

PART LIV - C-D COMPREHENSIVE DEVELOPMENT ZONE    Inserted

B/L 9117

A. INTENT                    01/11/88

This zone is intended to accommodate and regulate the development of a mixture of uses as an integrated unit based on a comprehensive plan.

B. PERMITTED USES

Land, buildings and structures may be used for the following uses or for a combination of the following uses only, and shall be as designated on the approved comprehensive development plan which shall be attached to and form part of this By-law:

1. Uses permitted in C-C, C-R(1), C-R(2), C-R(3), C-S, C-H,    B.1, 3  
C-L, C-G, C-G(1), C-G(2), C-T(1), C-T(2) zones;    Amended
2. Uses permitted in I-G, I-H, I-W, I-P(2), I-S, I-T, I-C,    B/L [9882](#)  
I-A zones;    02/20/89
3. Uses permitted in RS, R-A(G), R-1, R-H(G), R-F, R-F(D),  
R-F(R), R-F(C), R-F(M), RT-1, RM-1, RM-2, RM-3, RM-4 zones;
4. Uses permitted in P-R, P-P, P-P(1), P-P(2), P-A zones;

provided that all the uses permitted for a site shall conform to the designation and policies of the Official Community Plan as applied to the said site.

C. LAND DEVELOPMENT

Notwithstanding any other provision of this zone, the uses permitted by Section B shall be conditional upon the immediate availability and adequacy of those Municipal facilities and services hereinafter set forth to serve each parcel of land and each unit of every building, structure to be erected or placed, and any use to be carried on thereon. No use of land and no use of any building or structure thereon shall be deemed to be authorized by Section B of this zone, and all uses otherwise permitted by this By-law are hereby prohibited unless and until all of the following services and facilities have been provided and are immediately available and are adequate therefore to the standards set out as follows:

1. Sanitary sewer, waterworks and drainage works shall be provided and constructed to the standards set out in "Surrey Subdivision By-law, 1986, No. 8830" and amendments thereto for the zones listed in Section B.

2. All highways abutting and serving the land including Amended boulevards, street lighting, underground wiring, sidewalks B/L [9882](#) and transit service facilities shall be provided and 02/20/89 constructed to the standards set out in "Surrey Subdivision By-law, 1986, No. 8830" and amendments thereto for the zones listed in Section B.

3. Where the uses permitted for the site under the zone, as listed in Section B herein, have varying highway and/or C.3 servicing standards as set out in "Surrey Subdivision Amended By-law, 1986, No. 8830", the standards requiring the B/L [9882](#) greatest capacity shall apply over the entire site. 02/20/89

#### D. OTHER REGULATIONS

All buildings, structures and uses permitted for the site under the zones as listed in Section B herein shall comply with the regulations with respect to density, site coverage, height of structure, setbacks, building siting, building construction, landscaping, areas for play and recreation, off-street parking and subdivision as prescribed for the respective zones under different parts of this By-law.

#### E. DEVELOPMENT COST CHARGES

All building construction and/or subdivision under this zone shall be subject to the Surrey Development Cost Charge By-law No. 7996, and amendments thereto, based on the uses and zones as permitted and listed under Section B.

#### F. DOCUMENTATION

Every applicant for comprehensive development zoning shall submit the following to Council:

1. A comprehensive development plan, including the following:

(a) A site plan, including legal description of the land, showing the location of all existing and proposed buildings, streets, lanes, highways, parking and loading areas, sidewalks, street lighting, utilities and utility easements, streams, and other topographical features of the site.

(b) Preliminary architectural plans for any proposed buildings.

- (c) Existing and proposed grades and their relation to the elevations on adjoining properties.
  - (d) The location, size, height and orientation of signs.
  - (e) The location and treatment of open spaces, screening and landscaping.
2. A determination of uses and staging of development.
  3. A declaration as to the ownership of the land and the interest therein of the applicant.

The information required under Section F.1 above may be waived if the site and the proposed development are subject to a development permit.