

CITY OF SURREY

BYLAW NO.19603

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

THE 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 479 of the Local Government Act, R.S.B.C. 2015 c. 1, 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

TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

Portion of Parcel Identifier: 007-498-055
Lot 31 Section 16 Township 8 New Westminster District Plan 37483

(Portion of 18680 - 72 Avenue)

as shown on the Survey Plan attached hereto and forming part of this Bylaw as Schedule A, certified correct by Gurpreet S. Kooner, B.C.L.S. on the 26th day of January, 2018, containing 1.475 hectares, called Block 1.

Parcel Identifier: 008-406-405
Lot 32 Section 16 Township 8 New Westminster District Plan 37483

(18714 - 72 Avenue)

(hereinafter both 1.(a) and (b) shall be 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 *recreational facility* and ancillary commercial uses.

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 and rifle ranges.
2. *Child care centres*.
3. *Cultural uses*.
4. *Accessory uses* including the following:
 - (a) *Eating establishments*, excluding *drive-through restaurants*;
 - (b) *Retail stores*, excluding *adult entertainment stores* and *secondhand stores* and *pawnshops*;
 - (c) *Personal service uses* excluding *body rub parlours*;
 - (d) *Community services*; and
 - (e) *Office uses*, excluding *social escort services*, *methadone clinics* and *marijuana dispensaries*.

C. Lot Area

Not applicable to this Zone.

D. Density

1. For the purpose of *building* construction, the *floor area ratio* shall not exceed 0.1.
2. Where amenities are provided in accordance with Schedule F of "Surrey Zoning By-law, 1993, No. 12000", as amended, the *floor area ratio* shall not exceed 0.40.

E. Lot Coverage

The *lot coverage* shall not exceed 40%.

F. Yards and Setbacks

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

	Setback	North Yard	South Yard	West Yard	East Yard
Use					
<i>Principal Buildings</i>		8.0 m. [26 ft.]	12.0 m. [39 ft.]	12.0 m. [39 ft.]	12.0 m. [39 ft.]
<i>Accessory Buildings and Structures</i>		7.5 m. [25 ft.]	7.5 m. [25 ft.]	7.5 m. [25 ft.]	4.0 m. [13 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. The *building height* shall not exceed 15.0 metres [49.5 ft.].
2. Accessory buildings and structures: The *building height* shall not exceed 4.0 metres [13.5 ft.].

H. Off-Street Parking

Notwithstanding Table C.1 of Part 5 Off-Street Parking and Loading/Unloading of "Surrey Zoning By-law, 1993, No. 12000" as amended, *parking spaces* shall be provided at rate of 2.2 *parking spaces* per 100 m² [1,075 ft²] of *gross floor area* of any *buildings* on the *Lands*.

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

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>
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 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 Bylaw, 2017, No. 19107", 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 Bylaw, 2006, No. 16100", as amended.
 10. Development permits may be required in accordance with the "Surrey *Official Community Plan* Bylaw, 2013, No. 18020", as amended.
 11. Provincial licensing of *child care centres* is regulated by the Community Care and Assisted Living Act 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, 2018, No.19603"


PASSED FIRST READING on the 11th day of June, 2018.

PASSED SECOND READING on the 11th day of June, 2018.

PUBLIC HEARING HELD thereon on the 25th day of June, 2018.

PASSED THIRD READING on the 25th day of June, 2018.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the 17th day of September, 2018.




MAYOR

CLERK

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Schedule A

**SURVEY PLAN TO ACCOMPANY CITY OF SURREY
REZONING BYLAW NUMBER 19603
OF PORTIONS OF SECTION 16, TOWNSHIP 8,
NEW WESTMINSTER DISTRICT
BCGS 92G.017**

