

CITY OF SURREY

BY-LAW NO. 16074

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

As amended by Bylaw No: 16989, 09/14/09; 17680, 06/25/12

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THIS IS A CONSOLIDATED BY-LAW PREPARED BY THE CITY OF SURREY FOR CONVENIENCE ONLY. THE CITY DOES NOT WARRANT THAT THE INFORMATION CONTAINED IN THIS CONSOLIDATION IS CURRENT. IT IS THE RESPONSIBILITY OF THE PERSON USING THIS CONSOLIDATION TO ENSURE THAT IT ACCURATELY REFLECTS CURRENT BY-LAW PROVISIONS.

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: 007-572-131
Lot B Section 23 Township 1 New Westminster District Plan 74351

15705 Croydon Drive

Parcel Identifier: 007-572-123
Lot A Section 23 Township 1 New Westminster District Plan 74351

15707 Croydon Drive

Parcel Identifier: 008-393-427
Lot 15 Section 23 Township 1 New Westminster District Plan 37507

15745 Croydon Drive

Parcel Identifier: 007-556-900
Lot 12 Section 23 Township 1 New Westminster District Plan 24836

15759 Croydon Drive

Parcel Identifier: 002-382-148

The East Half of the East Half Legal Subdivision 2 Except: Firstly: Parcel "A" (Reference Plan 13622) Secondly: Part Subdivided by Plan 24836, Thirdly: Lot "T" and Highway shown on Plan 25810 Section 23 Township 1 New Westminster District

15779 Croydon Drive

Parcel Identifier: 000-534-994

Parcel "B" (687194E) Lot 5 Section 23 Township 1 New Westminster District Plan 12551

15827 Croydon Drive

Parcel Identifier: 017-000-351

Lot A Section 23 Township 1 New Westminster District Plan 87266

15831 Croydon Drive

Parcel Identifier: 017-000-360

Lot B Section 23 Township 1 New Westminster District Plan 87266

15843 Croydon Drive

Parcel Identifier: 009-570-781

Lot 2 Except part dedicated road on Plan BCP20320 Section 23 Township 1 New Westminster District Plan 11734

15879 - 24 Avenue

Parcel Identifier: 004-389-697

Lot 1 except part dedicated road on Plan BCP20319 Section 23 Township 1 New Westminster District Plan 11734

15891 - 24 Avenue

Parcel Identifier: 000-643-173

Lot A Section 23 Township 1 New Westminster District Plan 21289

15909 - 24 Avenue

Parcel Identifier: 008-823-723

Parcel T, except part in Plan LMP38452 East ½ Legal Subdivision 2 Section 23 Township 1 New Westminster District Plan 25810

2477 - 158 Street

Parcel Identifier: 009-720-235

Lot 5 Except: Firstly: Parcel "A" (Explanatory Plan 14990), Secondly: Portion lying North of Road on Highway Plan 25810 Section 23 Township 1 New Westminster District Plan 12551

15818 Croydon Drive

Parcel Identifier: 003-010-155
Parcel "A" (Explanatory Plan 14990) Lot 5 Section 23 Township 1 New Westminster District
Plan 12551

2430 - 158 Street

Parcel Identifier: 009-682-376
Lot 4, Except: Part on SRW Plan 25810 Section 23 Township 1 New Westminster District
Plan 12551

15817 - 24 Avenue

Portion of 158 Street shown on Survey Plan attached hereto and forming part of this
by-law as Schedule "A", certified correct by Ray Janzen B.C.L.S. on the 19th day of July
2006, containing 0.343 hectare and called Block A.

