

CITY OF SURREY

BY-LAW NO. 12144

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

As amended by Bylaw No: 14166, 11/20/00

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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: "GENERAL INDUSTRIAL ZONE (I-G)"
TO: "COMPREHENSIVE DEVELOPMENT ZONE (CD)"

Lot A, Section 18, Block 5 North, Range 2 West,
New Westminster District, Plan 69522; and

(11120 Bridge Road)

Lot B, Section 18, Block 5 North, Range 2 West,
New Westminster District, Plan 69522.

(11125 - 124 Street)

(hereinafter referred to as "the lands")

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

A. INTENT

This Comprehensive Development Zone is intended to accommodate and regulate those commercial and related uses requiring large lots and exposure to major highways.

B. PERMITTED USES

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

1. Automotive service uses of vehicles less than 5,000 kilograms [11,023 lbs.] GVW.
2. Eating establishments including drive-through restaurants.
3. General service uses including drive-through banks.
4. Indoor recreational facilities, including bingo halls.
5. Light impact industry including retail of products processed or manufactured on the lot.
6. Tourist accommodation.
7. Parking facilities.
8. Retail stores limited to the following:
 - (a) Animal feed and tack shops;
 - (b) Appliance stores;
 - (c) Building supply stores;
 - (d) Convenience stores;
 - (e) Damaged goods and used clothing stores or flea markets, provided that the operation is contained within a building;
 - (f) Furniture stores;
 - (g) Garden supply stores;
 - (h) Retail warehouse uses;
 - (i) Sales and rentals of boats;
 - (j) Sales and rentals of vehicles less than 5,000 kilograms [11,023 lbs.] GVW;
 - (k) Sports card shops; and
 - (l) Sporting goods stores.
9. Office uses, limited to the following:
 - (a) Corporate head office, provided that the office is associated with the use permitted under B.5, B.8(b), (c), (f), (g), (h) above
 - (b) Incidental office use for the daily operation of the tenant.
 - (c) Call centres
For the purpose of this By-law a call centre shall mean an office with a minimum of 50 employees who provide information on goods and services, take orders for goods and services, and/or provide technical after sales support to customers by telephone, e-mail or, other telecommunication technologies. A call centre shall exclude general office uses, accountant offices, law offices and, other similar business or professional offices.
10. Warehouse uses.
11. Community services.
12. Child care centres.
13. Accessory uses including the following:
 - (a) One dwelling unit per lot provided that the dwelling unit is:
 - i. Contained within the principal building; and

- ii. Occupied by the owner or the owner's employee, for the protection of the businesses permitted on the lot.

C. LOT AREA

Not applicable in this Zone.

D. DENSITY

The maximum density shall not exceed a floor area ration (FAR) of 1.00 provided that not more than a FAR of .1 may be used for associated office uses.

E. LOT COVERAGE

The maximum lot coverage shall be 50%.

F. YARD AND SETBACKS

1. Buildings and structures shall be sited not less than 7.5 metres [25 ft.] from all lot lines (measurements to be determined as per Part I, Definitions, of By-law No. 12000, as amended).

G. HEIGHT OF BUILDINGS

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

1. Principal building: The height shall not exceed 9 metres [30 ft.].
2. Accessory buildings and structures: The height shall not exceed 9 metres [30 ft.].

H. OFF-STREET PARKING

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

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. 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.
5. 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.

J. SPECIAL REGULATIONS

1. Garbage containers and passive recycling containers shall not be located along any required setbacks adjacent any residential lot.
2. 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:

Lot Size	Lot Width	Lot Depth
1,000 sq. m. [10,800 sq. ft.]	25 metres [80 ft.]	30 metres [100 ft.]

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

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 By-law No. 12000 as amended, and in accordance with the "Surrey Subdivision and Development By-law", as amended.
2. General provisions on use are as set out in Part 4 General Provisions, of By-law No. 12000 as amended.

3. Additional off-street parking requirements are as set out in Part 5 Off-Street Parking, of By-law No. 12000 as amended.
4. Sign regulations are as set out in Part 6 Signs, By-law No. 12000 as amended.
5. Special building setbacks are as set out in Part 7 Special Building Setbacks, of By-law No. 12000 as amended.
6. Building permits shall be subject to the "Surrey Building By-law" as amended and the "Surrey Development Cost Charge By-law" as amended, and the development costs charge shall be based on the "Highway Commercial Industrial Zone (CHI)".
7. Development permits may be required in accordance with the Official Community Plan as amended.
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. 319/89/213.
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. 12144."

READ A FIRST AND SECOND TIME on the 20th day of December, 1993.

PUBLIC HEARING HELD thereon on the 10th day of January, 1994.

READ A THIRD TIME on the 17th day of January, 1994.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the 4th day of July, 1994.

_____MAYOR

_____CLERK