

CITY OF SURREY

BY-LAW NO. 16555

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:

- (a) FROM: DOWNTOWN COMMERCIAL ZONE (C-35)
TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)
-

Portion of Parcel Identifier: 025-086-138
Parcel A Except Part in Plan LMP 50393 Section 30 Block 5 North Range 1 West New Westminster District Plan LMP50392 shown in heavy outline on the Survey Plan attached hereto and forming part of this By-law as Schedule "A", certified correct by Scott Netherton, B.C.L.S. on the 6th day of December 2007 containing 2.181 hectares and called Block A,

Portion of 14650 - 104 Avenue

- (b) FROM: SINGLE FAMILY RESIDENTIAL ZONE (RF)
TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)
-

All or portions of land shown in heavy outline on a Survey Plan attached hereto and forming part of this By-law as Schedule "A", certified correct by Scott Netherton, B.C.L.S. on the 6th day of December 2007 and more particularly described as follows:

Portion of Parcel Identifier: 025-086-138
Parcel A Except Part in Plan LMP 50393 Section 30 Block 5 North Range 1 West New Westminister District Plan LMP50392 containing 0.371 hectares and called Block B,

Portion of 14650 - 104 Avenue

Parcel Identifier: 011-189-568
Lot 2 Except: The South 100 Feet Section 30 Block 5 North Range 1 West New
Westminster District Plan 6217

10340 - 146 Street

Portion of Parcel Identifier: 002-153-572
South 100 Feet of Lot 2 Section 30 Block 5 North Range 1 West New Westminster District
Plan 6217 containing 911.7 square metres and called Block C,

Portion of 10330 - 146 Street

(hereinafter both 1. (a) and (b) shall be 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 serving several neighbourhoods in accordance with a *comprehensive design*.

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 the following:
 - (a) *Adult entertainment stores*; and
 - (b) *Secondhand stores* and *pawnshops*.
2. *Personal service uses* excluding *body rub parlours*.
3. *General service uses* excluding the following:
 - (a) *Drive-through banks*;
 - (b) *Funeral parlours*; and
 - (c) *Vehicle rentals*.
4. *Eating establishments* excluding *drive-through restaurants*.
5. *Office uses* excluding:
 - (a) *Social escort services*; and
 - (b) *Methadone clinics*.

6. Indoor *recreational facilities*.
7. *Entertainment uses* excluding the following:
 - (a) *Arcades*; and
 - (b) *Adult entertainment stores*.
8. *Community services*.
9. *Child care centres*.

C. Lot Area

Not applicable to this Zone.

D. Density

The *floor area ratio* shall not exceed 1.2.

E. Lot Coverage

The maximum *lot coverage* shall be 80%.

F. Yards and Setbacks

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

1. *Front Yard* (West) - 2.0 metres [7 feet];
2. *Rear Yard* (East) - 7.5 metres [25 feet];
3. *Side Yard* (South) - 7.5 metres [25 feet]; and
4. *Side Yard on Flanking Street* (North) - 2.0 metres [7 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 15.5 metres [51 feet].

2. Accessory buildings and structures: The *building height* shall not exceed 15.5 metres [51 feet].

H. Off-Street Parking

1. *Parking spaces* for tenants, employees and customers shall be provided as stated in Table C.2, Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.
2. *Tandem parking* for company fleet *vehicles* may be permitted.
3. A minimum of 480 *parking spaces* shall be located within a *structure*.

I. Landscaping

1. All portions of the *lot* not covered by the *principal buildings*, and *accessory buildings* and *structures*, non-porous or paved surfaces 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. 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.
5. 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

Outdoor storage or display of any goods, materials or supplies is specifically prohibited.

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>
2.7 hectares [6.6 acres]	140 metres [459 ft]	185 metres [607 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, 2006, No. 15973, as amended, and the development cost charges shall be based on the C-15 Zone.
8. Surrey Tree Protection By-law, 2006, No. 16100, 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, 2008, No. 16555."

READ A FIRST AND SECOND TIME on the 14th day of January, 2008.

PUBLIC HEARING HELD thereon on the 28th day of January, 2008.

READ A THIRD TIME ON THE 28th day of January, 2008.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the 11th day of February, 2008.

