
TO: **City Clerk, Legislative Services**

FROM: **Ron Gill, Manager, Area Planning – North Division**

DATE: **April 15, 2019**

FILE: **7918-0283-00**

RE: **Item B.18 at the Regular Council – Land-Use Meeting on April 15, 2019**

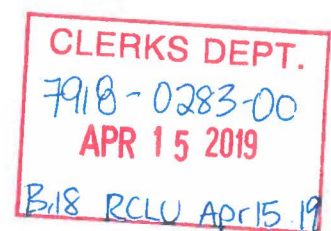
At the Regular Council – Land-Use Meeting on April 15, 2019, Council will consider a CD By-law Amendment application at 10377 – 120 Street (Development Application No. 7918-0283-00). The subject site is regulated under a CD Zone (By-law No. 18009) and located within Block A.

Due to an oversight, the Planning Report and proposed CD By-law Amendment do not include the adjacent property at 11959 – 103A Avenue which is also located within Block A of the subject CD By-law No. 18009, which is proposed to be amended.

As such, the City Clerk's Office is requested to update the agenda to include the property at 11959 – 103A Avenue for Item B.18. The Planning Report has been revised accordingly.



Ron Gill
Manager
Area Planning – North Division



City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7918-0283-00

Planning Report Date: April 15, 2019

PROPOSAL:

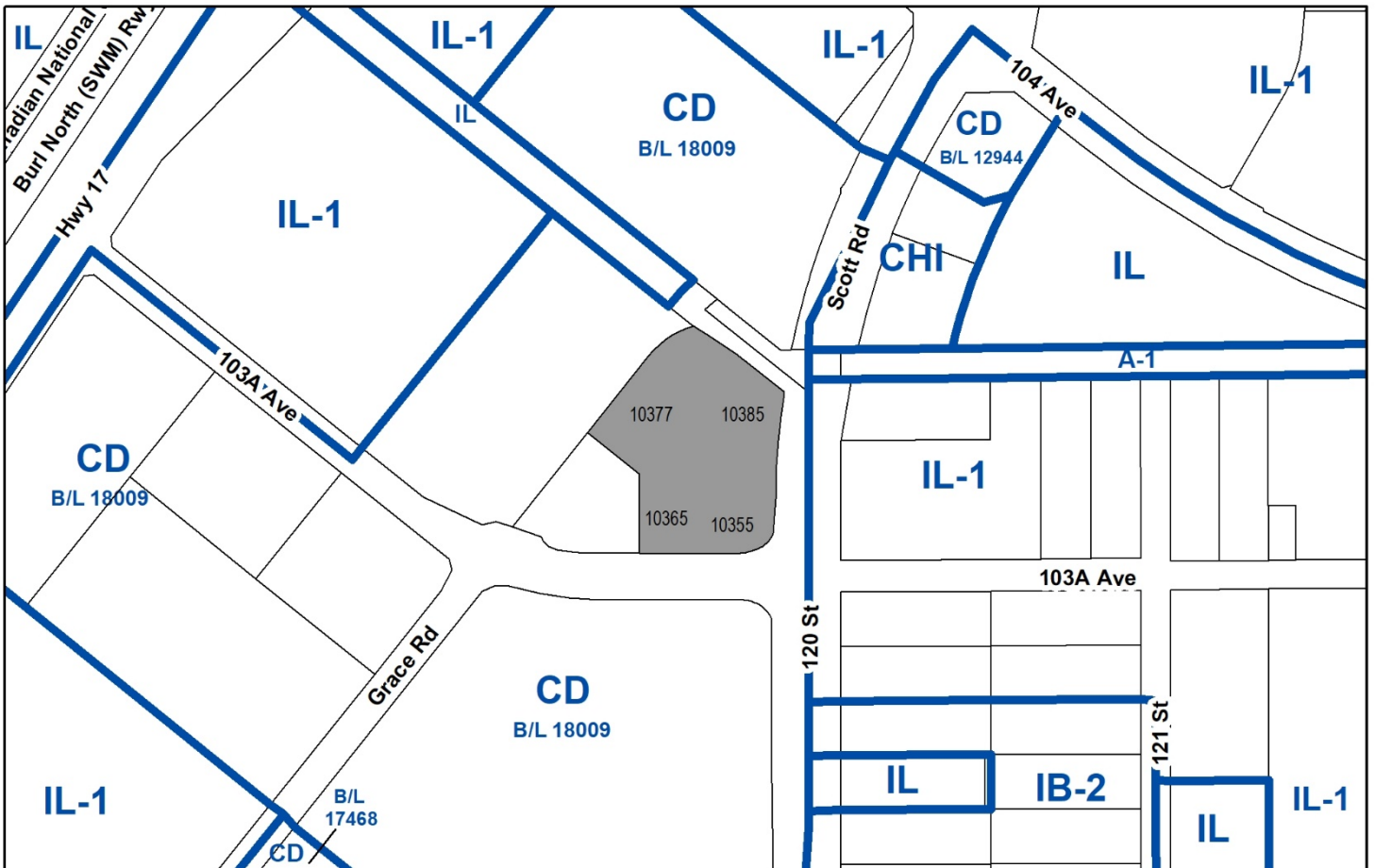
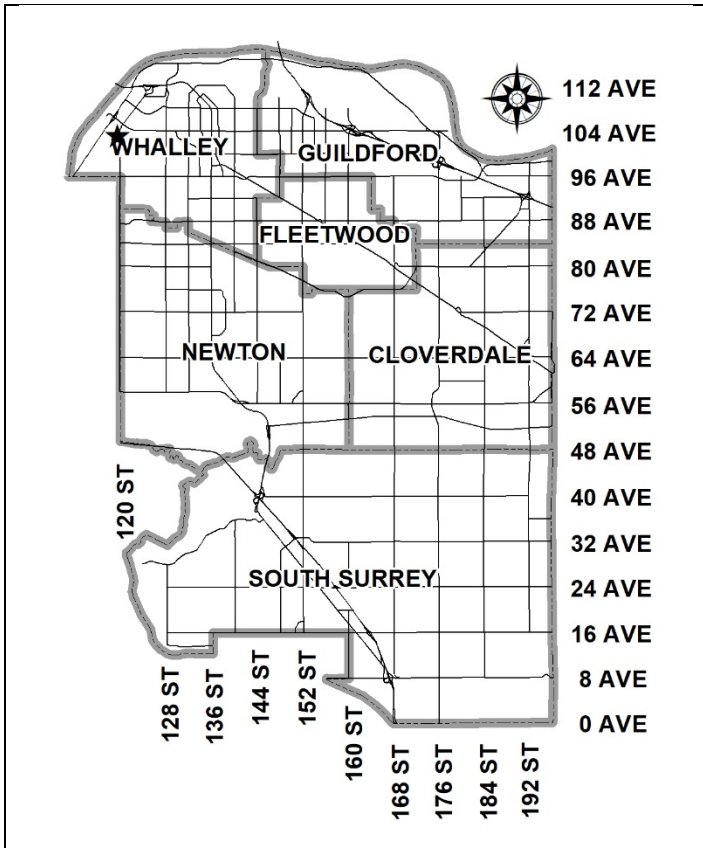
- Amend CD By-law No. 18009 to permit automotive services uses as well as a private liquor store on the subject property.

