

CITY OF SURREY

BY-LAW NO. 13777

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

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 "MULTIPLE RESIDENTIAL ZONE THREE (RM-3)"
TO "COMPREHENSIVE DEVELOPMENT ZONE (CD)"

All or Portions of the lands shown in heavy outline on a Survey Plan attached hereto and forming a part of this By-law, certified correct by L. Achtemichuk, B.C.L.S., on the 30th day of June, 1999, and containing 1.248 hectares and called Block A and more particularly described as follows:

Parcel Identifier: 017-964-105
Lot 4 Section 19 Township 2 New Westminster District Plan
LMP5880;

(12060 - 75A Avenue)

Parcel Identifier: 017-964-083
Lot 2 Section 19 Township 2 New Westminster District Plan
LMP5880;

(7548 - 120 Street)

Part Road dedicated on Plan LMP5880;

(Portion of 120A Street)

Part Road dedicated on Plan 1022;

(Portion of 120A Street)

Part Road dedicated on Plan LMP1068; and

(Portion of 120 Street)

Part Road dedicated on Plan NWP88442.

(Portion of 120 Street)

(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 a mixed use hotel and commercial development.

B. Permitted Uses

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

1. *Retail stores* excluding the following:
 - (a) *adult entertainment stores*; and
 - (b) *secondhand stores* and *pawnshops*.
2. Personal service uses excluding *body rub parlours*.
3. *General service uses* excluding funeral parlours and *drive-through banks*.
4. *Eating establishments* excluding *drive-through restaurants*.
5. Office uses excluding *social escort services*.
6. *Tourist accommodation*.
7. *Parking facilities*.
8. *Indoor recreational facilities*.
9. *Assembly halls*.
10. *Community services*.
11. *Child care centres*.

C. Lot Area

Not applicable to this Zone.

D. Density

The maximum *floor area ratio* shall not exceed 1.0.

E. Lot Coverage

The maximum *lot coverage* shall be 50%.

F. Yard And Setbacks

1. *Buildings and structures* shall be sited in accordance with the following minimum *setbacks*:

- (a) *Front Yard* - 1.5 metres [5 feet];
- (b) *Rear Yard* - 7.5 metres [25 feet]
- (c) *Side Yard* - 0 metres [0 feet]; and
- (d) *Side Yard on Flanking Street* - 2.0 metres [6 ft. 6 in.].

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 33 metres or 10-storeys [108 feet].
- 2. *Accessory buildings and structures*: The *building height* shall not exceed 4.5 metres [15 feet].

H. Off-Street Parking

- 1. The following off-street parking spaces are required.
 - (a) *Assembly Hall excluding Churches*
10 *parking spaces* for every 100 square metres [1,075 sq. ft.] of *gross floor area*.

- (b) Licensed Lounge
10 *parking spaces* for every 100 square metres [1,075 sq. ft.] of *gross floor area*.
 - (c) Tourist Accommodation - Hotels and Motels
 - i. If *floor area ratio* is ≤ 0.5 : 1 *parking space* per sleeping unit.
 - ii. If *floor area ratio* is ≥ 0.5 : 0.5 *parking space* per sleeping unit;
and
 - iii. Parking requirements for ancillary uses.
2. For all other permitted uses, refer to Part 5 Off-Street Parking of 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 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 containers* shall not be located within any required *setback* adjacent and *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*.
4. Land and *structures* shall be used for the uses permitted in this Zone only if such uses do not emit noise in excess of 70 dB 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 60 dB.

K. Subdivision

Not applicable to this Zone.

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 C-8 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 C-8 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.

3. This By-law shall be cited for all purposes as "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 1999, No. 13777."

PASSED FIRST AND SECOND READING on the 5th day of July, 1999.

PUBLIC HEARING HELD thereon on the 7th day of September, 1999.

PASSED THIRD READING on the 7th day of September, 1999.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the 21st day of February, 2000.

