
- iv. Restricted to a maximum floor area of:
 - a. 140 square metres [1,500 square feet] for one (first) *dwelling unit* on a *lot*;
 - b. 90 square metres [970 square feet] for each additional *dwelling unit*; and
 - c. Notwithstanding Sub-sections B.6(d) 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

- 1. The maximum *floor area ratio* shall not exceed 0.1 or a *gross floor area* of 300 square metres [3,230 square feet] whichever is smaller. The maximum *density* may be increased to that prescribed in Section D.2 of this Zone if amenities are provided in accordance with Schedule G of Surrey Zoning By-law, 1993, No. 12000, as amended.
- 2. The *floor area ratio* shall not exceed 1.00.

E. Lot Coverage

The *lot coverage* shall not exceed 60%.

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 Buildings and Accessory Structures</i>		16 m* [52 ft.]	7.5 m [25 ft.]	7.5 m** [25 ft.]	9.0 m*** [30 ft.]

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

* The *front yard setback* may be reduced to 7.5 metres [25 feet] if the area between the front face of any *building* or *structure* and a *highway* is not used for parking and is landscaped.

** One (1) *side yard setback* shall be 7.5 metres [25 feet] or 0.0 metre if the said *side yard* abuts land which is *commercial* or *industrial*.

*** The *side yard setback* on a *flanking street* may be reduced to 7.5 metres [25 feet] if the area between the *flanking street* face of any *building* or *structure* and a *highway* is not used for parking and is landscaped.

2. Notwithstanding Section F.1 of this Zone, *buildings and structures* shall be sited in accordance with the following minimum *setbacks*:
- (a) The minimum *setback* from the *lot line* adjacent 40 Avenue shall be 15 metres [50 ft.];
 - (b) The minimum *setback* from the boundary of any land within the *Agricultural Land Reserve* shall be 30 metres [100 ft.]; and
 - (c) The minimum *setback* from the *lot line* as shown in a heavy line on the Explanatory Sketch Plan attached hereto and forming part of this By-law as Schedule A, certified correct by Dave Dyck, B.C.L.S. on the 31st day of March, 2010 shall be 5 metres [16 ft.].

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 14 metres [45 feet].
2. Accessory buildings and structures: The *building height* shall not exceed 6 metres [20 feet].
3. Notwithstanding Section G.1 of this Zone, the *building height* of the *principal building* for uses permitted under Sub-section B.4(a) shall not exceed 20 metres [66 ft.].

H. Off-Street Parking and Loading/Unloading

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. Notwithstanding Sub-section D.3(a)i of Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended, additional areas for parking of trucks and trailers associated with the uses and operations allowed on the *lot* may be permitted provided that:
 - (a) The number of *parking spaces* shall not exceed the number of loading spaces and/or shipping/receiving doors; and
 - (b) The *parking spaces* shall not be visible from the *highways* abutting the *lot*.

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 Major Road, as shown in the *Official Community Plan*, a continuous *landscaping* strip of not less than 6.0 metres [30 feet] in width shall be provided within the *lot*.
3. Along the developed sides of the *lot* which abut all *highways* other than a Major Road, as shown in the *Official Community Plan*, a continuous *landscape* strip of not less than 3.0 metres [10 feet] shall be provided within the *lot*.
4. 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*.
5. A continuous *landscaping* strip of not less than 1.5 metres [5 feet] in width shall be provided along all *side lot lines* between a *highway* and 3.0 metres [10 feet] back from the front face of the closest *principal building* fronting a *highway*.

6. A continuous *landscaping* strip of not less than 15 metres [50 feet] shall be provided along 40 Avenue.
7. Loading areas, garbage containers and *passive recycling containers* shall be screened to a height of at least 2.5 metres [8 feet] by *buildings*, a *landscaping* screen, a solid decorative fence, or a combination thereof.

