

CITY OF SURREY

BYLAW NO. 18402

A bylaw to amend "Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2011, No. 17423"

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The Council of the City of Surrey ENACTS AS FOLLOWS:

1. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2012, No. 17423" is hereby amended as follows:

(a) Delete legal description and civic addresses for the *Lands* in Paragraph 1. and replace with the following:

Lots 1 to 26 Section 10 Township 2 New Westminster District Strata Plan EPS1368  
together with an interest in the common property in proportion to the unit  
entitlement of the strata lot shown on Form V

(Units 1 to 26, 14905 – 60 Avenue)

Parcel Identifier: 028-791-495

Lot 2 Section 10 Township 2 New Westminster District Plan BCP50353

(14925 – 60 Avenue)

(b) Delete Sub-Section 2.B.2.(b), and replace with the following:

(b) The following uses are permitted on the ground floor of *ground-oriented multiple unit residential buildings*, provided that the *gross floor area* of each individual business does not exceed 60 square metres [646 sq. ft.]:

i. *Personal service uses* excluding *body rub parlors*;

ii. *Office uses* excluding the following:

a. *Social escort services*; and

b. *Methadone clinics*;

iii. *General service use* excluding the following:

a. *Funeral parlours*;

b. *Banks and drive-through banks*;

c. *Veterinary clinics*;

d. *Adult education institutions*;

iv. *Retail stores* excluding the following:

a. *Adult entertainment stores*;

- b. *Secondhand stores and pawnshops*;
  - c. *Convenience stores*;
  - d. *Retail warehouses*; and
  - e. *Flea markets*; and
- v. *Eating establishments* excluding the following:
    - a. *Drive-through restaurants*; and
    - b. *Eating establishments* licensed by the Liquor Control and Licensing Act, R.S.B.C, 1996, chapter 267, as amended.

(c) Delete Sub-section 2.D.3.(a), and replace with the following:

- (a) The *floor area ratio* shall not exceed 1.08, provided that 248 square metres [2,670 sq. ft.] must be reserved for use only as a garage; and

(d) Delete Section 2.F.2. Block B, and replace with the following:

2. Block B

|   | <i>Setback</i> | <i>Front Yard*</i> | <i>Rear Yard</i> | <i>Side Yard*</i> |
|---|----------------|--------------------|------------------|-------------------|
| <b>Use</b>  |                |                    |                  |                   |
| <i>Principal Building, Accessory Buildings and Structures</i> |                | 0.6 m<br>[2 ft]    | 3.1 m<br>[10 ft] | 2.3 m<br>[7.5 ft] |

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 Part 1 Definitions of "Surrey Zoning By-Law, 1993, No. 12000", as amended, canopies may encroach within the front yard and side yard setbacks.

(e) Delete Section 2.G. Height of Buildings and replace with the following new Section 2.G.:

**"G. Height of Buildings**

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

1. Block A

- a. Principal buildings: The *building height* shall not exceed 11 metres [36 ft.].
- b. Accessory buildings and structures: The *building height* shall not exceed 4.5 metres [15 ft.].

2. Block B

- a. Principal buildings: The *building height* shall not exceed 11.3 metres [37 ft.].

- b. Accessory buildings and structures: The *building height* shall not exceed 4.5 metres [15 ft.].

(f) Delete Section 2.H.2. (b)

(g) Section 2.H. Off-street Parking is amended by inserting the following new Section 2.H.4.:

“4. Notwithstanding Table c.4 of Part 5 Off-Street Parking and Loading/Unloading of "Surrey Zoning By-Law, 1993, No. 12000", as amended, the minimum parking requirement for the uses permitted under Sub-section 2.B.2.(b) of this Zone is 1 *parking space* per unit.

2. This Bylaw shall be cited for purposes as "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2011, No. 17423, Amendment Bylaw, 2015, No. 18402"

PASSED FIRST READING on the 12th day of January, 2015.

PASSED SECOND READING on the 12th day of January, 2015.

PUBLIC HEARING HELD thereon on the 2nd day of February, 2015.

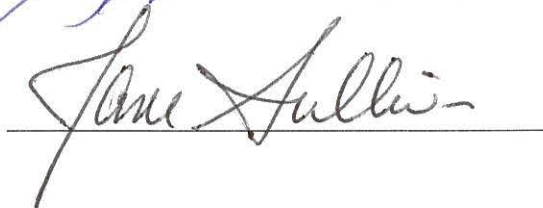
PASSED THIRD READING ON THE 2nd day of February, 2015.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the 23rd day of February, 2015.



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MAYOR



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CLERK

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