

CITY OF SURREY

BYLAW NO. 20480

A Comprehensive Development bylaw to amend Surrey Zoning By-law, 1993, No. 12000, as amended
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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, for the following lands:

Address: As described in Appendix "A".

Legal: As described in Appendix "A".

PID: As described in Appendix "A".

as follows:

- (a) by creating a new Comprehensive Development Zone 26 (CD 26), attached as Appendix "A" and forming part of this bylaw;
- (b) by changing the zoning classification shown in Schedule A, Zoning Maps, as follows:
FROM: COMPREHENSIVE DEVELOPMENT ZONE (CD) (SURREY ZONING BY-LAW, 1993, NO. 12000, AMENDMENT BY-LAW, 2018, No. 19496)
TO: COMPREHENSIVE DEVELOPMENT ZONE (CD); and
- (c) by amending Part 52, Comprehensive Development Zone, Section C. Comprehensive Development Zones, by adding a new CD Zone "CD 26" as follows:

CD Zone ID	Civic Address	Legal Description	CD Bylaw No.	Replaces Bylaw No.
"CD 26"	17395 - No. 10 (56 Avenue) Highway	Lot 2, Plan BCP47842	20480	Portion of 19496"

2. This By-law shall be cited for all purposes as "Surrey Comprehensive Development Zone 26 (CD 26), Bylaw, 2021, No. 20480".

PASSED FIRST READING on the 22nd day of November, 2021.

PASSED SECOND READING on the 22nd day of November, 2021.

PUBLIC HEARING HELD thereon on the _____ th day of _____, 2021.

PASSED THIRD READING on the _____ th day of _____, 2021.

RECEIVED APPROVAL FROM THE MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE on the _____ day of _____, 2021.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the _____ th day of _____, 2021.

_____ MAYOR

_____ CLERK

APPENDIX "A"

COMPREHENSIVE DEVELOPMENT ZONE 26 (CD 26)

This Comprehensive Development Zone 26 (CD 26), as well as all other applicable regulations of Surrey Zoning By-law, 1993, No. 12000, as amended, applies to the following lands:

Address	Legal Descriptions	PID
17395 – No. 10 (56 Avenue) Highway	Lot 2, Section 7, Township 8, NWD, Plan BCP47842	028-556-801

(collectively the “Lands”)

A. Intent

This Comprehensive Development Zone is intended to accommodate and regulate the development of those commercial and related uses requiring large *lots* and exposure to major *highways*, which are generally not accommodated in a *shopping centre*.

B. Permitted Uses

Lands, *buildings*, and *structures* shall be used for the following uses only, or a combination thereof:

Principal Uses:

1. *Light impact industry* including retail of products processed or manufactured on the *lot*.
2. *Eating establishments* excluding *drive-through restaurants*.
3. *General service uses* excluding funeral parlours and including *drive-through banks*.
4. *Beverage container return centres* provided that:
 - (a) the use is confined to an enclosed *building* or a part of an enclosed *building*; and
 - (b) the *beverage container return centre* does not exceed a *gross floor area* of 418 sq. metres.
5. *Indoor recreational facilities*, excluding *bingo halls*.
6. *Parking facilities*.
7. *Retail stores*, provided that the minimum *gross floor area* of each individual business is not less than 371 square metres and limited to the following:
 - (a) Animal feed and tack shops;
 - (b) Appliance stores;
 - (c) Automotive parts, new;
 - (d) Building supply stores;
 - (e) Furniture stores;
 - (f) Garden supply stores;
 - (g) Marine parts, new;
 - (h) *Retail warehouse uses*;
 - (i) Sales and rentals of boats; and
 - (j) Sporting goods stores.
8. *Warehouse uses*.
9. *Community services*.
10. Office uses provided that the combined gross floor area of all office uses on the lot shall not exceed 900 square metres and excluding the following:
 - (a) *social escort services*; and
 - (b) *methadone clinics*; and
 - (c) *Marijuana dispensaries*.
11. *Child care centres*; regulated under the Community Care and Assisted Living Act, as amended, and the Child Care Licensing Regulation, as amended.

12. *Accessory uses* including the following:
- (a) One *dwelling unit* per lot provided that the *dwelling unit* is:
 - i. Contained within the *principal building*; and
 - ii. 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

1. Maximum Density:
Maximum *density* shall be as follows:
 - (a) 1 *dwelling unit*; and
 - (b) The lesser of *floor area ratio* of 0.1 or *building area* of 300 sq. m.
2. Permitted Density Increases:
If amenity contributions are provided in accordance with Schedule G, *density* may be increased to a maximum *floor area ratio* of 1.0.