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 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. Loading areas shall not be located within any required *front yard setback* or *flanking street setback* or within any required *setback* from 40 Avenue.
3. Garbage containers and *passive recycling containers* shall not be located within any required *front yard setback* or *flanking street setback*, or any required *setback* from 40 Avenue.
4. *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*.
5. 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 shall be specifically prohibited.
6. Outdoor storage is restricted on the *Lands* which are divided into Outdoor Storage Area A and Outdoor Storage Area B as shown on the Survey Plan attached hereto and forming part of this By-law as Schedule B, certified correct by Dave Dyck, B.C.L.S. on the 1st day of April, 2010, as follows:
 - (a) For *Lands* within Outdoor Storage Area A:
 - i. The outdoor storage of any goods, materials or supplies is specifically prohibited within 80 metres [262 ft.] from the *lot line* adjacent to 40 Avenue, 192 Street and 32 Avenue;
 - ii. 80 metres [262 ft.] or more from the *lot line* adjacent to 40 Avenue, 192 Street and 32 Avenue, area for outdoor display and storage of any goods, materials or supplies, and areas for parking of trucks and trailers associated with the uses

and operations allowed on the *lot* other than the loading spaces in front of loading doors shall:

- a. Not be located within any *front* or *side yard*;
- b. Not exceed a total area greater than the *lot* area covered by the *principal building*; and
- c. Be completely screened to a height of at least 2.5 metres [8 feet] by *buildings* and/or solid decorative fencing and/or substantial *landscaping* strips of not less than 2.5 metres [8 feet] in height and not less than 1.5 metres [5 feet] in width. No display or storage of material shall be piled up to a height of 2.5 metres [8 feet] within 5 metres [16 feet] of the said screen and in no case shall these materials be piled up to the height of more than 3.5 metres [12 feet].

(b) For *Lands* within Outdoor Storage Area B:

- i. 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 be used for storage of trucks weighing more than 5,000 kilograms [11,023 lbs.] *G.V.W.* or trailers that are not associated with the business on the *lot*;
 - c. Not be located within any *front yard* or *side yard*;
 - d. Be completely screened to a height of at least 2.5 metres [8 feet] by *buildings* and/or solid decorative fencing and/or substantial *landscaping* strips of not less than 2.5 metres [8 feet] in height and not less than 1.5 metres [5 feet] in width. No display or storage of any material shall be piled to a height exceeding 2.5 metres [8 feet] within 5 metres [16 feet] of the said screen. In no case any material, except cargo containers, shall be piled to a height of more than 3.5 metres [12 feet]; and
 - e. No display or storage of cargo containers shall be piled to a height of more than 7.0 metres [24 feet] or the height of two stacked containers, whichever is less.

K. Subdivision

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

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

Dimensions shall be measured in accordance with Section E.21, Part 4 General Provisions, of the 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 IB-2 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, 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 IB-2 Zone.
9. 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, 2010, No. 17146."

READ A FIRST AND SECOND TIME on the 12th day of April, 2010.

PUBLIC HEARING HELD thereon on the 3rd day of May, 2010.

READ A THIRD TIME ON THE 3rd day of May, 2010.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the 7th day of June, 2010.

_____ MAYOR

_____ CLERK

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**B.C. LAND SURVEYOR'S EXPLANATORY SKETCH PLAN SHOWING 5 METRE SETBACK
ON LOTS 3, 4 AND 5 SECTION 28 TOWNSHIP 7
NEW WESTMINSTER DISTRICT PLAN BCP43682**

