

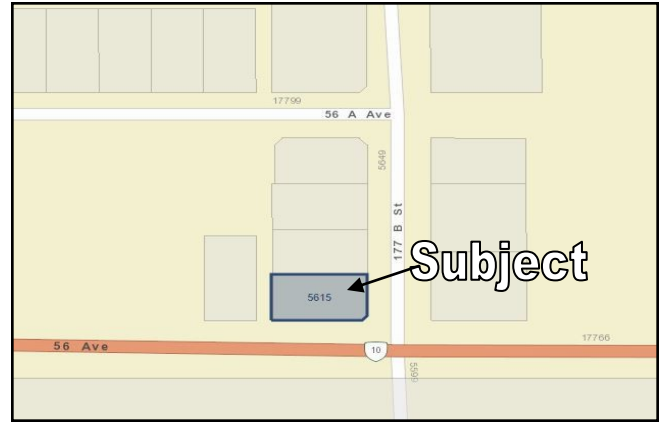


# Free Standing Commercial Property on Busy Thoroughfare For Sale

5615 177B St, Surrey



**\$1,350,000**



**Subject**

**Must See!** One-level corner commercial building along 177B St and 56 Ave (Hwy 10) in Surrey Cloverdale Neighborhood. Great traffic and pedestrian exposure. Surrey Museum is nextby and just steps to Surrey Public Library and Clover Square Village. The property is under C-15 (Town Centre Commercial) Zoning, under Surrey Cloverdale OCP, good for the new owner's idea in future redevelopment. The property will be vacant possession by the closing. Current usage of the property is florist. **Call now for more information!**

## Property Information

Address: 5615 177B St, Surrey  
Legal: PL NWP2107 LT 10 BLK 15 LD 36 SEC 8 TWP  
8. PART SW 1/4, EXCEPT PLAN 65898 65613.  
P.I.D.: 012-520-829  
Zoning: C-15 (Town Centre Commercial Zone)  
Lot Size: 7,899 SF (66 x 120 ft)

## Government Assessment (2018)

Land \$663,000  
Improvement \$134,000  
Total \$797,000  
Tax: \$9,389.30

## Building Information

Building Storey: 1  
Building Size: Approx. 2,521.98 SF  
Built Year: 1978



**2015 Commercial Top 1 Winner**

**Raymond Leung PREC\* 梁國權**

**604-644-6482**

*Award Winning Services!*



- Re/Max Commercial Western Canada Top 1 全西岸加拿大第1名
- Re/Max Circle of Legend Award 榮譽傳奇獎
- Re/Max International Lifetime Achievement Award 國際終身成就大獎
- No.1 in Sales with Re/Max Realty Associates 5 years 公司五年銷量第1名
- Re/Max Platinum Club Award Winner for 7 years 7年高銷量白金大獎
- Re/Max 100% Club Award Winner 13 years 13年100% Club 獲獎者
- Re/Max Chairman's Club Award Winner for 3 years 3年主席大獎
- Over 29 Years Real Estate Experience 超過29年房地產經驗
- LS Medallion Club Award 溫哥華地產局銷量大獎
- Re/Max International Top 9 Winner 國際首9名
- Re/Max Canada Top 5 全加拿大首5名
- Re/Max Hall of Fame Award 終身大獎

