

CITY OF SURREY

BY-LAW NO. 11578

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

As amended by Bylaw No: 15122, 10/27/03

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THIS IS A CONSOLIDATED BYLAW PREPARED BY THE CITY OF SURREY FOR CONVENIENCE ONLY. THE CITY DOES NOT WARRANT THAT THE INFORMATION CONTAINED IN THIS CONSOLIDATION IS CURRENT. IT IS THE RESPONSIBILITY OF THE PERSON USING THIS CONSOLIDATION TO ENSURE THAT IT ACCURATELY REFLECTS CURRENT BYLAW PROVISIONS.

THE MUNICIPAL COUNCIL of The Corporation of the District 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 "COMPREHENSIVE DEVELOPMENT ZONE (C-D)"  
TO "COMPREHENSIVE DEVELOPMENT ZONE (C-D)"

Lot 1, Section 21, Township 2, New Westminster District, Plan 3288.

(7380 King George Highway)

2. The following regulations shall apply to the land herein:

A. INTENT

This Comprehensive Development Zone is intended to accommodate and regulate the development of a multi building commercial and retail complex.

B. PERMITTED USES

The land and structures on the site shall be used for the following uses only, or for a combination of such uses:

- (a) Retail stores provided that the gross floor area of an individual store shall not exceed nine hundred thirty (930) square metres:
  - Appliance Store
  - Automotive parts (new) sales

- Book stores and stationery stores
- Clothing stores and footwear stores
- Drug stores
- Eyeware Store
- Florist's shop
- Furniture and appliance stores
- Grocery stores, food stores, meat market, fruit and vegetable stores, and retail bakeries
- Hardware stores and equipment stores
- 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.].
- Home improvement, building supplies, garden supplies
- Jewellery stores and gift shops
- *Liquor store*, permitted only in conjunction with a "liquor-primary" licensed establishment, with a valid license issued under the regulations to the Liquor Control and Licensing Act, R.S.B.C. 1996, chapter 267. s. 84, as amended.
- Pet shops
- Sporting goods stores
- Variety stores
- Other similar retail stores compatible with the uses permitted in this zone

(b) Services except automotive services:

- Animal hospital
- Banks (including drive-through)
- Barber and beauty parlours
- Business schools, dancing schools
- Coffee shop
- Dry cleaners and laundromats
- Frozen food lockers
- Health spa
- Hotel
- Licensed premises
- Mail and phone order stores
- Neighbourhood pubs
- Pool halls
- Restaurants and coffee shops (but not drive-in restaurants)
- Shoe repair shops and jewelry repair shops
- Theatres and cinemas
- Other similar services and repair shops not requiring the operation of heavy machinery, and compatible with the uses permitted in this zone.

(c) Offices

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 to be erected or placed, and any use to be 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 By-law, 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:

- (a) Sanitary sewer, waterworks and drainage works to the standards set out in "Surrey Subdivision By-law, 1986, No. 8830" and amendments thereto as applicable.
- (b) All highways abutting and serving the land including boulevards, street lighting, underground wiring, sidewalks, transit service facilities to the standards set out in "Surrey Subdivision By-law No. 8830" and amendments thereto as applicable.
- (c) Where the uses permitted for the site under the zone, as listed in Section B herein, have varying highway and/or servicing standards as set out in "Surrey Subdivision By-law, 1986, No. 8830", and amendments thereto, the standards requiring the greatest capacity shall apply over the entire site.

D. DENSITY, SITE COVERAGE, SUBDIVISION

- (a) Density – the maximum density of the site shall be floor area ratio of one (1).
- (b) Site Coverage – the maximum site coverage shall be 50%.
- (c) Subdivision – the minimum lot size shall be 1,000m<sup>2</sup> with a minimum lot frontage of 25.0m.

E. HEIGHT OF STRUCTURES

The height of buildings of structures shall not exceed 15m.

F. YARD AND SETBACKS

- 1. Buildings and structures shall be situated as follows:
  - (a) Front Yard – a minimum setback of 2.0m from the front property line.
  - (b) Rear yard – no rear yard setback is required.
  - (c) Side Yard – no side yard setback is required. Where the side property line fronts onto a flanking street, the side yard shall be not less than two (2.0) metres.

G. GENERAL PROVISIONS

The provisions of Parts I, II, III, IV, V, VI, VII, VIII, and IX of "Surrey Zoning By-law, 1979 No. 5942," as amended, shall apply to development of this site, as are relevant and non-contradictory with the specific provision of this By-law.

H. DOCUMENTATION

Building siting and design plans shall be in general accordance to that shown on Schedule A which is attached hereto and form part of this By-law.

Authority for assuring whether changes to siting and design plans are in general accordance with this By-law is delegated to the General Manager of Planning and Development Department of his designate.

