

CITY OF SURREY

BY-LAW NO. 17920

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

As amended by Bylaw No: 18494, 09/28/15

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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, 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: HIGHWAY COMMERCIAL INDUSTRIAL ZONE (CHI)

TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

Parcel Identifier: 000-932-175
Parcel "A" (Explanatory Plan 9208) Lot 1 Except Firstly: Part With Heavy Outline Taken By Highway Statutory Right Of Way Plan 63551, and Secondly: Plan 68798, Section 8 Township 2 New Westminster District Plan 4793

6321 - King George Boulevard

Portion of Road containing 517 sq. m. and labelled as "Block 1" and Portion of Road containing 23 sq. m. and labelled as "Block 2" as shown on the attached Survey Plan, prepared by John Onderwater, BCLS, and dated April 4, 2013

(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 for a combination of such uses, provided that the *gross floor area* of each individual business does not exceed 650 square metres [7,000 sq. ft.]:

1. (a) *Retail stores*:

i. Including a *small-scale drug store* provided:

a. The *small-scale drug store* does not exceed a total *gross floor area* of 100 square metres [1,070 sq. ft.];

b. The *small-scale drug store* is an *accessory use* only to offices of medical doctors who are licensed with the College of Physicians and Surgeons, and the *gross floor area* of the medical doctors' offices is a minimum of 193 square metres [2,080 sq. ft.];

c. There is not more than one *small-scale drug store* on the *Lands*; and

d. The *small-scale drug store* is contained in the same *principal building* as the medical doctors' offices.

ii. 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. *Neighbourhood pub*;

5. Office uses excluding *social escort services* and *methadone clinics*;

6. *General service uses* excluding funeral parlours, *drive-through banks* and *vehicle rentals*;

7. Indoor recreational facilities;
8. Community services;
9. Child care centres; and
10. One dwelling unit per lot provided that the dwelling unit is:
 - (a) Contained within the principal building; and
 - (b) Occupied by the owner or the owner's employee, for the protection of the businesses permitted on the lot.

C. Lot Area

Not applicable to this Zone.

D. Density

The floor area ratio shall not exceed 0.50.

E. Lot Coverage

The lot coverage shall not exceed 50%.

F. Yards and Setbacks

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

Use	Setback	<i>Front Yard</i>	<i>Rear Yard</i>	<i>Side Yard</i>
<i>Principal Buildings and Accessory Buildings and Structures</i>		0.6m [2 ft.]	7.5 m. [25 ft.]	7.5 m. [25 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 13 metres [43 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 side of the *lot* which abuts a *highway*, a continuous *landscaping* strip of not less than 0.6 metres [2 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 from any adjacent *residential lot*, to a height of at least 2 metres [6 ft.] by *buildings*, a *landscaping* screen, a solid decorative fence, or a combination thereof.

J. Special Regulations

1. The outdoor storage or display of any goods, materials or supplies is specifically prohibited, notwithstanding any other provision in this Zone.
2. *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>
3,000 sq. m. [0.74 acre]	50 metres [164 ft.]	30 metres [100 ft.]

Dimensions shall be measured in accordance with Section E.21 of 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.
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, 2012, No. 17850", as amended, and the "Surrey Development Cost Charge By-law, 2013, No. 17856", as may be amended from time to time, and the development cost charges shall be based on the C-5 Zone.
8. "Surrey Tree Preservation 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 and Assisted Living Act SBC, 2002, c. 75, as amended, and the Regulations pursuant thereto.
 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, 2013, No. 17920"

PASSED FIRST READING on the 22nd day of April, 2013.

PASSED SECOND READING on the 22nd day of April, 2013.

PUBLIC HEARING HELD thereon on the 6th day of May, 2013.

PASSED THIRD READING on the 6th day of May, 2013.

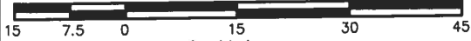
RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the 25th day of November, 2013.

_____ MAYOR

_____ CLERK

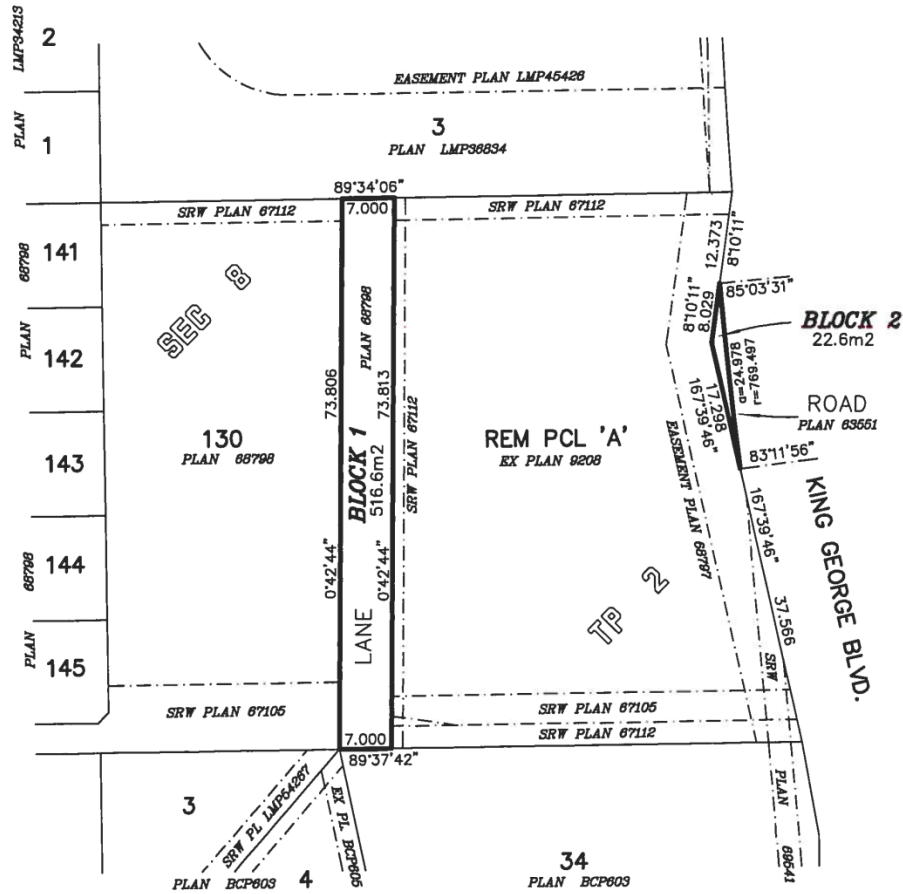
**SURVEY PLAN TO ACCOMPANY CITY OF SURREY REZONING
BYLAW 17920, OF PART OF LANE DEDICATED BY PLAN
68798 AND PART OF ROAD DEDICATED BY PLAN 63551
ALL OF SECTION 8 TOWNSHIP 2 NWD**

SCALE 1: 750



All Distances are in Metres.

CITY OF SURREY



Grid Bearings are derived from
OCMS 5447 & 5570

Onderwater Land Surveying
B.C. Land Surveyors
#104-5830 176A Street
Cloverdale B.C.

FILE: JS1060_RZ

© Certified correct, completed on
the 4th day of April, 2013

*This Plan Lies Within The
Greater Vancouver Regional District*

B.C.L.S.