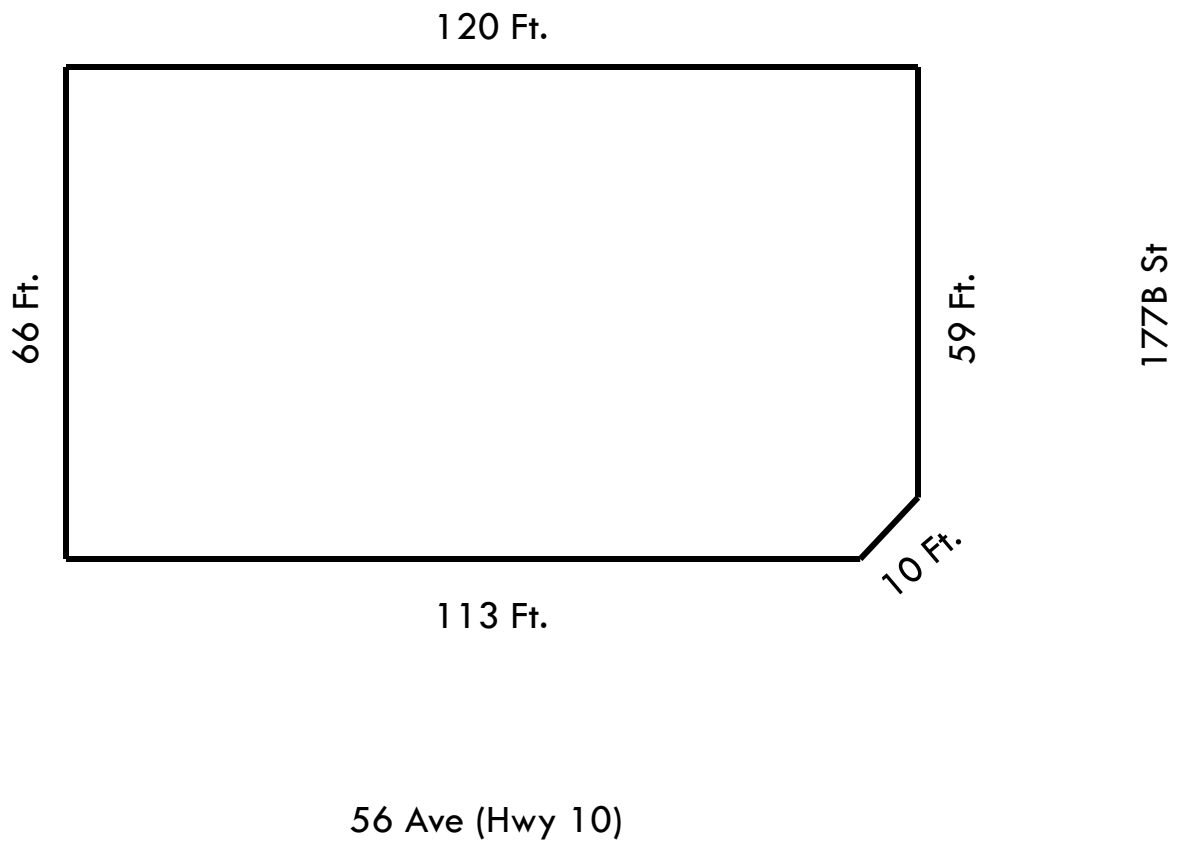


**Re/Max Real Estate Services #410 – 650 W.41st Ave, Vancouver, BC V5Z 2M9**

Tel: 604-263-2823 Fax: 604-263-1057 Email: Raymondkleung@hotmail.com WebSite: 410Commercial.com

\*Information herein deemed reliable but not guaranteed and must be verified by the buyer. This communication is not intended to cause or induce breach of an existing agency agreement.

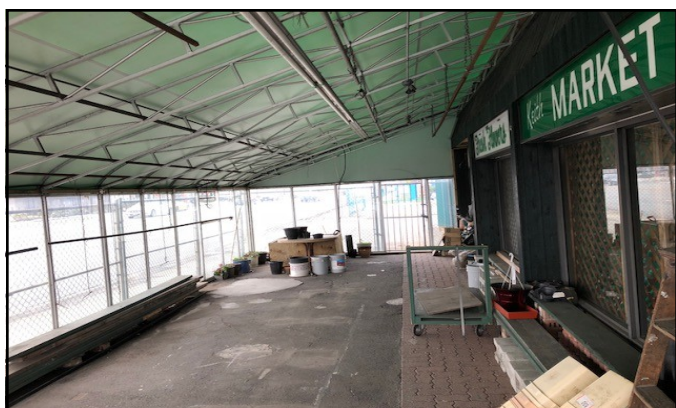
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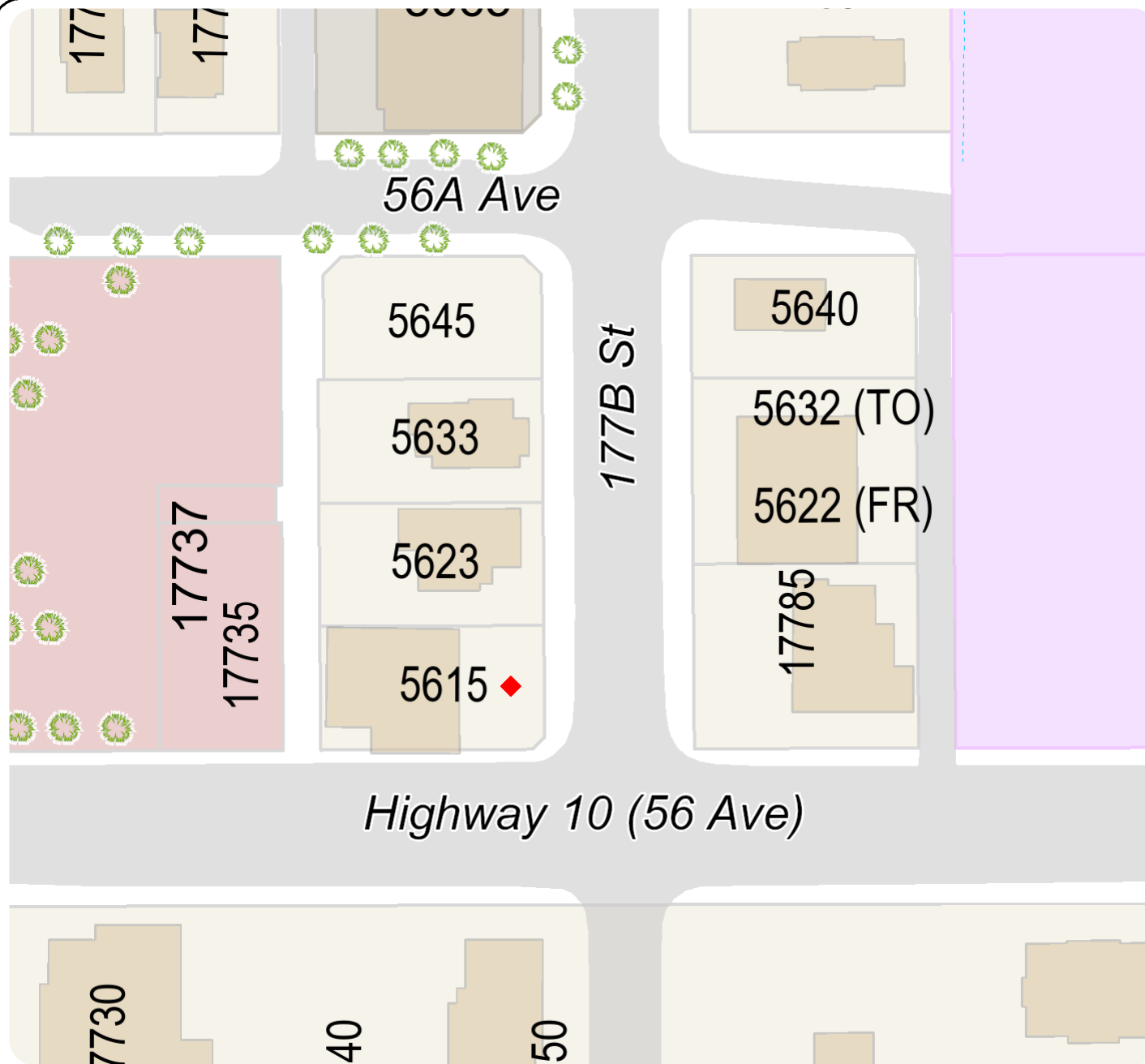