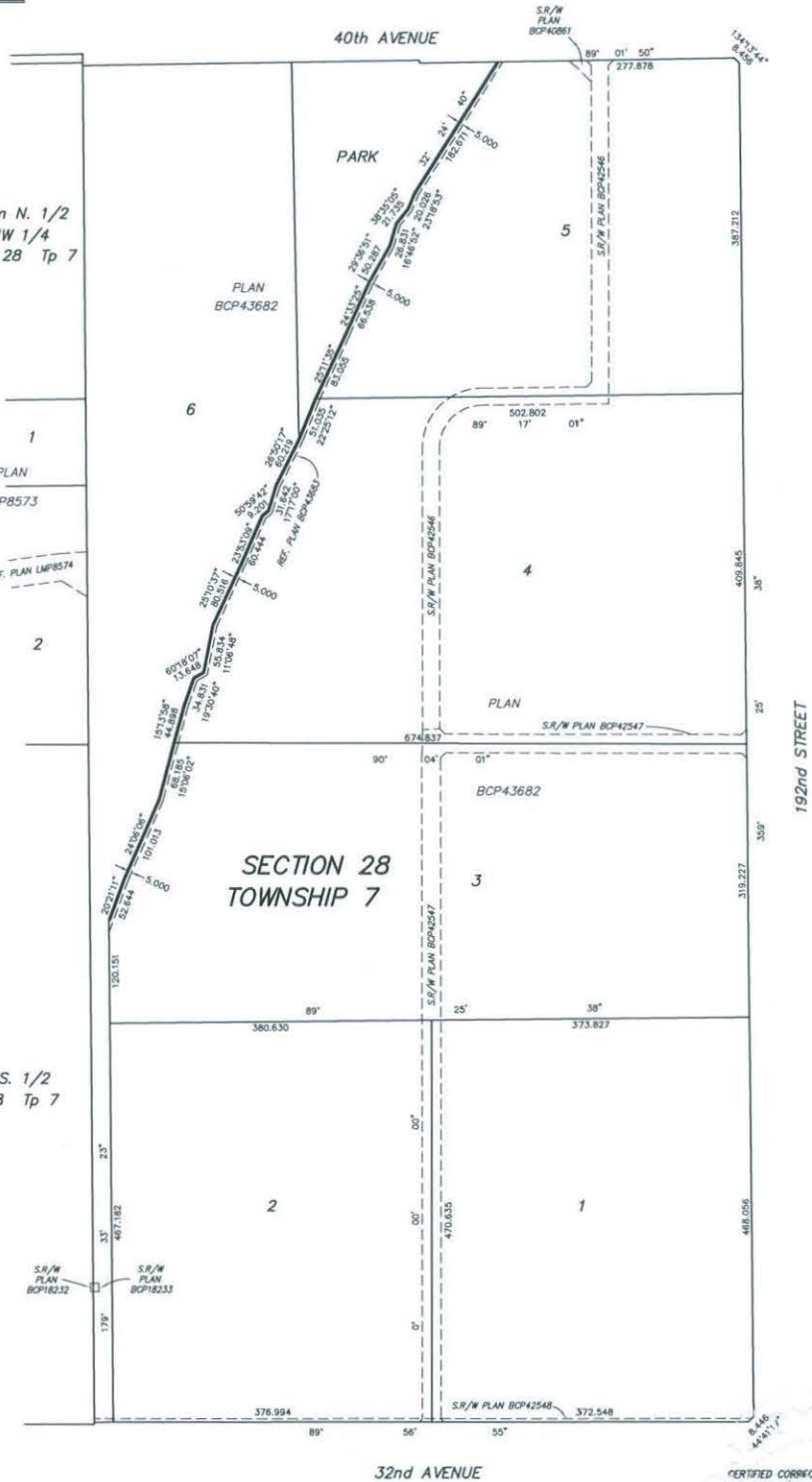
SCHEDULE A

CITY OF SURREY
B.C.G.S. 92G.007
SCALE = 1:4000
80M 0 100 200M
"ALL DISTANCES ARE IN METRES"

P.I.D. 028-138-830 (LOT 3)
CIVIC ADDRESS: #3515 - 192nd STREET
P.I.D. 028-138-849 (LOT 4)
CIVIC ADDRESS: #3733 - 192nd STREET
P.I.D. 028-138-856 (LOT 5)
CIVIC ADDRESS: #3803 - 192nd STREET

Rem N. 1/2
NW 1/4
Sec 28 Tp 7

Rem S. 1/2
Sec 28 Tp 7



SOUTH FRASER LAND SURVEYING LTD.
B.C. LAND SURVEYORS
SUITE 101 - 7485 136th STREET
SURREY, B.C. V6W 1H8
TELEPHONE: 604 593-1886
FILE: 10629_BCLS_EXPL_SKETCH

THIS PLAN LIES WITHIN THE
GREATER VANCOUVER REGIONAL DISTRICT

CERTIFIED CORRECT ACCORDING TO
LAND TITLE OFFICE RECORDS DATED
THIS 31st DAY OF MARCH, 2010

[Signature]
SIGNATURE OF B.C.L.S.

