

CITY OF SURREY

BY-LAW NO. 13400

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

.....

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 903 of the Municipal Act R.S.B.C. 1996 Chapter 323, as amended, by changing 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 Surrey Zoning By-law, 1993, No. 12000, as amended, as follows:

FROM "COMMUNITY COMMERCIAL ZONE (C-8)"  
TO "COMPREHENSIVE DEVELOPMENT ZONE (CD)"

Parcel Identifier: 003-414-531, Lot 601, Section 32,  
Township 2, New Westminster District, Plan 63835.

(12930 - 96 Avenue)

(hereinafter referred to as the "*Lands*")

2. The following regulations shall apply to the *Lands*:

**A. Intent**

This Comprehensive Development Zone is intended to accommodate and regulate the development of community shopping centres servicing a community of several neighbourhoods.

**B. Permitted Uses**

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

1. *Retail stores* excluding *adult entertainment stores* and *pawnshops*.
2. *Personal service uses*.
3. *General service uses* excluding funeral parlours and *drive-through banks*.

4. *Eating establishments including drive-through restaurants.*
5. *Neighbourhood pubs.*
6. Office uses.
7. *Parking facilities.*
8. *Automotive service uses of vehicles less than 5,000 kilograms [11,023 lbs.] G.V.W., provided that such use is associated with a use permitted under Section B.1 of this Zone.*
9. *Indoor recreational facilities.*
10. *Entertainment uses excluding arcades, adult entertainment stores and gaming facilities.*
11. *Assembly halls.*
12. *Community services.*
13. *Child care centres.*
14. One *dwelling unit* per *lot* provided that the *dwelling unit* is:
  - (a) Contained within the *principal building*; and
  - (b) 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* of 0.80.

**E. Lot Coverage**

The maximum *lot coverage* shall be 50%.

**F. Yard And Setbacks**

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

1. *Principal buildings* shall be sited in accordance with the following *setbacks*:

- (a) *Front Yard* - 7.5 metres, [25 feet]
- (b) *Rear Yard* - 7.5 metres [25 feet]
- (c) *Side Yard* - 7.5 metres [25 feet]
- (d) *Side Yard on Flanking Street* - 6.7 metres [22 feet]

2. *Accessory buildings and structures* shall be sited in accordance with the following *setbacks*:

- (a) *Front Yard* - 7.5 metres [25 feet]
- (b) *Rear Yard* - 7.5 metres [25 feet]
- (c) *Side Yard* - 7.5 metres [25 feet]
- (d) *Side Yard on Flanking Street* - 6.7 metres [22 feet]

## **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 *building height* shall not exceed 12 metres [40 feet].
- 2. *Accessory buildings and structures*: The *building height* shall not exceed 4.5 metres [15 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 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 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 this Part.
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**

*Lots* created through subdivision in this Zone shall conform to the following minimum standards:

<i>Lot Size</i>	<i>Lot Width</i>	<i>Lot Depth</i>
2,000 sq. m [0.5 acres]	30 metres [100 ft.]	30 metres [100 ft.]

**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 C-8 Zone as set forth in Surrey Subdivision and Development By-law, 1986, No. 8830, as amended.
3. General provisions 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 C-8 Zone.
  8. Surrey 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. 1996. chapter 60, as amended, 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, 1998, No. 13400."

PASSED FIRST AND SECOND READING on the 21st day of April, 1998.

PUBLIC HEARING HELD thereon on the 11th day of May, 1998.

PASSED THIRD READING on the 11th day of May, 1998.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the 25th day of May, 1998.

\_\_\_\_\_ MAYOR

\_\_\_\_\_ CLERK