LOCATION: 10377 - 120 Street

ZONING: CD (By-law No. 18009)

OCP DESIGNATION: Mixed Employment

NCP DESIGNATION: Highway Commercial and Parks & Open Spaces



RECOMMENDATION SUMMARY

- Council proceed with Option A, as outlined in this report, and introduce a By-law and set a date for Public Hearing to amend CD By-law No. 18009 in order to permit automotive service uses on the subject property, but not a private liquor store.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The proposed By-law amendment to permit a private liquor store on the subject property is contrary to the "Mixed Employment" designation in the Official Community Plan (OCP), which is designed to accommodate commercial uses not suited to Town Centres or commercial shopping centres, including business park and large-scale retail outlets that require extensive outdoor storage areas or large format floor space.
- The proposed private liquor store is also contrary to the "Highway Commercial" designation of the South Westminster Neighbourhood Concept Plan (NCP) which is intended to accommodate and regulate those commercial and related uses requiring large lots and exposure to major highways, which generally are not accommodated in shopping centres, Town Centres or City Centre.
- The subject site is regulated under a "Comprehensive Development Zone (CD)" (By-law No. 18009) and located within the portion of the site where the permitted land-uses are based on the "Highway Commercial Industrial Zone (CHI)" and "Neighbourhood Commercial Zone (C-5)". The C-5 Zone and CHI Zone do not permit a liquor store.

RATIONALE OF RECOMMENDATION

Automotive Service Use

- The proposal to amend the CD Zone to permit automotive service use on the subject site complies with the "Mixed Employment" designation in the OCP as well as the "Highway Commercial" designation in the South Westminster NCP.
- The subject property is regulated within a Block of a CD Zone (By-law No. 18009) that is based upon the C-5 and CHI Zones. Automotive service uses are consistent with the CHI Zone and complement the businesses currently operating on-site which includes a Lordco Auto Parts Centre.

Liquor Store Use

- In 2012, Council approved amendments to the Zoning By-law No. 12000 to permit a standalone private liquor store as a permitted use in the C-8 and C-15 Zones only. The C-8 and C-15 Zones are generally located in areas designated in the Official Community Plan as either "Commercial" or "Town Centre", which limits the location of these zones to town centres and larger community shopping areas.

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- The intention of limiting private liquor stores to town centres and community shopping centres was to ensure that private liquor stores would be limited to designated community scale commercial shopping areas and to prevent the proliferation of private liquor stores within the City.
 - The subject site is part of the Pacific Link Industrial Park, which is primarily an industrial business park, with limited ancillary commercial uses (i.e. drive-thru eating establishments, automotive parts retail etc.). This subject site is not in a town centre or part of a community shopping centre node (the site is designated Mixed Employment in the Official Community Plan – not Commercial).
 - The CD Zone (By-law No. 18009) that regulates the subject property permits commercial uses on the property based upon the C-5 and CHI Zones. Neither the C-5 or CHI Zones permit a liquor store. As such, the proposal represents a departure from the existing regulatory framework around the location of private liquor stores in the City. The proposal could set precedent for other private liquor store requests for areas that are outside of community shopping centres and town centres.
 - A private liquor store in the South Westminster neighbourhood would be more appropriately located within the "Transit-Oriented Urban Village" designated area around the Scott Road Skytrain station where a community commercial node and higher-density compact mixed-use development is intended.
 - The applicant does not hold a licensee retail store (private liquor store) license nor has any preliminary endorsement for the proposed location been obtained from the LCRB. As such, the proposal to add a private liquor store on the subject site is purely speculative.

