

CITY OF SURREY

BY-LAW NO. 16598

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

- (a) FROM: HALF-ACRE RESIDENTIAL ZONE (RH)  
TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)
- 

Parcel Identifier: 002-176-912  
North West 116 Feet by 378 Feet of Parcel C (Explanatory Plan 4143) Section 3  
Township 2 Having a Frontage of 116 Feet on McLellan Road by a Uniform Depth of  
378 Feet Adjoining West Boundary of Said Parcel C New Westminster District Except:  
Part Dedicated Road on Plan BCP23656

15136 - 56 Avenue

- (b) FROM: BUSINESS PARK ZONE (IB)  
TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)
- 

Parcel Identifier: 026-748-851  
Lot A Section 3 Township 2 New Westminster District Plan BCP24936

5455 - 152 Street

(hereinafter both (a) and (b) shall be 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 *comprehensive design* of industrial business parks consisting of *light impact industrial* uses, office and service uses including a *drive-through bank*. These uses shall be carried out such that no nuisance is apparent outside an enclosed *building*.

The *Lands* are divided into Blocks A and B as shown on Schedule A, attached hereto and forms part of this By-law, certified correct by Matt Onderwater, B.C.L.S. on the 28<sup>th</sup> day of November 2007.

**B. Permitted Uses**

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

1. Block A

- (a) *Light impact industry* including wholesale and retail sales of products produced on the *lot* or as part of the wholesale or warehouse operations.
- (b) Office uses excluding:
  - i. *Social escort services*; and
  - ii. *Methadone clinics*.
- (c) *General service uses* including *drive-through banks*;
- (d) *Warehouse uses*;
- (e) *Distribution centres*;
- (f) *Accessory uses* including the following:
  - i. *Personal service uses* limited to the following:
    - a. Barbershops;
    - b. Beauty parlours;
    - c. Cleaning and repair of clothing; and
    - d. Shoe repair shops;
  - ii. *Recreational facilities*, excluding go-kart operations, drag racing and rifle ranges;
  - iii. *Eating establishments*, excluding *drive-through restaurants*;

- iv. *Community services*;
- v. *Assembly halls* limited to *churches*, provided that:
  - a. the *church* does not exceed a total floor area of 700 square metres (7,500 sq. ft.);
  - b. the *church* accommodates a maximum of 300 seats; and
  - c. there is not more than one *church* on a *lot*.
- (g) *Child care centre*; and
- (h) *Dwelling unit(s)* provided that the *dwelling unit(s)* is (are):
  - i. Contained within a *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. Two *dwelling units* in each *principal building* of 2,800 square metres [30,000 sq. ft.] or greater in floor area; and
    - b. Notwithstanding Sub-section B.1 (h) iii.a., 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*;
    - b. 90 square metres [970 sq. ft.] for each additional *dwelling unit*; and
    - c. Notwithstanding Sub-sections B.1 (h) 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.

2. Block B

- (a) All uses permitted in Block A excluding *drive-through banks*.

**C. Lot Area**

Not applicable to this Zone.

**D. Density**

The *floor area ratio* shall not exceed 0.75.

**E. Lot Coverage**

The *lot coverage* shall not exceed 45%.

**F. Yards and Setbacks**

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

Use	<i>Setback</i>	<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. [21 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* may be reduced to 3.6 metres [12 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 12 metres [40 feet].
2. *Accessory buildings and structures:* The *building height* shall not exceed 6 metres [20 feet].

**H. Off-Street Parking**

Refer to Table C.3, Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.

**I. Landscaping**

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.

**J. Special Regulations**

1. Land and *structures* shall be used for the uses permitted in this Zone only if such uses:
  - (a) Constitute no unusual fire, explosion or safety hazard;
  - (b) Do not emit noise in excess of 70 dB measured at any point on any boundary of the *lot* on which the use is located, provided that where a *lot* abuts a *lot* other than an *industrial lot* the noise level shall not exceed 60 dB; and
  - (c) Do not produce heat or glare perceptible from any boundary of the *lot* on which the use is located.
2. Outdoor storage of any goods, materials or supplies is specifically prohibited.
3. *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>
31,000 sq. m [7.6 acre]	69 metres [226 ft]	215 metres [705 ft.]

Dimensions shall be measured in accordance with Section E.21, Part 4 General Provisions, of Surrey Zoning By-law, 1993, No. 12000 as amended.

## **L. Other Regulations**

In addition to all statutes, by-laws, orders, regulations or agreements, the following are applicable, however, in the event that there is a conflict with the provisions in this Comprehensive Development Zone and other provisions in Surrey Zoning By-law, 1993, No. 12000, as amended, the provisions in this Comprehensive Development Zone shall take precedence:

1. Definitions are as set out in Part 1 Definitions, of Surrey Zoning By-law, 1993, No. 12000, as amended.
2. Prior to any use, the *Lands* must be serviced as set out in Part 2 Uses Limited, of Surrey Zoning By-law, 1993, No. 12000, as amended and in accordance with the servicing requirements for the IB Zone as set forth in 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 Parking and Loading/Unloading, of Surrey Zoning By-law, 1993, No. 12000, as amended.
5. *Sign* regulations are as set out in Surrey Sign By-law, 1999, No. 13656, as amended.
6. Special *building setbacks* are as set out in Part 7 Special Building Setbacks, of Surrey Zoning By-law, 1993, No. 12000, as amended.
7. *Building* permits shall be subject to the Surrey Building By-law, 1987, No. 9011, as amended, and the Surrey Development Cost Charge By-law, 2006, No. 15973, as amended, and the development cost charges shall be based on the IB Zone.
8. Surrey Tree Protection By-law, 2006, No. 16100, as amended.
9. Development permits may be required in accordance with the Surrey *Official Community Plan*, 1996, By-law No. 12900, as amended.
10. Provincial licensing of *child care centres* is regulated by the Community Care Facility Act R.S.B.C. 1996. c. 60, 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, 2008, No. 16598."

