

CITY OF SURREY

BY-LAW NO. 13310

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

As amended by Bylaw No: 13749, 07/05/99; 15529, 12/15/04

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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 903 of the Municipal Act R.S.B.C. 1996 Chapter 323, by changing 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 Surrey Zoning By-law, 1993, No. 12000, as amended, as follows:

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

Parcel Identifier: 023-709-898, Lot 22, Section 7,
Township 9, New Westminster District, Plan LMP 32219.

(10422 - 168 Street)

2. The following regulations shall apply to the *Lands*:

A. Intent

This Comprehensive Development Zone is intended to accommodate and regulate the development of local, neighbourhood-scale convenience centres for commercial purposes.

B. Permitted Uses

The *Lands* 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 279 square metres [3,000 sq. ft.], except that one unit may be a maximum of 370 square metres [4,000 sq.ft.]:
 - (a) *Retail stores* excluding the following:
 - i. *adult entertainment stores*;
 - ii. auction houses; and
 - iii. *secondhand stores* and *pawn shops*.
 - (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) *Community services*;
 - (g) *Child care centres*; and
 - (h) *Indoor recreational facilities*.
2. One *dwelling unit* 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* of 0.50.

E. Lot Coverage

The maximum *lot coverage* shall be 30.5%.

F. Yards and Setbacks

Buildings and *structures* shall be sited in accordance with the following minimum *setbacks* (measurements to be determined as per Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended):

- (a) *Front Yard* - 0.6 metre [2 feet]
- (b) *Rear Yard* - 15 metres [50 feet]
- (c) *Side Yard* - 15 metres [50 feet]
- (d) *Side Yard on Flanking Street* - 1.2 metres [4 feet]

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 buildings*: The *building height* shall not exceed 9 metres [30 feet].
- 2. *Accessory buildings and structures*: The *building height* shall not exceed 4 metres [13 feet].

H. Off-Street Parking

- 1. Off-Street parking shall be provided in accordance with Part 5, Off-Street Parking of Surrey Zoning By-law, 1993, No. 12000, as amended.
- 2. For the purpose of this Zone and notwithstanding the said Part 5, the following shall apply:
 - (a) Where parking is required for the disabled in accordance with the said Part 5, the parking space(s) for the disabled may be located across a driveway aisle such that an access ramp for wheelchairs is available within 15 metres [50 ft.] and directly across from the parking space(s) and at least one entrance of the building is located within 30 metres [100 ft.] from the parking space(s); and
 - (b) Joint parking spaces for 2 or more establishments may be permitted when the maximum use of such parking spaces by the individual establishments occur at different periods of the day. The joint parking spaces so provided shall be not less than 69% of the total required by the individual establishments pursuant to the said Part 5.

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 feet] in width shall be provided within the lot, except where a *building* is located within 1.5 metres [5 feet] of a *lot line*.
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 and in portions where a sidewalk pavement is extended up to the *lot line*.
4. Except in those portions where a *building* abuts the *lot line* or is located within 1.5 metres [5 feet] of the *lot line*, screen planting at least 1.5 metres [5 feet] high in a strip at least 1.5 metres [5 feet] wide and a solid decorative fence at least 1.5 metres [5 feet] high shall be provided along all *lot lines* separating the developed portion of the *lot* from any *residential lot*. The fence may be substituted by a 1.5 metre [5 feet] wide *landscaping* strip along the *front yard* of the abutting *lot*.
5. Garbage containers and *passive recycling containers* shall be screened from any adjacent *residential lot*, to a height of at least 2.5 metres [8 feet] 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 Zone.
2. *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. Definitions are as set out in Part 1 Definitions, of Surrey Zoning By-law, 1993, No. 12000, as amended.
2. Prior to any use, the *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 C-5 Zone as set forth in Surrey Subdivision and Development By-law, 1986, No. 8830, as amended.
3. General provisions are as set out in Part 4 General Provisions, of Surrey Zoning By-law, 1993, No. 12000, as amended.

4. 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.
 5. *Sign* regulations are as set out in Part 6 Signs, of Surrey Zoning By-law, 1993, No. 12000, as amended.
 6. Special *building setbacks* are as set out in Part 7 Special Building Setbacks, of Surrey Zoning By-law, 1993, No. 12000, as amended.
 7. *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-5 Zone.
 8. Surrey Tree Preservation By-law, 1996, No. 12880, as amended.
 9. Development permits may be required in accordance with the Surrey *Official Community Plan* By-law, 1996, No. 12900, as amended.
 10. Provincial licensing of *child care centres* is regulated by the Community Care Facility Act R.S.B.C. 1996, chapter 60, as amended, and the Child Care Regulations set out under B.C. Reg 319/89/213.
3. This By-law shall be cited for all purposes as "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 1997, No. 13310."

PASSED FIRST AND SECOND READING on the 16th day of December, 1997.

PUBLIC HEARING HELD thereon on the 19th day of January, 1998.

PASSED THIRD READING on the 19th day of January, 1998.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the 27th day of April, 1998.

_____MAYOR

_____CLERK