

CITY OF SURREY

BY-LAW NO. 17967

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, 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, 1993, NO. 12000, AMENDMENT BY-LAW, 2010, NO. 17018,
AMENDMENT BY-LAW, 2012, NO. 17783)

TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

Portion of Parcel Identifier: 028-604-580
Lot 1 Section 32 Block 1 North Range 1 East New Westminster District Plan BCP48387

388 – 175A Street

containing 1.112 hectares and labelled as "Block A" on the attached Survey Plan, prepared by Kenneth Schuurman, BCLS, and dated June 6, 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 *comprehensive design* 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:

1. *Retail stores* excluding auction houses, *adult entertainment stores* and *secondhand stores* and *pawnshops*.

2. Office uses excluding *social escort services* and *methadone clinics*.
3. *General service uses* including *drive-through banks*.
4. *Personal service uses* excluding *body rub parlours*.
5. *Eating establishments*, including *drive-through restaurants*, provided that each *eating establishment* is limited to a maximum *gross floor area* of 650 square metres [7,000 sq.ft.].
6. *Indoor recreational facilities*.
7. *Beverage container return centre* provided:
 - (a) The use is confined to an enclosed *building*; and
 - (b) The *beverage container return centre* is limited to a maximum *gross floor area* of 279 square metres [3,003 sq.ft.].
8. *Child care centres*.
9. *Liquor store*.
10. One *dwelling unit per lot* provided that the *dwelling unit* is:
 - (a) Contained within a *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	<i>Setback</i>			
	East Yard	West Yard	North Yard	South Yard
<i>Principal and Accessory Buildings and Structures</i>	2.7 m. [9 ft.]	3.0 m.* [10 ft.]	7.5 m. [25 ft.]	0 m.

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

* Notwithstanding the definition of *setback* in Surrey Zoning By-law, 1993, No. 12000, as amended, roof overhangs may extend up to 0.3 metre [1 ft.] from the *lot line*.

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 [36 ft.].
2. *Accessory buildings and structures*: The *building height* shall not exceed 6 metres [20 ft.].

H. Off-Street Parking

Refer to 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 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 3 metres [10 ft.] wide on an earth berm 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. Outdoor storage of any goods, materials, or supplies is specifically prohibited.
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>
4,000 sq. m. [1 acre]	30 metres [100 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 amended, 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.
3. This By-law shall be cited for all purposes as "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2013, No. 17967"


PASSED FIRST READING on the 17th day of June, 2013.

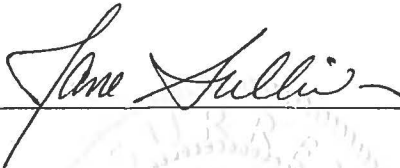
PASSED SECOND REDING on the 17th day of June, 2013.

PUBLIC HEARING HELD thereon on the 8th day of July, 2013.

PASSED THIRD READING ON THE 8th day of July, 2013.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the 29th day of July, 2013.

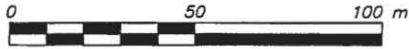

_____ MAYOR


_____ CLERK

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SURVEY PLAN TO ACCOMPANY CITY OF SURREY REZONING BYLAW NO. 1796 OF PART OF LOT 1, PLAN BCP48387 AND LOT 1, PLAN BCP45025; BOTH OF SECTION 32, BLOCK 1 NORTH, RANGE 1 EAST, NWD

City of Surrey B.C.G.S. 92G.007



SCALE 1 : 1500

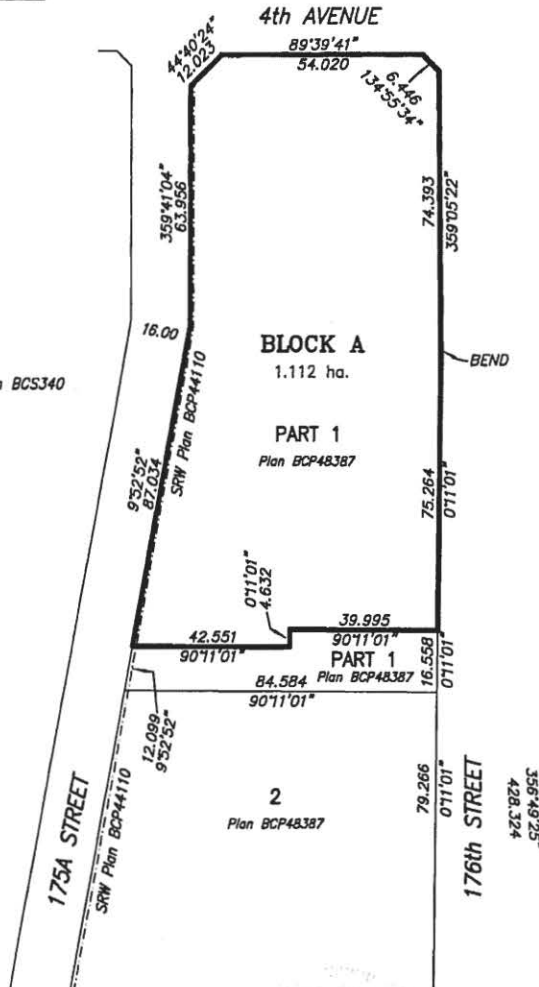
All distances are in metres

Legend:

- ⊙ Denotes control monument found
- Denotes iron post found
- ha. Denotes hectares



Strata Plan BCS340



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B.C. Land Surveyors
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Surrey, B.C. V4N 0G2
Phone: 604-597-3777
Fax: 604-597-3783



Certified correct to survey dated this 6th day of June, 2013.

K. Schuurman
Kenneth W. Schuurman, B.C.L.S.

This plan lies within the Greater Vancouver Regional District

File: 4999-ZONING