

CITY OF SURREY

BY-LAW NO. 13251B

A by-law to amend the provisions of "Surrey Zoning By-law, 1993, No. 12000," as amended.

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NOW, THEREFORE, 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 as follows:
 - (1) The Index is amended by inserting new Part "36B" after Part "36A" and before Part "37" as follows:
"36B C-8B Community Commercial B Zone 36b.1"
 - (2) Part 3 Zones is amended by inserting new Zone "C-8B" after Zone "C-8A" and before Zone "C-15" as follows:
"C-8B Community Commercial B Zone"
 - (3) New "Part 36B Community Commercial B Zone C-8B" attached hereto and forming a part of this By-law as Schedule "A" is inserted after "Part 36A Community Commercial A Zone C-8A" and before "Part 37 Town Centre Commercial Zone C-15."
- 2. This By-law shall be cited for all purposes as "Surrey Zoning By-law, 1993, No. 12000, Text Amendment By-law, 1997, No. 13251B."

PASSED FIRST AND SECOND READING on the 14th day of October, 1997.

PUBLIC HEARING HELD thereon on the 17th day of November, 1997.

PASSED THIRD READING on the 16th day of March, 1998.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the 13th day of July, 1998.

_____MAYOR
 _____CLERK

Schedule "A" to By-law 13251B

Community Commercial B Zone

Part 36B

C-8B

A. Intent

This Zone is intended to accommodate and regulate the development of community shopping areas including *secondhand stores* and *pawnshops*.

B. Permitted Uses

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

1. Retail stores including
 - (a) *secondhand stores* and *pawnshops*; and
 - (b) 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. Indoor *recreational facilities*.
9. *Entertainment uses* excluding *arcades* and *adult entertainment stores*.
10. *Assembly halls*.
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 0.80.

E. Lot Coverage

The maximum *lot coverage* shall be 50%.

F. Yards and Setbacks

Buildings and *structures* shall be sited not less than 7.5 metres [25 ft.] from all *lot lines* (measurements to be determined as per Part 1 Definitions, of this By-law).

G. Height of Buildings

Measurements to be determined as per Part 1 Definitions, of this By-law:

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 this By-law.

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 portions 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

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

<i>Lot Size</i>	<i>Lot Width</i>	<i>Lot Depth</i>
2,000 sq. m. [0.5 acres]	30 metres [100 ft.]	30 metres [100 ft.]

Dimensions shall be measured in accordance with Section E.21, Part 4
General Provisions, of this By-law.

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 this By-law 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 this By-law.
3. Additional off-street parking requirements are as set out in Part 5 Off-Street Parking, of this By-law.
4. *Sign* regulations are as set out in Part 6 Signs, of this By-law.
5. Special *building setbacks* are as set out in Part 7 Special Building Setbacks, of this By-law.
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. *Secondhand stores* and *pawnshops* shall be subject to the "Surrey Secondhand Dealers and Pawnbrokers By-law".
9. 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.
10. Provincial licensing of *neighbourhood pubs* is regulated by the Liquor Control and Licensing Act R.S.B.C