

THE CORPORATION OF THE DISTRICT OF SURREY

BY-LAW NO. 11200

A by-law to amend "Surrey Zoning By-law,
1979, No. 5942."

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THE MUNICIPAL COUNCIL of The Corporation of the District of
Surrey, in open meeting assembled, ENACTS AS FOLLOWS:

1. "Surrey Zoning By-law, 1979, No. 5942," 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 III of the said By-law No. 5942, is hereby amended as follows:

FROM "I-S SERVICE INDUSTRIAL ZONE"
TO "COMPREHENSIVE DEVELOPMENT ZONE (C-D)"

Lot 10, Lot 11, Lot 12, and Lot 13, all of Section 35,
Township 2, New Westminster District, Plan 18244.

(8860 - 8870 152A Street &
15272 - 15274 Fleetwood Drive

(hereinafter referred to as the "land")

2. The following regulations shall apply to the lands herein.

A. Intent:

This comprehensive Development Zone is intended to permit and regulate the development of a retail/highway commercial facility.

B. Permitted Uses

The land and structures shall be used for the following uses only or a combination of such uses; maximum floor area of the following uses 1 to 10 are restricted to 30%:

1. Barber shops and beauty parlours
2. Book store and stationary store
3. Professional offices
4. Doctor's office and other medical services
5. Dry cleaners and laundromat

6. Florist shop
7. Jewellery
8. Video store
9. Pet shops
10. Specialty food stores
11. All permitted uses of the C-H Highway Commercial, as amended, as follows:

a. Retail commercial uses:

- Appliance store
- Auction room
- Automotive sales and rentals (new and used)
- Automotive parts (new) sales
- Eyewear stores
- Furniture store
- Hardware store
- Hobby brewing stores, providing that the brewing room does not exceed fifty (50) square metres and that the storage/warehouse facilities do not exceed one hundred (100) square metres
- Home improvement, building supplies, and garden supplies
- Sales and distribution of damaged goods
- Sales of farm products provided that part of the products sold are grown locally
- Soda pop shops
- Trailer sales and rentals
- Other similar retail stores compatible with the uses permitted in this zone

b. Service commercial uses:

- Ambulance headquarters
- Animal hospital
- Appliance repair shop
- Automotive repair shop provided that the vehicles to be repaired do not exceed five thousand (5,000) kilograms GVW
- Boat repairs
- Car rental
- Car wash
- Coffee shop, drive-in and fast food establishment
- Drive-in bank
- Engineering and surveying offices
- Food catering
- Frozen food lockers
- Funeral parlour
- General administrative offices for charitable, non-profit societies, registered as such with the Province of British Columbia or the Dominion of Canada
- Health spa

- Insurance agencies
 - Licensed premises but not including neighbourhood pubs
 - Multi-level sales office
 - Mail and phone order stores
 - Pick-up and delivery or courier service
 - Real estate offices
 - Restaurant
 - Taxi dispatch office
 - Taxidermy
 - Tool rental
 - Training facilities for disabled persons
 - Travel agencies and travel clubs
 - Other similar services compatible with the uses permitted in this zone
- c. Wholesale uses
- d. Warehouse use provided that a sales outlet which is incidental to the warehouse is part of the warehouse operation.
- e. Retail warehouse use, provided that such use shall constitute a singular and only use on the site and that the minimum gross floor area of any such building shall be 3,700 square metres.
- f. General contractor provided that any contractor's storage yard is enclosed by a building or completely screened in such a manner that no storage of material shall be visible from outside of such building or screen.
- g. Recreational commercial uses including:
- Amusement devices including roller rinks, 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
 - Dance hall
 - Pool hall
 - Other similar recreational commercial uses
- h. Industrial uses provided that a sales outlet is part of and incidental to the industrial operation:
- Bakery
 - Bookbinding
 - Bottling plant

- Community cable television studios
- Engraving
- Furniture assembly refurbishing and upholstering
- Home improvements and decorating products
- Jewellery manufacturing
- Laboratory
- Laundry, cleaning and drying establishments
- Leather goods, and clothing fabrication
- Lithographing
- Manufacturing and fabricating of doors, windows, partitions and similar building components
- Photographic processing shops with a sales outlet
- Plant nurseries
- Printing and publishing
- Shoe repair and manufacture
- Sign making and painting
- Sporting goods and toy manufacturing
- Textile fabrication

i. Accessory uses where they are necessary and incidental to a permitted principal use:

(a) Accessory building provided that they shall be located at the rear of the principal building.

