

PART XLI - C-T(1) TOURIST COMMERCIAL ZONE

A. INTENT

This zone is intended to accommodate and regulate the development of tourist facilities, mobile home parks, and related facilities, and shall be read in conjunction with the "Surrey Mobile Home and Trailer Regulations and Control By-law".

B. PERMITTED USES

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

1. Motels
2. Tourist trailer parks
3. Campsites
4. Mobile home parks provided that such uses do not constitute a singular principal use on a site, and further provided that the minimum site area required for each mobile home space shall be two hundred and twenty-three (223) square metres [2,400 sq. ft.] with a minimum width of twelve (12) metres [40 ft.].
5. Restaurant provided that such use is incidental to the aforesaid uses.
6. Sales of day-to-day convenience items solely for the use of occupants on the site.
7. Accessory buildings including one (1) single family dwelling for the operator.

C. LAND DEVELOPMENT

Notwithstanding any other provision of this zone, the uses permitted by Section B shall be conditional upon the immediate availability and adequacy of those Municipal facilities and services hereinafter set forth to serve each parcel of land and each unit of every building, structure and use to be erected, placed or carried on thereon. No use of land and no use of any building or structure thereon shall be deemed to be authorized by Section B of this zone, and all uses otherwise permitted by this By-law are hereby prohibited unless and until all of the

following services and facilities have been provided and are immediately available and are adequate therefor to the standards set out as follows:

1. Sanitary sewer, waterworks and drainage works shall be provided and constructed to the standards set out for the C-T(1) zone in "Surrey Subdivision By-law, 1986, No. 8830" and amendments thereto. C.1,2 Amended B/L [9882](#) 02/20/89

2. All highways abutting and serving the land including boulevards, street lighting, underground wiring, sidewalks, transit service facilities shall be provided and constructed to the standards set out for the C-T(1) zone in "Surrey Subdivision By-law, 1986, No. 8830" and amendments thereto.

#### D. DENSITY

1. The maximum density shall not exceed a floor area ratio of zero decimal five (0.5).
2. The maximum floor area ratio for a motel shall be zero decimal five (0.5). Where part of the same site is designed as a tourist trailer park and/or campsite, the land and buildings on that part of the site shall not be included in the calculation of the floor area ratio for the motel.
3. The density of trailer park development shall not be more than five (5) units per one thousand (1,000) square metres of the portion of the site used for trailer park development.
4. The density of mobile home park development shall not exceed twenty (20) units per hectare [8 u.p.a.] provided however that the maximum density may be increased to twenty-two (22) units per hectare [9 u.p.a.] in the event that an area devoted to recreational facilities amounting to a total of not less than ten (10) per cent of the site area developed for the mobile home park is provided.

#### E. SITE COVERAGE

The maximum site coverage shall be fifty (50) per cent.

#### F. SUBDIVISION

1. Lot size: The minimum lot size shall be four thousand (4,000) square metres.
2. Frontage: The minimum lot frontage shall be forty (40) metres [130 ft.].

## G. SITE AREA

The minimum site area shall be two thousand (2,000) square metres for a motel, and four thousand (4,000) square metres for a tourist trailer park and/or campsite and/or mobile home park. Where both uses are located on one site, the minimum site area shall be six thousand (6,000) square metres.

## H. HEIGHT OF STRUCTURES

1. Principal buildings: The height of principal buildings shall not exceed two (2) storeys or ten (10) metres.
2. Detached single family dwelling: The height of detached single family dwelling shall not exceed eight (8) metres.
3. Accessory buildings: The height of other accessory buildings shall not exceed four decimal five (4.5) metres.

## I. YARDS AND SETBACKS

Buildings and structures shall be situated as hereinafter set forth:

1. Front yard: The minimum front yard shall be twenty (20) metres [65 ft.].
2. Side yard: The minimum side yard shall be four decimal five (4.5) metres; provided however that the side yard may be reduced to four (4) metres if the said side yard abuts other commercial zones; and further provided that the said yard shall be increased to not less than ten (10) metres on the side property line fronting onto a flanking street.
3. Rear yard: The minimum rear yard shall be seven decimal five (7.5) metres.

## J. LANDSCAPING

Any building or structure being erected, enlarged or increased in capacity shall make provision for landscaping as hereinafter set forth:

1. A tourist trailer and campsite development shall be separated from the motel units, if any, by a landscaped buffer area of not less than eight (8) metres in width.
2. No parking shall be permitted in any required front yard or any required yard flanking a street.

3. Landscaping shall be provided in all yards of the developed portion of the site abutting a public highway, to the full depth of the minimum yard requirement, and in no case the landscaping areas shall be less than five (5) per cent of the developed site area.

4. A minimum of seven decimal five (7.5) percent of the site area shall be provided and maintained for playground(s) or open space restricted to such use, and/or areas devoted to recreational facilities.

5. Where a mobile home park is operated in conjunction with accommodation for transient public, the mobile home park shall be sited distinct and separate from that area allocated to accommodation for transient public. This separation shall be maintained through establishment of a buffer area between the mobile home park and other uses of either a fully landscaped seven decimal five (7.5) metres [25 ft.] strip of shrubs and trees, or a three (3) metre landscaped strip of shrubs and trees with a decorative fence of no less than one decimal five (1.5) metres [5 ft.] in height.