

CITY OF SURREY

BY-LAW NO. 15523

A by-law to amend Surrey Zoning By-law, 1993, No. 12000, as amended
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THE CITY 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 Local Government Act, R.S.B.C. 1996 c. 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" of Surrey Zoning By-law, 1993, No. 12000, as amended as follows:

FROM: ONE-ACRE RESIDENTIAL ZONE (RA)

TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

Parcel Identifier: 012-609-960
Parcel "A" (Reference Plan 16271) Lot 1 Section 9 Township 8
New Westminster District Plan 2327

18434 - 64 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 neighbourhood commercial centre.

B. Permitted Uses

The *Lands* 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* and that the floor area of each individual business does not exceed 370 square metres [4,000 sq. ft.]:

1. *Retail stores* excluding the following:

(a) *adult entertainment stores*;

- (b) *secondhand stores*;
 - (c) *pawnshops*; and
 - (d) *auction houses*.
2. *Personal service uses limited to the following:*
- (a) *barbershops*;
 - (b) *beauty parlours*;
 - (c) *cleaning and repair of clothing*; and
 - (d) *shoe repair shops*;
3. *General service uses excluding the following:*
- (a) *funeral parlours*;
 - (b) *drive-through banks*; and
 - (c) *vehicle rentals*;
4. *Eating establishments excluding drive-through restaurants*;
5. *Office uses excluding the following:*
- (a) *social escort services*; and
 - (b) *methadone clinics*;
6. *Child care centre*; and
7. *One dwelling unit provided that the dwelling unit is:*
- (a) *contained within the principal building*;
 - (b) *occupied by the owner's employee, for the protection of the businesses permitted on the lot*; and
 - (c) *a maximum of 197 square metres [2,120 sq. ft.] in floor area*.

C. Lot Area

Not applicable to this Zone

D. Density

The *floor area ratio* shall not exceed 0.45.

E. Lot Coverage

The maximum *lot coverage* shall be 45%.

F. Yards and Setbacks

Buildings and structures shall be sited as follows:

1. North *side yard* - 2.0 metres [6.5 feet] to the *building* face and 0.60 metre [2 ft.] to the canopy;
2. South *side yard* - 8.5 metres [28 feet] to the *building* face and 7.5 metres [25 ft.] to the canopy;
3. West *front yard* - 2.3 metres [7.5 feet] to the *building* face and 0.60 metre [2 feet] to the canopy; and
4. East *rear yard* - 3.0 metres [10 feet] to the *building* face.

All 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 *building height* shall not exceed 9.0 metres [30 ft.].
2. *Accessory buildings and structures:* The *building height* shall not exceed 4 metres [13 ft.].

H. Off-Street Parking

Refer to Table C.2, Part 5 Off-Street Parking Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.

I. Landscaping

1. All portions of the *lot* not covered by the *principal buildings* and *accessory buildings* and *structures*, non-porous or paved surfaces 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 on 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 the *driveways*.
4. Garbage containers and *passive recycling* containers shall be screened to a height of at least 2.5 metres [8 ft.] by buildings, a *landscaping* screen, a solid decorative fence, or a combination thereof.

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 or 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>
4,000 sq. m [1 acre]	30 metres [100 ft]	30 metres [100 ft.]

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 to all statutes, by-laws, orders, regulations or agreements, the following are applicable, however, in the event that there is a conflict with the provisions in this Comprehensive Development Zone and other provisions in Surrey Zoning By-law, 1993, No. 12000, as amended, the provisions in this Comprehensive Development Zone shall take precedence:

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-5 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 Parking and Loading/Unloading, of Surrey Zoning By-law, 1993, No. 12000, as amended.
5. *Sign* regulations are as set out in Surrey Sign By-law, 1999, No. 13656, 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, 2002, No. 14650, as amended, and the development cost charges shall be based on the C-5 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. c. 60, as amended, and the Regulations pursuant thereto including without limitation 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, 2004, No. 15523."

READ A FIRST AND SECOND TIME on the 18th day of October, 2004.

PUBLIC HEARING HELD thereon on the 15th day of November, 2004.

READ A THIRD TIME ON THE 15th day of November, 2004.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the 28th day of November, 2005.

_____ MAYOR

_____ CLERK

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