

CITY OF SURREY

BY-LAW NO. 12938

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

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:

- (a) FROM "ONE-ACRE RESIDENTIAL ZONE (RA)"  
TO "COMPREHENSIVE DEVELOPMENT ZONE (CD)"
- 

Lot "A", Section 27, Township 1, New Westminster District,  
Plan 9820;

(3288 - 148 Street)

That Portion of Lot 1, District Lots 155 and 165, Group 2,  
New Westminster District, Plan 12049, shown in heavy  
outline on Survey Plan attached hereto as Schedule A, and  
containing 0.154 hectares and called Lot A; and

(Portion of 3288/3286 King George Highway)

That Portion of Road to be Closed dedicated by Plan 12049,  
shown in heavy outline on Survey Plan attached hereto as  
Schedule A, and containing 802 square metres and called  
Lot B.

(Portion of 148 Street)

- (b) FROM "LOCAL COMMERCIAL ZONE (C-4)"  
TO "COMPREHENSIVE DEVELOPMENT ZONE (CD)"
- 

Lots "B" and "C", both of Section 27, Township 1,  
New Westminster District, Plan 9820; and

(3274 & 3262 - 148 Street)

That Portion of Road to be Closed dedicated by Plan  
12049, shown in heavy outline on Survey Plan attached  
hereto as Schedule A, and containing 553 square metres  
and called Lot C.

(Portion of 148 Street)

- (c) FROM "HIGHWAY COMMERCIAL INDUSTRIAL ZONE (CHI)"  
TO "COMPREHENSIVE DEVELOPMENT ZONE (CD)"
- 

Lot "D", Section 27, Township 1, New Westminster District,  
Plan 9820;

(3246 King George Highway)

Parcel "A", Section 27, Township 1, New Westminster  
District, Plan 58884; and

(3228 King George Highway)

That Portion of Road to be Closed dedicated by  
Plan 12049, shown in heavy outline on Survey Plan  
attached hereto as Schedule A, and containing 135 square  
metres and called Lot D.

(Portion of 148 Street)

(hereinafter referred to as "the lands")

2. The following regulations shall apply to the lands herein as shown on Schedule A,  
Schedule B and Schedule C which are attached hereto and form part of this By-law:

A. INTENT

This Comprehensive Development Zone is intended to accommodate and regulate the development of a commercial centre that provides a variety of pedestrian-oriented commercial uses.

B. PERMITTED USES

1. The land and structures shall be used for the following uses only, or for a combination of such uses:
  - a. Retail stores excluding adult entertainment stores and auction house.
  - b. Personal service uses.
  - c. General service uses excluding funeral parlours and drive-through banks.
  - d. Eating establishments excluding drive-through restaurants.
  - e. Office uses, excluding social escort services.
  - f. Indoor recreational facilities except bingo halls.
  - g. Community services.
  - h. Child care centres.
  - i. One dwelling unit 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.

2. The gross floor area of each individual business stated in Section B shall be limited to 370 square metres (4,000 sq. ft.) on that portion of Building A and the entire Building B as shown in Schedule "B" which forms part of this By-law.

C. LOT AREA

Not applicable to this Zone.

D. DENSITY

The maximum density shall not exceed a floor area ratio (FAR) of 0.50.

E. LOT COVERAGE

The maximum lot coverage shall be 50%.

F. YARD AND SETBACKS

Buildings and structures shall be sited not less than 8.0 metres [26 ft.] from all lot lines (measurements to be determined as per Part 1 Definitions, of "Surrey Zoning By-law, 1993, No. 12000," as amended).

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 height shall not exceed 11.5 metres [38 ft.]

2. Accessory buildings and structures: The height shall not exceed 4.5 metres [15 ft.].

#### H. OFF-STREET PARKING

1. A total of 206 parking stalls shall be provided on site.
2. Additional parking requirements shall be as per 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. 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 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 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 [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 Part 35 (Neighbourhood Commercial Zone) of "Surrey Zoning By-law, 1993, No. 12000," as amended.
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

The lands shall be consolidated as shown in Schedule "C".

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 C-5 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, "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 C-5 Zone.

8. Development permits may be required in accordance with the Official Community Plan, as amended.
9. 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.

2. This By-law shall be cited for all purposes as "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 1996, No. 12938."

PASSED FIRST AND SECOND READING on the 8th day of October, 1996.

PUBLIC HEARING HELD thereon on the 4th day of November, 1996.

PASSED THIRD READING on the 13th day of January, 1997.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the 24th day of July, 2000.

