

CITY OF SURREY

BY-LAW NO. 14876

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

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: TOURIST COMMERCIAL ZONE (CT-1) (SURREY ZONING BY-LAW, 1979, NO. 5942 AS AMENDED)

TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

All or portions of land shown on a Survey Plan attached hereto and forming part of this By-law as Schedule A, certified correct by Grant Butler, B.C.L.S. on the 19th day of November, 2002, containing 6.040 hectares, and called Block A:

Parcel Identifier: 024-203-696

Lot 2 District Lots 389A and 390A Group 2 New Westminster District
LMP 38539

(10020 - 176 Street)

Portion of Parcel Identifier: 024-203-700

Lot 3 District Lots 389A and 390A Group 2 New Westminster District
LMP 38539

(Portion of 17626 Barnston Drive East)

(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 community shopping centre.

B. Permitted Uses

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

1. Block A
 - (a) *Retail stores* excluding the following:
 - i. *Adult entertainment stores*; and
 - ii. *Secondhand stores* and *pawnshops*.
 - (b) *Personal service uses* excluding *body rub parlours*.
 - (c) *General service uses* including *drive-through banks* and excluding funeral parlours.
 - (d) *Beverage container return centres* provided that:
 - i. The use is confined to an enclosed *building*; and
 - ii. The *building* is a maximum of 279 square metres [3,003 sq.ft.].
 - (e) *Eating establishments* including *drive-through restaurants*.
 - (f) *Neighbourhood pubs*.
 - (g) Office uses excluding the following:
 - i. *Social escort services*; and
 - ii. *Methadone clinics*.
 - (h) *Indoor recreational facilities*.
 - (i) *Community services*.
 - (j) *Child care centres*.

C. Lot Area

Not applicable to this Zone.

D. Density

The *floor area ratio* shall not exceed 0.50.

E. Lot Coverage

The maximum *lot coverage* shall be 50%.

F. Yards and Setbacks

1. *Principal buildings* shall be sited in accordance with the following minimum *setbacks*:
 - (a) All Street Frontages - 7.5 metres [25 feet];
 - (b) Interior *Side Yards* - 0
2. *Accessory buildings and structures* shall be sited in accordance with the minimum following *setbacks*:
 - (a) All Street Frontages - 7.5 metres [25 feet];
 - (b) Interior *Side Yards* - 0

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 12 metres [40 feet].
2. *Accessory buildings and structures*: The *building height* shall not exceed 4.5 metres [15 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.

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. 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 recycling containers* shall not be located within any required *setback*.
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. Land and *structures* shall be used for the uses permitted in this Zone only if such uses do not emit noise in excess of 60 dB measured at any point on any boundary of the *lot* on which the use is located.

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-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 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, 2002, No. 14650, 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 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, 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, 2002, No. 14876."

READ A FIRST AND SECOND TIME on the 25th day of November, 2002.

PUBLIC HEARING HELD thereon on the 9th day of December, 2002.

READ A THIRD TIME ON THE 9th day of December, 2002.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the 24th day of July, 2003.