INTEGRATED SURVEY AREA NO. 1, SURREY, NAD83, (CSRS), 4.0, 0, 0, BC, 1, GV, RD

LEGEND

ALL DISTANCES ARE IN METRES
GRID BEARINGS ARE DERIVED FROM PLAN EPP75058



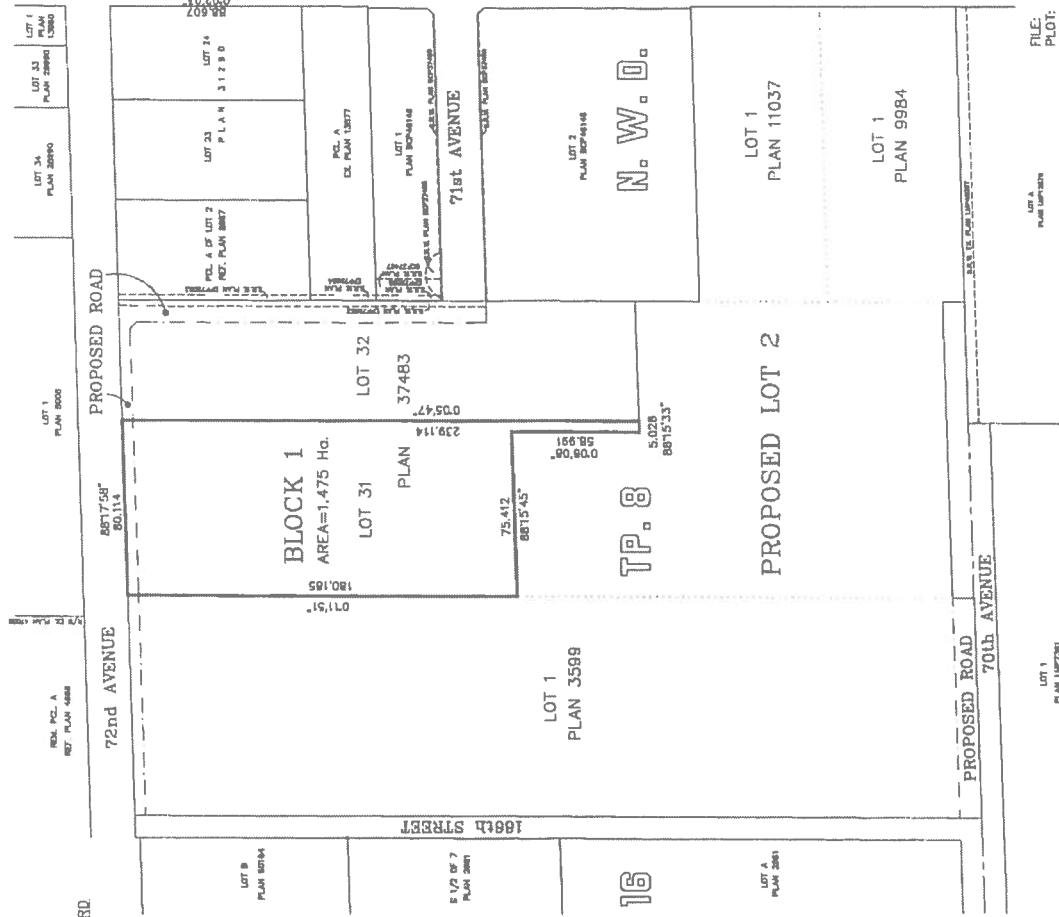
SCALE 1:2000

BOOK	DESCRIPTION	AREA
BLOCK 'A'	LOT 31, S.1B, TP. 8, R.W.D. PLAN 37483	1.475 Hg.
TOTAL AREA BLOCK 'A' =		1.475 Hg.

THE INTENDED PLOT SIZE OF THIS PLAN IS 460 mm
IN WIDTH AND 280 mm IN HEIGHT (8 SIZE SHEET)
WHEN PLOTTED AT A SCALE OF 1:2000.

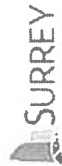


SEG. 16



CERTIFIED CORRECT ACCORDING TO FIELD SURVEY
DATED THIS 28th DAY OF JANUARY, 2018

GURPREET S. KOONER, BCLS 937



CITY OF SURREY, SURVEY SECTION
13450 - 104 AVENUE
SURREY, B.C. V3T 1V8
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FILE: S3120H
PLOT: 2018/05/02
MAP: 068