(hereinafter referred to as the "*Lands*")

2. The following regulations shall apply to the *Lands*:

A. Intent

1. This Comprehensive Development Zone is intended to accommodate and regulate the development of retail and service commercial facilities, offices, recreation, residential uses as well as all other associated uses developed in a *comprehensive design*.
2. The *Lands* are divided into Blocks A and B as shown on Schedule "B" 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. Block A
 - (a) The following uses are permitted provided that only one (1) individual business may have a *gross floor area* of more than 4,645 square metres [50,000 sq.ft.):
 - i. *Retail stores* excluding *adult entertainment stores*, *secondhand stores* and *pawnshops*;
 - ii. *Personal service uses* excluding *body rub parlours*;
 - iii. *General service uses* excluding *drive-through banks*;
 - iv. *Eating establishments* excluding *drive-through restaurants*;
 - v. *Neighbourhood pubs*;

- vi. *Liquor store*, permitted only in conjunction with a "liquor-primary" licensed establishment, with a valid license issued under the regulations to the Liquor Control and Licensing Act, R.S.B.C. 1996, chapter 267, s. 84, as amended;
 - vii. Office uses excluding *social escort services* and *methadone clinics*;
 - viii. *Tourist accommodation*;
 - ix. *Indoor recreational facilities*;
 - x. *Parking facilities*;
 - xi. *Entertainment uses* excluding *arcades* and *adult entertainment stores*;
 - xii. *Community services*; and
 - xiii. *Child care centres*.
- (b) *Multiple unit residential buildings* may be provided subject to such use forming an integral part of the uses permitted in Sub-section B.1(a) of this Zone.

2. Block B

The following uses are permitted provided that no individual business shall have a gross floor area of more than 3,000 square metres [32,250 sq.ft.]:

- (a) *Retail stores* excluding *adult entertainment stores*, *secondhand stores* and *pawnshops*;
- (b) *Personal service uses* excluding *body rub parlours*;
- (c) *General service uses* excluding *drive-through banks*;
- (d) *Eating establishments* excluding *drive-through restaurants*;
- (e) *Neighbourhood pubs*;
- (f) *Liquor store*, permitted only in conjunction with a "liquor-primary" licensed establishment, with a valid license issued under the regulations to the Liquor Control and Licensing Act, R.S.B.C. 1996, chapter 267, s. 84, as amended;
- (g) Office uses excluding *social escort services* and *methadone clinics*;

- (h) *Tourist accommodation;*
- (i) *Indoor recreational facilities;*
- (j) *Parking facilities;*
- (k) *Entertainment uses excluding adult entertainment stores;*
- (l) *Theatre;*
- (m) *Arcade permitted only in conjunction with a theatre and up to a maximum number of 30 electronic and/or mechanical interactive games machines, but excluding video lottery gaming, slot machine gaming and other like machines for games or a maximum of 60 square metres [650 sq.ft.] whichever is the less;*
- (n) *Community services; and*
- (o) *Child care centres.*

C. Lot Area

Not applicable to this Zone.

D. Density

1. For the purpose of *building* construction the *floor area ratio* shall not exceed 1.21 for Block A and 0.38 for Block B.
2. Notwithstanding a subdivision into air space parcels, none of the air space parcels shall constitute a separate *lot* for the purposes of the application of Section D of this Zone and further provided that the *floor area ratio* calculated from the cumulative floor areas of all the *buildings* within all the air space parcels on the *lot* on which the air space parcels are a part shall not exceed 1.21 for Block A and 0.38 for Block B.
3. Not more than 67% of the developed floor area may be used as *multiple unit residential buildings*.
4. The indoor *amenity space* required in Sub-section J.4(b) of this Zone is excluded from the calculations of *floor area ratio*.

E. Lot Coverage

The *lot coverage* shall not exceed 60% for Block A and 40% for Block B, provided that notwithstanding a subdivision into air space parcels, none of the air space parcels shall constitute a separate *lot* for the purposes of application of Section E of this Zone, and further provided that the *lot coverage* calculated from the cumulative *building* foot print of all the *buildings* within all of the air space parcels

and the *lot* on which the air space parcels are a part shall not exceed 60% for Block A and 40% for Block B.

