

CITY OF SURREY

BYLAW NO. 20466

A 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. In this Bylaw, all references to the "Zoning Bylaw" shall be a reference to Surrey Zoning By-law, 1993, No. 12000, as amended.
2. The Zoning Bylaw 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 the Zoning Bylaw, as follows:

FROM: HIGHWAY COMMERCIAL INDUSTRIAL ZONE (CHI)

TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

Parcel Identifier: 028-750-675
Lot 1 Section 17 Township 2 New Westminster District Plan BCP49871

(6899 – King George Boulevard)

(hereinafter referred to as the "*Lands*")

3. The following regulations shall apply to the *Lands*:

A. Intent

This Comprehensive Development Zone is intended to accommodate and regulate the development of commercial and related uses requiring large *lots* and exposure to major *highways*.

B. Permitted Uses

The *Lands* and *structures* shall be used for the following uses only, or for a combination of such uses:

1. *Automotive service uses of vehicles* less than 5,000 kilograms [11,023 lbs.] G.V.W.
2. *Eating establishments* including *drive-through restaurants*.

3. *General service uses 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, including bingo halls.*
6. *Light impact industry including retail of products processed or manufactured on the lot.*
7. *Tourist accommodation.*
8. *Parking facilities.*
9. *Retail stores limited to the following:*
 - (a) Animal feed and tack shops;
 - (b) Appliance stores;
 - (c) Auction houses;
 - (d) Automotive parts, new;
 - (e) Building supply stores;
 - (f) *Convenience stores*;
 - (g) Used clothing stores or flea markets, provided that the operation is contained within a *building*;
 - (h) Furniture stores;
 - (i) Garden supply stores;
 - (j) Marine parts, new;
 - (k) *Retail warehouse uses*;
 - (l) Sales and rentals of boats;
 - (m) Sports card shops; and
 - (n) Sporting goods stores.
10. *Warehouse uses.*

11. Sales and rentals of *vehicles* less than 5,000 kilograms *G. V. W.*
12. *Assembly halls.*
13. *Community services.*
14. Office uses limited to:
 - (a) Engineering and surveying offices;
 - (b) General contractor offices;
 - (c) Government offices; and
 - (d) Utility company offices.
15. *Child care centres.*
16. Self-Storage Warehouse.
17. *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*.
 - (b) Automobile painting and body work provided that:
 - i. it is part of a business selling and renting vehicles less than 5,000 kilograms *G. V. W.*;
 - ii. the storage of damaged or *wrecked vehicles* shall be completely enclosed within a *building* or approved walled or fenced area;
 - iii. *wrecked vehicles* shall not be visible from outside the *building* or the walled or fenced area in which they are stored;
 - iv. all automobile painting and body work shall be carried out only in an enclosed *building*; and
 - v. the number of *wrecked vehicles* stored within the walled or fenced area shall not exceed 5 at any time.
 - (c) *Drug store* provided:
 - i. There is not more than one *drug store* on the *lot*.
 - (d) Medical clinic provided:

- i. There is not more than one medical clinic on the *lot*; and
- ii. The medical clinic does not exceed a total *gross floor area* of 110 square metres.

C. Lot Area

Not applicable to this Zone.

D. Density

- 1. In all Secondary Plan and Infill Areas, as identified in Schedule G, Section E of the Zoning By-law, the *floor area ratio* shall not exceed 0.1 or a building area of 300 sq. m., whichever is less, to a maximum of one *dwelling unit* on the *Lands*.
- 2. The maximum *density* may be increased to a *floor area ratio* of 1.0 if amenity contributions are provided in accordance with Schedule G of the Surrey Zoning By-law (including without limitation, affordable housing, capital projects, community specific capital projects, police, fire libraries, parks and, where applicable, underground utilities).

E. Lot Coverage

The maximum *lot coverage* shall not exceed 50%.

F. Yards and Setbacks

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

Setback	<i>Front Yard (east)</i>	<i>Front Yard (west)</i>	<i>Side Yard</i>
Use			
<i>Principal Buildings Accessory Buildings and Structures</i>	7.5 m	6.8 m	7.5 m*

* One (1) *side yard setback* shall be 7.5 metres or 0.0 metres if the said *side yard* abuts a *commercial, mixed employment or industrial lot*.

G. Height of Buildings

1. Principal buildings: The *building height* shall not exceed 9 metres.
2. Accessory buildings and structures: The *building height* shall not exceed 9 metres.

H. Off-Street Parking

1. Refer to Table C.1, Part 5 Off-Street Parking and Loading/Unloading of the Zoning Bylaw.
2. *Tandem parking* may be for company fleet vehicles in all *commercial, industrial* and mixed-use developments (where *commercial* or *industrial* uses are part of the development) required *parking spaces* may be provided as *tandem parking*.

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 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. Except in those portions where a *building* abuts the lot line, screen planting at least 1.5 metres high in a strip at least 1.5 metres wide and a solid decorative fence at least 1.5 metres high shall be provided along all *lot* lines separating the developed portion of the *lot* from any *residential lot*.
5. Loading areas, garbage containers and *passive recycling containers* shall be screened from any adjacent *residential lot*, to a height of at least 2.5 metres by *buildings, a landscaping* screen, a solid decorative fence, or a combination thereof.
6. Open display and storage including the outdoor storage of damaged or *wrecked vehicles* shall be completely screened to a height of at least 2.5 metres by *buildings* and/or solid decorative fencing and/or substantial *landscaping* strips of not less than 2.5 metres in height and not less than 1.5 metres in width. No display or storage of material shall be piled up to a height of 2.5 metres within 5 metres of the said screen and in no case shall these materials be piled up to the height of more than 3.5 metres.

J. Special Regulations

1. Garbage containers and *passive recycling containers* shall not be located along any required *setbacks* adjacent any *residential lot*.
2. *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*.
3. *Land* and *structures* shall be used for the uses permitted in this 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 60dB;
 - (c) Do not produce heat or glare perceptible from any *lot line* of the *lot* on which the use is located; and
 - (d) All automobile painting and body work is carried out only in an enclosed *building*.
4. Outdoor storage of any goods, materials, or supplies is specifically prohibited between the front of the *principal building* and the *highway*.
5. The outdoor storage or display of any goods, materials or supplies at *beverage container return centres* is specifically prohibited.

K. Subdivision

Lots, excluding strata 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>
1,000 sq. m.	25 metres	30 metres

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 the Zoning Bylaw, the provisions in this Comprehensive Development Zone shall take precedence:

1. Definitions are as set out in Part 1 Definitions of the Zoning Bylaw.

2. 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 CHI 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 the Zoning Bylaw.
4. Additional off-street parking requirements are as set out in Part 5 Off-Street Parking and Loading/Unloading of the Zoning Bylaw.
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 the Zoning Bylaw.
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, 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.
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.

4. This Bylaw shall be cited for all purposes as "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20466".

PASSED FIRST READING on the 18th day of October, 2021.

PASSED SECOND READING on the 18th day of October, 2021.

PUBLIC HEARING HELD thereon on the _____ th day of _____, 20 .

PASSED THIRD READING on the _____ th day of _____, 20 .

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the _____ th day of _____, 20 .

 _____ MAYOR
 _____ CLERK