RECOMMENDATION

The Planning & Development Department recommends that Council proceed with Option A, as outlined in this report, which introduces an Amendment By-law to add automotive service uses as a permitted use on the subject property, but not a liquor store, as follows:

1. A By-law be introduced to amend Comprehensive Development By-law No. 18009, as shown in Appendix IV, which includes automotive service uses but not liquor store, and a date for Public Hearing be set.
2. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering; and
 - (b) approval from the Ministry of Transportation & Infrastructure.

If, however, Council finds merit in the applicant's proposal to permit a private liquor store on the subject site, Council may proceed with Option B, which introduces an Amendment By-law to add automotive services uses and a liquor store as permitted uses on the subject property, as follows:

1. A By-law be introduced to amend Comprehensive Development By-law No. 18009, as shown in Appendix V, which includes automotive service uses and liquor store, and a date for Public Hearing be set.
2. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering; and
 - (b) approval from the Ministry of Transportation & Infrastructure.

REFERRALS

Engineering:	The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix III.
Ministry of Transportation & Infrastructure (MOTI):	No concerns.
Surrey RCMP:	No concerns.
Surrey Fire Department:	No concerns.
Surrey By-laws & Licensing Services:	No concerns.

SITE CHARACTERISTICS

Existing Land Use: Multi-tenant commercial/industrial building and drive-thru restaurants.

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North:	Warehouse building and Manson Canal.	Mixed Employment/Light Impact/Business Park and Parks & Open Spaces	CD (By-law No. 18009)
East (Across 120 Street):	Office building with outdoor storage, Manson Canal and vacant parcel under application for rezoning to Business Park 2 Zone (IB-2) (Development Application No. 7911-0107-00). The application has received Third Reading.	Mixed Employment/Light Impact/Business Park	II-1
South (Across 103A Avenue):	Multi-tenant industrial building.	Mixed Employment/Highway Commercial and Parks & Open Spaces	CD (By-law No. 18009)
West:	Warehouse building and vacant parcel.	Mixed Employment and Industrial/Highway Commercial and Light Impact Industrial	CD (By-law No. 18009)

DEVELOPMENT CONSIDERATIONSBackground

- The subject property is located on the west side of 120 Street, north of 103A Avenue. The site is designated "Mixed Employment" in the Official Community Plan (OCP) as well as "Highway Commercial" and "Parks & Open Space" in the South Westminster Neighbourhood Concept Plan (NCP).
- The site is owned by Pacific Link Industrial Park Ltd. (Wesgroup). The subject property is part of a larger 23 hectare (56 acre) mixed-use business park with supporting commercial land-uses called the Pacific Link Industrial Park.
- A Development Permit (DP) was issued by Council for the subject site on February 28, 2011 for three single-storey commercial buildings and one commercial/industrial building under Development Application No. 7910-0249-00. The current tenants include a Lordco Auto Parts Centre as well as drive-thru restaurants (Burger King, Quiznos and Starbucks).

- The Pacific Link Industrial Park was previously rezoned to CD (based on C-5, CHI, IL-1 and IB-2) in December 2009 under Development Application No. 7907-0221-00. The CD Zone is currently divided into six blocks, each with different permitted land-uses. The subject site is located within "Block A" which allows a broad range of land-uses based upon the CHI and C-5 Zones including eating establishments, general service uses, office uses, retail stores as well as light impact industrial and warehouse uses.
- The CD Zone (By-law No. 18009) was intended to provide a limited range of retail commercial and office uses (based on C-5 and CHI) to support the employees and businesses within the industrial park. In particular, staff expressed concern at the time that allowing a broader range of land-uses might change the character of the local area by taking on a shopping centre character and negatively impact neighbourhood-scale businesses. As a result, the CD By-law was designed to limit those retail commercial uses that would further erode the industrial land base or detract from the re-development of the Scott Road corridor.

Current Proposal

- In an effort to attract additional tenant opportunities to the subject property, the applicant proposes to amend the existing CD Zone (By-law No. 18009) in order to permit automotive service uses and a private liquor store on the site.
- The land-uses permitted on the subject site in the CD Zone (By-law No. 18009) are based upon the CHI and C-5 Zones. As such, the proposed by-law amendment to permit automotive service uses on the subject property is supportable given this land-use is consistent with the CHI Zone and complements the businesses currently operating on-site, which include a Lordco Auto Parts Centre.
- A private liquor store is not permitted in the CHI or C-5 Zone and is only permitted in the C-8 and C-15 Zones. The C-8 and C-15 Zones are generally located in areas designated in the Official Community Plan as either "Commercial" or "Town Centre", which limits the location of these zones to town centres and larger community shopping areas. The intention of limiting private liquor stores to town centres and community shopping centres is to ensure that private liquor stores are limited to designated community-scale commercial shopping areas and to prevent the proliferation of private liquor stores within the City.
- The Pacific Link Industrial Park is primarily an industrial business park, with limited ancillary commercial uses (i.e. drive-thru eating establishments, automotive parts retail etc.). The subject site is not in a town centre or part of a community shopping centre node (the site is designated Mixed Employment in the Official Community Plan – not Commercial). As such, staff are not supportive of the applicant's proposal to amend the CD By-law in order to permit a private liquor on the subject property as outlined in detail in this report.

Provincial Regulations and City of Surrey Policies for Licensee Retail Stores

- In 2009, the Liquor and Cannabis Regulation Branch (LCRB) implemented a number of changes in policy. One of these policy changes included the elimination of the requirement that the operator of a licensee retail store (private liquor store) also own and operate a qualifying liquor primary establishment.

