

CITY OF SURREY

BY-LAW NO. 13712

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

As amended by Bylaw No: 16343, 05/14/07

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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 903 of the Municipal Act R.S.B.C. 1996 Chapter 323, as amended, 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 "ONE-ACRE RESIDENTIAL ZONE (RA)" AND
"SINGLE FAMILY RESIDENTIAL ZONE (RF)"
TO "COMPREHENSIVE DEVELOPMENT ZONE (CD)"

All or portions of land shown in heavy outline on Survey Plan attached hereto and forming a part of this By-law as Schedule "A", certified correct by Paul Bartlett, B.C.L.S., on the 9th day of April, 1999, containing 9.419 hectares, and called Block A, and more particularly described as follows:

Parcel Identifier: 009-340-556, Lot 5 Except: Part on Highway Plan 25810, Section 22, Township 1, New Westminster District, Plan 10503;

(3189 Cranley Drive)

Parcel Identifier: 009-340-572, Lot 6 Except: Part on Highway Plan 25810, Section 22, Township 1, New Westminster District, Plan 10503;

(3169 Cranley Drive)

Parcel Identifier: 009-340-581, Lot 7 Except: Part on Highway Plan 25810, Section 22, Township 1, New Westminster District, Plan 10503;

(3151 Cranley Drive)

Parcel Identifier: 009-453-512, Lot 9 Except: Firstly: Part Red on Highway Plan 25810 and Secondly: Part Dedicated Road on Plan LMP37512, New Westminster District, Plan 10503;

(3133 Cranley Drive)

Parcel Identifier: 009-340-611, Lot 8 Except: Part on Highway Plan 25810, Section 22, Township 1, New Westminster District, Plan 10503;

(3119 Cranley Drive)

Parcel Identifier: 014-071-720, Lot 17 Except: Part on Highway Plan 25810, Section 22, Township 1, New Westminster District, Plan 8888;

(3081 Cranley Drive)

Parcel Identifier: 014-071-738, Lot 18 Except: Part on Highway Plan 25810, Section 22, Township 1, New Westminster District, Plan 8888;

(3043 Cranley Drive)

Parcel Identifier: 014-071-762, Lot 19, Section 22, Township 1, New Westminster District, Plan 8888;

(3025 - 152 Street)

Parcel Identifier: 008-309-787, Portion of Lot 21, Section 27, Township 1, New Westminster District, Plan 8895;

(Portion of 14989 - 32 Avenue)

Parcel Identifier: 001-868-870, Portion of Parcel "A" (Explanatory Plan 13553) of Lot 22 Except: Part on Plan 25810, Section 27, Township 1, New Westminster District, Plan 8895

(Portion of 15013 - 32 Avenue)

Parcel Identifier: 001-868-985, Portion of Lot 22, Except Firstly: Parcel "A" and Road (Explanatory Plan 13553) and Secondly: Part on Plan 25810; Section 27, Township 1, New Westminster District, Plan 8895;

(Portion of 15019 - 32 Avenue)

Parcel Identifier: 011-356-804, Portion of Lot 23 Except: Part Shown Highway on Plan 25810; Section 27, Township 1, New Westminster District, Plan 8895;

(Portion of 15039 - 32 Avenue)

Parcel Identifier: 011-356-812, Portion of Lot 24 Except: Part Shown Highway on Plan 25810; Section 27, Township 1, New Westminster District, Plan 8895;

(Portion of 15061 - 32 Avenue)

Parcel Identifier: 004-878-388, West 75 Feet Lot 25 Except: Firstly: Lot "F" Plan 25810 Secondly: Part on Plan 25810, Section 27, Township 1, New Westminster District, Plan 8895;

(15073 - 32 Avenue)

Parcel Identifier: 014-071-835, Lot 25 Except: Firstly: West 75 Feet, Secondly: Part on SRW Plan 25810; Section 27, Township 1, New Westminster District, Plan 8895;

(15083 - 32 Avenue)

That portion of road dedicated by Explanatory Plan 13553, Section 27, Township 1, New Westminster District;

(Portion of 150 Street)

Those portions of road dedicated by Plan 25810, Section 22 and Section 27, Township 1, New Westminster District;

(Portions of Cranley Drive and Highway 99)

That portion of road dedicated by Plan 10503, North East Quarter, Section 22, Township 1, New Westminster District; and

(Portion of 32 Avenue)

That portion of road being a portion of South East Quarter, Section 27, Township 1 and Established as Road by the B.C. Gazette, Page 122, May 22, 1875.

