

PART XXXVI - C-S SHOPPING CENTRE ZONE

A. INTENT

This zone is intended to accommodate and regulate the development of shopping centres in the Municipality.

B. PERMITTED USES

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

1. Retail and services:

- Banks and other finance offices
- Barber shops and beauty parlours
- Book store and stationery store
- Building supply stores and garden supply stores provided that the provisions of Section I.6 of this By-law are met
- Business offices and professional offices
- Clothing stores and footwear stores
- Department stores, discount department stores
- Doctors' office and other medical services
- Drug stores
- Dry cleaners and laundromat
- Florist's shop
- Furniture and appliances
- Government offices
- Hardware and equipment stores, excluding the sales of lumber and building materials
- Health spa
- Hobby brewing stores, providing that the brewing room does not exceed fifty (50) square metres [540 sq.ft.] and that the storage/warehouse facilities do not exceed one hundred (100) square metres [1,080 sq.ft.]
- Jewelry

B.1.
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- Licensed premises
- Liquor stores and tobacconists
- Neighbourhood pubs
- Pet shops
- Real estate agencies and insurance agencies
- Restaurants, cafes and delicatessens
- Retail warehouse provided that it does not constitute a singular use on the site
- Social escort service
- Sporting goods
- Supermarkets, food stores, and retail bakeries
- Theatres and cinemas
- Travel agencies
- Variety stores and gift shops
- Other similar services and repair shops not requiring the operation of heavy machinery and compatible with the uses permitted in this zone

- Other similar retail stores compatible with the uses permitted in this zone.

2. Automotive services including one full serve gasoline station provided however that such uses do not constitute a singular use on a site.

3. Recreational Commercial Uses, including: amusement devices including roller rinks, go-kart tracks, miniature golf courses, and similar entertainment managed in such a manner as to not create a nuisance to the occupants of all adjacent properties, but shall not include an arcade,

- bowling alley,
- commercial swimming pool,
- curling rink, Amended
- dance hall, B/L 7937
- pool hall, 07/23/84
- other similar recreational uses.

4. Parking facilities.

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B/L [11513](#)

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5. Accessory uses:

(a) One dwelling unit provided that:

(i) The dwelling unit is within the principal building, and

(ii) The dwelling unit is occupied by the owner or

his employee for the protection of the

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business permitted on the property.

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(b) Accessory buildings.

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-S zone in "Surrey Subdivision By-law,

1986, No. 8830" and amendments thereto.

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B/L [9882](#)

2. All highways abutting and serving the land including

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boulevards, street lighting, underground wiring, sidewalks, transit service facilities shall be provided and constructed to the standards set out for the C-S zone in "Surrey Subdivision By-law, 1986, No. 8830" and amendments thereto.

D. DENSITY

The maximum density shall not exceed a floor area ratio of zero decimal three five (0.35); provided however that this floor area ratio may be increased as hereinafter set

forth:

1. Where all of the required off-street parking is provided underground or within the outermost walls of a building or structure, the floor area ratio may be increased by zero decimal six five (0.65); amounting to a total floor area ratio of one (1).

2. Where a portion of the required off-street parking is provided underground or within the outermost walls of a building or structure, the floor area ratio may be increased by the proportion of required parking so provided multiplied by zero decimal six five (0.65).

E. SITE COVERAGE

The maximum site coverage shall be thirty-five (35) per cent; provided however that this site coverage may be increased as hereinafter set forth:

1. Where all of the required off-street parking is provided underground or within the outermost walls of a building or structure, the site coverage may be increased by thirty (30) per cent, amounting to a total site coverage of sixty-five (65) per cent.

2. Where a portion of the required off-street parking is provided underground or within the outermost walls of a building or structure, the site coverage may be increased by the proportion of the required parking so provided multiplied by zero decimal three (0.3).

F. SUBDIVISION

Buildings and structures shall be situated as hereinafter set forth:

1. Lot size: The minimum lot size shall be ten thousand (10,000) square metres [2.5 ac.].

2. Frontage: The minimum lot frontage shall be fifty (50) metres.

G. HEIGHT OF STRUCTURES

1. Principal buildings: The height of principal buildings shall not exceed two (2) storeys, or twelve (12) metres, except for portions occupying no more than thirty (30) per cent of the total roof area which shall not exceed a height of twenty-four (24) metres.

2. Accessory buildings: The height of accessory buildings shall not exceed four decimal five (4.5) metres.

H. YARDS AND SETBACKS

Buildings and structures shall be situated as hereinafter set forth:

1. Front yard: The minimum front yard shall be seven decimal five (7.5) metres.
2. Side yard: The minimum side yard shall be seven decimal five (7.5) metres.
3. Rear yard: The minimum rear yard shall be seven decimal five (7.5) metres.

I. LANDSCAPING

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

1. All portions of the site not covered by buildings, structures and circulation spaces shall be landscaped; provided however that landscaping shall cover not less than five (5) per cent of developed site area.
2. A continuous landscaping strip not less than one decimal five (1.5) metres in width shall be provided along the developed portion of each side of the site which abuts a public highway. This landscaping strip may be interrupted at boulevard crossings, or to provide necessary pedestrian access for entering a building or for viewing shop windows.
3. Except in those portions where a building abuts the property line, screen planting at least one decimal five (1.5) metres high in a strip at least one decimal five (1.5) metres wide, or a solid decorative fence at least one decimal five (1.5) metres high shall be provided along all property lines separating the developed portion of the site from any residentially zoned property.
4. Loading areas or trucking yards shall be screened from adjacent residentially zoned property to a height of at least two decimal five (2.5) metres by buildings, a landscaping screen, a solid decorative fence, or a combination thereof.
5. The boulevard areas of highways abutting the site shall be seeded or sodded with grass on the side of the road abutting the site except at driveways.
6. Open storage shall be completely screened to a height of at least two decimal five (2.5) metres by buildings and/or solid decorative fence and/or substantial landscaping strips of not less than one decimal five (1.5) metres in width. No display or storage of material shall be piled up to a height of two decimal five (2.5) metres within five (5) metres of the said screens and in no case shall these materials be piled up to the

height of more than three decimal five (3.5) metres.

J. OFF-STREET PARKING

Magazine storage shall be provided in all parking areas in accordance with Schedule 'A' of "Surrey Subdivision By-law, 1986, No. 8830" and amendments thereto.

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K. DOCUMENTATION

Repealed by By-law 8627. (06/23/86)