

CITY OF SURREY

BY-LAW NO. 12110

A by-law to amend "Surrey Zoning By-law,
1993, No. 12000."
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The 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 963 of the "Municipal Act," and the classification of the following parcels of land, presently shown upon the maps designated as the "Zoning Maps" and marked as Schedule "A" under Part 3 of the said By-law No. 12000, is hereby amended as follows:

FROM "COMMUNITY COMMERCIAL ZONE (C-8)"
TO "COMPREHENSIVE DEVELOPMENT ZONE (CD)"

Lot 4, Except: Part Subdivided by Plan 44302,
Section 27, Block 5 North, Range 2 West, New
Westminster District, Plan 8666.

(10291/93 King George Highway)

(hereinafter referred to as "the lands")

2. The following regulations shall apply to the lands herein:

A. INTENT

This Zone is intended to accommodate and regulate the development of community shopping centres serving a community of several neighbourhoods.

B. PERMITTED USES

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

1. Retail stores excluding adult entertainment stores.
2. Personal service uses.

3. General services uses including drive-through banks but excluding funeral parlours.
4. Eating establishments excluding drive-through restaurants.
5. Neighbourhood pubs.
6. Office uses.
7. Parking facilities.
8. Automotive service uses of vehicles less than 5,000 kilograms (11,023 lbs) G.V.W. provided that such use is associated with a use permitted under Section B.1 of this zone.
9. Indoor recreational facilities.
10. Entertainment uses excluding arcades and adult entertainment stores.
11. Community services.
12. Child care centres.
13. One dwelling unit per lot provided that the dwelling unit is:
 - a. contained within the principal building; and
 - b. occupied by the owner or the owner's employee, for the protection of the businesses permitted on the lot.

C. LOT AREA

Not applicable to this Zone.

D. DENSITY

The maximum density shall not exceed a floor area ratio (FAR) of 0.80.

E. LOT COVERAGE

The maximum lot coverage shall be 50%.

F. YARDS AND SETBACKS

Buildings and structures shall be sited not less than 2.0 metres from the front lot line and not less than 4.5m from side and rear lot lines (measurements to be determined as per Part 1 Definitions, of By-law 12000).

G. HEIGHT OF BUILDINGS

Measurements to be determined as per Part 1 Definitions, of By-law 12000:

1. Principal Building: The height shall not exceed 12 metres (40 ft).
2. Accessory buildings and structures: The height shall not exceed 4.5 metres (15 ft).

H. OFF-STREET PARKING

1. Refer to Part 5 Off-Street Parking, of By-law 12000.

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. Except in those portions where a building abuts the lot line, screen planting at least 1.5 metres (5 ft) high in a strip at least 1.5 metres (5 ft) wide and a solid decorative fence at least 1.5 metres (5 ft) high shall be provided along all lot lines separating the developed portion of the lot from any residential lot.

3. Loading areas, garbage containers and passive recycling containers shall be screened from any adjacent residential lot, to a height of at least 2.5 metres (8 ft) by buildings, a landscaping screen, a solid decorative fence, or a combination thereof.
4. Open display or storage shall be completely screened to a height of at least 2.5 metres (8 ft) by buildings and/or solid decorative fence and/or substantial landscaping strips or 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 screens and in no case shall these materials be piled up to the height of more than 3.5 metres (11.5 ft).

J. SPECIAL REGULATIONS

1. Garbage containers and passive recycling containers shall not be located within any required setback adjacent any residential lot.
2. The outdoor storage or display of any goods, materials or supplies is specifically prohibited, notwithstanding any other provision in this part.
3. Child care centres shall be located on the lot such that these centres have direct access to an open space and play areas within the lot.

K. SUBDIVISION

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

Lot Size	Lot Width	Lot Depth
2,000 sq. m. (0.5 acres)	30 metres (100 ft.)	30 metres (100 ft.)

Dimensions shall be measured in accordance with Section E.21, Part 4, General Provisions, of By-law 12000.

L. OTHER REGULATIONS

In addition, land use regulations including the following are applicable:

1. Prior to any use, lands must be serviced as set out in Part 2 Uses Limited, of this By-law and in accordance with the "Surrey Subdivision and Development By-law."
2. General provisions on use are as set out in Part 4 General Provision, of By-law 12000.
3. Additional off-street parking requirements are as set out in Part 5 Off-Street Parking, of By-law 12000.
4. Sign regulations are as set out in Part 6 signs, of this By-law 12000.
5. Special building setbacks are as set out in Part 7 Special Building Setbacks, of this By-law 12000.

6. Building permits shall be subject to the "Surrey Building By-law" and the "Surrey Development Cost Charge By-law" and the development cost charges shall be based on the C-8 zone.
7. Development permits may be required in accordance with the Official Community Plan.
8. Provincial licensing of child care centres is regulated by the Community Care Facility Act R.S.B.C. 1979, c. 57 and the Child Care Regulations set out under B.C. Reg. 319/89.
9. Provincial licensing of neighbourhood pubs is regulated by the Liquor Control and Licensing Act R.S.B.C.

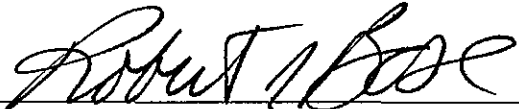
2. This By-law shall be cited for all purposes as "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 1993, No. 12110."

READ A FIRST AND SECOND TIME on the 13th day of December, 1993.

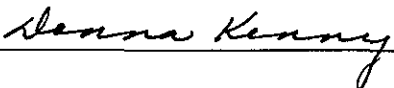
PUBLIC HEARING HELD thereon on the 31st day of January, 1994.

READ A THIRD TIME on the 7th day of February, 1994.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the 21st day of March, 1994.



MAYOR



CLERK

CLKBLW 2427