(Portion of 32 Avenue)

(hereinafter referred to as the "*Lands*")

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

A. Intent

This Comprehensive Development Zone is intended to accommodate and regulate the development of large format, highway-commercial retail uses contained within a comprehensive development.

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 exceeds 370 square metres [4,000 sq. ft.], except that a maximum of 7.5% of the total *gross floor area* may be utilized by individual businesses which do not occupy any commercial unit exceeding 186 square metres [2,000 sq. ft.] of *gross floor area*, and an additional 7.5% of the total *gross floor area* may be utilized by individual businesses which may occupy a commercial unit exceeding 186 square metres [2,000 sq. ft.], but not exceeding 370 square metres [4,000 sq. ft.] of *gross floor area*.
 - (a) *Retail stores excluding adult entertainment stores, secondhand stores and pawnshops;*
 - (b) *General service uses including drive-through banks;*
 - (c) *Eating establishments including drive-through restaurants;*
 - (d) *Indoor recreational facilities;*
 - (e) *Tourist accommodation;*
 - (f) *Parking facilities;*
 - (g) *Personal service uses excluding body rub parlours;*
 - (h) *Building and garden supply stores;*
 - (i) *Child care centres;*
 - (j) *Assembly halls;*
 - (k) *Community services;*
 - (l) *Office uses excluding social escort services;*
 - (m) *Neighbourhood pubs;*
 - (n) *Entertainment uses excluding arcades and adult entertainment stores;*

(o) *Automotive service uses of vehicles less than 5,000 kilograms [11,023 lbs.] G.V.W.*, provided that such a use is associated with a use permitted under Section B.1.(a) of this Zone.

2. 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 *floor area ratio* shall not exceed 0.50.

E. Lot Coverage

The maximum *lot coverage* shall be 50%.

F. Yard And Setbacks

Principal buildings, accessory buildings and structures shall be sited not less than 7.5 metres [25 feet] from all *lot lines* (measurements to be determined as per Part 1 Definitions of the Surrey Zoning By-law, 1993, No. 12000, as amended) provided that *principal buildings, accessory buildings, and structures* shall be sited not less than 3.0 m (10 feet) from the *lot line* abutting the 152 Street.

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 12 metres [40 feet].

2. *Accessory buildings and structures:* The *building height* shall not exceed 4.5 metres [15 feet].

3. Notwithstanding Sections G.1 of this Zone, *principal buildings* located within 25 metres [82 feet] of the *lot line* abutting 152 Street shall not exceed a *building height* of 9 metres [30 feet].

H. Off-Street Parking

1. Refer to Part 5 Off-Street Parking, 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 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 and storage shall be completely screened to a height of at least 2.5 metres [8 ft.] by *buildings* and/or solid decorative fencing and/or substantial *landscaping* strips of not less than 2.5 metres [8 ft.] in height and 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 screen and in no case shall these materials be piled up to the height of more than 3.5 metres [12 ft.].
7. Notwithstanding Section I.2 of this Zone, a continuous *landscaping* strip of not less than 6.0 m [20 ft.] in width shall be provided along all *lot lines* separating the developed portion of the *lot* from any *residential lot*.

J. Special Regulations

1. Garbage containers and *passive recycling containers* shall not be located along any required *setbacks* adjacent any *residential lot*.
2. *Child care centres* shall be located on the *lot* such that these *child care centres* have direct access to an *open space* and play area within the *lot*.

3. *Lands and structures* shall be used for the uses permitted in this Zone only if such uses:
 - (a) Constitute no unusual fire, explosion, or safety hazard;
 - (b) Do not emit noise in excess of 70dB measured at any point on any boundary of the *lot* on which the use is located, provided that where a *lot* abuts a *lot* other than an industrial *lot* the noise level shall not exceed 60dB; and
 - (c) Do not produce heat or glare perceptible from any *lot line* of the *lot* on which the use is located.
4. Outdoor storage of any goods, materials, or supplies is specifically prohibited between the front of the *principal building* and the *highway*.

K. Subdivision

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>
1,000 sq. m. [10,800 sq.ft.]	25 metres [80 ft.]	30 metres [100 ft.]

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

L. Other Regulations

In addition to all statutes, by-laws, orders, regulations or agreements, 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 CHI 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 Surrey Sign By-law, 1999, No. 13656, 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 CHI 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*, 1996, By-law No. 12900, as amended.
 10. Provincial licensing of *child care centres* is regulated by the Community Care Facility Act R.S.B.C. 1996. c. 60, as amended, and the Child Care Regulations set out under B.C. Reg 319/89/213.
 11. Provincial licensing of *neighbourhood pubs* is regulated by the Liquor Control and Licensing Act, R.S.B.C. 1996, c. 267, as amended.
3. This By-law shall be cited for all purposes as "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 1999, No. 13712 .