- On October 1, 2012, to correspond with the LCRB's change in policy, Surrey Zoning By-law No. 12000 was amended to allow private liquor stores as a permitted use in the C-8 and C-15 Zones without having to be associated with a liquor primary licensed establishment on the same lot (i.e. neighbourhood pub).
- As noted above, the CD Zone (By-law No. 18009) which regulates the subject property is based upon the CHI and C-5 Zones which do not permit a private liquor store. Therefore, the applicant is proposing to amend the CD Zone in order to include liquor store as a permitted land-use on the site.
- The Liquor and Cannabis Regulation Branch (LCRB) requires that there be a minimum of one kilometre (0.6 mile) separation distance between existing or proposed private liquor stores and that the proposed location comply with the zoning requirements.
- The City of Surrey's *Locational Guidelines for Private Liquor Stores* (Policy O-59), approved by Council in 2013 (Corporate Report R172) requires that a licensee retail store (private liquor store) satisfy certain criteria, as described in the next section.

DISCUSSION

The following discussion summarizes the arguments both in support and against the proposed CD By-law amendment to permit a private liquor store on the subject property:

Arguments in Support of a Private Liquor Store

- A private liquor store would provide additional tenant opportunities on the subject site and would, should a tenant with an approved license from the LCRB be found, provide liquor retail services to customers travelling along 120 Street (Scott Road) as well as patrons of existing businesses and employees working in the local area.
- There is no existing private liquor store within 1 kilometre (0.6 mile) of the subject property.
- The proposal complies with City Policy No. O-59, *Locational Guidelines for Private Liquor Stores*, which states that private liquor stores should not be located:
 - Within 1 kilometre (0.6 mile) of another private liquor store; and
 - Within 400 metres (0.25 mile) of a school, a public children's park, a public children's playground, a public library or a public recreation centre.
- It is noted, however, that the locational guidelines are not intended to facilitate private liquor store locations outside of a town centre or a community shopping centre node. Instead, they are intended to provide additional evaluation criteria for reviewing applications for private liquor stores where a rezoning is required to allow for the establishment of a private liquor store, on sites that have land use merit as they are located within a town centre or community shopping centre node.
- The proposal complies with the Metro Vancouver Regional Growth Strategy designation.

Arguments Against Supporting a Private Liquor Store

- The proposed rezoning to permit a private liquor store is contrary to the "Mixed Employment" designation in the Official Community Plan (OCP), which is designed to accommodate commercial uses not suited for Town Centres or commercial shopping centres including business parks and large-scale retail outlets that require extensive outdoor storage areas and large format floor space.
- The South Westminster Neighbourhood Concept Plan (NCP) is divided into five districts, each characterized by the different land-uses they are intended to support. The subject property is located within a "Highway Commercial" area of the NCP and surrounded by "Light Impact Industrial" and "Business Park" areas. The "Highway Commercial" designation is intended to accommodate and regulate those commercial and related uses requiring large lots and exposure to major highways, which generally are not accommodated in shopping centres, Town Centres or City Centre.
- The subject site is part of the Pacific Link Industrial Park, which is primarily an industrial business park, with limited ancillary commercial uses (i.e. drive-thru eating establishments, automotive parts retail etc.). This subject site is not in a town centre or part of a community shopping centre node (the site is designated Mixed Employment in the Official Community Plan – not Commercial). The limited commercial uses are intended to support the employees and businesses within the adjacent industrial area, but the commercial uses were not intended to replicate those commonly found in community-scale commercial nodes and/or shopping centre developments.
- The subject site is regulated under a "Comprehensive Development Zone (CD)" (By-law No. 18009) and located within the portion of the site where the permitted land-uses are based on the "Highway Commercial Industrial Zone (CHI)" and "Neighbourhood Commercial Zone (C-5)". The C-5 Zone and CHI Zone do not permit a liquor store. The proposal could set precedent for other private liquor store requests for areas that are outside of community shopping centres and town centres.
- Under Zoning By-law No. 12000, a private liquor store is only permitted only within the "Community Commercial Zone (C-8)" and "Town Centre Commercial Zone (C-15)" which is consistent with the current planning framework whereby private liquor stores are encouraged to locate in Commercial or Town Centre designated areas.
- A private liquor store in the South Westminster neighbourhood would be more appropriately located within the "Transit-Oriented Urban Village" designated area around the Scott Road Skytrain station where a community commercial node and higher-density compact mixed-use development is intended.
- The applicant does not hold a licensee retail store (private liquor store) license nor has any preliminary endorsement for the proposed location been obtained from the LCRB. As such, the proposal to add a private liquor store on the subject site is purely speculative.
- Adjacent property owners have expressed concerns with the proposed by-law amendment to permit a private liquor store on the subject property (see "Pre-Notification" section below).

Development Application No. 7916-0668-00 (Central City Brewery and Distillery - 11411 Bridgeview Drive)

- It is noted that in 2017 Council approved a CD By-law Amendment (By-law No. 19327) to permit a private liquor store on the Central City Brewery and Distillery site at 11411 Bridgeview Drive (Development Application No. 7916-0668-00).
- Similar to the subject proposal, Central City Brewery and Distillery is located outside of a town centre or community shopping centre node, within an industrial area of Bridgeview.
- In the Planning & Development Report for Application No. 7916-0668-00, staff noted that although a liquor store is not typically a supported use within industrial designated areas, that the proposed liquor store would be ancillary to the brewery, and that the brewery has become a popular tourist destination in the City (brewery/distillery tours and tastings). When considered as an ancillary use to the brewery/distillery, the proposed liquor store was deemed to have some merit.
- The subject proposal is for a stand-alone private liquor store.

