

CITY OF SURREY

BYLAW NO. 21263

A Comprehensive Development 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. Surrey Zoning By-law, 1993, No. 12000, as amended, 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, for the following lands:

Address: As described in Appendix "A".
Legal: As described in Appendix "A".
PID: As described in Appendix "A".

as follows:

- (a) by creating a new Comprehensive Development Zone 208 (CD 208), attached as Appendix "A" and forming part of this bylaw;
- (b) by changing the zoning classification shown in Schedule A, Zoning Maps, as follows:
FROM: TOURIST ACCOMMODATION ZONE (CTA)
TO: COMPREHENSIVE DEVELOPMENT ZONE (CD); and
- (c) by amending Part 52, Comprehensive Development Zone, Section C. Comprehensive Development Zones, by adding a new CD Zone "CD 208" as follows:

CD Zone ID	Civic Address	Legal Description	CD Bylaw No.	Replaces Bylaw No.
"CD 208"	2160 King George Boulevard	Lot 2, Plan 70409	21263	N/A"

2. This Bylaw shall be cited for all purposes as "Surrey Comprehensive Development Zone 208 (CD 208), Bylaw, 2024, No. 21263".

PASSED FIRST READING on the 6th day of May, 2024.

PASSED SECOND READING on the 6th day of May, 2024.

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

APPENDIX "A"

COMPREHENSIVE DEVELOPMENT ZONE 208 (CD 208)

In this Comprehensive Development Zone 208 (CD 208), **Part 42, Tourist Accommodation (CTA) Zone**, as well as all other applicable regulations of Surrey Zoning By-law, 1993, No. 12000, as amended, (the "Zoning By-law") apply to the following lands:

Address	Legal Descriptions	PID
2160 King George Boulevard	Lot 2 Section 14 Township 1 NWD Plan 70409	002-384-370

(collectively the "*Lands*")

except as follows:

1. Intent

Delete Section "A. Intent" and replace it with a new Section "A. Intent" as follows:

"A. Intent

This Zone is intended to accommodate and regulate the development of *tourist accommodation*."

2. Permitted Uses

Delete Section "B. Permitted Uses" and replace it with a new Section "B. Permitted Uses" as follows:

"B. Permitted Uses

Lands, buildings and structures shall only be used for the following uses, or a combination thereof:

Principal Uses:

1. *Tourist accommodation.*

Accessory Uses:

2. *Eating establishments, excluding drive-through restaurants;*
3. *Retail stores, limited to the following:*
 - (a) *Convenience store; and*
 - (b) *Florist shop;*
4. *Personal service uses, excluding body rub parlours; and*
5. *One caretaker unit per lot."*

3. Density

Delete Section "D. Density" and replace it with a new Section "D. Density" as follows:

"D. Density

1. Maximum Density:

Maximum *density* shall be as follows:

- (a) *1 dwelling unit; and*
- (b) *The lesser of floor area ratio of 0.1 or building area of 300 sq. m.*

2. Permitted Density Increases:

If amenity contributions are provided in accordance with Schedule G, maximum *density* may be increased to a *floor area ratio* of 1.50."

4. Lot Coverage

Delete Section "E. Lot Coverage" and replace it with a new Section "E. Lot Coverage" as follows:

"E. Lot Coverage

The maximum *lot coverage* for all *buildings and structures* shall be 50%."

5. Yards and Setbacks

Delete Section "F. Yards and Setbacks" and replace it with a new Section "F. Yards and Setbacks" as follows:

"F. Yards and Setbacks

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

USES:	SETBACKS:			
	<i>Front Yard (King George Boulevard)</i>	<i>Rear Yard (North)</i>	<i>Side Yard</i>	<i>Street Side Yard</i>
<i>Principal and Accessory Buildings and Structures</i>	4.0 m	6.0 m	7.5 m	7.5 m"

6. Height of Buildings

Delete Section "G. Height of Buildings" and replace it with a new Section "G. Height of Buildings" as follows:

"G. Height of Buildings

1. Principal Buildings:
Principal building height shall not exceed 14 m.
2. Accessory Buildings:
Accessory building height shall not exceed 7.5 m.
3. Structures:
Structure height shall not exceed 7.5 m."

7. Off-Street Parking and Loading/Unloading

Delete Section "H. Off-Street Parking and Loading/Unloading" and replace it with a new Section "H. Off-Street Parking and Loading/Unloading" as follows:

"H. Off-Street Parking and Loading/Unloading

1. Parking Calculations:
Refer to Table D.1. of Part 5 Off-Street Parking and Loading/Unloading.
2. Parking Areas:
No parking shall be permitted within the *front yard* or within any *side yard* which abuts a *flanking street*.
3. Tandem Parking:
Where commercial uses are part of the development, required *parking spaces* for company fleet *vehicles* may be provided as *tandem parking*."

8. Special Regulations

Delete Section "J. Special Regulations" and replace it with a new Section "J. Special Regulations" as follows:

"J. Special Regulations

- Refuse:
Garbage containers and *passive recycling containers* shall not be located within any required *setback* adjacent any *lot* designated Residential in the *OCP*."