10629_BCLS_EXPL_SKETCH

**SURVEY PLAN TO ACCOMPANY CITY OF SURREY ZONING BYLAW No. _____
OF LOTS 1, 2, 3, 4 AND 5 SECTION 28 TOWNSHIP 7
NEW WESTMINSTER DISTRICT PLAN BCP43682**

SCHEDULE B

CITY OF SURREY
B.C.G.S. 92G.007

SCALE = 1:4000
80M 0 100 200M

"ALL DISTANCES ARE IN METRES"

BOOK OF REFERENCE				
LOT	DESCRIPTION	PLAN	AREA	BLOCK
PART OF LOTS 1, 2, 3, 4 & 5	SECTION 28 TOWNSHIP 7	BCP43682	75.904 ha	OUTDOOR STORAGE AREA "A"
PART OF LOTS 2, 3 & 4	SECTION 28 TOWNSHIP 7	BCP43682	22.979 ha	OUTDOOR STORAGE AREA "B"

P.I.D. 028-138-813 (LOT 1)
CIVIC ADDRESS: #19101 - 32nd AVENUE
P.I.D. 028-138-821 (LOT 2)
CIVIC ADDRESS: #18899 - 32nd AVENUE
P.I.D. 028-138-830 (LOT 3)
CIVIC ADDRESS: #3515 - 192nd STREET
P.I.D. 028-138-848 (LOT 4)
CIVIC ADDRESS: #3733 - 192nd STREET
P.I.D. 028-138-856 (LOT 5)
CIVIC ADDRESS: #3803 - 192nd STREET