Development Application No. 7919-0101-00 (10388 – 120 Street)

- It is noted that the Planning & Development Department has recently received a similar proposal for an adjacent property at 10388 – 120 Street (Appendix VI). A development application was received on April 8, 2019 that proposes rezoning from CHI to CD (based on C-8 and CHI) in order to allow a private liquor store (Development Application No. 7919-0101-00). The adjacent property is located within approximately 57 metres (187 ft.) of the subject site.
- The applicant for this nearby site has indicated that they do hold a licensee retail store (private liquor store) license and that they have received preliminary approval for the proposed location from the LCRB should the property be zoned to accommodate this use.
- Given the similar site context, it is anticipated that staff will provide a similar recommendation to Council as the subject application.
- It is noted that the Liquor and Cannabis Regulation Branch (LCRB) does not permit a licensee retail store (private liquor store) to relocate within one kilometer (0.6 mile) of an existing or proposed licensee retail store. As such, permitting a private liquor store on one site will automatically preclude the other proponent from operating a private liquor store given the two locations would not meet the minimum separation requirement identified by the LCRB.

PRE-NOTIFICATION

A development proposal sign was installed on-site on September 17, 2018 and pre-notification letters were mailed out on August 29, 2018. Staff have received the following responses from adjacent property owners regarding the proposal (*staff responses in italics*):

- One resident expressed concerns over potential noise generated by the proposed uses.

(The subject property is located roughly 350 metres (1,148 ft.) from the nearest residential property. In addition, the activities are expected to take place within an enclosed building which is buffered from adjacent residential land-uses by several existing industrial and/or commercial buildings).

- Two residents expressed concern regarding the proliferation of liquor stores and retail stores selling liquor products in the City of Surrey (e.g. Superstore). One resident noted the presence of several liquor stores along Scott Road as well as other nearby locations.
- One resident expressed concerns that retail sales of liquor products may contribute to higher crime rates, alcohol/drug consumption and homelessness within the local area. Instead, the resident advocated for more public spaces like parks, recreation centres or outdoor recreational facilities that promote livability (e.g. riverside pathways).
- One resident expressed support for the proposed land-uses and encouraged the applicant to consider the addition of a neighbourhood pub and/or craft brewery.

(The CD Zone [By-law No. 18009] permits a neighbourhood pub. However, it does not allow for retail sales or consumption of alcoholic products manufactured on-site. In addition, the applicant would be required to further amend the by-law to permit a licensed lounge and/or special events area which are traditionally associated with a craft brewery. At this time, the applicant has not expressed an interest in pursuing a neighbourhood pub or craft brewery.)

OPTIONS FOR COUNCIL CONSIDERATION

- The Planning & Development Department has identified two options for Council's consideration based on the proposal evaluation outlined above.

Option A (Recommended Option)

- The Planning & Development Department recommends that Council proceed with Option A, which introduces an Amendment By-law to add automotive service uses as a permitted use on the subject property, but not a private liquor store:
 - This Option would accommodate additional tenant opportunities on the site in the form of automotive services uses, which are deemed to have merit as they comply with the "Mixed Employment" designation in the OCP, and the "Highway Commercial" designation in the South Westminster NCP, and are permitted in the CHI Zone, which Block A of the current CD Zone is based upon.

- This Option would not permit a private liquor store, which although meets the City's locational criteria for private liquor stores based on the subject site's separation distance from other private liquor stores, schools, parks, playgrounds, libraries, and recreation centres, is deemed contrary to the City's established regulatory framework established under the OCP and Zoning By-law No. 12000 for the location of liquor stores in the City, and could be precedent setting.
- This is not the applicant's preferred Option.

Option B (Applicant's Preferred Option)

- Should Council determine there is merit to permitting a private liquor store on the subject site, Council may proceed with Option B, which introduces an Amendment By-law to add automotive services uses and a liquor store as permitted uses on the subject property.
 - This Option is the applicant's preferred option, as it would accommodate both automotive services uses and a liquor store as permitted uses on the subject site. The applicant contends that this Option has merit as the subject site meets the City's locational criteria for private liquor stores based on the subject site's separation distance from other private liquor stores, schools, parks, playgrounds, libraries, and recreation centres, and would provide liquor retail services to this area, with convenient access to 120 Street (Scott Road).

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners and Action Summary (Confidential)
Appendix II.	Site Plan for 10365 – 120 Street (Automotive Service and Liquor Store)
Appendix III.	Engineering Summary
Appendix IV.	Proposed CD By-law Amendment to Permit Automotive Service Use
Appendix V.	Proposed CD By-law Amendment to Permit Automotive Service Use and a Liquor Store
Appendix VI.	Map of In-Process Development Applications for Private Liquor Stores in the immediate area

original signed by Ron Gill

Jean Lamontagne
General Manager
Planning and Development

MRJ/cm

APPENDIX I HAS BEEN
REMOVED AS IT CONTAINS
CONFIDENTIAL INFORMATION

Appendix II

PROPOSED BUILDING A

ZONING SUMMARY:

PROJECT ADDRESS:
Lot 16a - 103A Ave, Surrey, BC

LEGAL DESCRIPTION: TBA

Front Yard Setback: Proposed: 12.4m
Required: 6.0m (South)

Side Yard Setback: Proposed: 12.6m
Required: 6.0m (West)

Side Yard Setback: Proposed: TBA
Required: 7.5m

Rear Yard Setback: Proposed: TBA
Required: 7.5m

EASEMENTS: TBA

AUTHORITY: City of Surrey

ZONE: CD

USES: Automotive

TOTAL SITE AREA: TBA SF, (TBA Ac)

