

CITY OF SURREY

BY-LAW NO. 12645

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 "HIGHWAY COMMERCIAL INDUSTRIAL ZONE (CHI)"
AND "ONE-ACRE RESIDENTIAL ZONE (RA)"
TO "COMPREHENSIVE DEVELOPMENT ZONE (CD)"

Lot 1, Section 21, Township 2, New Westminster District, Plan LMP17431.

(7330 King George Highway)

(7330/7350 KGH/7337 - 140 Street)

(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 highway commercial and office uses on the west side of the lot and to accommodate and regulate the development of community shopping centres serving a community of several neighbourhoods on the east side of the lot.

B. PERMITTED USES

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

Block 1: 1. All uses allowed in Section B, Permitted Uses of Part 39 - CHI Highway Commercial Industrial Zone of "Surrey Zoning By-law, 1993, No. 12000," as amended.

2. Office uses.

Block 2: 1. All uses allowed in Section B, Permitted uses of Part 36 - C-8 Community Commercial Zone of "Surrey Zoning By-law, 1993, No. 12000", as amended.

The aforesaid Block 1 and 2 are outlined in Schedule "A" which is attached to and forms part of this By-law.

The permitted uses are confined to each block as aforesaid.

C. LOT AREA

Not applicable to this Zone.

D. DENSITY

The maximum density shall not exceed a floor area ratio (FAR) of 1.0.

E. LOT COVERAGE

The maximum lot coverage shall be 50%.

F. YARD AND SETBACKS

1. Buildings and structures shall be situated with the following minimum setbacks:

(a) Front Yard (King George Highway) - 4m

(b) Rear Yard (137 Street) - 4m

(c) Side Yard - Zero

G. HEIGHT OF BUILDINGS

The height of buildings or structures shall not exceed 20m.

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.
6. Open display or storage shall be completely screened to a height of at least 2.5 metres [8 ft.] by buildings and/or solid decorative fence and/or substantial landscaping strips of not less than 1.5 metres [5 ft.] in width. No display or storage of material shall be piled up to a height of 2.5 metres [8 ft.] within 5 metres [16 ft.] of the said screens and in no case shall these materials be piled up to the height of more than 3.5 metres [11.5 ft.].

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 within the lot.

K. SUBDIVISION

Not applicable to this zone.

L. 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 servicing requirements for the CHI and C-8 Zone as set forth in "Surrey Subdivision and Development By-law, 1986, No. 8830," as amended.
2. General provisions on use are as set out in Part 4 General Provision 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, of "Surrey Zoning By-law, 1993, No. 12000," as amended.
4. Sign regulations are as set out in Part 6 Signs, "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 1987, No. 9011", as amended, and the "Surrey Development Cost Charge By-law, 1993, No. 11951," as amended, and the development costs charge shall be based on the CHI Zone.
7. Development permits may be required in accordance with the Official Community Plan, as amended.
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 319/89/213.

9. Provincial licensing of neighbourhood pubs is regulated by the Liquor Control and Licensing Act R.S.B.C.

3. This By-law shall be cited for all purposes as "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 1995, No. 12645."

READ A FIRST AND SECOND TIME on the 26th day of June, 1995.

PUBLIC HEARING HELD thereon on the 24th day of July, 1995.

READ A THIRD TIME on the 31st day of July, 1995.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the 20th day of November, 1995.

_____ MAYOR

_____ CLERK

CLKBLW 3049

74 AVE

KING GEORGE HIGHWAY

111

◁ (7380)

100M

▷ 50

BLOCK 1

▷ 30

BLOCK 2 (7337) ▷

▷ (7388)

▷ (60)

▷ (30)

▷ (7318)

▷ (7288)

▷ 7300

137 ST

▷ 7272

60

▷ 44 (T0)

▷ (7238)