

CITY OF SURREY

BY-LAW NO. 12835

A by-law to amend "Surrey Zoning By-law, 1993, No. 12000."  
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As amended by Bylaw No: 15009, 06/09/03; 15124, 10/27/03

THIS IS A CONSOLIDATED BY-LAW 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 BY-LAW PROVISIONS.

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 LOCAL COMMERCIAL ZONE (C-4)  
TO COMPREHENSIVE DEVELOPMENT ZONE (CD)

Lot 2, Except: The North 143 Feet, Section 3, Township 8,  
New Westminster District, Plan 10676; and

(5573 - 196 Street)

North 143 Feet Lot 2, Section 3, Township 8,  
New Westminster District, Plan 10676.

(5591 - 196 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 the development of a Neighbourhood Pub, and local small scale commercial developments.

B. PERMITTED USES

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

1. The permitted uses as prescribed in Section B Permitted Uses prescribed in the C-4 Zone of "Surrey Zoning By-law, 1993, No. 12000," as amended;
2. Neighbourhood Pub;
3. Accessory uses limited to the following:
  - (a) Real estate management office, provided that it is located on the second floor of the pub building and the floor area does not exceed 177.9 square metres (1,915 sq. ft.); and
  - (b) *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.

C. LOT AREA

Not applicable to this zone.

D. DENSITY

The maximum density shall not exceed a floor area ratio (FAR) of 0.4.

E. LOT COVERAGE

The maximum lot coverage shall be 40%.

F. YARD AND SETBACKS

1. Principal and accessory buildings and structures shall be situated as follows:

- (a) Front Yard - 6.2 metres
- (b) Rear Yard - 0 metres
- (c) Side Yard (east) - 5.9 metres
- (d) Side Yard (west) - 3 metres

G. HEIGHT OF BUILDINGS

- 1. The height of principal buildings or structures shall not exceed 9 metres (30 feet).
- 2. The height of accessory buildings and structures shall not exceed 4 metres (13 feet).

H. OFF-STREET PARKING

The following Off-Street parking spaces are required:

1. Neighbourhood Pub: One (1) parking space for every 3 seats provided for patrons' use;
2. Employee Parking: One (1) parking space for every two (2) regular employees. For the purpose of this Section, the owner who regularly attends the premises shall be considered an employee;
3. Parking for vehicles owned, operated or leased by the business, company or organization: One (1) parking space for every vehicle.
4. Other uses permitted in this CD By-law as amended:  
Parking shall comply with Section D Commercial Uses prescribed in the Off-Street Parking requirements of the "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 the grass on the side of the highway abutting the lot, except driveways.
4. Except in those portions where a building abuts the lot line, screen planting at least 1.5 metres [5 ft.] high is 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. The outdoor storage or display of any goods, materials or supplies is specifically prohibited, notwithstanding any other provision in this By-law.

K. SUBDIVISION

Lots created through subdivision in this Zone shall conform to the following minimum standards:

<u>Lot Size</u>	<u>Lot Width</u>	<u>Lot Depth</u>
1,500 sq. m	30 metres	30 metres
[16,000 sq. ft.]	[100 ft.]	[100 ft.]

Dimensions shall be measured in accordance with Section E.21, Part 4 General Provisions of "Surrey Zoning By-law, 1993, No. 12000," as amended.

L. OTHER REGULATIONS

1. Other regulations shall comply with Section L Other Regulations prescribed in the C-4 Zone of "Surrey Zoning By-law, 1993, No. 12000," as amended, except Subsection 4.
2. Parts 1 through 9 inclusive of "Surrey Zoning By-law, 1993, No. 12000," as amended, shall generally apply to the lands, unless such provisions are contradictory, then the provisions of this By-law shall apply.

3. Provincial licensing of neighbourhood pubs is regulated by the Liquor Control and Licensing Act R.S.B.C.
  4. All building construction under this zone shall be subject to Surrey Development Cost Charges By-law No. 12618, as amended. The charges shall be based on the rates chargeable for the C-5 Zone of "Surrey Zoning By-law, 1993, No. 12000," as amended.
2. This By-law shall be cited for all purposes as "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 1996, No. 12835."

PASSED FIRST AND SECOND READING on the 29th day of April, 1996.

PUBLIC HEARING HELD thereon on the 17th day of June, 1996.

PASSED THIRD READING on the 24th day of June, 1996.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the 28th day of April, 1997.

\_\_\_\_\_MAYOR

\_\_\_\_\_CLERK