# Photo



# Photo





## Legend

Road Names250\_1000

Buildings (labels)

Dog-Off-Leash Area (labels)

Park (labels)

Plaza/Square (labels)

Address Search

 Park Specimen Trees500\_2000

-- Trails and Paths

## Water Courses

 River

 Creek

 Ditch

## Building

 Unknown

 Hospital

 Church

 Shopping Centre

 Other

 Attraction

 Fire

 RCMP

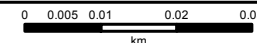
 Justice

 Municipal

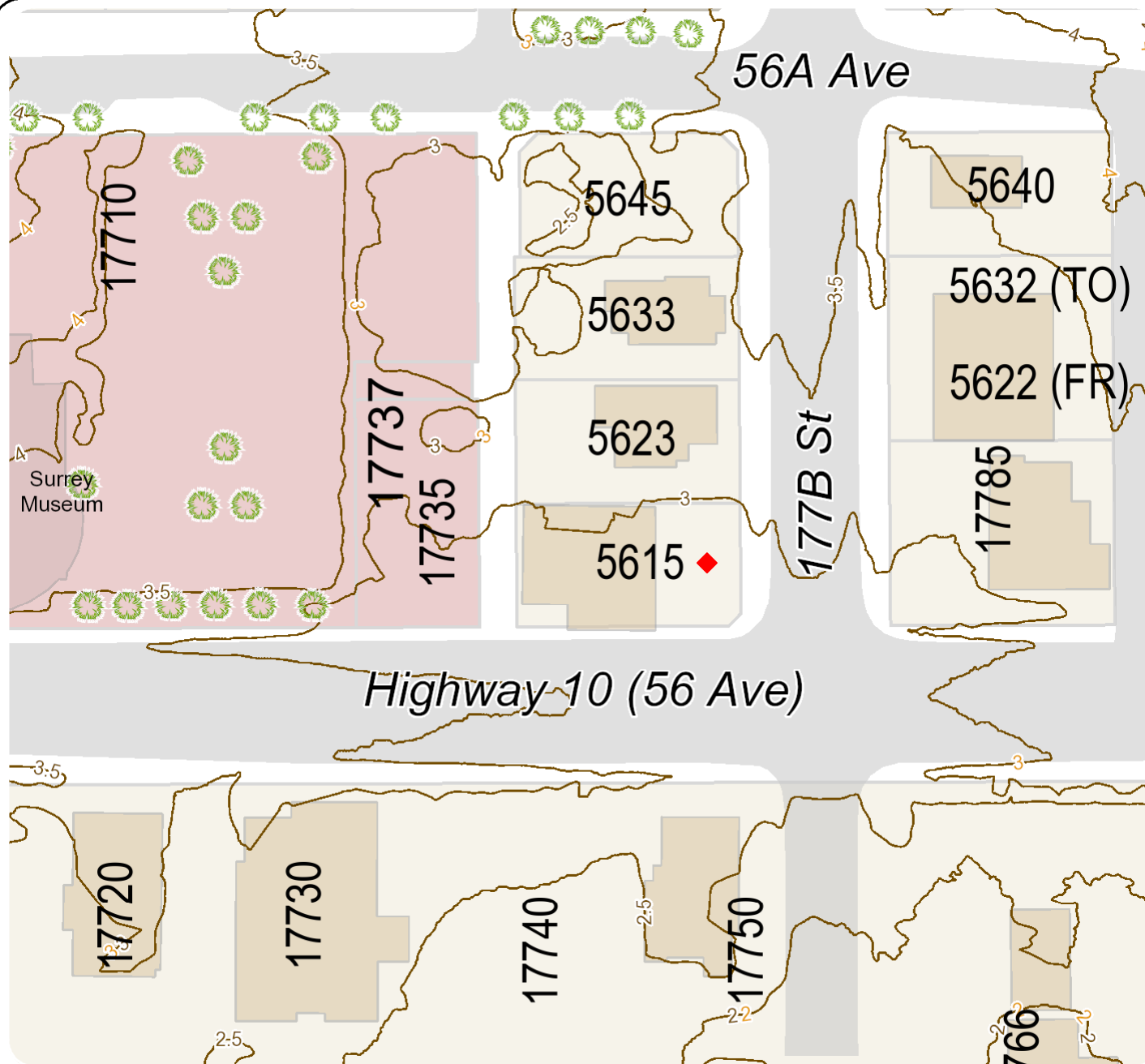
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Map created on: 2018-03-05



## Legend

- Road Names250\_1000
- Buildings (labels)
- Dog-Off-Leash Area (labels)
- Park (labels)
- Plaza/Square (labels)
- Address Search
-  Park Specimen Trees500\_2000

