

CITY OF SURREY

BYLAW NO. 18149

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

.....

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: ONE-ACRE RESIDENTIAL ZONE (RA)

TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

---

Parcel Identifier: 003-199-703  
Lot 86 Except: Parcel C (By-law Plan NWP87473) Section 9 Township 2 New Westminster  
District Plan 62830

5891 - 144 Street

Portion of Parcel Identifier: 017-234-662  
Lot 1 Section 9 Township 2 New Westminster District Plan LMP21 Except Plans BCP42048  
and BCP46372 as shown on the Survey Plan attached hereto and forming part of this  
Bylaw as Schedule A, certified correct by Scott E. Netherton, B.C.L.S. on the 27th day of  
November, 2013, containing 1.98 hectares, called Block A.

Portion of 5855 - 144 Street

(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 recreational uses and related office uses and, limited retail and service uses which are developed in accordance with a *comprehensive design*, where *density* bonus is provided.

## 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 bingo halls, outdoor go-kart operations, drag racing operations and rifle ranges.
2. One *dwelling unit* for the accommodation of an official, manager or caretaker of the uses permitted on the *Lands*, limited to a maximum floor area of 109 square metres [1,168 sq. ft.].
3. *Accessory uses* including the following:
  - (a) Office uses limited to sports therapy, physiotherapy, massage therapy and chiropractic;
  - (b) *General service uses* limited to recreational programs;
  - (c) *Eating establishments*, excluding *drive-through restaurants*;
  - (d) *Retail store* limited to a pro-shop;
  - (e) *Cultural uses*; and
  - (f) *Child care centres*.

## C. Lot Area

Not applicable to this Zone.

## D. Density

1. The *density* shall not exceed a *floor area ratio* of 0.1 or a *building area* of 300 square metres [3,230 sq.ft.], whichever is smaller.
2. The *density* may be increased to a maximum *floor area ratio* of 0.40 if amenities are provided in accordance with Schedule G of "Surrey Zoning By-law, 1993, No. 12000", as amended.

## E. Lot Coverage

The *lot coverage* shall not exceed 40%.

## F. Yards and Setbacks

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

<b>Use</b>	<b>Setback</b>	<b>Front Yard</b>	<b>Rear Yard</b>	<b>Side Yard</b>	<b>Side Yard on Flanking Street</b>
<i>Principal Buildings and Structures</i>		12.0 m [40 ft.]	0.5 m [2.0 ft.]	4.0 m [13 ft.]	12.0 m [40 ft.]
<i>Accessory Buildings and Structures</i>		7.5 m [25 ft.]	7.5 m [25 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 12 metres [40 ft.].
2. *Accessory buildings and structures*: The *building height* shall not exceed 9 metres [30 ft.].

## H. Off-Street Parking

1. 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 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. 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.

**J. Special Regulations**

1. *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>
0.6 hectare [1.5 ac.]	30 metres [100 ft.]	150 metres [492 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, bylaws, 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 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 Bylaw, 2012, No. 17850", as amended.

8. *Building* permits shall be subject to "Surrey Development Cost Charge By-law, 2013, No. 17856", as may be amended or replaced from time to time, and the development cost charges shall be based on the CPR Zone.
  9. Tree regulations are set out in "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 Bylaw shall be cited for all purposes as "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2013, No. 18149"

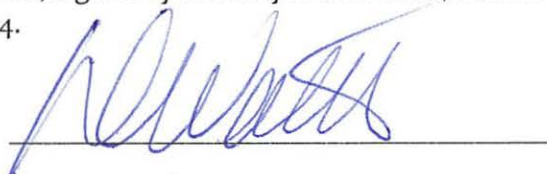
PASSED FIRST READING on the 16th day of December, 2013.

PASSED SECOND READING on the 16th day of December, 2013.

PUBLIC HEARING HELD thereon on the 13th day of January, 2014.

PASSED THIRD READING on the 13th day of January, 2014.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the 21st day of July, 2014.

  
\_\_\_\_\_ MAYOR

  
\_\_\_\_\_ CLERK

h:\clerks\by-laws\bylaw library\pending\18000\18100\byl 18149.docx

SCHEDULE A