E. Lot Coverage

The maximum *lot coverage* for all *buildings* and *structures* shall be 50%.

F. Yards and Setbacks

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

USES:	SETBACKS:			
	North Yard	East Yard	South Yard	West Yard
<i>Principal and Accessory Buildings and Structures</i>	2.0 m	7.5 m	7.5 m	2.0 m

G. Height of Buildings

1. Principal Buildings:
Principal building height shall not exceed 11.0 m.
2. Accessory Buildings:
Accessory building height shall not exceed 11.0 m.
3. Structures:
Structure height shall not exceed 11.0 m.

H. Off-Street Parking and Loading/Unloading

1. Parking Calculations:
Refer to Table D.1. of Part 5 Off-Street Parking and Loading/Unloading.
2. Notwithstanding Table D.1 of Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended, the minimum number of parking spaces for a *retail appliance warehouse* is 1.9 *parking spaces* per 100 square metre of gross floor area.
3. Notwithstanding Table D.1 of Part 5, Off-Street Parking and Loading/Unloading, the minimum number of *parking spaces* to be provided on the property is 122 for all uses proposed.
4. Tandem Parking:
Tandem parking may be permitted for company fleet *vehicles*.

I. Landscaping and Screening

1. General Landscaping:

- (a) 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;
- (b) Except in the portions where a building abuts the lot line, continuous screen planting a minimum of 1.5 m high by 1.5 m wide, or a solid decorative fence a minimum of 1.5 m high, shall be provided along all lot lines separating the developed portions of the lot from any lot designated Residential in the OCP; and
- (c) Along the developed portions of the lot abutting a highway, a continuous landscaping strip a minimum of 1.5 m wide shall be provided within the lot.

2. Loading and Refuse:

Loading areas, garbage containers and *passive recycling containers* shall be screened from any adjacent *lot* designated Residential in the OCP, to a height of at least 2.5 m by *buildings*, a *landscaping* screen, a solid decorative fence, or a combination thereof.

3. Outdoor Storage and Display:

- (a) Outdoor storage and display, including of damaged or *wrecked vehicles*, shall be completely screened by a *landscaping* strip a minimum of 2.5 m high by 1.5 m wide, or a minimum of a 2.5 m high *building*, solid decorative fencing, or combination thereof; and
- (b) No storage or display of material shall be piled higher than 2.5 m within 5 m of the screening fence and no higher than 3.5 m anywhere on the lot.

J. Special Regulations

1. Safety, Noise and Nuisance:

Land and structures shall be used for the uses permitted in the Zone only if such uses:

- (a) Constitute no unusual fire, explosion, or safety hazard;
- (b) Do not emit noise in excess of 70db measured at any point on any boundary of the *lot* on which the use is located, provided that where a lot abuts a *lot* other than an industrial *lot* the noise level shall not exceed 60dbv; and
- (c) Do not produce heat or glare perceptible from *any lot line* of the *lot* on which the use is located:

2. Outdoor Storage

- (a) Outdoor storage of any goods, materials, or supplies is specifically prohibited between the front of the *principal building* and the *highway*; and
- (b) The outdoor storage or display of any goods, materials or supplies at *beverage container* return *centres* is specifically prohibited.

3. Child Care Centres

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 shall conform to the following minimum standards:

1. *Lot Area*: Minimum 4,000 sq. m;
2. *Lot Width*: Minimum 25 m; and
3. *Lot Depth*: Minimum 30 m.

L. Other Regulations

Additional land use regulations may apply as follows:

1. Prior to any use, the *Lands* must be serviced as set out in Part 2 Uses Limited, of the Zoning Bylaw and in accordance with the servicing requirements for the CD Zone as set forth in the Surrey Subdivision and Development By-law, 1986, No. 8830, as amended

2. *Building* permits shall be subject to Surrey Development Cost Charge Bylaw, 2021, No. 20291, as may be amended or replaced from time to time, and the development cost charges shall be based on the CHI Zone for the commercial portion.
3. Development permits, pursuant to the *OCP*.
4. Trees and vegetation, pursuant to Surrey Tree Preservation Bylaw, as amended.
5. Sign regulations, pursuant to Surrey Sign By-law, as amended.