

CITY OF SURREY

BY-LAW NO. 16012B

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

As amended by Bylaw No: 16358, 06/25/07

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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: ONE-ACRE RESIDENTIAL ZONE (RA)  
TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

Parcel Identifier: 026-991-292  
Lot 8 Section 22 Block 5 North Range 1 West New Westminster District Plan BCP28480

15966/76 - 108 Avenue

(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 node.

**B. Permitted Uses**

The *Lands* and *structures* shall be used for the following uses only, or a combination of such uses provided that the *gross floor area* of each individual business does not exceed 375 square metres [4,041 sq. ft.] except one individual business may not exceed 480 square metres [5,167 sq. ft.], and except a second individual business may not exceed 1,190 square metres [12,800 sq. ft.].

1. *Retail stores* excluding the following:
  - (a) *Adult entertainment stores*;
  - (b) *Auction houses*; and
  - (c) *Secondhand stores* and *pawnshops*.
2. *Personal service uses* limited to the following:
  - (a) *Barbershops*;
  - (b) *Beauty parlours*;
  - (c) *Cleaning and repair of clothing*; and
  - (d) *Shoe repair shops*.
3. *Eating establishments* excluding *drive-through restaurants*.
4. *Office uses* excluding the following:
  - (a) *Social escort services*; and
  - (b) *Methadone clinics*.
5. *General service uses* excluding the following:
  - (a) *Funeral parlours*;
  - (b) *Drive-through banks*; and
  - (c) *Vehicle rentals*.
6. *Community services*.
7. *Child care centres*.

**C. Lot Area**

Not applicable to this By-law.

**D. Density**

The maximum *density* shall not exceed a *floor area ratio* of 0.31.

**E. Lot Coverage**

The maximum *lot coverage* shall be 31%.

**F. Yards and Setbacks**

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

1. *Principal buildings* shall be sited in accordance with the following minimum *setbacks*:
  - (a) East *Front Yard* - 2.0 metres [6.5 feet];
  - (b) West *Rear Yard* - 7.2 metres [23 feet];
  - (c) North *Side Yard* on *Flanking Street* - 2.1 metres [7 feet]; and
  - (d) South *Side Yard* - 7.5 metres [25 feet].
2. Notwithstanding Sub-section F.1(d), the south *side yard setback* may be reduced for the loading bay only to a maximum of 5.8 metres [19 ft.].
3. *Accessory buildings and structures*: *Accessory buildings and structures* shall be sited not less than 7.5 metres [25 ft.] from all *lot lines*.
4. Notwithstanding Section F.3, garbage enclosure may be sited a minimum of 2.3 metres [7.5 ft.] from the south *property line*.

**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 8 metres [26 ft.].
2. *Accessory buildings and structures*: The *building height* shall not exceed 4 metres [13 ft.].

**H. Off-Street Parking**

Refer to Table C.2, of Part 5 Off-Street 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 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.

## J. Special Regulations

1. Garbage containers and *passive recycling containers* shall not be located within any required north, east or west yard *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>
8,060 m <sup>2</sup> [1.99 acres]	70 metres [230 ft]	100 metres [328 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-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, 2002, No. 14650, 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 Regulations pursuant thereto including without limitation B.C. Reg 319/89/213.

3. This By-law shall be cited for all purposes as "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2006 , No. 16012B."

READ A FIRST AND SECOND TIME on the 8th day of May, 2006.

PUBLIC HEARING HELD thereon on the 29th day of May, 2006.

READ A THIRD TIME ON THE 29th day of May, 2006.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the 15th day of January, 2007.

\_\_\_\_\_ MAYOR

\_\_\_\_\_ CLERK

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