

CITY OF SURREY

BY-LAW NO. 15705A

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

THE CITY COUNCIL of the City of Surrey, in open meeting assembled, ENACTS AS FOLLOWS:

1. Surrey Zoning By-law, 1993, No. 12000, as amended, is hereby further amended, pursuant to the provisions of Section 903 of the Local Government Act, R.S.B.C. 1996 c. 323, 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 (RA)  
TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

All those portions of land shown on the survey plan attached hereto and forming part of this by-law as Schedule A, certified correct by Eugene Wong B.C.L.S. on the 30<sup>th</sup> day of March 2005, containing 1.519 hectares, called Block A and more particularly described as follows:"

Portion of Parcel Identifier: 006-399-916  
Lot 30 Section 9 Township 2 New Westminster District Plan 49141

Portion of 6339-144 Street

Parcel Identifier: 006-399-941  
Lot 31 Section 9 Township 2 New Westminster District Plan 49141

6377-144 Street

Parcel Identifier: 002-226-707  
Lot 32 Except: Firstly, Parcel "A" (By-law Plan 79634) Secondly, Part Dedicated Road on Plan BCP10706 Section 9 Township 2 New Westminster District Plan 49141

14350-64 Avenue

Portion of Parcel Identifier: 009-702-679  
Lot C Except: Part Plans 19949 and BCP10570 Section 9 Township 2 New Westminster District Plan 12438

Portion of 14342-64 Avenue

(hereinafter 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 neighbourhood shopping centres.

**B. Permitted Uses**

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

Provided that up to 60% of the total floor area allowed is reserved for a single retail operation and the *gross floor area* of each individual business occupying the remaining floor area does not exceed 370 square metres [4,000 sq.ft.]:

1. *Retail stores* excluding the following:
  - (a) *Adult entertainment stores*;
  - (b) Auction houses; and
  - (c) *Secondhand stores* and *pawnshops*.
2. *Personal service uses* excluding *body rub parlours*.
3. *General service uses* excluding funeral parlours and *drive-through banks*.
4. *Beverage container return centres* provided that:
  - (a) The use is confined to an enclosed *building*; and
  - (b) The *building* is a maximum of 279 square metres [3,003 sq.ft.].
5. *Eating establishments* including *drive-through restaurants*.
6. *Neighbourhood pubs*.
7. *Liquor store*, permitted only in conjunction with a "liquor-primary" licensed establishment, with a valid license issued under the regulations to the Liquor Control and Licensing Act, R.S.B.C. 1996, chapter 267, s. 84, as amended.
8. Office uses excluding the following:
  - (a) *Social escort services*; and
  - (b) *Methadone clinics*.

9. *Entertainment uses* excluding *arcades* and *adult entertainment stores*.
10. *Child care centres*.
11. 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 block.

**D. Density**

1. The maximum *density* shall not exceed a *floor area ratio* of 0.1 or a *building* area of 300 square metres [3,230 sq.ft.], whichever is smaller.
2. The maximum *density* may be increased to a maximum *floor area ratio* of 0.3 if amenities are provided in accordance with Schedule G of Surrey Zoning By-law, 1993, No. 12000, as amended.

**E. Lot Coverage**

The maximum *lot coverage* shall be 50%.

**F. Yards and Setbacks**

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

1. *Front Yard* - 4.0 metres [13 feet];
2. *Rear Yard* - 7.5 metres [25 ft.];
3. *Side Yard* - 4.0 metres [13 feet]; and
4. *Side Yard on Flanking Street* - 4.0 metres [13 feet].

**G. Height of Buildings**

Measurements to be determined as per Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended.

1. Principal buildings: The *building height* shall not exceed 12 metres [40 feet].
2. Accessory buildings and structures: The *building height* shall not exceed 4.5 metres [15 feet].

## **H. Off-Street Parking**

Refer to Table C.2, Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.

## **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*, except for the 64 Avenue frontage where a 4.5-metre [15 ft.] *landscaping* must be maintained.
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 [5 ft.] high in a strip at least 1.5 metres [5 ft.] wide and a solid decorative fence at least 1.5 metres [5 ft.] 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 [8 ft.] by *buildings*, a *landscaping* screen, a solid decorative fence, or a combination thereof.
6. Open display or storage shall be completely screened to a height of at least 2.5 metres [8 ft.] by *buildings* and/or solid decorative fence and/or substantial *landscaping* strips of not less than 1.5 metres [5 ft.] in width. No display or storage of material shall be piled up to a height of 2.5 metres [8 ft.] within 5 metres [16 ft.] of the said screens and in no case shall these materials be piled up to the height of more than 3.5 metres [11.5 ft.].