READ A FIRST AND SECOND TIME on the 10th day of March, 2008.

PUBLIC HEARING HELD thereon on the 31st day of March, 2008.

READ A THIRD TIME ON THE 31st day of March, 2008.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the 16th day of June, 2008.

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MAYOR

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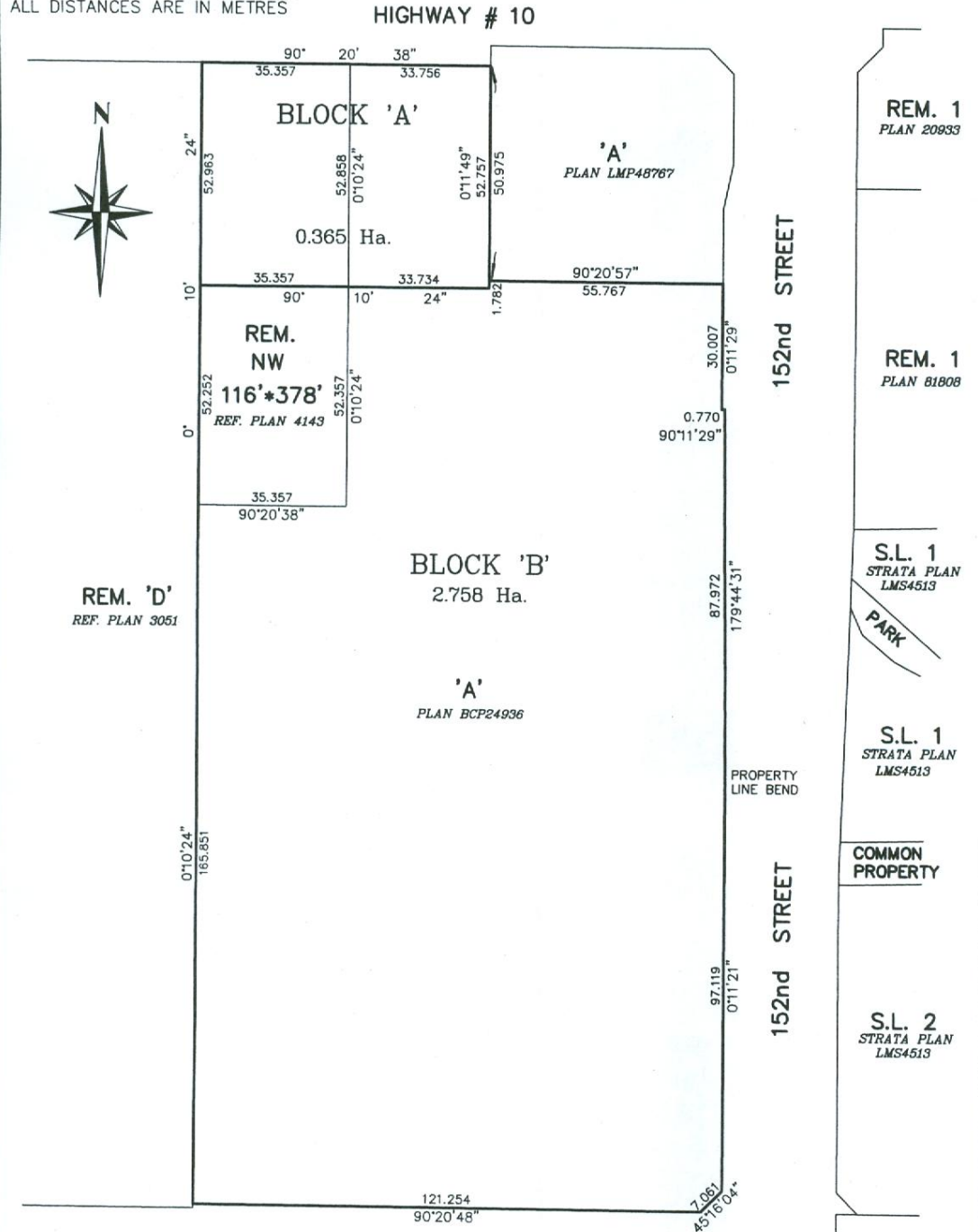
CLERK

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**SCHEDULE A**

EXPLANATORY PLAN TO ACCOMPANY CITY OF SURREY  
 REZONING BYLAW NO. 16598  
 OF LOT 'A', PLAN BCP24936, AND OF THE  
 REM. OF THE NW 116 FEET BY 378 FEET OF PARCEL 'C' (EX. PLAN 4143);  
 ALL OF SECTION 3, TOWNSHIP 2, NEW WESTMINSTER DISTRICT.  
 SCALE 1:1250

20 10 0 20 40 60  
 ALL DISTANCES ARE IN METRES



Integrated Survey Area No. 1  
City of Surrey

This plan shows ground level measured distances, prior to computation of U.T.M. coordinates multiply by combined factor of 0.9996045 NAD83 (CSRS)

Underwater Land Surveying Ltd.  
 B.C. Land Surveyors  
 #104 - 5830 176 'A' Street  
 Cloverdale, B.C.  
 FILE: JS05101RZ

*This Plan Lies Within The*  
**Greater Vancouver Regional District**

PCL. 1  
 REF. PLAN LMP9778

*This plan is certified correct*  
 completed on the 25th day of November, 2007.

©

B.C.L.S.