DEVELOPMENT COST CHARGES

All building construction and/or subdivision under this zone shall be subject to the "Surrey Development Cost Charge By-law 7996", and amendments thereto, based on CR-1 Zone and the uses as permitted and listed under Section 2(B) of this Zone and as defined under Part I, Definition, of the Zoning By-law.

2. This By-law shall be cited for all purposes as "Surrey Zoning By-law, 1979 No. 5942, Amendment By-law, 1992, No. 11578."

READ A FIRST AND SECOND TIME on the 7th day of December, 1992.

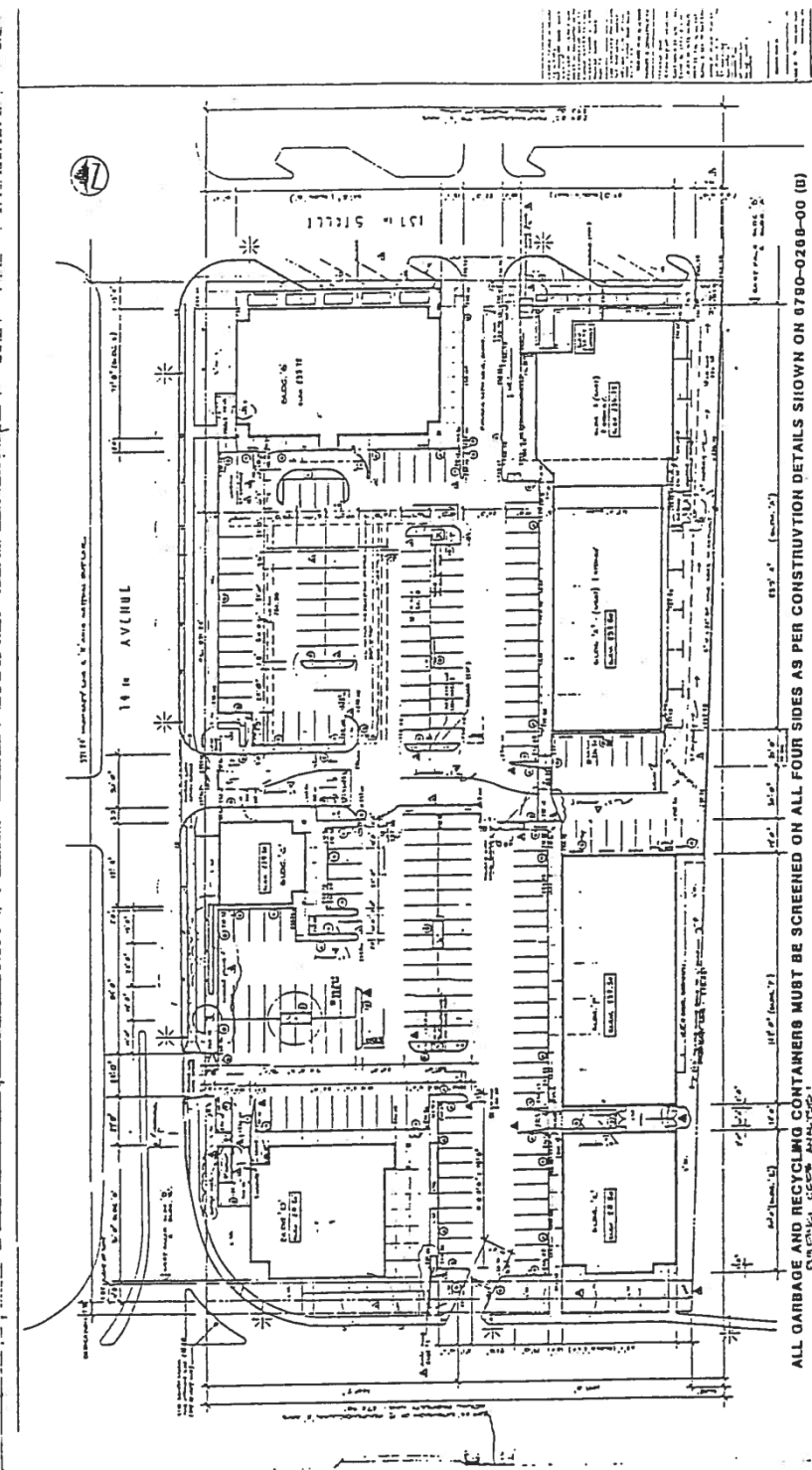
PUBLIC HEARING HELD thereon on the 4th day of January, 1993.

READ A THIRD TIME on the 11th day of January, 1993.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the 11th day of January, 1993.

\_\_\_\_\_MAYOR

\_\_\_\_\_CLERK



ALL GARBAGE AND RECYCLING CONTAINERS MUST BE SCREENED ON ALL FOUR SIDES AS PER CONSTRUCTION DETAILS SHOWN ON 0790-0208-00 (01)  
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157' 5" FLOOR  
 14 IN AVENUE  
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Schedule A