

CITY OF SURREY

BYLAW NO. 20462

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:

- (a) FROM: SINGLE FAMILY RESIDENTIAL ZONE (RF)
TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)
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Parcel Identifier: 008-669-341
Lot 22, Except Part in Plan LMP28024 Section 8 Township 2
New Westminster District Plan 20165

(13174 - 64 Avenue)

Parcel Identifier: 002-627-680
Lot 75 Except: Part Dedicated Road on Plan LMP28023; Section 8 Township 2
New Westminster District Plan 60792

(6370 - 131A Street)

Parcel Identifier: 002-627-698
Lot 76 Section 8 Township 2 New Westminster District Plan 60792

(6370 - 131A Street)

Parcel Identifier: 008-669-325
Lot 21 Section 8 Township 2 New Westminster District Plan 20165

(6365 - 132 Street)

- (b) FROM: LOCAL COMMERCIAL ZONE (C-4)
TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)
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Parcel Identifier: 014-369-265
Lot 13, Except Part in Plan LMP28024 Section 8 Township 2
New Westminster District Plan 16129

(13190 – 64 Avenue)

(hereinafter both 2.(a) and (b) shall be 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 neighbourhood-scale shopping nodes.

B. Permitted Uses

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

1. The following uses are permitted provided that the *gross floor area* of each individual business does not exceed 520 square metres in Building A or 370 square metres in Building B (see Schedule A attached):

(a) *Retail stores* excluding the following:

- i. *adult entertainment stores*;
- ii. *auction houses*; and
- iii. *secondhand stores and pawnshops*;

(b) *Personal service uses* limited to the following:

- i. *Barbershops*;
- ii. *Beauty parlours*;
- iii. *Cleaning and repair of clothing*; and
- iv. *Shoe repair shops*;

(c) *Eating establishments* excluding *drive-through restaurants*;

(d) *Neighbourhood pub*;

(e) *Office uses* excluding the following:

- i. *social escort services*; and
- ii. *methadone clinics*;

(f) *General service uses* excluding the following:

- i. *funeral parlours*;
- ii. *drive-through banks*; and

- iii. *vehicle rentals;*
 - (g) *Indoor recreational facilities;*
 - (h) *Community services; and*
 - (i) *Child care centres.*
2. One *dwelling unit* per *lot* provided that the *dwelling unit* is:
- (a) Contained within the *principal building*; and
 - (b) 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

The maximum *density* shall be a *floor area ratio* of 0.40.

E. Lot Coverage

The *lot coverage* shall not exceed 38%.

F. Yards and Setbacks

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

Use	Setback	<i>North Yard</i>	<i>West Yard</i>	<i>East Yard</i>	<i>South Yard</i>
<i>Principal Buildings</i>		4.0 m	3.2 m	4.0 m	20 m
<i>Accessory Buildings and Structures</i>		20 m	4.5 m	3.0 m	5.0m

G. Height of Buildings

1. *Principal buildings*: The *building height* shall not exceed 8 metres.
2. *Accessory buildings and structures*: The *building height* shall not exceed 4 metres.

H. Off-Street Parking

1. Resident and visitor *parking spaces* shall be provided in accordance with Part 5 Off-Street Parking and Loading/Unloading of the Zoning Bylaw.
2. *Parking spaces* shall be provided in accordance with Part 5 Off-Street Parking and Loading/Unloading of the Zoning Bylaw.

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. Garbage containers and *passive recycling containers* shall be screened to a height of at least 2.5 metres by *buildings*, a *landscaping* screen, a solid decorative fence, or a combination thereof.

J. Special Regulations

1. Garbage containers and *passive recycling containers* shall not be located within any required *setback* adjacent to any *residential lot*.
2. The outdoor storage or display of any goods, materials, or supplies is specifically prohibited, notwithstanding any other provision in this Part.
3. *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, 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>
2,000 sq. m.	30 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 C-5 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 C-5 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.
12. Provincial licensing of *neighbourhood pubs* is regulated by the Liquor Control and Licensing Act, R.S.B.C. 1996, c. 267, as amended.

4. This Bylaw shall be cited for all purposes as "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20462".

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