## Trails and Paths

## Water Courses

-  River
-  Creek
-  Ditch
-  Contours - Intermediate (0.5m)
-  Contours - Intermediate (1m)
-  Contours - 5 metre

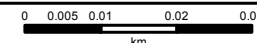
## Building

-  Unknown
-  Hospital
-  Church
-  Shopping Centre
-  Other
-  Attraction
-  Fire

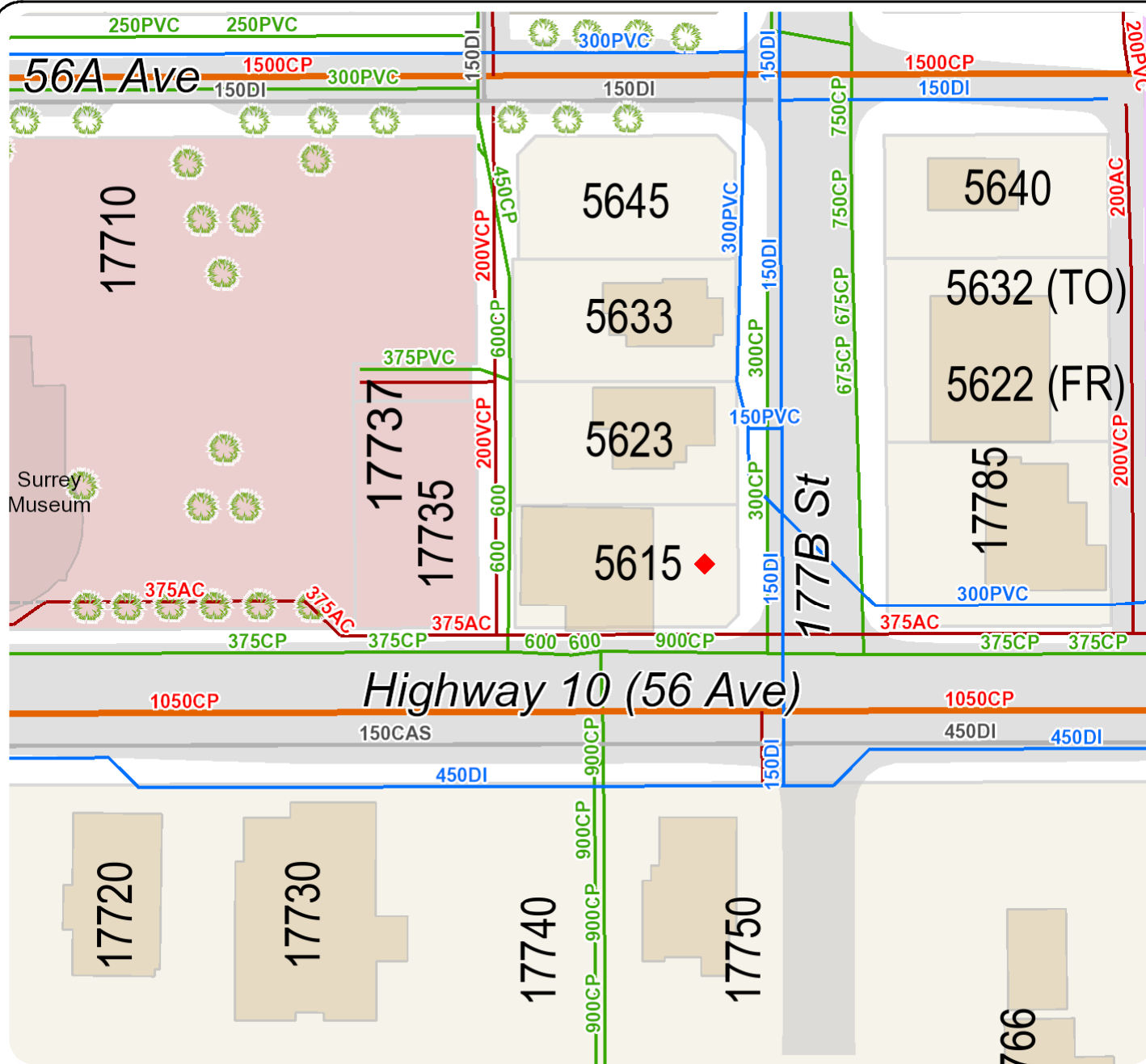
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Map created on: 2018-03-05



## Legend

Road Names250\_1000

## Buildings (labels)

Dog-Off-Leash Area (labels)

Park (labels)

Plaza/Square (labels)

