

CITY OF SURREY

BY-LAW NO. 15389

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: COMPREHENSIVE DEVELOPMENT ZONE (CD)
(SURREY ZONING BY-LAW, 1993, NO. 12000, AMENDMENT BY-LAW,
1997, NO. 13136)
TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

Portion of Parcel Identifier: 024-161-845
Lot 1 Section 25 Township 2 New Westminster District Plan LMP38186 shown in heavy outline on Survey Plan attached hereto and forming part of this by-law as Schedule A, certified correct by Montgomery C. Brisson B.C.L.S. on the 13th day of May, 2004, containing 0.905 hectares called Block A.

Portion of 16555 Fraser Highway

(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 a mixed-use development consisting of *tourist accommodation*, restaurants and related commercial uses.

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* including *drive-through restaurants*.
2. *Tourist accommodation*.

3. *Assembly halls.*
4. *Retail stores* limited to the following:
 - (a) Book stores;
 - (b) *Convenience stores*;
 - (c) Pharmacies;
 - (d) Sporting goods stores; and
 - (e) Sports card shops.
5. *Personal services uses* limited to the following:
 - (a) Barbershops;
 - (b) Beauty salons;
 - (c) Cleaning and repair of clothing; and
 - (d) Tanning salons.
6. *Neighbourhood pubs.*

C. Lot Area

Not applicable to this Zone.

D. Density

The *floor area ratio* shall not exceed 0.1 provided that the *gross floor area* on the *lot* does not exceed 300 square metres [3,230 sq. ft.]. The *floor area ratio* shall not exceed 0.70 if amenities are provided in accordance with Schedule G of Surrey Zoning By-law, 1993, No. 12000, as amended provided that not more than a *floor area ratio* of 0.54 may be used or intended to be used for *tourist accommodation*.

E. Lot Coverage

The maximum *lot coverage* shall be 25%

F. Yards and Setbacks

1. *Principal buildings* and *accessory buildings* and *structures* shall be sited in accordance with the following *setbacks*:
 - (a) *Front Yard* (South) - 15.5 metres [49 feet];
 - (b) *Rear Yard* (North)- 5.5 metres [16 feet];
 - (c) *Side Yard* (West) - 1.3 metres [4 feet]; and

(d) *Side Yard on Flanking Street (East)* - 3.5 metres [11 feet].

G. Height of Buildings

The *height* of any *building* shall not exceed 19 metres [62 feet] and measurements shall be determined as per Part 1 Definitions of Surrey By-law, 1993, No. 12000, as amended.

H. Off-Street Parking

1. Off-street *parking spaces* shall be provided in accordance with Part 5 Off-Street Parking of Surrey Zoning By-law, 1993, No. 12000, as amended.
2. Notwithstanding Section H.1, the following off-street *parking spaces* shall be required:

Tourist accommodation: 1 *parking spaces per sleeping unit*

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 1.0 metres [3 ft.] high in a strip at least 1.5 metres [5 ft.] wide.
5. 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.
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

Not applicable to this Zone.

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>
8,400 sq. m [90,400 sq.ft.]	45 metres [148 feet]	160 metres [525 feet]

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 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, 2002, No. 14650, 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.
 10. 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, 2004, No. 15389."

READ A FIRST AND SECOND TIME on the 17th day of May, 2004.

PUBLIC HEARING HELD thereon on the 7th day of June, 2004.

READ A THIRD TIME ON THE 7th day of June, 2004.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the 28th day of July, 2004.

_____ MAYOR

_____ CLERK

SURVEY PLAN TO ACCOMPANY CITY OF SURREY CD BYLAW NUMBER 15389
OF PORTIONS OF SECTION 25 TOWNSHIP 2 NEW WESTMINSTER DISTRICT
B.C.G.S. 92Q. 017

