

CITY OF SURREY

BY-LAW NO. 16767

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 Chapter 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: COMPREHENSIVE DEVELOPMENT ZONE (CD) (SURREY ZONING BY-LAW., 1993, NO 12000, AMENDMENT BY-LAW, 1996, NO. 12833)
- TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

Parcel Identifier: 023-611-383
Lot 1 Section 22 Block 5 North Range 2 West New Westminster District Plan
LMP30919

13428-107 Avenue

Parcel Identifier: 023-611-391
Lot 2 Section 22 Block 5 North Range 2 West New Westminster District Plan
LMP30919

13458 - 107 Avenue

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

Parcel Identifier: 012-995-991
Parcel A Section 22 Block 5 North Range 2 West New Westminster District
Reference Plan 80329

10665-135 Street (City Parkway)

(hereinafter both 1(a) and 1 (b) are 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 *recreational facility* and related commercial services.

B. Permitted Uses

The *Lands* and *structures* shall be used for the following uses only, or for a combination of such uses:

1. *Recreational facilities* excluding, outdoor go-kart operations, drag racing operations and rifle ranges.
2. *Accessory uses* including the following, provided that the *gross floor area* of each individual business in Sub-sections B.2(b) to B.2.(i) do not exceed 150 square metres [1,600 sq.ft.]:
 - (a) *Eating establishments* excluding *drive-through restaurants*;
 - (b) *Retail stores*;
 - (c) *General service uses* excluding *drive-through banks*;
 - (d) *Entertainment uses* excluding *arcades* and *adult entertainment stores*;
 - (e) *Child care centres*;
 - (f) *Cultural uses*;
 - (g) *Office uses*;
 - (h) *Personal service uses*; and
 - (i) *Community services*.

C. Lot Area

Not applicable to this Zone.

D. Density

The *floor area ratio* shall not exceed 0.4.

E. Lot Coverage

The *lot coverage* shall not exceed 40%.

F. Yard and Setbacks

Buildings and *structures* shall be sited in accordance with the following minimum *setbacks*:

	<i>Setback</i>	Northern <i>Yard</i>	Eastern <i>Yard</i>	Southern <i>Yard</i>	Western <i>Yard</i>
Use					
<i>Principal and Accessory Buildings and Structures</i>		2.0 m. [6.5 ft.]	2.0 m. [6.5 ft.]	7.5 m. [25 ft.]	15.0 m. [49 ft.]

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

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 15.0 metres [49 feet].
2. *Accessory buildings and structures*: The *building height* shall not exceed 4.5 metres [15 feet].

H. Off-Street Parking

Notwithstanding Section C, Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended, *2.5 parking spaces* shall be provided for each 100 square metres (1,075 sq. ft.) of *gross floor area*.

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. Garbage containers and *passive recycling containers* shall be located within a *building* or 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.

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>
2,000 sq. m [0.5 acre]	30 metres [100 ft]	30 metres [100 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.

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 CPR Zone as set forth in the 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 Off-Street Parking, 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.

8. *Building* permits shall be subject to Surrey Development Cost Charge By-law, 2008, No. 16494, as may be amended or replaced from time to time and the development cost charges shall be based on the CPR Zone and Municipal Buildings and the CPR Zone.
 9. Surrey Tree Protection By-law, 2006, No. 16100, as amended.
 10. Development permits may be required in accordance with the Surrey *Official Community Plan*, 1996, By-law No. 12900, as amended.
 11. Provincial licensing of *child care centres* is regulated by the Community Care and Assisted Living Act R.S.B.C. 2002. c. 75, 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. 16767."

READ A FIRST AND SECOND TIME on the 8th day of September, 2008.

PUBLIC HEARING HELD thereon on the 29th day of September, 2008.

READ A THIRD TIME on the 29th day of September, 2008.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the 29th day of September, 2008.

_____ MAYOR
 _____ CLERK