## Address Search

 Park Specimen Trees500\_2000

### Water Mains (labels)

## Water Mains

- Proposed

- In Service/For Construction

— Abandoned

— Metro Vancouver Owned

## History

### Sanitary Mains (labels)

## Sanitary Mains

— Proposed

— InService/For Construction

== Abandoned

— Metro Vancouver Owned

### Drainage Mains (labels)

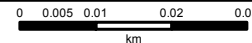
## Drainage Mains

— Proposed

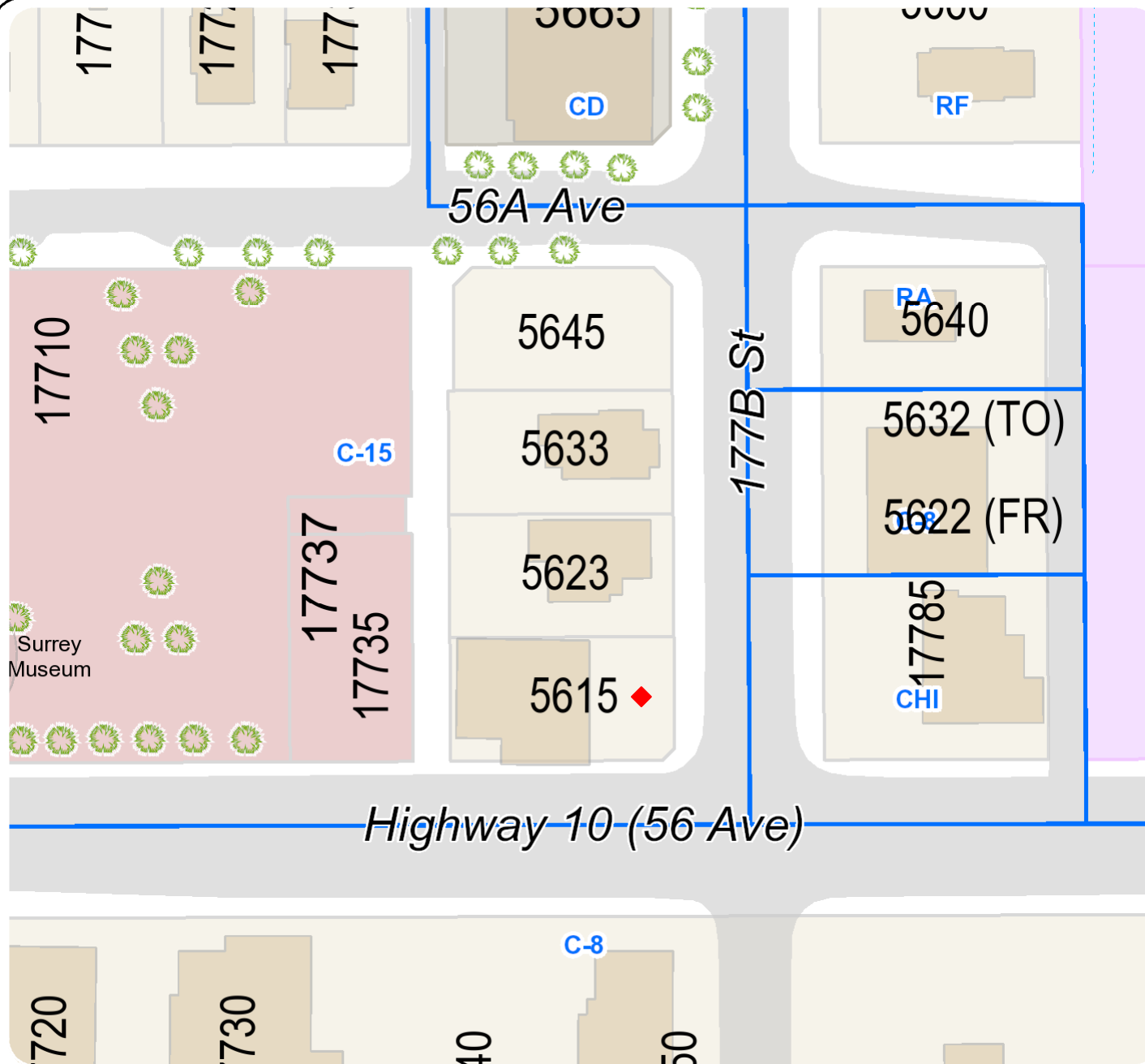
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Map created on: 2018-03-05



### Legend

- Road Names250\_1000
- Buildings (labels)
- Dog-Off-Leash Area (labels)
- Park (labels)
- Plaza/Square (labels)
- Address Search
- Park Specimen Trees500\_2000
- Trails and Paths
- Water Courses**
  - River
  - Creek
  - Ditch
- Zoning Boundaries
- Zoning Boundaries (labels)

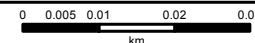
### Building

- Unknown
- Hospital
- Church
- Shopping Centre
- Other
- Attraction
- Fire
- RCMP

Enter Map Description

Scale: 1:1,000

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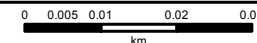
 Justice