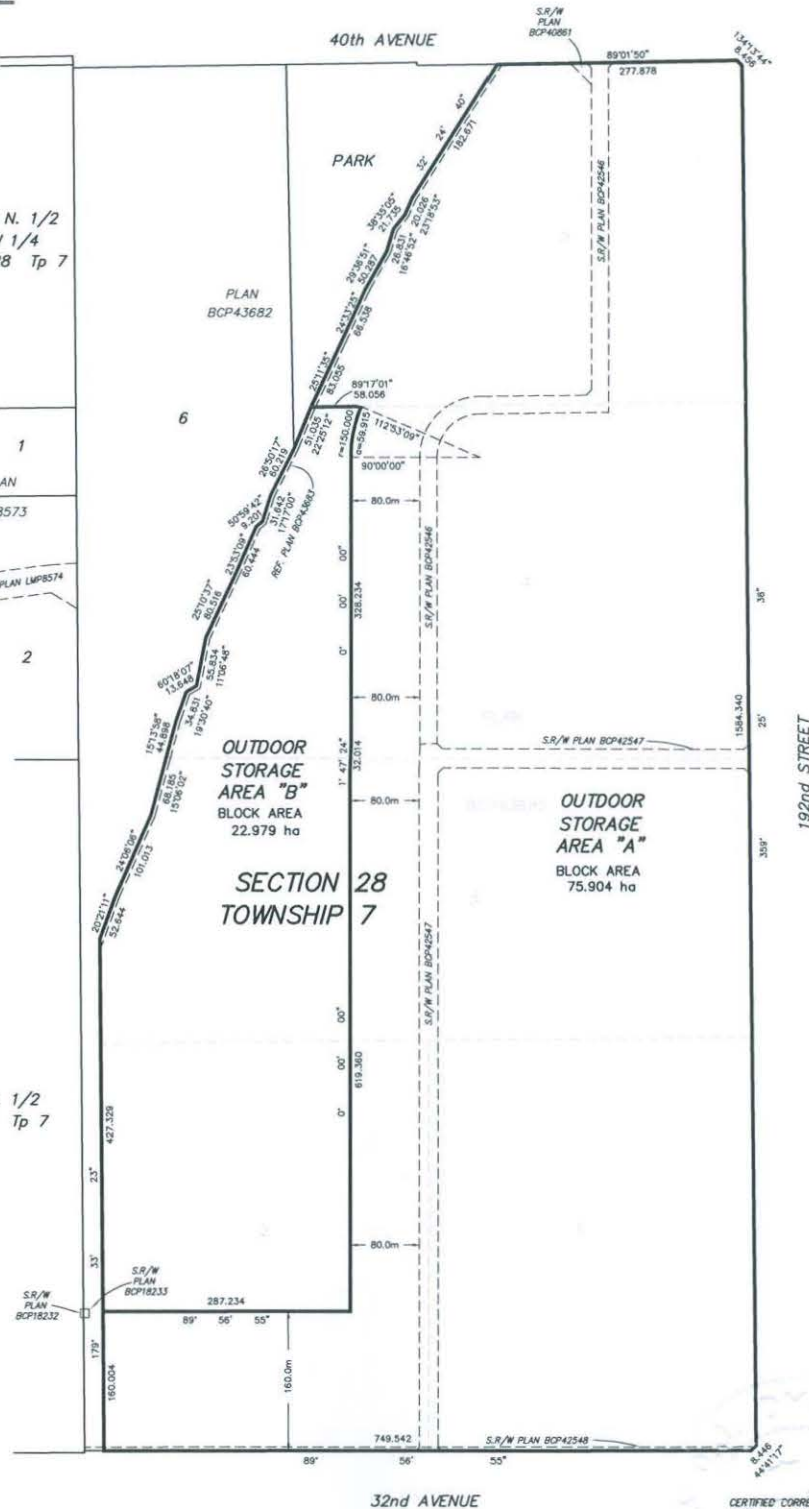
Rem N. 1/2
NW 1/4
Sec 28 Tp 7

1
PLAN
LMP8573

REF. PLAN LMP8574

2

Rem S. 1/2
Sec 28 Tp 7



SOUTH FRASER LAND SURVEYING LTD.
B.C. LAND SURVEYORS
SUITE 101 - 7485 130th STREET
SURREY, B.C. V3W 1H8
TELEPHONE: 604 599-1886
FILE: 10629_OUTDOOR STORAGE AREAS

THIS PLAN LIES WITHIN THE
GREATER VANCOUVER REGIONAL DISTRICT

CERTIFIED CORRECT ACCORDING TO
LAND TITLE OFFICE RECORDS DATED
THIS 1st DAY OF APRIL, 2010

[Signature]
SIGNATURE OF B.C.L.S.

10629_OUTDOOR STORAGE AREAS

CITY OF SURREY

BY-LAW NO. _____

A by-law to amend "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2010, No. 17146."

.....

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

1. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law 2010, No. 17146" is hereby amended as follows:

(a) In Part 1, delete the property descriptions and replace with the following property descriptions:

"Parcel Identifier"

"028-138-821

Lot 2 Section 28 Township 7 New Westminster District Plan BCP43682

18899 – 32 Avenue

"Parcel Identifier"

028-138-830

Lot 3 Section 28 Township 7 New Westminster District Plan BCP43682

3515 – 192 Street

"Parcel Identifier"

028-138-848

Lot 4 Section 28 Township 7 New Westminster District Plan BCP43682

3733 – 192 Street

"Parcel Identifier"

028-138-856

Lot 5 Section 28 Township 7 New Westminster District Plan BCP43682

19118 – 40 Avenue

"Parcel Identifier"

028-832-728

Lot 4 Section 28 Township 7 New Westminster District Plan BCP50753

19062 – 34A Avenue

"Parcel Identifier"

028-832-736

Lot 5 Section 28 Township 7 New Westminster District Plan BCP50753

19108 – 34A Avenue

“Parcel Identifier”

028-832-744

Lot 6 Section 28 Township 7 New Westminster District Plan BCP50753

19158 – 34A Avenue

“Parcel Identifier”

028-832-752

Lot 7 Section 28 Township 7 New Westminster District Plan BCP50753

19178 – 34A Avenue

“Parcel Identifier”