Density (FSR): Proposed: TBA
Allowed: 1.0

Lot Coverage: Proposed: TBA
Allowed: 60%

Height: Proposed: +/- TBA'
Allowed: 36'

Area Summary - Proposed Building

Name	Area (SF)	Area (SM)
Proposed Auto Repair Building	3119 SF	290 m ²
Repair Building	3119 SF	290 m ²

Parking Provided

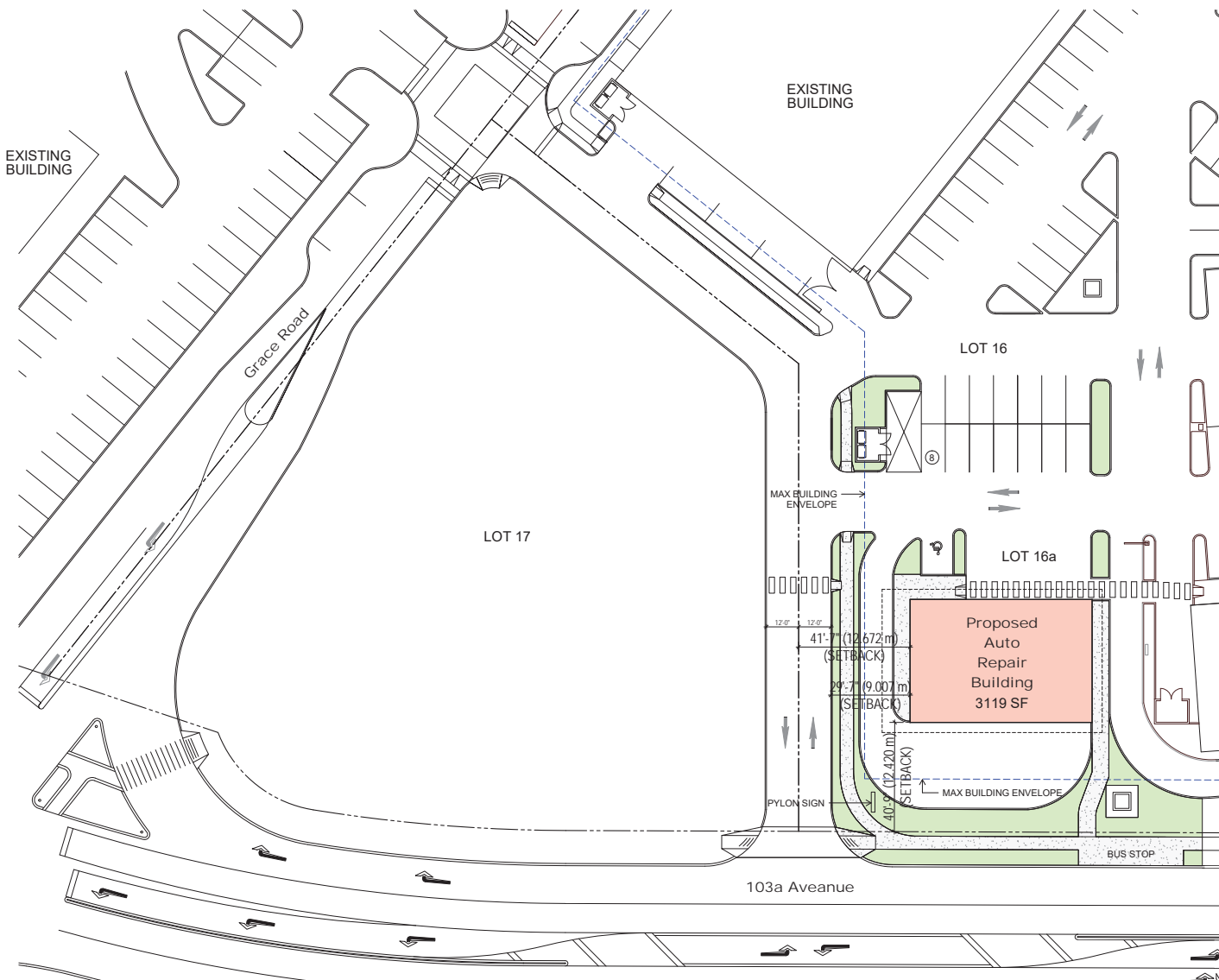
Description	Count
Parking Space: 9' x 18' - 90 deg	7
Parking Symbol - ADA: Parking	1
Symbol - ADA	8

Parking Required:
2 / Vehicle service bay = 8

TAYLOR KURTZ
ARCHITECTURE + DESIGN INC.
Pacific Link - Lot 17/16
11959 103A Ave, Surrey, BC

Site Plan
PLOT DATE: 7/18/2018 8:19:49 AM

A100



① Site Plan
1" = 20'-0"

PROPOSED BUILDING A

ZONING SUMMARY:

PROJECT ADDRESS:
Lot 16a - 103A Ave. Surrey, BC

LEGAL DESCRIPTION: TBA

Front Yard Setback: Proposed: 9.15m
Required: 6.0m

Side Yard Setback: Proposed: 11.55m
Required: 6.0m

Side Yard Setback: Proposed: TBA
Required: 7.5m

Rear Yard Setback: Proposed: TBA
Required: 7.5m

EASEMENTS: TBA

AUTHORITY: City of Surrey

ZONE: CD

USES: Retail

TOTAL SITE AREA: TBA SF, (TBA Ac)

