

CITY OF SURREY

**CERTIFIED**

BY-LAW NO. 12219

A by-law to amend "Surrey Zoning By-law,  
1993, No. 12000."  
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The Council of the City of Surrey, in open meeting assembled,  
ENACTS AS FOLLOWS:

1. "Surrey Zoning By-law, 1993, No. 12000," 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 3 of the said By-law No. 12000, is hereby amended as follows:

FROM "COMPREHENSIVE DEVELOPMENT ZONE (C-D)"  
TO "COMPREHENSIVE DEVELOPMENT ZONE (CD)"

Parcel 1, Section 17, Township 2,  
New Westminster District, Reference Plan LMP10362.

(13545/13575 - 64 Avenue)

(hereinafter referred to as "the lands")

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

A. INTENT

This Comprehensive Development Zone is intended to accommodate and regulate the development of neighbourhood scale shopping nodes.

B. PERMITTED USES

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

1. The following uses are permitted provided that the gross floor area of each individual business does not exceed 370 square metres (4,000 sq.ft.):
  - (a) Retail stores excluding adult entertainment stores;
  - (b) Personal service uses limited to the following:
    - (i) Barbershops;
    - (ii) Beauty parlours;
    - (iii) Cleaning and repair of clothing; and
    - (iv) Shoe repair shops;
  - (c) Eating establishments excluding drive-through restaurants;
  - (d) Office uses excluding social escort services;
  - (e) General service uses excluding funeral parlours, drive-through banks and vehicle rentals;
  - (f) Child care centres.

2. One dwelling unit per lot provided that the dwelling unit is:

(a) Contained within the principal building; and

(b) Occupied by the owner or the owner's employee, for the protection of the businesses permitted on the lot.

3. Video games machines, including devices or machines, mechanically, electronically, or otherwise operated and which are used or intended to be used for the amusement and enjoyment of the public, shall be prohibited.

C. LOT AREA

Not applicable to this Zone.

D. DENSITY

The maximum density shall not exceed a floor area ratio (FAR) of 0.50.

E. LOT COVERAGE

The maximum lot coverage shall be 50%.

F. YARD AND SETBACKS

Buildings and structures shall be sited according to Schedule "A" (measurements to be determined as per Part 1 Definitions, of "Surrey Zoning By-law, 1993, No. 12000", as amended).

G. HEIGHT OF BUILDINGS

Measurements to be determined as per Part 1 Definitions, of "Surrey Zoning By-law, 1993, No. 12000", as amended.

1. Principal building: The height shall not exceed 9 metres (30 ft.).
2. Accessory buildings and structures: The height shall not exceed 4 metres (13 ft.).

H. OFF-STREET PARKING

Refer to Part 5 Off-Street Parking, of "Surrey Zoning By-law, 1993, No. 12000", as amended.

I. LANDSCAPING

1. All developed portions of the lot not covered by buildings, structures or paved areas shall be landscaped including the retention of mature trees. This landscaping shall be maintained.
2. Along the developed sides of the lot which abut a highway, a continuous landscaping strip of not less than 1.5 metres (5 ft.) in width shall be provided within the lot.
3. The boulevard areas of highways abutting a lot shall be seeded or sodded with grass on the side of the highway abutting the lot, except at driveways.

4. Except in those portions where a building abuts the lot line, screen planting at least 1.5 metres (5 ft.) high in a strip at least 1.5 metres (5 ft.) wide and a solid decorative fence at least 1.5 metres (5 ft.) high shall be provided along all lot lines separating the developed portion of the lot from any residential lot.
5. Loading areas, garbage containers and passive recycling containers shall be screened from any adjacent residential lot, to a height of at least 2.5 metres (8 ft.) by buildings, a landscaping screen, a solid decorative fence, or a combination thereof.

J. SPECIAL REGULATIONS

1. Garbage containers and passive recycling containers shall not be located within any required setback adjacent any residential lot.
2. The outdoor storage or display of any goods, materials or supplies is specifically prohibited, notwithstanding any other provision in this Part.
3. Child care centres shall be located on the lot such that these centres have direct access to an open space and play area with the lot.

K. OTHER REGULATIONS

In addition, land use regulations including the following are applicable:

1. Prior to any use, lands must be serviced as set out in Part 2 Uses Limited, of "Surrey Zoning By-law, 1993, No. 12000", as amended and in accordance with the "Surrey Subdivision and Development By-law".
2. General provisions on use are as set out in Part 4 General Provisions, of "Surrey Zoning By-law, 1993, No. 12000", as amended.
3. Additional off-street parking requirements are as set out in Part 5 Off-Street Parking, "Surrey Zoning By-law, 1993, No. 12000", as amended.
4. Sign regulations are as set out in Part 6 Signs, of "Surrey Zoning By-law, 1993, No. 12000", as amended.
5. Special building setbacks are as set out in Part 7 Special Building Setbacks, of "Surrey Zoning By-law, 1993, No. 12000", as amended.
6. Building permits shall be subject to the "Surrey Building By-law" and the "Surrey Development Cost Charge By-law".
7. Development permits may be required in accordance with the Official Community Plan.