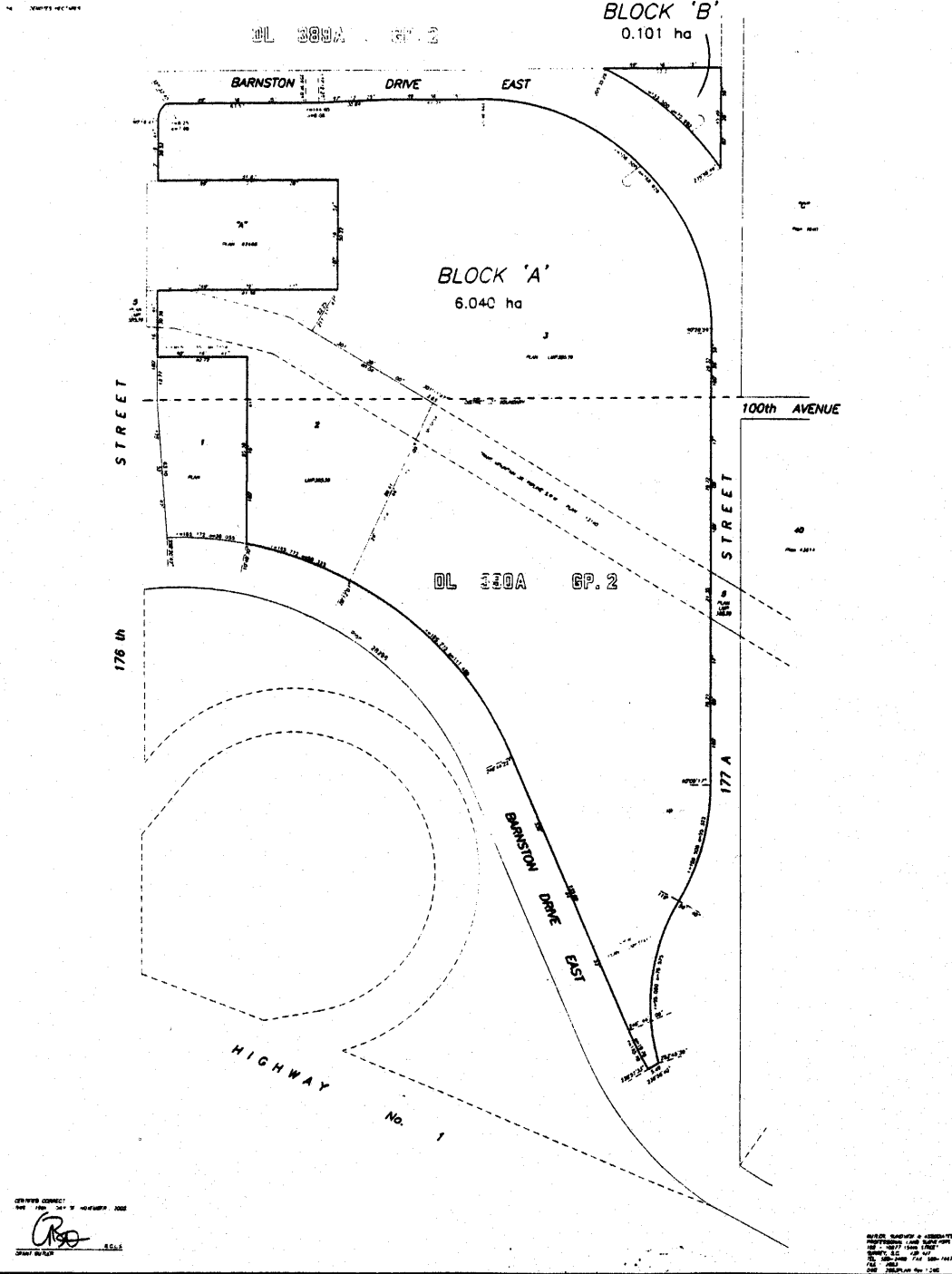
_____ MAYOR

_____ CLERK

SURVEY PLAN TO ACCOMPANY CITY OF SURREY BYLAW 14876 OF
 LOTS 2 AND 3 DISTRICT LOTS 389A AND 390A GROUP 2
 NEW WESTMINSTER DISTRICT PLAN LMP38539

SCHEDULE A

SCALE 1 : 750
 INTEGRATED SURVEY AREA NO. 1 (SURREY)
 THE PLAN SHOWN, JOINTLY FILED AND ISSUED, IS FOR THE
 PURPOSE OF THE CITY OF SURREY AND IS NOT TO BE CONSIDERED AS A
 PLAN FOR THE PURPOSES OF THE DISTRICT PLAN.



CITY OF SURREY
 1000 100th Avenue
 New Westminster, BC
 V3M 2G9
 TEL: 604-273-5800
 FAX: 604-273-5801
 WWW.CITY.SURREY.BC.CA

DATE OF SURVEY: 10/10/2008
 DATE OF PLAN: 10/10/2008
 DATE OF PLAN: 10/10/2008
 DATE OF PLAN: 10/10/2008
 DATE OF PLAN: 10/10/2008