

CITY OF SURREY

BY-LAW NO. 14349

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:

FROM: SINGLE FAMILY RESIDENTIAL (RF)
TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

Parcel Identifier: 010-348-506
Lot 18, Section 19, Township 2, New Westminster District, Plan 18184

(7227 - 128 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 limited *automotive service uses* and limited *eating establishments*.

B. Permitted Uses

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

1. *Automotive service uses of vehicles* less than 5,000 kilograms [11,023 lbs.] GVW and associated office uses provided that the said office shall occupy a total floor area not exceeding 36.4 square metres (392 sq.ft.).

2. *Accessory uses* limited to the following:
 - (a) One dwelling unit provided that:
 - i. it is occupied by the owner or caretaker, for the protection of the business permitted; and
 - ii. restricted to a maximum floor area of 170 square metres (1,830 sq.ft.); and
 - (b) *Eating establishment* limited to takeout food excluding *drive-through restaurants*.

C. Lot Area

Not applicable to this Zone.

D. Density

The *floor area ratio* shall not exceed 0.45.

E. Lot Coverage

The maximum *lot coverage* shall be 25%.

F. Yards and Setbacks

1. *Principal and accessory buildings* shall be sited in accordance with the following *setbacks*:
 - (a) *Front Yard* - 7.5 metres, [25 feet];
 - (b) *Rear Yard* - 7.5 metres [25 feet];
 - (c) *Side Yard* (south) - 1.7 metres [5.6 feet]; and
 - (d) *Side Yard* (north) - 7.5 metres [25 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

Off-Street Parking shall be in accordance with Part 5 Parking and Loading/Unloading 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 area 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 a *lot line*, screen planting at least 1.5 metres [5ft.] high in a strip at least 1.5 metres [5ft.] wide and a solid decorative fence at least 1.5 metres [5ft.] 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.

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 70 dB measured at any point on any boundary of the *lot* on which the use is located, provided that where the *lot* abuts a *residential lot* the noise level shall not exceed 60 dB; and
 - (c) The outdoor storage or display of goods, materials or supplies is specifically prohibited unless the said items are screened from view from the highways and abutting *residential lots*.

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 CG-2 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 CG-2 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. 14349."

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

PUBLIC HEARING HELD thereon on the 26th day of March, 2001.

READ A THIRD TIME ON THE 26th day of March, 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

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