

CITY OF SURREY

BY-LAW NO. 12916

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 "HIGHWAY COMMERCIAL INDUSTRIAL ZONE (CHI)"

TO "COMPREHENSIVE DEVELOPMENT ZONE (CD)"

Lot A, Section 22, Township 1, New Westminster District, Plan 82876.

(3140 King George Highway)

(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 highway oriented commercial and related uses which generally are not accommodated in shopping centre, Town Centre or Downtown developments and a neighbourhood public house.

B. PERMITTED USES

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

1. Assembly halls.

2. Automotive service uses of vehicles less than 5,000 kilograms [11,023 lbs.] G.V.W.
3. Community services.
4. Eating establishments including drive-through restaurants.
5. General service uses including drive-through banks.
6. Indoor recreational facilities, including bingo halls.
7. Light impact industry including retail of products processed or manufactured on the lot.
8. Office uses limited to:
 - (a) Engineering and surveying offices;
 - (b) General contractor offices;
 - (c) Government offices; and
 - (d) Utility company offices.
9. Parking facilities.
10. Neighbourhood Public House.
11. Retail stores limited to the following:
 - (a) Animal feed and tack shops;
 - (b) Appliance stores;
 - (c) Auction houses;
 - (d) Automotive parts, new;
 - (e) Building supply stores;
 - (f) Convenience stores;
 - (g) Damaged goods and used clothing stores or flea markets, provided that the operation is contained within a building;

- (h) Furniture stores;
- (i) Garden supply stores;
- (j) Marine parts, new;
- (k) Retail warehouse uses;
- (l) Sales and rentals of boats;
- (m) Sports card shops; and

(n) Sporting goods stores.

12. Sales and rentals of vehicles less than 5,000 kilograms [11,023 lbs.] G.V.W.:

13. Tourist accommodation

14. Warehouse uses.

15. 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 to this Zone.

D. DENSITY

The maximum density shall not exceed a floor area ratio (FAR) of 1.00 provided that not more than a FAR of 0.50 may be used or intended to be used for tourist accommodation.

E. LOT COVERAGE

The maximum lot coverage shall be 50%.

F. YARD AND SETBACKS

1. Buildings and structures shall be sited at 7.5 metres from all lot lines.
2. One side yard abutting a commercial or an industrial lot may have a setback of 0.0 metre.

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 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. A total of 49 parking stalls shall be provided on site.
2. Additional parking requirements will be as set out in Part 5 Off-Street Parking of "Surrey Zoning By-law, 1993, No. 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.

6. Open display and 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 of 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 [12 ft.].

J. SPECIAL REGULATIONS

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

K. SUBDIVISION

Not applicable to this Zone.

L. OTHER REGULATIONS

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

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, 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 CHI Zone as set forth in "Surrey Subdivision and Development By-law, 1986, No. 8830," as amended.

3. General provisions on use 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 Part 6 Signs, of "Surrey Zoning By-law, 1993, No. 12000," 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, 1993, No. [11951](#)," as amended, and the development cost charges shall be based on the CHI Zone.

8. Development permits may be required in accordance with the Official Community Plan, as amended.

9. Provincial licensing and 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, 1996, No. 12916."

PASSED FIRST AND SECOND READING on the 10th day of September, 1996.

PUBLIC HEARING HELD thereon on the 7th day of October, 1996.

PASSED THIRD READING on the 21st day of October, 1996.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the 5th day of May, 1997.

_____MAYOR

_____CLERK