_____MAYOR

_____CLERK

**Survey Plan To Accompany City Of Surrey Rezoning Bylaw No. 1377 ZZ
Of Portions Of Sec 19 Tp 2 N.W.D. Being:**

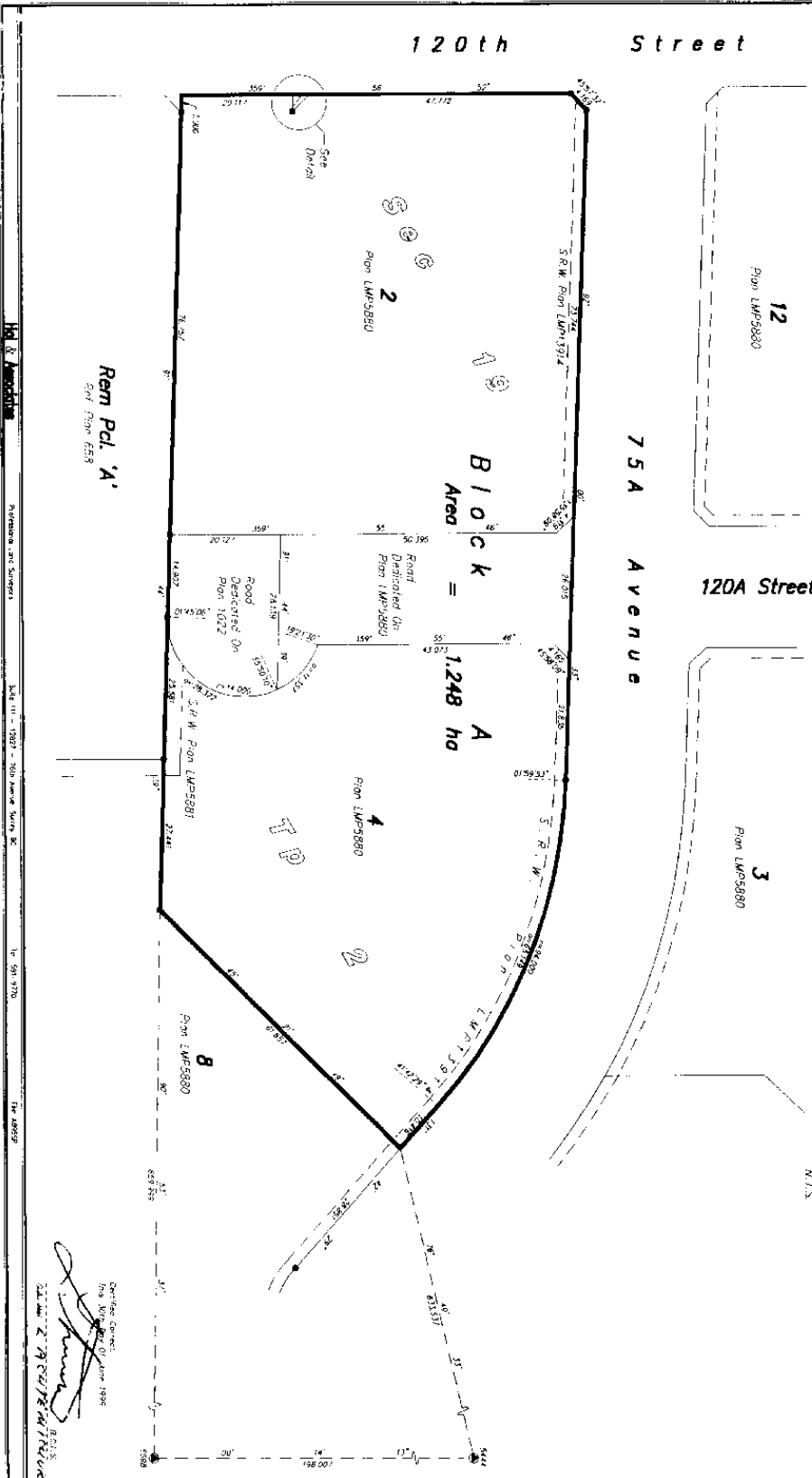
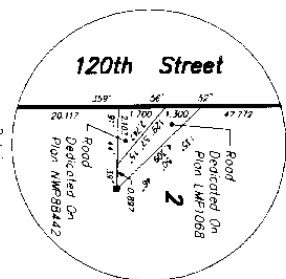
- Lot 2 Sec 19 Tp 2 N.W.D. Plan LMP5880
- Lot 4 Sec 19 Tp 2 N.W.D. Plan LMP5880
- Part Road Dedicated On Plan LMP5880
- Part Road Dedicated On Plan 1022
- Part Road Dedicated On Plan LMP1068
- Part Road Dedicated On Plan NWP88442

B.C.S. 926,016

SCALE 1 : 500

This Plan Lies Within The Greater Vancouver Regional District Incorporated Survey Area No. 1, Survey, N4083 (CS85)

- LEGEND:**
- Old Boundary And Ground From Operations Between Control Monument 5588 & 5144
 - All Distances Are In Metres And Bearings True
 - Control Monument Found
 - Spotted Non-Full Found
 - Spotted Non-Full Not



Rem Pcd. 'A'
207 From 658

Deputy Coroner:
The 30th of June 1998
[Signature]
B.C.S.
2792078/1419006