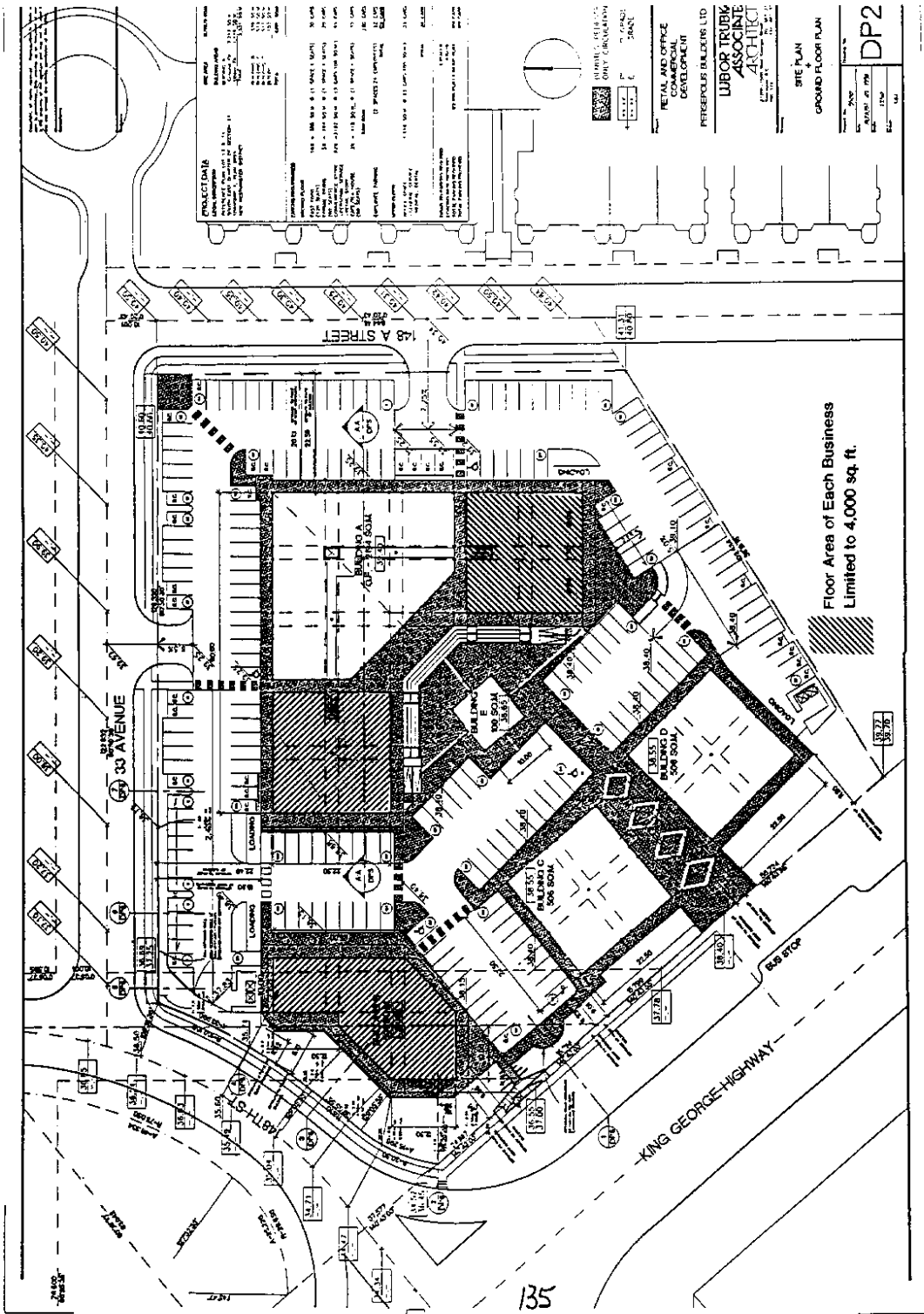
\_\_\_\_\_ MAYOR

\_\_\_\_\_ CLERK

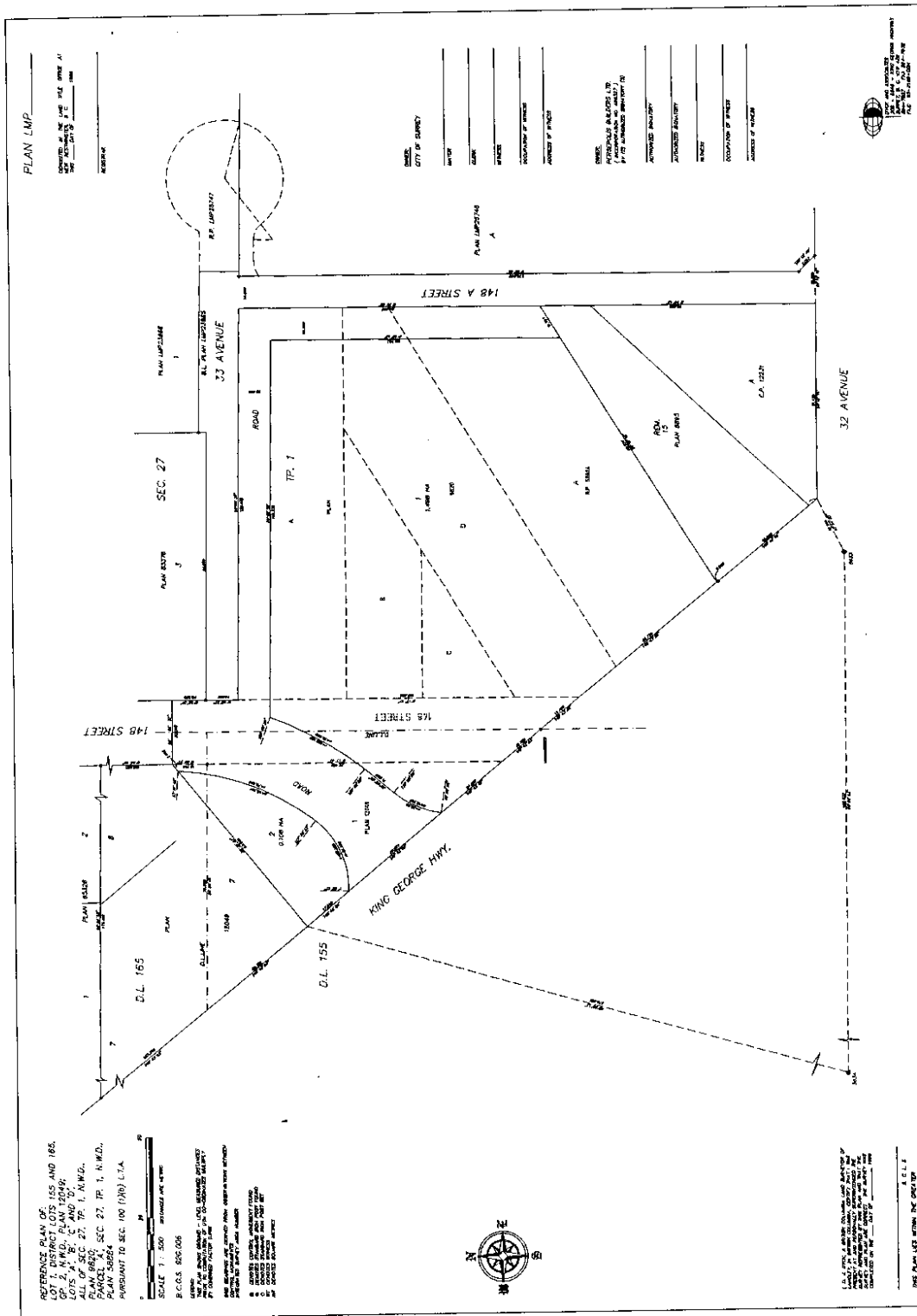
h:\by-laws\adopted\2000\clk12938.blw







SCHEDULE B



PLAN LMP

DATE: \_\_\_\_\_  
 CITY OF BUREAU \_\_\_\_\_  
 COUNTY \_\_\_\_\_  
 DISTRICT \_\_\_\_\_  
 SHEET NO. \_\_\_\_\_ OF \_\_\_\_\_

REFERENCE PLAN OF: 155 AND 165.  
 CP 2, N.W.D., PLAN 2048;  
 LOTS 'A', 'B', 'C' AND 'D'.  
 ALL OF SEC. 27, TP. 1, N.W.D.,  
 RANGE 14, SEC. 27, TP. 1, N.W.D.,  
 PLAN 50684  
 ADJACENT TO SEC. 100 (D&S) L.A.

SCALE: 1" = 500' (VERTICAL AS SHOWN)  
 S.C.S. 505.008  
 THE PLAN AND ANY PART THEREOF WHICH IS NOT SHOWN WITHIN THIS PLAN IS TO BE CONSIDERED AS NOT PART OF THIS PLAN.  
 THE BUREAU OF PUBLIC WORKS HAS REVIEWED THIS PLAN AND HAS FOUND IT TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF BUREAU.  
 THE BUREAU OF PUBLIC WORKS HAS REVIEWED THIS PLAN AND HAS FOUND IT TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF BUREAU.  
 THE BUREAU OF PUBLIC WORKS HAS REVIEWED THIS PLAN AND HAS FOUND IT TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF BUREAU.



THIS PLAN WAS PREPARED BY THE BUREAU OF PUBLIC WORKS, CITY OF BUREAU, MISSOURI.  
 THE BUREAU OF PUBLIC WORKS HAS REVIEWED THIS PLAN AND HAS FOUND IT TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF BUREAU.  
 THE BUREAU OF PUBLIC WORKS HAS REVIEWED THIS PLAN AND HAS FOUND IT TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF BUREAU.

SCHEDULE C