F. Yards and Setbacks

Principal and accessory buildings and structures shall be sited in accordance with the following minimum *setbacks*:

1. Block A

Setback	<i>Front Yard</i> (24 Ave)	<i>Rear Yard</i> (North/ 26 Ave)	<i>Side Yard</i> (East)	<i>Side Yard</i> (West)	<i>Side Yard on Flanking Street</i> (Croydon Drive)
Use					
<i>Principal and Accessory Buildings and Structures</i> Excluding Air Space Parcels	6.0 m [20 ft.]	10.0 m [33 ft.]	10.0 m [33 ft.]	20.0 m [66 ft.]	3.0 m [10 ft.]
<i>Principal and Accessory Buildings and Structures</i> Within Air Space Parcels	0 m [0 ft.]	0 m [0 ft.]	0 m [0 ft.]	0 m [0 ft.]	0 m [0 ft.]

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

2. Block B

- (a) *Front Yard* (24 Avenue) - 8.0 metres [26 feet];
- (b) *Rear Yard* (Croydon Drive) - 3.0 metres [10 feet];
- (c) *Side Yard* (East) - 7.5 metres [25 feet]; and
- (d) *Side Yard* (West) - 8.0 metres [26 feet].

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 20 metres [66 feet].
- 2. *Accessory buildings and structures:* The *building height* shall not exceed 4.5 metres [15 feet].

H. Off-Street Parking

1. Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended, applies except as otherwise provided in this Section H.
2. Surface parking for the permitted uses listed under Sub-section B.1(a) and Section B.2 of this By-law shall be limited to a maximum of 3.0 *parking spaces* for every 100 square metres [1,076 sq.ft.] of *gross floor area* for the combined Blocks A and B. Any *parking spaces* provided in excess of 3 *parking spaces* for every 100 square metres [1,076 sq.ft.] of *gross floor area* shall be as *underground parking* or within or on top of a *building*.
3. No parking shall be permitted within the *front yard* or within any *side yard* which abuts a *flanking street*.
4. *Tandem parking* may be permitted for company fleet *vehicles*.
5. Overnight parking or storage of recreation *vehicles*, *campers*, boats or *house trailers* shall not be permitted.

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 3.0 metres [10 ft.] in width shall be provided within the *lot*. A continuous *landscaping* strip of not less than 7.5 metres [25 ft.] in width shall be provided along all *lot lines* separating the developed portion of the *lot* from any *residential 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 *setbacks* 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*.
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* and shall not be located within the required *setbacks*; and
 - (b) Indoor *amenity space*, in the amount of 3.0 square metres [32 sq.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

1. *Lots* created through subdivision in this Zone, not including air space parcels, shall conform to the following minimum standards:

Block	Lot Size	Lot Width	Lot Depth
A	10.5 hectares [25.9 acres]	95 metres [310 ft]	110 metres [360 ft.]
B	1.0 hectare [2.6 acres]	70 metres [230 ft.]	95 metres [310 ft.]

Dimensions shall be measured in accordance with Section E.21, Part 4 General Provisions, of the Surrey Zoning By-law, 1993, No. 12000 as amended.

2. Air space parcels created through subdivision in this Zone, are not subject to Section 2.K.1, but shall comply with the provisions in the Land Title Act, R.S.B.C., 1996 chapter 250, 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, 2006, No. 15973, as amended, and the development cost charges shall be based on the C-15 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, 2006, No. 16074."

READ A FIRST AND SECOND TIME on the 24th day of July, 2006.

PUBLIC HEARING HELD thereon on the 30th day of October, 2006.

READ A THIRD TIME ON THE 30th day of October, 2006.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the 25th day of June, 2007.

