

CITY OF SURREY

BY-LAW NO. 12847

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 (CD)"

TO "COMPREHENSIVE DEVELOPMENT ZONE (CD)"

Lot 1, Section 31, Township 2, New Westminster District, Plan LMP27046.

(9278 - 120 Street)

(hereinafter referred to as "the lands")

The following regulations shall apply to the lands herein:

A. INTENT

This Comprehensive Development Zone is intended to accommodate and regulate the development of community shopping centres serving a community of several neighbourhoods.

B. PERMITTED USES

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

1. Retail stores excluding adult entertainment stores.

2. Personal service uses.

3.General service uses excluding funeral parlours and drive-through banks.

4.Eating establishments excluding drive-through restaurants.

5.Neighbourhood pubs.

6.Office uses.

7.Parking facilities.

8.Automotive service uses of vehicles less than, 5,000 kilograms [11,023 lbs.] G.V.W. provided that such use is associated with a use permitted under Section B. of this by-law.

9.Indoor recreational facilities.

10.Entertainment uses excluding arcades and adult entertainment stores.

11.Community services.

12.Child care centres.

13.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.

C. LOT AREA

Not applicable to this Zone.

D. DENSITY

The maximum density shall not exceed a floor area ratio (FAR) of 1.178.

E. LOT COVERAGE

The maximum lot coverage shall be 40%.

F. YARD AND SETBACKS

1. Buildings and structures shall be situated as follows:

- (a) North Property Line - 0.0 metres (0.0 feet)
- (b) South Property Line - 3.05 metres (10.0 feet)
- (c) East Property Line - 7.5 metres (25 feet)
- (d) West Property Line - 11.1 metres (36.5 feet)

(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 12 metres [40 ft.].
- 2. Accessory buildings and structures: The height shall not exceed 4.5 metres [15 ft.].

H. OFF-STREET PARKING

- 1. Refer to Part 5 Off-Street Parking, of "Surrey Zoning By-law, 1993, No. 12000," as amended.
- 2. Notwithstanding the above, a maximum of 22.5% of the total parking requirement may be reduced to small car size as set out in Part 5 Off-Street Parking of "Surrey Zoning By-law, 1993, No. 12000," as amended, provided each parking space is clearly identified with the words "Small Car Only."
- 3. One (1) off-street parking space shall be provided for each dwelling unit with one (1) or less bedrooms.

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

Lot created through subdivision in this By-law shall conform to the following minimum standards:

Lot Size	Lot Width	Lot Depth
2,000 sq. m.[0.5 acre)	30 metres[100 ft.]	30 metres[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

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 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 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, of "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 1987, No. [9011](#)," as amended, and the "Surrey Development Cost Charge By-law, 1993, No. [11951](#)," as amended, and the development cost charges shall be based on the C-8 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 and 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, 1996, No. 12847."

READ A FIRST AND SECOND TIME on the 10th day of June, 1996.

PUBLIC HEARING HELD thereon on the 15th day of July, 1996.

READ A THIRD TIME on the 22nd day of July, 1996.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the 11th day of September, 1996.

MAYOR

CLERK

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