_____ MAYOR

_____ CLERK

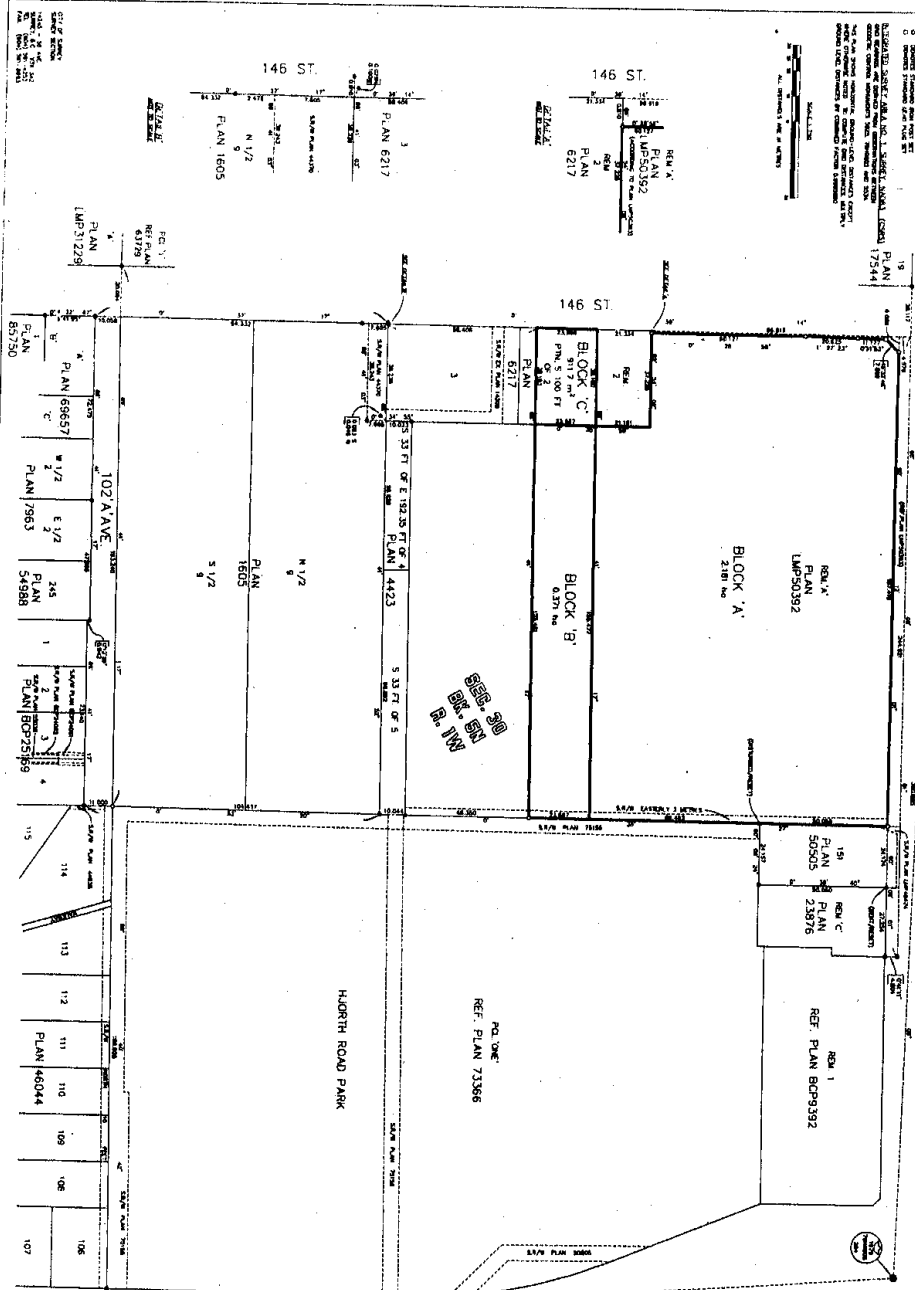
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SCHEDULE A

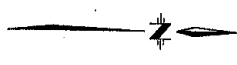
SURVEY PLAN TO ACCOMPANY CITY OF SURETY REZONING
 DRAW No. 7-555 OF PORTIONS OF SECTION 30 BLOCK 5, NORTH
 RANGE 1 WEST NEW WESTMINSTER DISTRICT
 B.C.G.S. 926.016

LEGEND

- 1. SURVEYED CORNER
- 2. EXISTING BUILDING
- 3. EXISTING DRIVEWAY
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Block	Area (ha)	Plan No.	Area (sq ft)
Block A	2.81	LMPS0392	10000000
Block B	0.57	6217	20000000
Block C	1.00	6217	35000000



THE PLAN LIES WITHIN THE GRASSLANDS REGIONAL DISTRICT
 VANCOUVER REGIONAL DISTRICT
 SCOTT E. MONTGOMERY S.L.S.