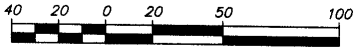
_____ MAYOR

_____ CLERK

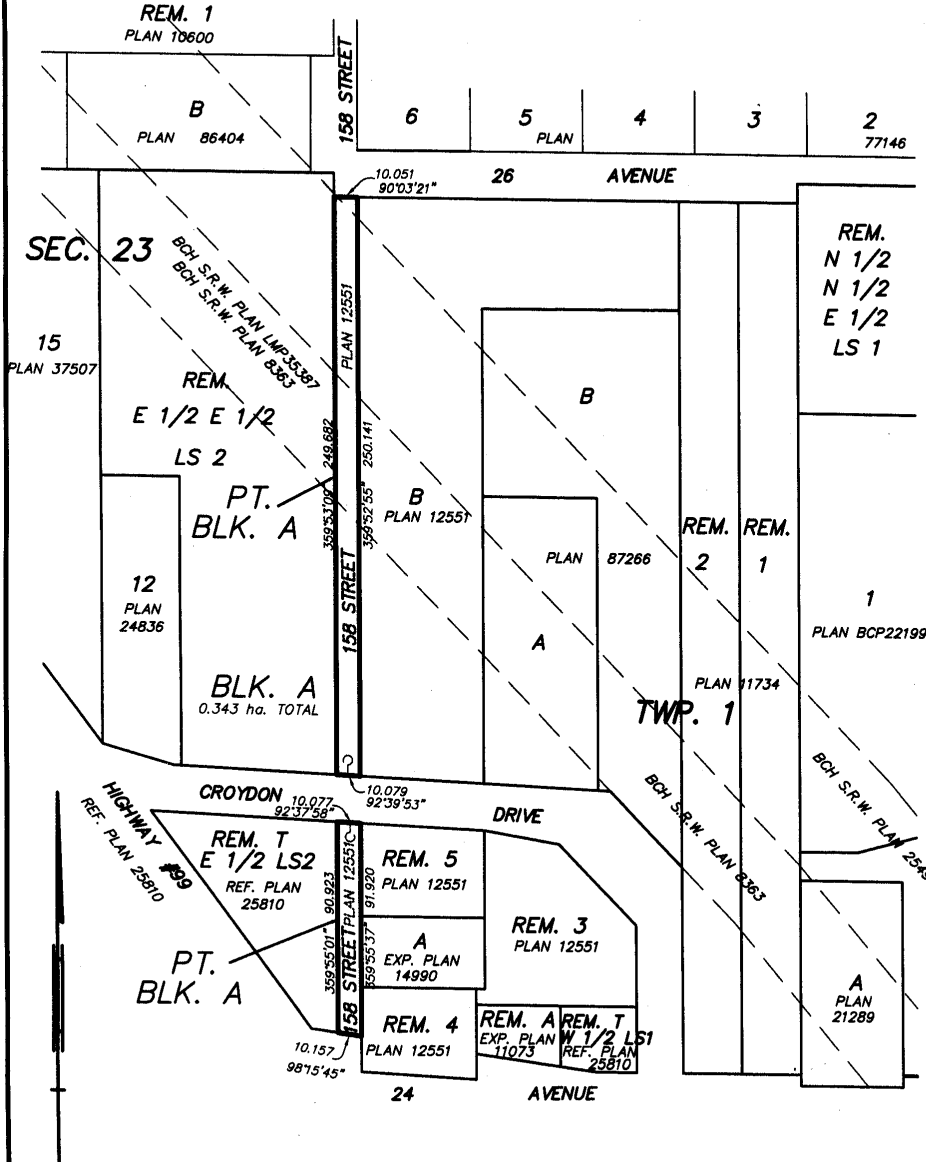
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**SURVEY PLAN TO ACCOMPANY CITY OF SURREY ZONING BYLAW 16074
 OF A PORTION OF 158 STREET SHOWN
 DEDICATED ROAD ON PLAN 12551
 SECTION 23, TOWNSHIP 1, NEW WESTMINSTER DISTRICT**

SCHEDULE



SCALE 1 : 2000
 ALL DISTANCES ARE IN METRES



MURRAY & ASSOCIATES
 201-12448 82nd AVENUE
 SURREY, B.C.
 V3W 3E9
 (604) 597-9189

CERTIFIED CORRECT ACCORDING TO SURVEY.
 DATED THIS 19th DAY OF JULY, 2006.

[Signature]
 B. C. L. S.
 FILE 9223-09

SCHEDULE "B"