SCHEDULE A

LEGEND

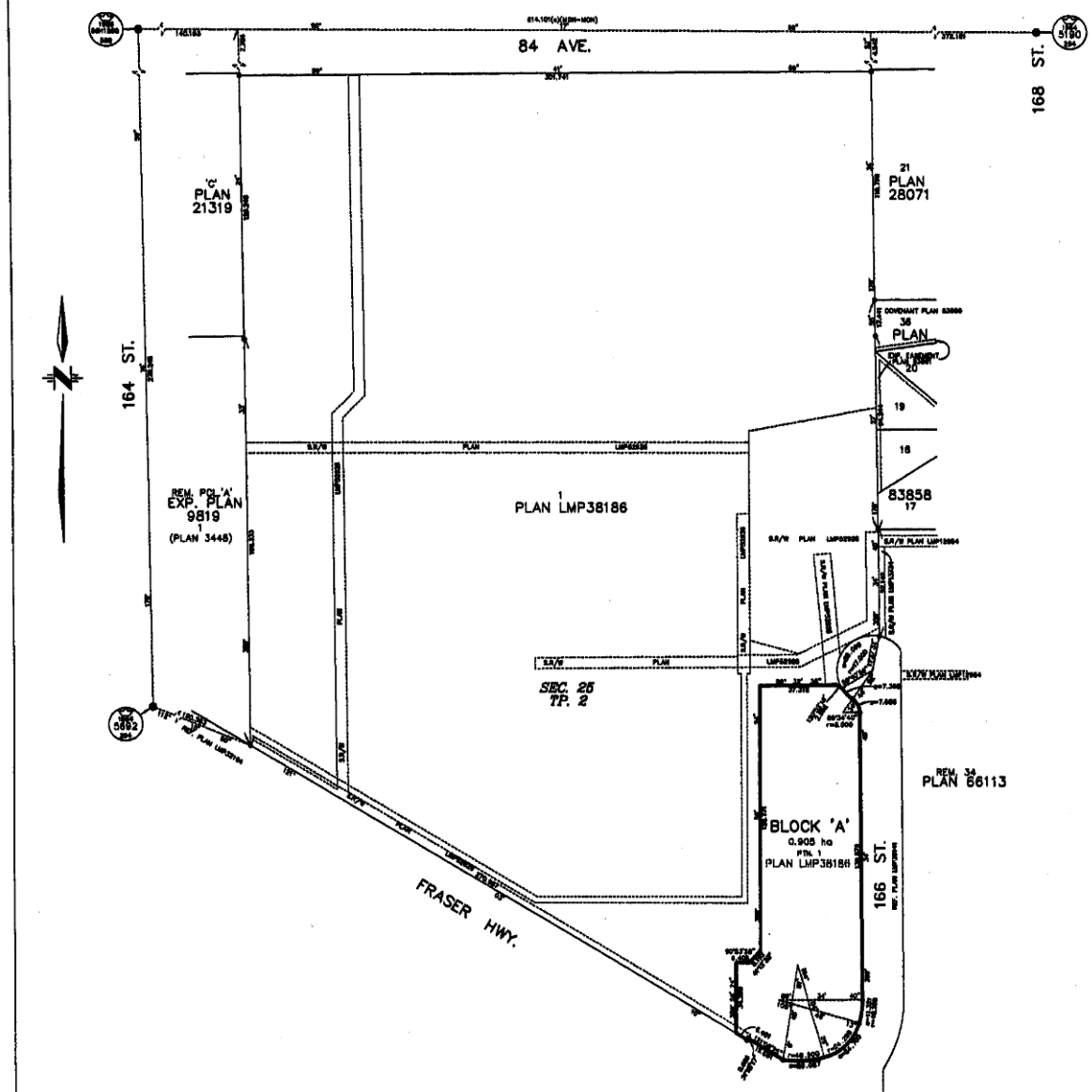
- IDENTIFIED CONTROL MONUMENT FOUND
- IDENTIFIED STRONG IRON POST FOUND

AUTOMATED SURVEY AREA NO. 1, SURREY, BRITISH COLUMBIA

AND BEARINGS ARE DERIVED FROM OBSERVATIONS TAKEN BY
 GEODETIC CONTROL MONUMENTS 8982, 8983 AND 8162.

THIS PLAN SHOWS HORIZONTAL GROUND-LEVEL DISTANCES EXCEPT
 WHERE OTHERWISE NOTED. TO COMPUTE AIR DISTANCES, MULTIPLY
 GROUND LEVEL DISTANCES BY CORRECTION FACTOR 0.999922.

BLOCK	DATE OF SURVEY	AREA
BLOCK 'A'	1973	1.0000



THIS PLAN LIES WITHIN THE GREATER
 VANCOUVER REGIONAL DISTRICT
 CERTIFIED CORRECT ACCORDING TO THE
 BYLAW 1281 MAY 12, 1978
 MORTIMER & BRONKHORST, S.L.L.

CITY OF SURREY
 SURVEY SECTION
 15389 - 84 AVE.
 MONUMENT, S.S., T2N 24S
 T2N 24S
 T2N 24S
 T2N 24S

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