

CITY OF SURREY

BY-LAW NO. 14520

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: COMMUNITY COMMERCIAL ZONE (C-8)  
TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

Parcel Identifier: 004-982-754  
Lot 45 Section 28 Block 5 North Range 1 West New Westminster District Plan 51685

(10278 - 152 Street)

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

Parcel Identifier: 006-411-657  
Lot 44 Section 28 Block 5 North Range 1 West New Westminster District Plan 49836

(10258 - 152 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 the development of retail and service commercial facilities, including *drive-through restaurants*, offices, recreation and associated uses as well as residential uses developed in a comprehensive manner, serving a town of several communities.

**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 *adult entertainment stores*, *secondhand stores* and *pawnshops*.
2. *Personal service uses* excluding *body rub parlours*.
3. *General service uses* excluding *drive-through banks*.
4. *Eating establishments* including *drive-through restaurants*.
5. *Neighbourhood pubs*.
6. Office uses excluding *social escort services* and *methadone clinics*.
7. *Tourist accommodation*.
8. *Indoor recreational facilities*.
9. *Parking facilities*.
10. *Entertainment uses* excluding *arcades* and *adult entertainment stores*.
11. *Assembly halls*.
12. *Child care centres*.
13. *Community services*.
14. *Multiple unit residential building* may be provided subject to such use forming an integral part of the commercial uses on the *lot*.

**C. Lot Area**

Not applicable to this Zone.

**D. Density**

The maximum *floor area ratio* shall not exceed 1.50 provided that not more than 67% of the developed floor area may be used as a *multiple unit residential building*.

**E. Lot Coverage**

The maximum *lot coverage* shall be 80%.

## F. Yards and Setbacks

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

<i>Use</i>	<i>Setback</i>	<i>Front Yard</i>	<i>Rear Yard</i>	<i>Side Yard</i>	<i>Side Yard on Flanking Street</i>
<i>Principal and Accessory Buildings and Structures</i>		2.0 m [7 ft.]	7.5 m [25 ft.]	3.0 m* [10 ft.]	2.0 m. [7 ft.]

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

- \* The *side yard setback* may be reduced to 0.0 m.

## 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 14 m [45 feet].
2. *Accessory buildings and structures*: The *building height* shall not exceed 4.5 m [15 feet].

## H. Off-Street Parking and Loading/Unloading

1. Refer to Part 5 Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.
2. Parking is permitted within the *front yard* or within any *side yard* which abuts a *flanking street*.
3. *Tandem parking* may be permitted as specified for fleet *vehicles* within the designated *parking spaces*.

## 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 lots 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*.
5. Loading areas, garbage containers and *passive recycling containers* shall be screened from any adjacent *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* may be located within any required *setbacks*, provided that *landscaping* is installed as per Section I(5).
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*.
4. *Amenity space* for the *multiple unit residential building* shall be provided on the *lot* as follows:
  - (a) Outdoor *amenity space*, in the amount of 3.0 square metres [32 sq. ft.] per *dwelling unit* shall not be located within the required *setbacks*; and
  - (b) Indoor *amenity space*, in the amount of 3.0 square metres [32 q. ft.] per *dwelling unit*, of which a maximum of 1.5 square metres [16 sq. ft.] per *dwelling unit* may be devoted to a *child care centre*.

**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 acres]	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, however, in the event that there is a conflict with the provisions in this Comprehensive Development Zone and other provisions in Surrey Zoning By-law, 1993, No. 12000, as amended, the provisions in this Comprehensive Development Zone shall take precedence.

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-15 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 RM-30 Zone for the construction of *multiple residential buildings* and the C-15 Zone for all other uses.
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 Regulations pursuant thereto including without limitation 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, 2001, No. 14520."

READ A FIRST AND SECOND TIME on the 1st day of October, 2001.

PUBLIC HEARING HELD thereon on the 15th day of October, 2001.

READ A THIRD TIME ON THE 15th day of October, 2001.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the 7th day of January, 2002.

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MAYOR

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CLERK

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