028-832-761

Lot 8 Section 28 Township 7 New Westminster District Plan BCP50753

19195 – 33 Avenue

“Parcel Identifier”

028-832-779

Lot 9 Section 28 Township 7 New Westminster District Plan BCP50753

19159 – 33 Avenue

“Parcel Identifier”

028-832-787

Lot 10 Section 28 Township 7 New Westminster District Plan BCP50753

19131 – 33 Avenue

“Parcel Identifier”

028-832-833

Lot 15 Section 28 Township 7 New Westminster District Plan BCP50753

19018 – 33 Avenue

“Parcel Identifier”

028-832-841

Lot 16 Section 28 Township 7 New Westminster District Plan BCP50753

19030 – 33 Avenue

“Parcel Identifier”

028-832-850

Lot 17 Section 28 Township 7 New Westminster District Plan BCP50753

19058 – 33 Avenue

“Parcel Identifier”
028-832-868
Lot 18 Section 28 Township 7 New Westminster District Plan BCP50753
19070 – 33 Avenue

“Parcel Identifier”
028-832-876
Lot 19 Section 28 Township 7 New Westminster District Plan BCP50753
19128 – 33 Avenue

“Parcel Identifier”
028-832-884
Lot 20 Section 28 Township 7 New Westminster District Plan BCP50753
19168 – 33 Avenue

“Parcel Identifier”
028-832-892
Lot 21 Section 28 Township 7 New Westminster District Plan BCP50753
19188 – 33 Avenue

“Parcel Identifier”
028-832-906
Lot 22 Section 28 Township 7 New Westminster District Plan BCP50753
19177 – 32 Avenue

“Parcel Identifier”
028-832-914
Lot 23 Section 28 Township 7 New Westminster District Plan BCP50753
19111 – 32 Avenue

“Parcel Identifier”
028-832-922
Lot 24 Section 28 Township 7 New Westminster District Plan BCP50753
19089 – 32 Avenue

“Parcel Identifier”
028-832-931
Lot 25 Section 28 Township 7 New Westminster District Plan BCP50753
19055 – 32 Avenue

“Parcel Identifier”
028-832-949
Lot 26 Section 28 Township 7 New Westminster District Plan BCP50753

19033 – 32 Avenue

“Parcel Identifier”

028-905-750

Parcel A (Being a Consolidation of Lots 11 and 12, See CA2741228) Section 28 Township 7
New Westminster District Plan BCP50753

19077 – 33 Avenue

“Parcel Identifier”

028-977-157

Parcel B (Being a Consolidation of Lots 1, 2 and 3, See CA2907063) Section 28 Township 7
New Westminster District Plan BCP50753

3388 – 34A Avenue”

(b) Delete “Part 2, Section J. Special Regulations” and replace with the following:

"6. Outdoor storage is restricted on the *Lands* which are divided into “Outdoor Storage Area A” and “Outdoor Storage Area B” as shown on the Survey Plan attached hereto and forming part of this By-law as Schedule B, certified correct by Dave Dyck, B.C.L.S. on the 1st day of May, 2013.”

2. This By-law shall be cited for purposes as "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law 2010, No. 17146, Amendment By-law, 2013, No. _____."

PASSED FIRST AND SECOND READING on the _____ th day of _____, 2013.

PUBLIC HEARING HELD thereon on the _____ th day of _____, 2013.

PASSED THIRD READING ON THE _____ th day of _____, 2013.

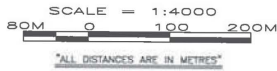
RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the _____ th day of _____, 2013.