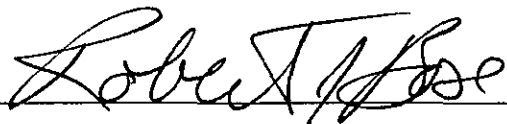
8. Provincial licensing of child care centres is regulated by the Community Care Facility Act, R.S.B.C. 1979, C. 57 and the Child Care Regulations set out under B.C. Reg 319/89.
  9. Business hours shall be restricted to the time between 6:00 a.m. and 11:00 p.m.
3. This By-law shall be cited for all purposes as "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 1994, No. 12219."

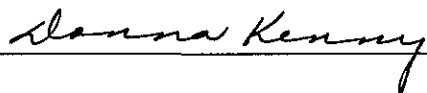
READ A FIRST AND SECOND TIME on the 7th day of March, 1994.

PUBLIC HEARING HELD thereon on the 11th day of April, 1994.

READ A THIRD TIME on the 18th day of April, 1994.

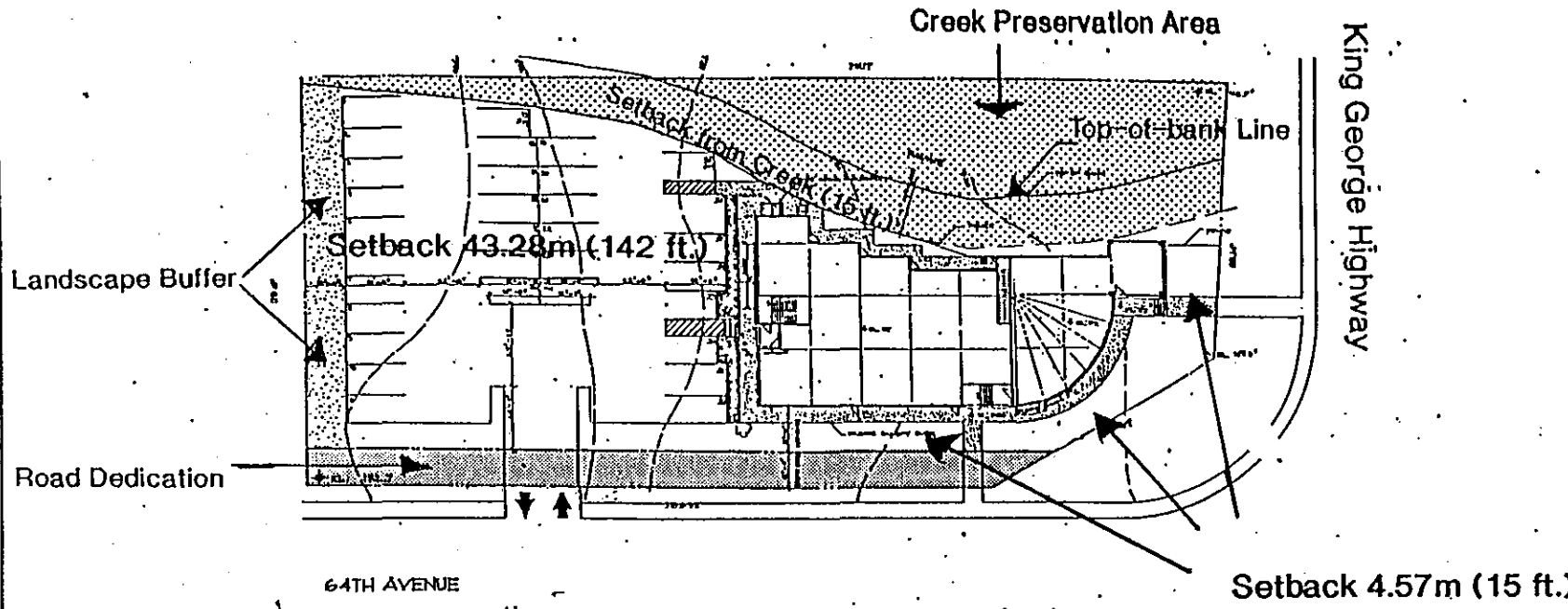
RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the 18th day of September, 1995.

  
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MAYOR

  
\_\_\_\_\_  
CLERK

CLKBLW 2549

130



0' 6" 12" 18" 24" 30"

SCALE: 1/16" = 1'

**SITE SYNOPSIS**

APPROVAL	APPROVED BY THE BOARD
DATE:	DATE OF MEETING
PREPARED BY:	DATE OF MEETING
DATE:	DATE OF MEETING
PROJECT:	DATE OF MEETING
PREPARED BY:	DATE OF MEETING
DATE:	DATE OF MEETING

SUBMITTED TO ADP NOV 10, 1993  
REVISED AND RESUBMITTED JAN 1994

*AA*

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Schedule "A"