PASSED FIRST AND SECOND READING on the 19th day of April, 1999.

PUBLIC HEARING HELD thereon on the 17th day of May, 1999.

PASSED THIRD READING on the 17th day of May, 1999.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the 31st day of May, 1999.

_____MAYOR

_____CLERK

SCHEDULE "A"

SURVEY PLAN TO ACCOMPANY CITY OF SURREY CD BY-LAW NUMBER 13712 OF
 PORTIONS OF SECTIONS 22 AND 27, TOWNSHIP 1,
 NEW WESTMINSTER DISTRICT.
 B.C.G.S. 926.006

SCALE : 1:1000

ALL DISTANCES ARE IN METRES

INTEGRATED SURVEY AREA NO. 14 SURREY 1

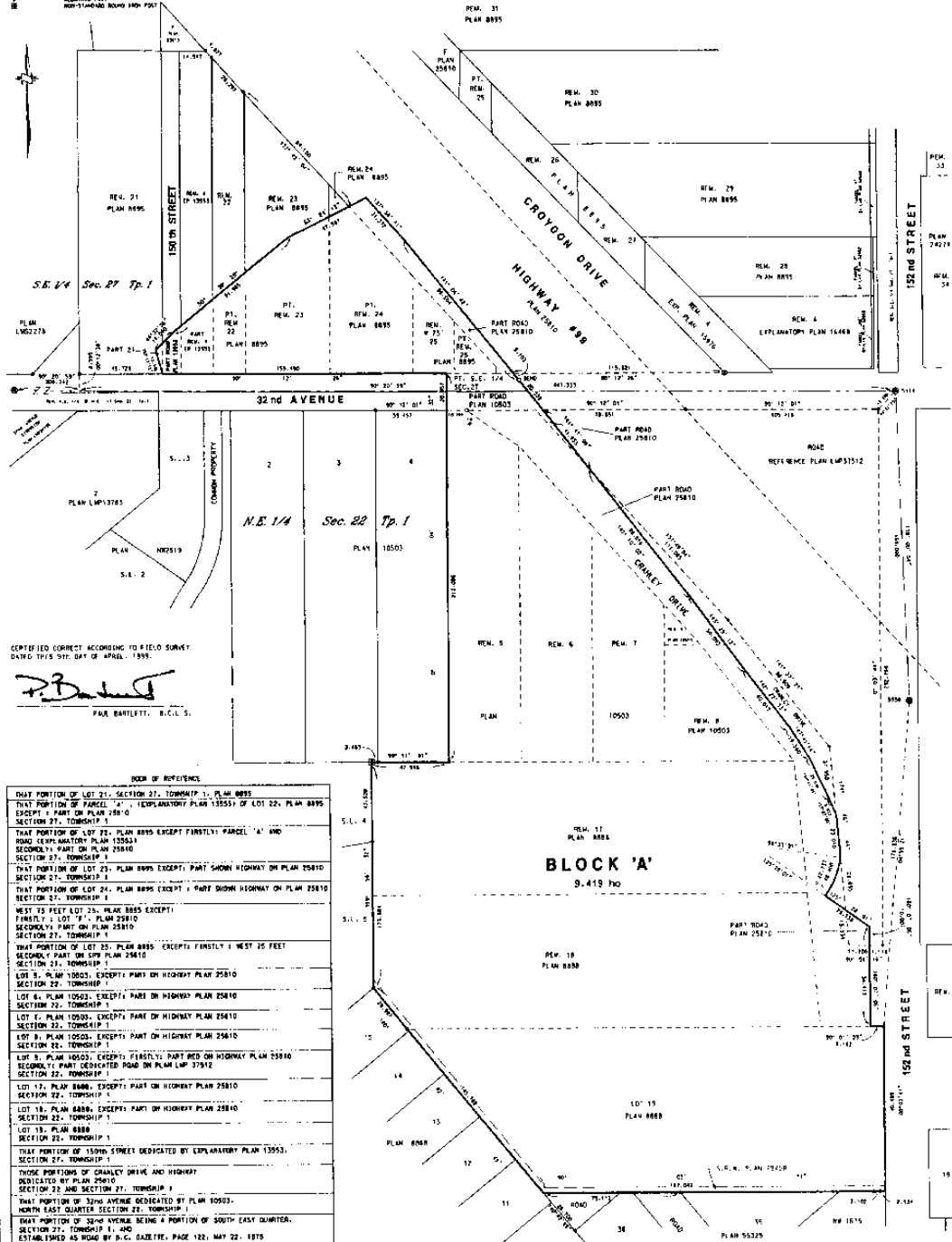
THIS PLAN SHOWS ORIGINAL AND REVISIONS BY THE SURVEYOR.
 FROM TO CORRECTION OF 0.172 23-00-1981
 REVISION BY CORRECTED FIELD SURVEY