MAYOR

CLERK

SURVEY PLAN TO ACCOMPANY CITY OF SURREY ZONING BYLAW No. _____
 OF LOTS 2, 3, 4 AND 5 PLAN BCP43682 AND LOTS A, B, C, 4 TO 10, 15 TO 26 PLAN BCP50753
 ALL IN SECTION 28 TOWNSHIP 7 NEW WESTMINSTER DISTRICT

CITY OF SURREY
 B.C.C.S. 926.007



		BOOK OF REFERENCE		
LOT	DESCRIPTION	PLAN	AREA	BLOCK
PART OF LOTS 2, 3, 4 & 5		BCP43682	75.44 ha	OUTDOOR STORAGE AREA "A"
LOTS A, B, C, 4 TO 10, 15 TO 26	SECTION 28 TOWNSHIP 7	BCP50753		
PART OF LOTS 2, 3 & 4		BCP43682	23.443 ha	OUTDOOR STORAGE AREA "B"

PLAN BCP43682

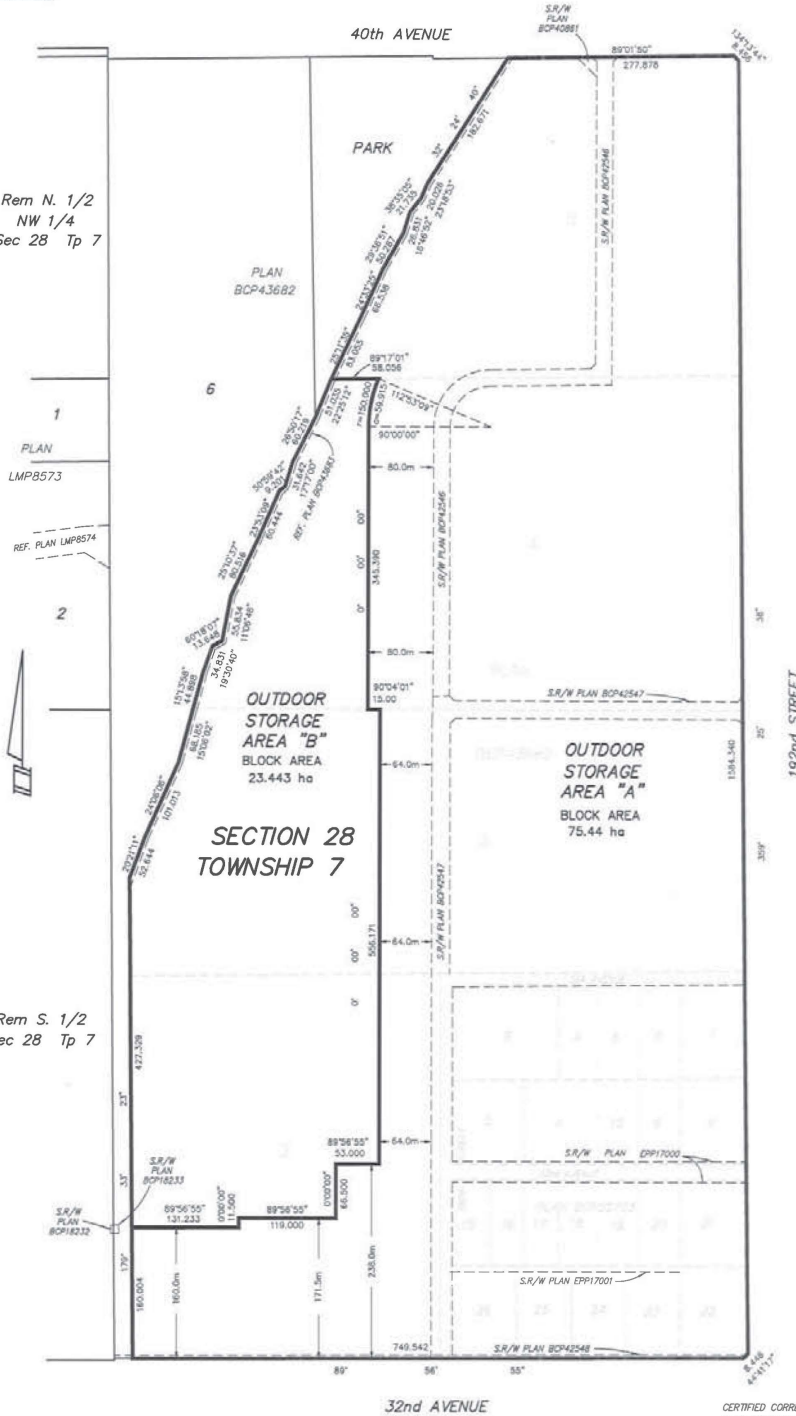
P.I.D. 028-138-821 (LOT 2)	CIVIC ADDRESS: #18899 - 32nd AVENUE
P.I.D. 028-138-830 (LOT 3)	CIVIC ADDRESS: #3515 - 192nd STREET
P.I.D. 028-138-848 (LOT 4)	CIVIC ADDRESS: #3733 - 192nd STREET
P.I.D. 028-138-856 (LOT 5)	CIVIC ADDRESS: #3803 - 192nd STREET