Density (FSR): Proposed: TBA
Allowed: 1.0

Lot Coverage: Proposed: TBA
Allowed: 60%

Height: Proposed: 4'- TBA'
Allowed: 36'

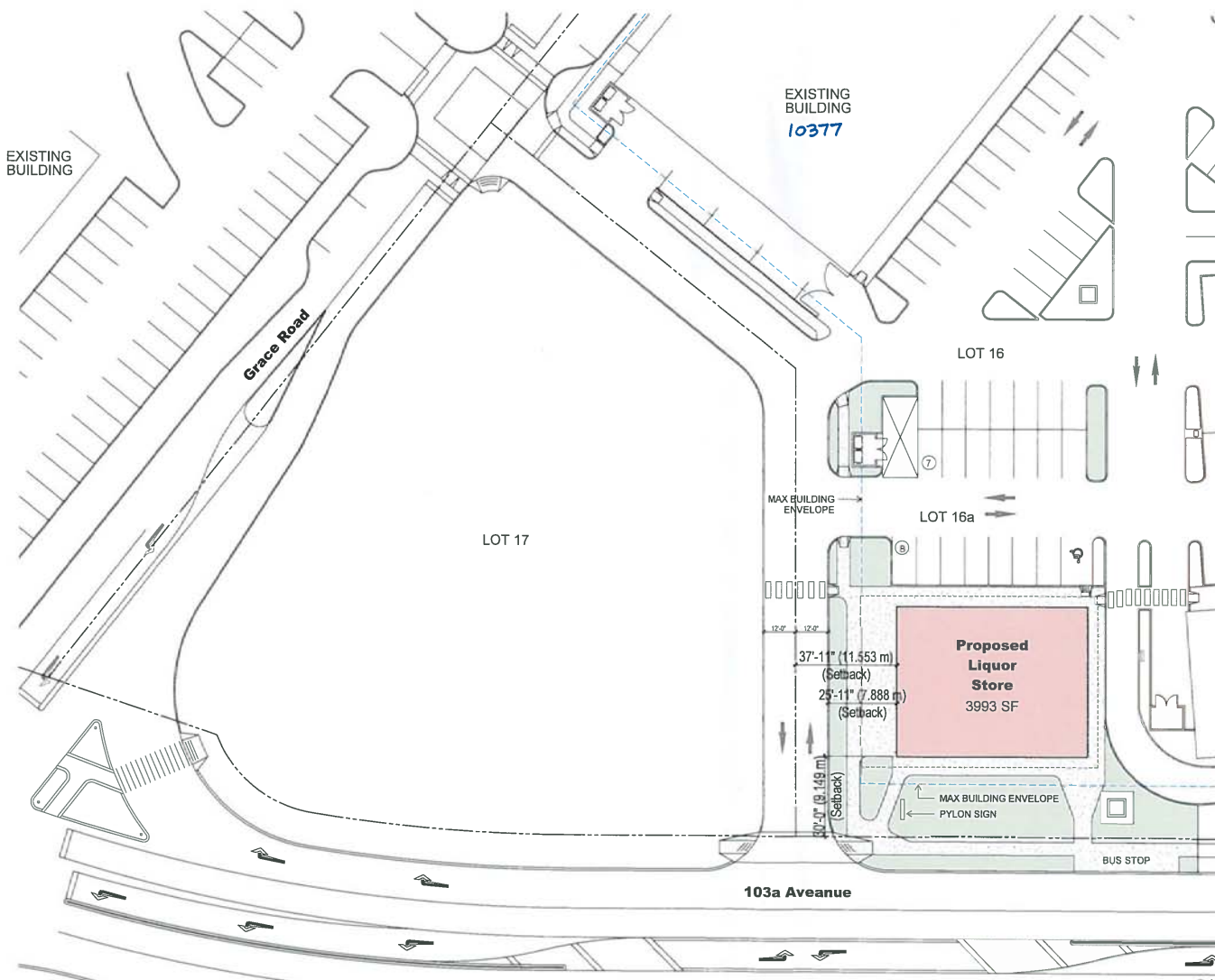
Area Summary - Proposed Building

Name	Area (SF)	Area (SM)
Proposed Liquor Store	3993 SF	371 m ²
	3993 SF	371 m ²

Parking Provided

Description	Count
Parking Space 9' x 18' - 90 deg	14
Parking Symbol - ADA Parking	1
Symbol - ADA	15

Parking Required:
371sm Retail @ 2.75/100sm = 11



1 Site Plan
1" = 20'-0"

TO: **Manager, Area Planning & Development
- North Surrey Division
Planning and Development Department**

FROM: **Development Services Manager, Engineering Department**

DATE: **Apr 10, 2019** PROJECT FILE: **7818-0283-00**

RE: **Engineering Requirements (Commercial/Industrial)
Location: 10377 120 Street**

REZONE

Site servicing requirements were addressed as part of Surrey project 7805-0143-00.

The applicant is advised that:

- As the provided site plan indicates that 8 stalls will be provided with the development of a liquor store establishment, which is consistent with the existing DP drawings (10-0249), which will meet the parking requirements generated by that use.
- Should the liquor store not be supported by Council and an automotive service use be approved instead the applicant will require a DP amendment. Parking requirements will be reviewed in detail at that time. This may include a requirement for the submission of a parking study for the site.
- Any future tenant improvement on this site will be flagged by the City for a parking review as there may be a future deficiency of parking stalls on-site should the vacant unit be occupied by a use that requires more than 3 stalls per 100m² (ie. restaurant).

A Servicing Agreement is not required prior to Rezone.



