



INTER-OFFICE MEMO

TO: Mayor & Council

FROM: General Manager of Planning and Development

DATE: January 12, 2004 FILE: 6520-20 (Surrey City Centre)

RE: Corporate Report R003 - Proposed Text Amendments to the Highway Commercial Industrial (CHI) Zone for Surrey City Centre

The above Corporate Report is listed as item G.1 on the agenda for this evening's Regular Council meeting.

Certain exclusions were inadvertently omitted from the permitted uses listed sub-section 17. in Appendix I attached to the report. A Revised Appendix I is attached to this memorandum which properly documents the exclusions from the permitted uses. The exclusions that were inadvertently omitted from sub-section 17. are underlined below:

- (g) Retail stores excluding the following:
 - (i) adult entertainment stores; and
 - (ii) second hand stores and pawnshops;

and

- (j) Office uses excluding the following:
 - (i) social escort services; and
 - (ii) methodone clinics;

Recommendation:

If Council decides to adopt the recommendations of Corporate Report No. R003, it is recommended that recommendation 2. of the report be amended to read:

- "2. Approve text amendments to the Surrey Zoning By-law, 1993, No. 12000, as amended, related to the Highway Commercial Industrial (CHI) Zone, as outlined in the Revised Appendix I attached to a memorandum to Mayor and Council, dated January 12, 2004".

Murray Dinwoodie
General Manager
Planning and Development

JMcL:saw
c.c. City Manager
City Clerk

Attachment – Revised Appendix I to Corporate Report R003

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Appendix I

**Proposed Amendment to Part 39, Highway Commercial Industrial Zone (CHI) of
Surrey Zoning By-law, 1993, No. 12000**

The following amendments are proposed to Part 39, Highway Commercial Industrial Zone (CHI) of Surrey Zoning By-law, 1993, No. 12000, as amended:

1. The preamble to Section B. Permitted Uses is to be deleted and replaced with the following:

"Land and *structures* outside *City Centre* shall be restricted to the uses listed in Sub-sections 1 through 16 only, or for a combination of the uses listed in Sub-sections 1 through 16. Land and *structures* located within the *City Centre* shall be restricted to the uses listed in Sub-section 17 only or for a combination of the uses listed in Sub-section 17".

2. The following heading is to be inserted below the preamble and above Sub section 1 in Section B:

"Outside City Centre"

3. The following paragraph is to be inserted as Sub-section 17 under Section B. Permitted Uses:

"17. Land and *structures* located within *City Centre* shall be used for the following uses only, or for a combination of such uses:

- (a) *Eating establishments* excluding *drive-through restaurants*;
- (b) *General service uses* excluding *drive-through banks*;
- (c) *Beverage container return centres* provided that:
 - (i) the use is confined to an enclosed *building*; and
 - (ii) the *building* has a maximum floor area of 279 square metres [3,003 sq.ft.];
- (d) *Indoor recreational facilities*, including *bingo halls*;
- (e) *Tourist accommodation*;
- (f) *Parking facilities*;
- (g) *Retail stores* excluding the following:
 - (i) *adult entertainment stores*; and
 - (ii) *secondhand stores* and *pawnshops*;
- (h) *Assembly halls*;
- (i) *Community services*;
- (j) *Office uses* excluding the following:
 - (i) *social escort services*; and
 - (ii) *methadone clinics*;
- (k) *Child care centres*; and
- (l) *Accessory uses* including the following:
 - (i) 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*."

4. The following heading is to be inserted below Sub-section 16 in Section B:

"Within City Centre"

5. The following paragraph is to be inserted at the end of sub-section J. Special Regulations:
 6. For land and *structures* located within *City Centre*, outdoor storage of any goods, materials, or supplies is specifically prohibited.