## **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 Zone.
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*.
4. Land and *structures* shall be used for the uses permitted in this Zone only if such uses do not emit noise in excess of 70 dB(A) 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 60 dB(A).

**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, Part 4 General Provisions, of Surrey Zoning By-law, 1993, No. 12000 as amended.

**L. Other Regulations**

In addition to all statutes, by-laws, 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 C-5 Zone.
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 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 By-law, 1987, No. 9011, as amended, and the Surrey Development Cost Charge By-law, 2002, No. 14650, as amended, and the development cost charges shall be based on the C-5 Zone.
  8. Surrey Tree Preservation By-law, 1996, No. 12880, as amended.
  9. Development permits may be required in accordance with the Surrey *Official Community Plan*, 1996, By-law No. 12900, as amended.
  10. Provincial licensing of *child care centres* is regulated by the Community Care Facility Act R.S.B.C. 1996. c. 60, as amended, and the Regulations pursuant thereto including without limitation B.C. Reg 319/89/213.
  11. Provincial licensing of *neighbourhood pubs* is regulated by the Liquor Control and Licensing Act, R.S.B.C. 1996, chapter 267, as amended.
3. This By-law shall be cited for all purposes as "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2005, No. 15705A."

READ A FIRST AND SECOND TIME on the 4th day of April, 2005.

PUBLIC HEARING HELD thereon on the 18th day of April, 2005.

READ A THIRD TIME ON THE 18th day of April, 2005.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the 30th day of July, 2008.

\_\_\_\_\_ MAYOR

\_\_\_\_\_ CLERK

**SURVEY PLAN TO ACCOMPANY CITY OF SURREY  
BYLAW NO. 15705A OVER PART OF SECTION 9  
TOWNSHIP 2 NEW WESTMINSTER DISTRICT**

FOR THE PURPOSE OF REZONING

B.C.G.S. 926016  
CITY OF SURREY

**LEGEND**

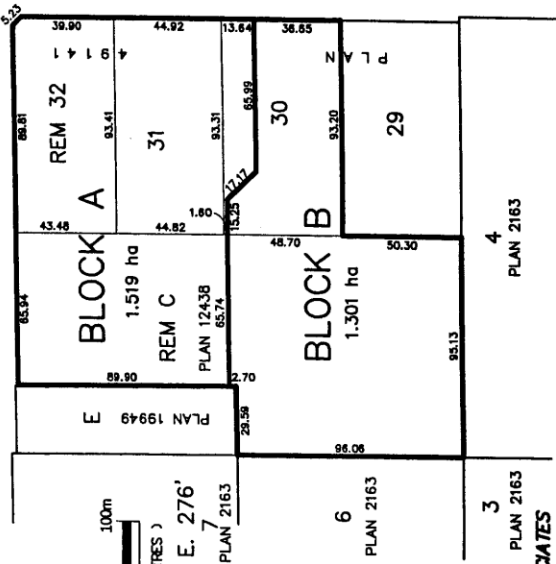
SCALE : 1:2000



( ALL DIMENSIONS ARE IN METRES )

E. 276'

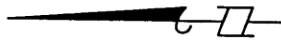
**64th AVENUE**



**144 STREET**

**BOOK OF REFERENCE**

ZONE	LEGAL DESCRIPTION	AREAS	TOTAL AREA
BLOCK A	LOT 32 EXCEPT; PARCEL A (BYLAW PLAN 79634) SECONDLY; PART DEDICATED ROAD ON PLAN BCP10706, SEC. 9 TP. 2 N.W.D. PLAN 49141	4063m <sup>2</sup>	
	LOT 31 SEC. 9 TP. 2 N.W.D. PLAN 49141	4189m <sup>2</sup>	
	PART OF LOT 30 SEC. 9 TP. 2 N.W.D. PLAN 49141	1023m <sup>2</sup>	
	PART OF LOT C EXCEPT; PART PLANS 19949 AND BCP10570; SEC. 9 TP. 2 N.W.D. PLAN 12438	5919m <sup>2</sup>	15194m <sup>2</sup>
BLOCK B	PART OF LOT 30 SEC. 9 TP. 2 N.W.D. PLAN 49141 PART OF LOT C EXCEPT; PART PLANS 19949 AND BCP10570; SEC. 9 TP. 2 N.W.D. PLAN 12438	3668m <sup>2</sup> 9337m <sup>2</sup>	13005m <sup>2</sup>



Certified correct according to field survey.  
This 30th day of March, 2005.

*(Signature)*

EUGENE WONG B.C.L.S. 718

THIS DOCUMENT IS NOT VALID UNLESS  
ORIGINALLY SIGNED AND SEALED

**SCHEDULE A**

THIS PLAN LIES WITHIN THE  
GREATER VANCOUVER REGIONAL DISTRICT

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