(b) Open display or storage of material provided the area involved is directly attached to the principal commercial and industrial buildings and is screened and restricted in height as set fourth in Clause I.6 of this zone.

(c) 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 businesses permitted on the property.

Any use of the land other than those uses specifically set forth herein are prohibited.

The approximate locations of the uses and the buildings and structures accommodating the above uses shall be as shown on Schedule A, which is attached hereto and forms part of this C-D Zone.

C. Land Development

Notwithstanding any other provision of the C-D 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, place 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 therefore 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-H zone in "Surrey Subdivision By-law, 1986, No. 8830" and amendments thereto.
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-H 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 one (1).

E. Site Coverage

1. The maximum site coverage shall be sixty (50) percent.
2. The site coverage of any individual building for industrial and warehousing use as permitted in this zone shall not exceed three hundred (300) square metres and the total site coverage of all buildings for industrial and warehousing uses shall not exceed nine hundred and thirty (930) square metres per site or per development.

F. Subdivision

1. Lot size: The minimum lot size shall be one thousand (1,000) square metres.
2. Frontage:
 - (a) The minimum lot frontage shall be twenty-five (25) metres.

- (b) A rear lane of at least six (6) metres in width shall be provided unless the rear lot line abuts a highway.

G. Height of Structures

- 1. The height of buildings and structures shall not exceed two (2) storeys or nine (9) metres.
- 2. Accessory buildings: The height of accessory buildings shall not exceed one (1) storey or nine (9) 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: At least one side yard of not less than three (3) metres to allow passage of a vehicle, except that where the site abuts a residential zone, in which case the side yard shall be not less than six (6) metres. Where the side property line fronts onto a flanking street, the side wyard shall be not less than seven decimal five (7.5) metres.
- 3. Rear yard: The minimum rear yard shall be seven decimal five (7.5) metres.
- 4. Setback requirements for accessory buildings:
 - (a) Side setback: The minimum side setback shall be one (1) metre, provided however that the side setback shall be increased to not less than seven decimal five (7.5) metres on the side property line fronting onto a flanking street.
 - (b) Rear setback: The minimum rear setback shall be one decimal five (1.5) metres.
- 5. Setback requirements for amusement devices: The minimum setback from all property lines shall be fifteen (15) metres, provided however that amusement devices which are:
 - (a) Completely moveable, and

(b) Located on the site for a total time duration of not more than three (3) months in any calendar year, and

(c) Located on the site for a continuous period of not more than thirty (30) calendar days.

shall be set back to a minimum of one decimal five (1.5) metres from all property lines, except that no amusement device shall be located within fifteen (15) metres of a residentially used or occupied property.

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. General Provisions

Parts I, II, III, IV, V, VI, VII, IX of Surrey Zoning By-law, 1979, No. 5942, as amended, generally apply to this Amendment By-law, as are relevant and non-contradictory.

K. Development Cost Charges

Development Cost Charges shall be payable and calculated in accordance with those that apply to the C-H Highway Commercial Zone in Development Cost Charge By-law No. 7996.

3. This By-law shall be cited for all purposes as "Surrey Zoning By-law, 1979, No. 5942, Amendment By-law, 1992, No. 11200.

READ A FIRST AND SECOND TIME on the 17th day of February, 1992.

PUBLIC HEARING HELD thereon the 9th day of March, 1992.

READ A THIRD TIME on the 16th day of March, 1992.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the 8th day of February, 1993.

_____ MAYOR

_____ CLERK

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