

THE CORPORATION OF THE DISTRICT OF SURREY
BY-LAW NO. 11659

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

As amended by Bylaw No: 14851, 11/18/02

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 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 "LOCAL COMMERCIAL ZONE (C-L)"
TO "COMPREHENSIVE DEVELOPMENT ZONE (C-D)"

West 136 Feet Lot 1, Section 6, Township 9, New Westminster District, Plan 5980.

(16814 - 104 Avenue)

(hereinafter referred to as "the lands" or "the site")

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

A. INTENT

This Comprehensive Development Zone is intended to accommodate and regulate existing local convenience stores and a pre-school.

B. PERMITTED USES

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

- (a) Retail and service commercial uses; provided however that the total floor area for all commercial uses on a site shall not exceed three hundred and eighty (380) square metres [4,000 sq. ft.] as follows:
- Barber Shops and Beauty Parlours
 - Dry Cleaning Establishments
 - Grocery Stores
 - Laundromats
 - Restaurants, cafés and delicatessens, provided that the said businesses are not licensed by the Liquor Control and Licensing Act, R.S.B.C. 1996, chapter 267, as amended.
 - Retail Nurseries
 - Shoe Repairs
 - Souvenir and Gift Shops
 - Video Rentals, provided that the total floor area of such a store shall not exceed 110 square metres (1,184 square feet)
- (b) Play school and other facilities for up to 20 day care children provided however that no overnight accommodation shall be provided.
- (c) Accessory uses:
- 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.
- (d) Accessory buildings and structures.

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-L 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, transit service facilities shall be constructed to the standards set out for the C-L zone in "Surrey Subdivision By-law, 1986, No. 8830" and amendments thereto.
3. Where this zone abuts other zones requiring a lesser servicing standard than those specified in Sub-section C. 1 above, and where any portion of the works and facilities required under Sub-section C. 1 cannot be practically provided to the full standard as required due to unavailability of Municipal services, that portion of the works and facilities may be provided to a lesser standard as required in the said abutting zone.

D. DENSITY

The maximum density shall not exceed a floor area ratio of one (1).

E. SITE COVERAGE

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

F. SUBDIVISION

1. Lot size: The minimum lot size shall be one thousand five hundred (1,500) square metres [16,000 sq. ft.].
2. Frontage: The minimum lot frontage shall be thirty (30) metres [100 ft.].

G. HEIGHT OF STRUCTURES

1. Principal buildings: The height of principal buildings shall not exceed two (2) storeys, or twelve (12) 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:
 - (a) The minimum side yard adjoining a residential zone shall be six (6) metres.

- (b) The minimum side yard adjoining a non-residential zone shall be three (3) metres.
 - (c) The minimum side yard on a side property line fronting onto a flanking street 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. Landscaping shall cover not less than five (5) per cent of the 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.

J. 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 the development of this site, as are relevant and non-contradictory with the specific provision of this by-law.

K. DEVELOPMENT COST CHARGES

All building construction and/or subdivision under this zone shall be subject to "Surrey Development Cost Charge By-law No. 7996," and amendments thereto, based on the C-L Zone.

3. This By-law shall be cited for all purposes as "Surrey Zoning By-law, 1979, No. 5942, Amendment By-law, 1993, No. 11659."

READ A FIRST AND SECOND TIME on the 18th day of January, 1993.

PUBLIC HEARING HELD thereon on the 15th day of February, 1993.

READ A THIRD TIME on the 22nd day of February, 1993.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the 25th day of May, 1993.

_____MAYOR

_____CLERK