LEGEND

DATA OBTAINED AND CHECKED (1981) AND ARE OBTAINED FROM OBSERVATION
 REVISION CONTROL, REVISIONS 2011 AND 2014.
 INFORMATION SHEET 2007 AND 2011
 SYMBOL DESCRIPTION

FORMS PLACED

- CONTROL POINT
- STANDING CAPIC POINT
- STANDING (NON-100)
- ALTIMETER POINT
- NON-FLUORESCENT ROUND BROWN IRON POST



CERTIFIED CORRECT ACCORDING TO FIELD SURVEY
 DATED THIS 21ST DAY OF APRIL, 1999

P. Bartlett
 PAUL BARTLETT, B.C.L.S.

BOOK OF REFERENCES

THAT PORTION OF LOT 21, SECTION 27, TOWNSHIP 1, PLAN 8895
THAT PORTION OF PARCEL "C" (EXPLANATORY PLAN 13553) OF LOT 22, PLAN 8895 EXCEPT A PART ON PLAN 25810 SECTION 27, TOWNSHIP 1
THAT PORTION OF 4 OF THE PLAN BAYS EXCEPT FIRSTLY PARCEL "A" AND ROAD (EXPLANATORY PLAN 13553) SECONDLY PART ON PLAN 25810 SECTION 27, TOWNSHIP 1
THAT PORTION OF LOT 23, PLAN 8895 EXCEPT PART SHOWN HIGHWAY ON PLAN 25810 SECTION 27, TOWNSHIP 1
THAT PORTION OF LOT 24, PLAN 8895 EXCEPT PART SHOWN HIGHWAY ON PLAN 25810 SECTION 27, TOWNSHIP 1
WEST 25 FEET OF LOT 25, PLAN 8895 EXCEPT FIRSTLY 10 FEET, SECONDLY PART ON PLAN 25810 SECTION 27, TOWNSHIP 1
THAT PORTION OF LOT 25, PLAN 8895 EXCEPT FIRSTLY WEST 25 FEET SECONDLY PART ON SPW PLAN 25810 SECTION 27, TOWNSHIP 1
LOT 5, PLAN 10503, EXCEPT PART ON HIGHWAY PLAN 25810 SECTION 22, TOWNSHIP 1
LOT 6, PLAN 10503, EXCEPT PART ON HIGHWAY PLAN 25810 SECTION 22, TOWNSHIP 1
LOT 7, PLAN 10503, EXCEPT PART ON HIGHWAY PLAN 25810 SECTION 22, TOWNSHIP 1
LOT 8, PLAN 10503, EXCEPT PART ON HIGHWAY PLAN 25810 SECTION 22, TOWNSHIP 1
LOT 9, PLAN 10503, EXCEPT FIRSTLY PART ON HIGHWAY PLAN 25810 SECONDLY PART DESIGNATED ROAD ON PLAN LMP 37912 SECTION 22, TOWNSHIP 1
LOT 17, PLAN 8888, EXCEPT PART ON HIGHWAY PLAN 25810 SECTION 22, TOWNSHIP 1
LOT 18, PLAN 8888, EXCEPT PART ON HIGHWAY PLAN 25810 SECTION 22, TOWNSHIP 1
LOT 19, PLAN 8888 SECTION 22, TOWNSHIP 1
THAT PORTION OF 15th STREET DESIGNATED BY EXPLANATORY PLAN 13553, SECTION 27, TOWNSHIP 1
THOSE PORTIONS OF CROYLEY DRIVE AND HIGHWAY DESIGNATED BY PLAN 25810 SECTION 22 AND SECTION 27, TOWNSHIP 1
THAT PORTION OF 32nd AVENUE DESIGNATED BY PLAN 10503, NORTH-EAST QUARTER SECTION 22, TOWNSHIP 1
THAT PORTION OF 32nd AVENUE BEING A PORTION OF SOUTH-EAST QUARTER, SECTION 27, TOWNSHIP 1, AND ESTABLISHED AS ROAD BY B.C. GAZETTE, PAGE 122, MAY 22, 1979

THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT

REGISTRATION NO. 20011113
 PROFESSIONAL LAND SURVEYOR
 1160 NEW WING
 SUITE 104 138-0191
 TEL: 247-6600