 Municipal

Enter Map Description

Scale: 1:1,000

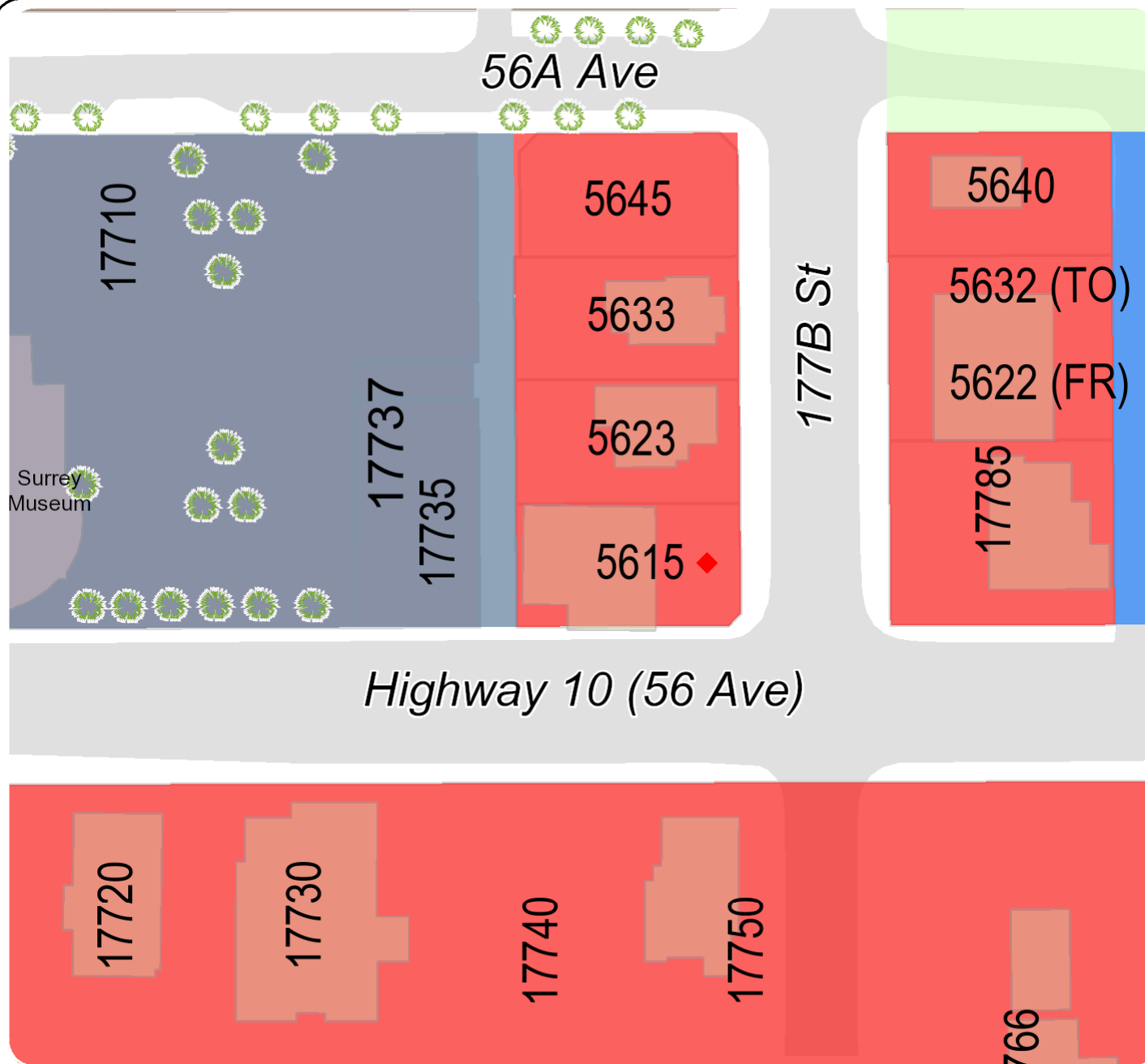
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Map created on: 2018-03-05



# Cloverdale Town Centre Plan



## Legend

Road Names250\_1000

Buildings (labels)

Dog-Off-Leash Area (labels)

Park (labels)

Plaza/Square (labels)

Address Search

 Park Specimen Trees500\_2000

 Trails and Paths

## Water Courses

 River

 Creek

 Ditch

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 Unknown

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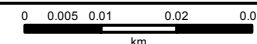
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Map created on: 2018-03-05

# Town Centre

The TOWN CENTRE designation is intended to support the development of each of Surrey's five Town Centres outside of the City Centre (Guildford, Fleetwood, Newton, Cloverdale, Semiahmoo) as the primary commercial, institutional and civic hearts of their communities.

Land uses within the TOWN CENTRE designation include public facilities, institutional and civic uses, commercial uses, stand-alone and mixed office and retail developments, mixed-use commercial and multiple family residential developments and stand-alone multiple family residential development subject to policies in approved Town Centre Plans.

Industrial and lower-density residential uses, including detached and semi-detached housing, are discouraged within the TOWN CENTRE designation.

Each of the five Town Centres included in this designation has its own unique character that should be reinforced through high quality urban design in public and private sector development and in the design of public space.

## DEVELOPMENT CONSIDERATIONS FOR TOWN CENTRE:

### Densities:

- ⇒ Densities within the TOWN CENTRE designation differ according to each unique Town Centre as shown in Figures 11 through 15.
- ⇒ Densities within the TOWN CENTRE designation are calculated on a gross site area basis and may exceed the densities shown in Figure 11 through 15 where sites are adjacent to existing or planned rapid transit station locations (shown in Figure 9).
- ⇒ Additional bonus densities may be granted in exchange for the provision of sufficient community amenities in accordance with approved City Council and Department Policies.

### Development Permits:

- ⇒ Commercial, multiple unit residential and mixed-use developments within this designation are subject to the issuance of a Development Permit, in accordance with DP1 of the Implementation Section of this OCP.



