

CITY OF SURREY

BY-LAW NO. 13049

A by-law to amend the provisions of
"Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 1995, No. [12700](#)."

.....

The Council of the City of Surrey, in open meeting assembled, ENACTS AS FOLLOWS:

1. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 1995, No. [12700](#)" is hereby further amended as follows:

(1) Section 2.B. PERMITTED USES is deleted in its entirety and new Section 2.B. PERMITTED USES inserted in its place as follows:

"B. PERMITTED USES

Block A: Shopping Centre

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

1. Retail stores excluding adult entertainment stores.
2. Personal service uses.
3. General service uses.
4. Eating establishments.
5. Neighbourhood pub.
6. Office uses.
7. Indoor recreational facilities.
8. Parking facilities.
9. Entertainment uses excluding arcades and adult entertainment stores.
10. Community services.
11. Child care centres.

Block B: Townhouses

Land and structures shall be used for the following uses only, or for a combination of such uses, provided such combined uses are part of a comprehensive design:

1. Ground-oriented multiple unit residential buildings.

2. Senior citizens' housing development provided that the said housing is in the form described and subject to the conditions stated in Section B.1 of this Zone.
3. Child care centres, provided that such centres:
 - (a) Do not constitute a singular use on the lot; and
 - (b) Do not exceed a total area of 3.0 square metres [32 sq. ft.] per dwelling unit.

Block C: Apartments

Land and structures shall be used for the following uses only, or for a combination of such uses, provided such combined uses are part of a comprehensive design:

1. Multiple unit residential buildings.
2. Senior citizens' housing development.
3. Child care centres, provided that such centres:
 - (a) Do not constitute a singular use on the lot; and
 - (b) Do not exceed a total area of 3.0 square metres [32 sq. ft.] per dwelling unit.

Block D: Commercial Building

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

1. Retail stores excluding adult entertainment stores.
2. Personal service uses.
3. General service uses excluding drive-through banks.
4. Eating establishments excluding drive-through restaurants.
5. Neighbourhood pubs.
6. Office uses.
7. Indoor recreational facilities.
8. Entertainment uses excluding arcades and adult entertainment stores.
9. Community services.
10. Child care centres.

The aforesaid Blocks A, B, C and D are outlined in Schedule A which is attached to and forms part of this By-law."

(2) Section 2.J. SPECIAL REGULATIONS is deleted in its entirety and new Section 2.J. SPECIAL REGULATIONS inserted in its place as follows:

"J. SPECIAL REGULATIONS

1. Structures used for drive-through banks and drive-through restaurants shall not be sited more than 50 metres from the northeast property line of Block A.

2. Amenity space shall be provided on the lot as follows:

(a) Outdoor amenity space, in the amount of 3.0 square metres [32 sq. ft.] per dwelling unit and shall not be located within the required setbacks; and

(b) Indoor amenity space, in the amount of 3.0 square metres [32 sq. ft.] per dwelling unit, of which a maximum of 1.5 square metres [16 sq. ft.] per dwelling unit may be devoted to a child care centre.

3. Child care centres shall be located on the lot such that these centres:

(a) Have direct access to an open space and play area within the lot.

4. Balconies are required for all dwelling units which are not ground-oriented and shall be a minimum of 5% of the dwelling unit size or 4.6 square metres [50 sq. ft.] per dwelling unit, whichever is greater."

2. This By-law shall be cited for all purposes as "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 1995, No. [12700](#), Amendment By-law, 1997, No. 13049."

PASSED FIRST AND SECOND READINGS on the 4th day of March, 1997.

PUBLIC HEARING HELD thereon on the 24th day of March, 1997.

PASSED THREE READINGS on the 24th day of March, 1997.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the 14th day of April, 1997.

_____MAYOR

_____CLERK