

CITY OF SURREY

BY-LAW NO. 14226

A by-law to amend Surrey Zoning By-law, 1993, No. 12000, as amended.
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THE CITY 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 Local Government Act, R.S.B.C. 1996 c. 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" of Surrey Zoning By-law, 1993, No. 12000, as amended as follows:

- (a) FROM: HIGHWAY COMMERCIAL INDUSTRIAL ZONE (CHI)
TO: SINGLE FAMILY RESIDENTIAL ZONE (RF)

A portion of the lands shown in heavy outline on the Survey Plan attached hereto as Schedule A, and containing 1,829 m² and called Block "A", and more particularly described as follows:

Portion of Parcel Identifier: 011-306-866
Portion of Lot 9, Section 14, Township 1, New Westminster District, Plan 8443

(Portion of 2289 King George Highway)

- (b) FROM: HIGHWAY COMMERCIAL INDUSTRIAL ZONE (CHI)
TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

A portion of the lands shown in heavy outline on the Survey Plan attached hereto as Schedule A, and containing 2,212 m² and called Block "B" and more particularly described as follows:

Portion of Parcel Identifier: 011-306-866
Portion of Lot 9, Section 14, Township 1, New Westminster District, Plan 8443

(Portion of 2289 King George Highway)

A portion of the lands shown in heavy dashed outline on the Survey Plan attached hereto as Schedule A, and containing ±148 m² and called Block "C" and more particularly described as follows:

(Portion of King George Highway dedicated road)

(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 those commercial and related uses requiring large *lots* and exposure to major *highways*, which generally are not accommodated in shopping centre, *Town Centre* or *City Centre*.

B. Permitted Uses

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

1. *Eating establishments* excluding *drive-through restaurant*.
2. *Tourist accommodation*.
3. *Accessory uses* including the following:
 - (a) One *dwelling unit* per *lot* provided that the *dwelling unit* is:
 - i. contained within the *principal building*; and
 - ii. occupied by the owner or the owner's employee, for the protection of the business permitted on the *lot*.

C. Lot Area

Not applicable to this Zone.

D. Density

The maximum *floor area ratio* shall not exceed 0.655.

E. Lot Coverage

The maximum *lot coverage* shall be 50%.

F. Yards and Setbacks

1. *Principal* and *accessory buildings* shall be sited in accordance with the following minimum *setbacks*:

- (a) *Front Yard* - 7.5 metres [25 feet];
- (b) *Rear Yard* - 7.5 metres [25 feet];
- (c) *North Side Yard* - 7.5 metres [25 feet]; and
- (d) *South Side Yard* - 3.1 metres [10.2 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 9 metres [30 feet].

H. Off-Street Parking

- 1. Refer to Table C.2, Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.
- 2. *Tandem Parking* may be permitted for company fleet vehicles.

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. Loading areas, garbage containers and *passive recycling containers* shall be screened to a height of at least 2.5 metres [8 ft.] by *buildings*, a *landscaping* screen, a solid decorative fence or a combination thereof.

J. Special Regulations

1. 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.
 - (c) do not produce heat or glare perceptible from any *lot line* of the *lot* on which the use is located.
2. 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>
1,800 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 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 Parking and Loading/Unloading, 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.
3. This By-law shall be cited for all purposes as "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2001, No. 14226."

READ A FIRST AND SECOND TIME on the 12th day of March, 2001.

PUBLIC HEARING HELD thereon on the 23rd day of July, 2001.

READ A THIRD TIME ON THE 23rd day of July, 2001.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the 15th day of October, 2001.

_____ MAYOR

_____ CLERK

SURVEY PLAN TO ACCOMPANY CITY OF SURREY BYLAW NO. 14226
 OF A PORTION OF KING GEORGE HIGHWAY
 AND LOT 9 SECTION 14 TOWNSHIP 1
 NEW WESTMINSTER DISTRICT PLAN 8443

B.C.S. 926/007

SCALE 1 : 750

INTEGRATED SURVEY AREA NO. 1 (SURVEY)

THIS PLAN SHOWS THE BOUNDARIES OF THE

LANDS OF THE CITY OF SURREY AND THE

LANDS OF THE DISTRICT OF WESTMINSTER

AND THE LANDS OF THE DISTRICT OF

FRASER VALLEY

AND THE LANDS OF THE DISTRICT OF

DELTA

AND THE LANDS OF THE DISTRICT OF

ABERDEEN

AND THE LANDS OF THE DISTRICT OF

CHILLIWACK

AND THE LANDS OF THE DISTRICT OF

COQUITAN

AND THE LANDS OF THE DISTRICT OF

HOVINGHAM

AND THE LANDS OF THE DISTRICT OF

LANGLEY

AND THE LANDS OF THE DISTRICT OF

MAPLE RIDGE

AND THE LANDS OF THE DISTRICT OF

MICHOUCAN

AND THE LANDS OF THE DISTRICT OF

PRINCE GEORGE

AND THE LANDS OF THE DISTRICT OF

SCOTSDALE

AND THE LANDS OF THE DISTRICT OF

SURREY

AND THE LANDS OF THE DISTRICT OF

THORNHILL

AND THE LANDS OF THE DISTRICT OF

WAGANAN

AND THE LANDS OF THE DISTRICT OF

WESTMOUNTAIN



SEC. 19

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MADRONA PLACE

KING GEORGE HIGHWAY

24th AVE.

156th STREET

20th AVENUE

Block A
1029 m²

Block B
2212 m²

Block C

330
329
TP. 1

328
327

THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT

ROY & ASSOCIATES
 6100 152nd Street
 Richmond, B.C. V6V 2G4
 TEL: 281-7700 FAX: 281-7710
 INC. 2414 201 REV. 2

GRANTING CONTACT
 THIS PLAN IS IN FORCE SINCE 1991

 B.C.L.S.