Example of Town Centre:  
Semiahmoo Town Centre, 152 Street

BL 18787

Figure 11: Cloverdale Town Centre Densities

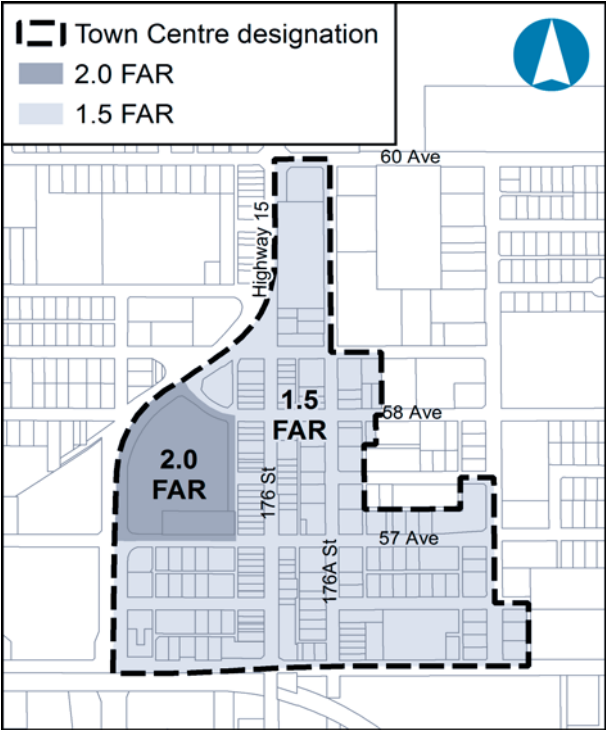
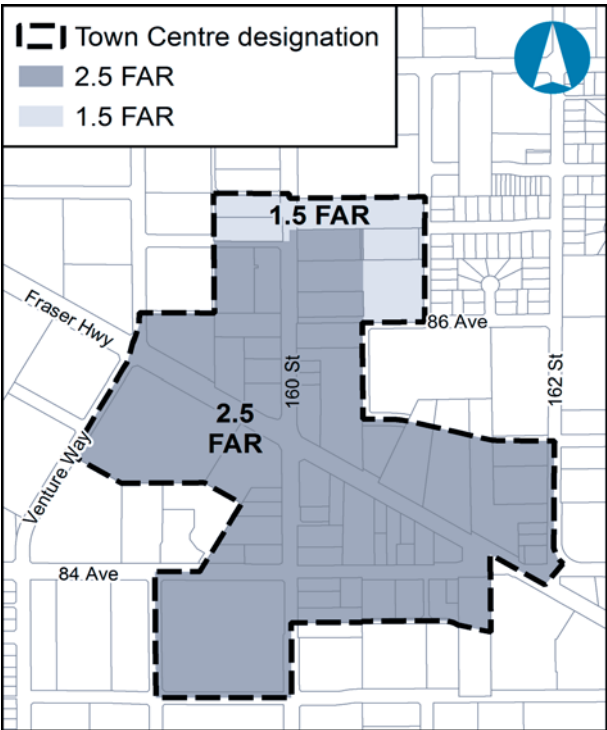


Figure 12: Fleetwood Town Centre Densities



## B2 Distinctive Town Centres

### **Develop each Town Centre as the distinctive, social, cultural and commercial centre of its community**

Town Centres serve the commercial, recreational, cultural and social needs of local residents and visitors and have a sufficient residential density to support urban services. Concentrated residences and services such as shops, offices, institutions and cultural and entertainment uses allow for efficient pedestrian and cycling transportation networks, as well as a frequent public transit network. The density of development investment in centres also allows diverse, vibrant and active public spaces to flourish with a high level of urban design.

In order to meet Objective B2, the following policies apply:

