

CITY OF SURREY

BY-LAW NO. 13065

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

As amended by Bylaw No: 14123, 10/16/00

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

Strata Lots 1 to 15 inclusive, all of Section 25, Township 2,  
New Westminster District, Strata Plan LMS2661, together  
with an interest in the common property in proportion to  
the unit entitlement of the strata lot as shown on Form 1.

(16055 Fraser 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 commercial and service uses, including those related uses requiring 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. *Eating establishments* excluding *drive-through restaurants*.
2. *General service uses* excluding *drive-through banks*.
3. *Indoor recreational facilities*, excluding bingo halls.
4. *Light impact industry* including retail of products processed or manufactured on the lot.
5. *Retail stores* excluding *adult entertainment stores*.
6. *Assembly halls*.
7. *Community services*.
8. *Office uses*.
9. *Child care centres*.
10. *Personal service uses* excluding *body rub parlours*.
11. *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 ratio area* (FAR) of 0.60.

E. LOT COVERAGE

The maximum *lot coverage* shall be 50%.

F. YARD AND SETBACKS

*Buildings and structures* shall be sited in accordance with the following minimum setbacks:

<b>Use</b>	<b>Setback</b>	<i>Front Yard</i>	<i>Rear Yard</i>	<i>East Side Yard</i>	<i>West Side Yard</i>	<i>Side Yard on Flanking Street</i>
<i>Principal and Accessory Buildings and Structures</i>		7.5 m. [25 ft.]	7.5 m. [25 ft.]	7.5 m.* [25 ft.]	4.5 m [15 ft.]	7.5 m. [25 ft.]

Measurements to be determined as per Part 1 Definitions, of "Surrey Zoning By-law, 1993, No. 12000," as amended.

G. HEIGHT OF BUILDINGS

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

H. OFF-STREET PARKING

1. Refer to 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*.
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:

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<b>Lot Size</b>	<b>Lot Width</b>	<b>Lot Depth</b>
4,050 m <sup>2</sup> [43,563 sq. ft.]	25 metres [80 ft.]	30 metres [100 ft.]

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Dimensions shall be measured in accordance with Section E.21, Part 4 General Provisions, of "Surrey Zoning By-law, 1993, No. 12000," as amended.

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, the 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 Provision 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 CHI Zone.
  8. "Tree Preservation By-law, 1996, No. 12880," as amended.
  9. Development permits may be required in accordance with the "Surrey Official Community Plan, 1996, By-law No. 12900," as amended.
  10. 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.
3. This By-law shall be cited for all purposes as "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 1997, No. 13065."

PASSED FIRST AND SECOND READING on the 18th day of March, 1997.

PUBLIC HEARING HELD thereon on the 21st day of April, 1997.

PASSED THIRD READING on the 21st day of April, 1997.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the 3rd day of June, 1997.

\_\_\_\_\_MAYOR

\_\_\_\_\_CLERK