Tommy Buchmann, P.Eng.
Development Services Manager
CE4

BY-LAW NO. _____

A by-law to amend "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2013, No. 18009"

.....

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

- 1. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law 2013, No. 18009" is hereby amended as follows:

Part 1, Section B. Permitted Uses is amended by inserting a new Sub-section B.1.(l) immediately following Sub-section B.1.(k) as follows:

"(l) *Automotive service uses of vehicles less than 5,000 kilograms [11,023 lbs.] G.V.W.*"

- 2. This By-law shall be cited for purposes as "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law 2013, No. 18009, Amendment By-law, 2018, No. _____."

PASSED FIRST AND SECOND READING on the _____ th day of _____, 20 .

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

CITY OF SURREY

BY-LAW NO. _____

A by-law to amend "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2013, No. 18009"

.....

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

1. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law 2013, No. 18009" is hereby amended as follows:

Part 1, Section B. Permitted Uses is amended by inserting a new Sub-section B.1.(l) and B.1(m) immediately following Sub-section B.1.(k) as follows:

- "(l) *Automotive service uses of vehicles less than 5,000 kilograms [11,023 lbs.] G.V.W.;*
and
- (m) *Liquor store.*"

2. This By-law shall be cited for purposes as "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law 2013, No. 18009, Amendment By-law, 2018, No. _____."

PASSED FIRST AND SECOND READING on the _____ th day of _____, 20 .

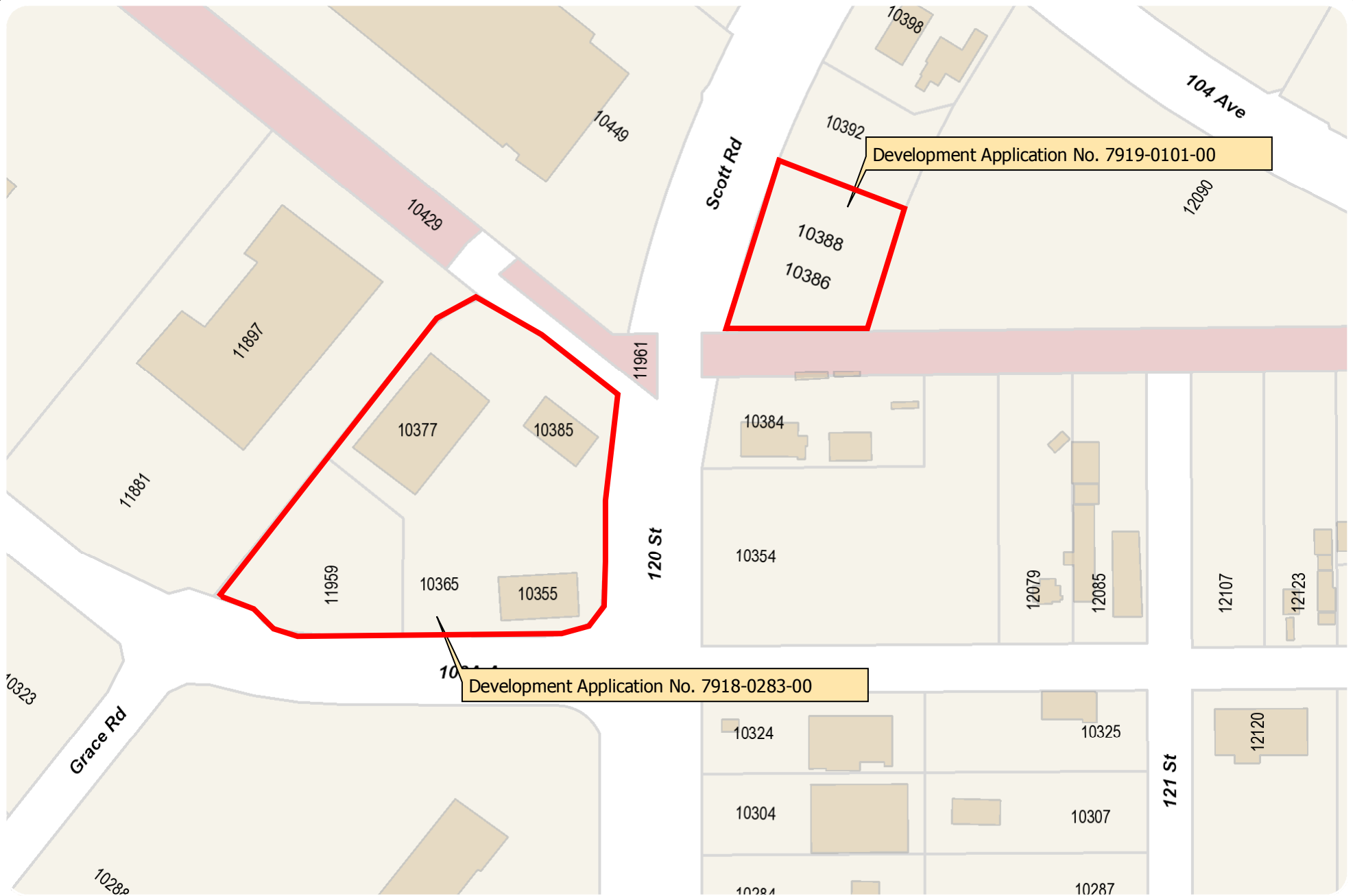
PUBLIC HEARING HELD thereon on the _____ th day of _____, 20 .

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

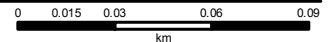
_____ CLERK



Map of In-Process Development Applications for a Private Liquor Store

Scale: 1:2,335

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