

CITY OF SURREY

BY-LAW NO. 16561

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, 1979, No. 5942, Amendment By-law, 1991, No. 11151, Amendment By-law, 2001, No. 14423)

TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

Parcel Identifier: 014-525-666
Lot 2 Except: Parcel A (By-law Plan 84210) Section 26 Township 2 New Westminster District Plan 81868

15955 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 the development of neighbourhood scale shopping nodes where density bonus is provided.

B. Permitted Uses

The *Lands* and *structures* shall be used for the following uses, provided that the *gross floor area* of each individual business does not exceed 370 square metres [4,000 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 excluding body rub parlours.*
 - 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.*
 - 8. *Indoor recreational facilities.*

C. Lot Area

Not applicable to this Zone.

D. Density

The maximum *density* shall not exceed a *floor area ratio* of 0.1. The maximum *density* may be increased to 0.80 if amenities are provided in accordance with Schedule G. of Surrey Zoning By-law, 1993, No. 12000, as amended.

E. Lot Coverage

The maximum *lot coverage* shall be 50%.

F. Yards and Setbacks

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

1. North *Yard* - 0 metre [0 feet].
2. South *Yard* - 4.8 metres [15.7 feet].
3. West *Yard* - 7.5 metres [25 feet].
4. East *Yard* - 1.5 metres [5 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 11 metres [39 feet].
2. *Accessory buildings and structures*: The *building height* shall not exceed 4 metres [13 feet].

H. Off-Street Parking

Notwithstanding Table C.2, Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended, a minimum of 37 *parking spaces* shall be provided.

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 or a 23 metre (7.5 ft.) high trellis *structure* 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 *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 Part.
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>
3,920 sq. m [1.0 acre]	40 metres [132 ft]	105 metres [345 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, 2006, No. 15973, as amended, and the development cost charges shall be based on the C-8 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. 16561."

READ A FIRST AND SECOND TIME on the 28th day of January, 2008.

PUBLIC HEARING HELD thereon on the 11th day of February, 2008.

READ A THIRD TIME ON THE _____ th day of _____, 20 .

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