PLAN BCP50753

P.I.D. 028-877-157 (PCL B)	CIVIC ADDRESS: #3388 - 190th STREET
P.I.D. 028-832-728 (LOT 4)	CIVIC ADDRESS: #19062 - 34A AVENUE
P.I.D. 028-832-736 (LOT 5)	CIVIC ADDRESS: #19108 - 34A AVENUE
P.I.D. 028-832-744 (LOT 6)	CIVIC ADDRESS: #19158 - 34A AVENUE
P.I.D. 028-832-752 (LOT 7)	CIVIC ADDRESS: #19178 - 34A AVENUE
P.I.D. 028-832-761 (LOT 8)	CIVIC ADDRESS: #19195 - 33rd AVENUE
P.I.D. 028-832-778 (LOT 9)	CIVIC ADDRESS: #19159 - 33rd AVENUE
P.I.D. 028-832-787 (LOT 10)	CIVIC ADDRESS: #19131 - 33rd AVENUE
P.I.D. 028-905-750 (PCL A)	CIVIC ADDRESS: #19069/19077-33rd AVENUE
P.I.D. 029-031-737 (PCL C)	CIVIC ADDRESS: #19011/19025-33rd AVENUE
P.I.D. 028-832-833 (LOT 15)	CIVIC ADDRESS: #19018 - 33rd AVENUE
P.I.D. 028-832-841 (LOT 16)	CIVIC ADDRESS: #19030 - 33rd AVENUE
P.I.D. 028-832-850 (LOT 17)	CIVIC ADDRESS: #19058 - 33rd AVENUE
P.I.D. 028-832-868 (LOT 18)	CIVIC ADDRESS: #19070 - 33rd AVENUE
P.I.D. 028-832-876 (LOT 19)	CIVIC ADDRESS: #19128 - 33rd AVENUE
P.I.D. 028-832-884 (LOT 20)	CIVIC ADDRESS: #19168 - 33rd AVENUE
P.I.D. 028-832-892 (LOT 21)	CIVIC ADDRESS: #19188 - 33rd AVENUE
P.I.D. 028-832-906 (LOT 22)	CIVIC ADDRESS: #19177 - 32nd AVENUE
P.I.D. 028-832-914 (LOT 23)	CIVIC ADDRESS: #19111 - 32nd AVENUE
P.I.D. 028-832-922 (LOT 24)	CIVIC ADDRESS: #19089 - 32nd AVENUE
P.I.D. 028-832-931 (LOT 25)	CIVIC ADDRESS: #19055 - 32nd AVENUE
P.I.D. 028-832-948 (LOT 26)	CIVIC ADDRESS: #19033 - 32nd AVENUE

Rem N. 1/2
 NW 1/4
 Sec 28 Tp 7

Rem S. 1/2
 Sec 28 Tp 7



SOUTH FRASER LAND SURVEYING LTD.
 B.C. LAND SURVEYORS
 SUITE 101 - 7485 130th STREET
 SURREY, B.C. V3W 1H8
 TELEPHONE: 604 599-1888
 FILE: 10629_OUTDOOR STORAGE AREAS-2013-2

CERTIFIED CORRECT ACCORDING TO
 LAND TITLE OFFICE RECORDS DATED
 THIS 1st DAY OF MAY, 2013

THIS PLAN LIES WITHIN THE
 GREATER VANCOUVER REGIONAL DISTRICT

SIGNATURE OF B.C.L.S.

 10629_OUTDOOR STORAGE AREAS-2013-2