

CITY OF SURREY

BY-LAW NO. 14386

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: GENERAL AGRICULTURE ZONE (A-1)
TO: SINGLE FAMILY RESIDENTIAL GROSS DENSITY ZONE (RF-G)

All or portions of land shown on Survey Plan attached hereto and forming part of this by-law as Schedule A, certified correct by R.J. Esson, B.C.L.S. on the 30th day of March, 2001, containing 29,965 square metres, called Area A and more particularly described as follows:

Parcel Identifier: 002-927-799
Lot 13 Except: Part subdivided by Plan 70948 Section 26 Township 1 New Westminster District Plan 1300;

(15387 - 34 Avenue)

Portion of Parcel Identifier: 012-060-194
Lot 14 Section 26 Township 1 New Westminster District Plan 1300; and

(Portion of 15337 - 34 Avenue)

Portion of Parcel Identifier: 002-998-203
Lot A, Section 26 Township 1 New Westminster District Plan 70948.

(Portion of 15365 - 34 Avenue)

- (b) FROM: GENERAL AGRICULTURE ZONE (A-1)
TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

All those portions of land shown on Survey Plan attached hereto and forming part of this by-law as Schedule A, certified correct by R.J. Esson, B.C.L.S. on the 30th day of March, 2001, containing 3,983 square metres, called Area B and more particularly described as follows:

Portion of Parcel Identifier: 002-998-203
Lot A, Section 26 Township 1 New Westminster District Plan 70948; and

(Portion of 15365 - 34 Avenue)

Portion of Parcel Identifier: 012-060-194
Lot 14 Section 26 Township 1 New Westminster District Plan 1300.

(Portion of 15337 - 34 Avenue)

- (c) FROM: GENERAL AGRICULTURE ZONE (A-1)
TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

Portion of land shown on Survey Plan attached hereto and forming part of this by-law as Schedule A, certified correct by R.J. Esson, B.C.L.S. on the 30th day of March, 2001, containing 3,077 square metres, called Area C and more particularly described as follows:

Portion of Parcel Identifier: 012-060-194
Lot 14 Section 26 Township 1 New Westminster District Plan 1300

(Portion of 15337 - 34 Avenue)

(Section 1.(b) and (c) above is 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 a neighbourhood scale shopping centre.

The *Lands* are divided into Areas B and C as shown on Schedule A which is attached hereto and forms part of this By-law.

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 370 square metres [3,983 sq.ft.]:
 - (a) *Retail stores* excluding the following:
 - i. *Adult entertainment stores*;
 - ii. Auction houses; and
 - iii. *Secondhand stores* and *pawnshops*.
 - (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) *Neighbourhood pub*;
 - (e) Office uses excluding *social escort services* and *methadone clinics*;
 - (f) *General service uses* excluding funeral parlours, *drive-through banks* and *vehicle rentals*;
 - (g) *Community services*; and
 - (h) *Child care centres*.
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

In Neighbourhood Concept Plan and Infill areas, as described and outlined on the maps attached as Schedule F to Surrey Zoning By-law, 1993, No. 12000, as

amended, the maximum *floor area ratio* shall not exceed 0.1 or a *gross floor area* of 300 square metres [3,229 sq.ft.] whichever is smaller. If amenities are provided in accordance with Schedule G of Surrey Zoning By-law, 1993, No. 12000 as amended, the maximum *floor area ratio* shall not exceed 0.50.

E. Lot Coverage

The maximum *lot coverage* shall be 50%.

F. Yards and Setbacks

Measurements to be determined as per Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000 as amended.

Area B

1. *Principal buildings* shall be sited in accordance with the following minimum *setbacks*:
 - (a) *Front Yard* (Rosemary Heights Drive) - 7.5 metres [24.6 feet].
 - (b) *Side Yard* - 7.5 metres [24.6 feet];
 - (c) *Side Yard* on *Flanking Street* (34 Avenue) - 2 metres [6.6 feet];
and
 - (d) *Rear Yard* - 2 metres [6.6 feet].

Area C

1. *Principal buildings* shall be sited in accordance with the following minimum *setbacks*:
 - (a) *Front Yard* (34 Avenue) - 2 metres [6.6 feet];
 - (b) *Side Yard* - 2 metres [6.6 feet];
 - (c) *Side Yard* on *Flanking Street* (Rosemary Heights Crescent) - 7.5 metres [24.6 feet]; and
 - (d) *Rear Yard* - 7.5 metres [24.6 feet].
2. *Accessory buildings* and *structures* shall be sited not less than 7.5 metres [25 ft.] from all *lot lines*.

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 and Loading/Unloading

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. For company fleet vehicles required *parking spaces* may be provided as *tandem parking*.

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. 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*.
3. 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. Garbage containers and *passive recycling containers* shall not be located within any required *setback* adjacent any *residential lot*.
2. The outdoor storage or display of any goods, materials or supplies is specifically prohibited, notwithstanding any other provision in this Zone.
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*.

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>
2,000 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 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 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 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*, 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, chapter 267, 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. 14386."

READ A FIRST AND SECOND TIME on the 23rd day of April, 2001.

PUBLIC HEARING HELD thereon on the 22nd day of May, 2001.

READ A THIRD TIME ON THE 22nd day of May, 2001.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the 23rd day of July, 2001.

_____ MAYOR

_____ CLERK