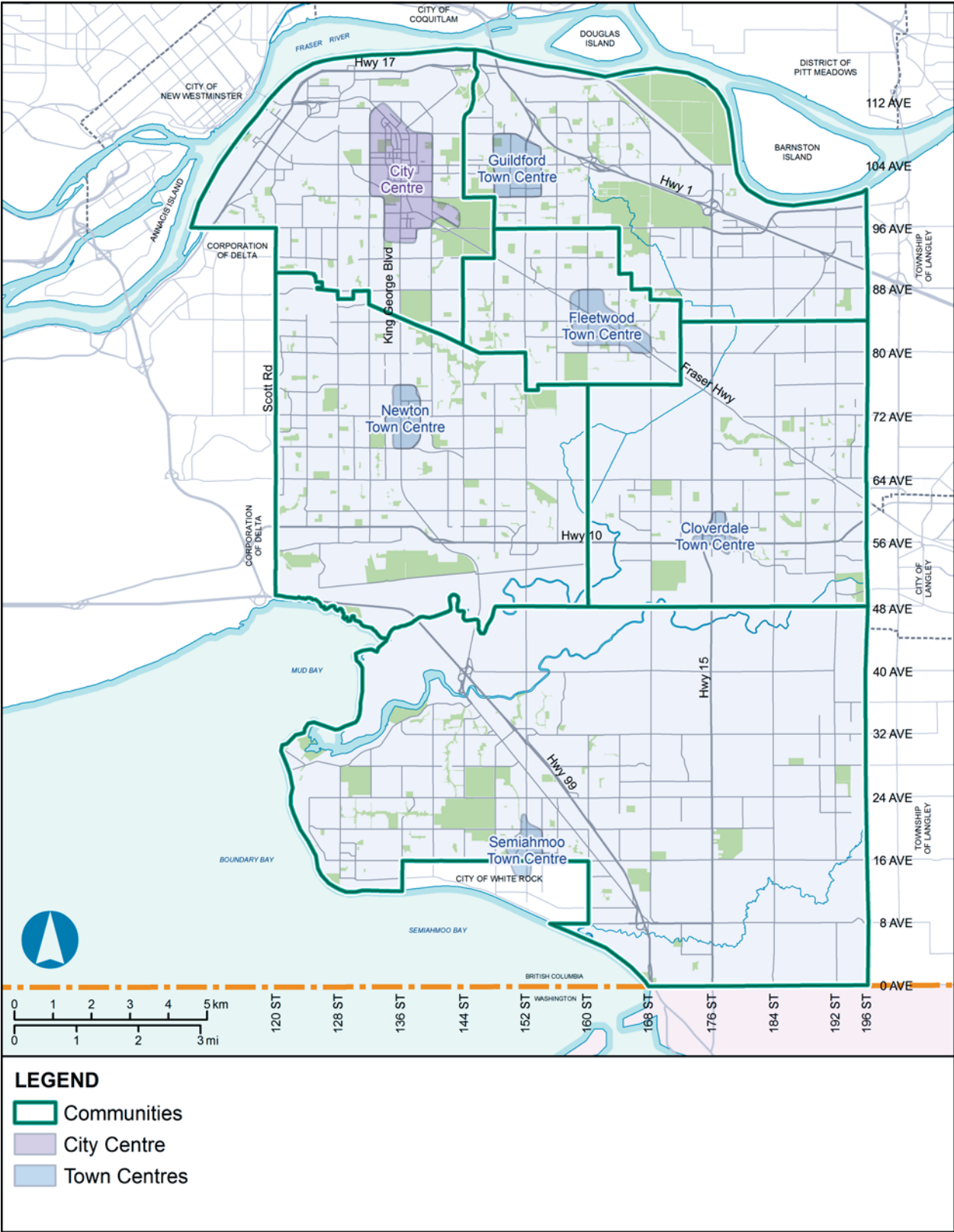
### **B2 POLICIES: General**

- B2.1 Support each Town Centre (Guildford, Fleetwood, Newton, Semiahmoo and Cloverdale) (as shown on Figure 20) as the primary centre for its community, the location of higher intensity urban development, and the location of community-serving civic, cultural, social and recreational facilities. Support the City Centre as the Town Centre for the Whalley community as well as the primary centre for Surrey as a whole.
- B2.2 Complete and/or update secondary plans, as needed, to provide guidance on land use, density, urban design, transportation networks, infrastructure requirements, and a distinctive character for each Town Centre.
- B2.3 Densities for commercial, multi-family residential and mixed-use developments in Town Centres (see Land Use and Density Section) may be calculated based on gross site area where the City has requested land dedication for pathways, roadways, green spaces, amenities or utility installations. Where this density calculation conflicts with existing Town Centre plans, the policies within the Town Centre plan shall take precedence.



Cloverdale Town Centre.

Figure 20: Town Centres



City Centre serves as a hub for rapid transit and frequent bus service and is the focus of significant high density residential and commercial development intended to accommodate 75,000 people by 2041. Extensive civic development has also taken place including a new Stadium, Senior's Centre, RCMP E Division Office, Hospital Outpatient Care Facility and Emergency Room expansion. Additionally, city-wide cultural events are held in City Centre such as Surrey's Winterfest and the ever-popular Fusion Festival.



## CITY CENTRE

Guildford Town Centre is characterized by overall low-density commercial development, a few stand-alone high density commercial developments and older, walk-up style apartment buildings. Higher density residential and commercial development is expected to increase given its proximity to the Trans Canada Highway (Highway #1).



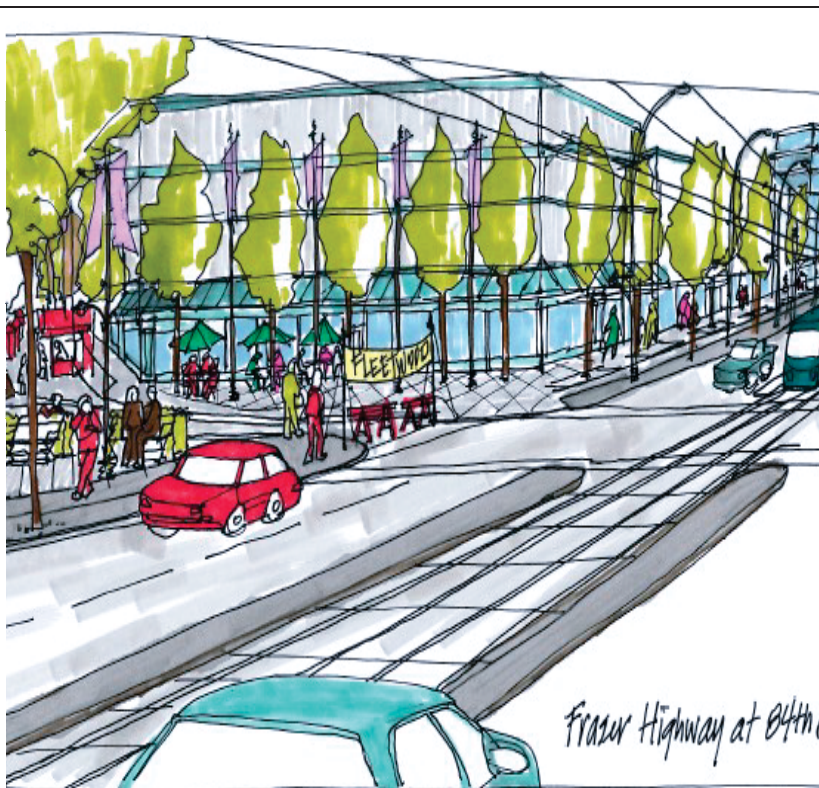
## GUILDFORD

The Newton Town Centre hosts a variety of land uses including civic and recreational facilities, transit, retail, commercial, light industrial and medium-to-high density residential. This Town Centre will accommodate higher commercial and retail densities in conjunction with the extension of rapid transit infrastructure along King George Boulevard.



## NEWTON

Surrey's Fraser Highway is designated as a Frequent Transit Corridor. This designation, coupled with the rapid growth of multiple family residential in the area, has increased the need to expand commercial uses within the Fleetwood Town Centre and to accommodate higher residential densities in those areas that would directly benefit from the extension of rapid transportation infrastructure.



## FLEETWOOD

Cloverdale Town Centre is the heart of a community with a very rich historical past. With one of Surrey's more recognizable main streets, Cloverdale Town Centre has the advantage of using its distinctiveness to attract investment and remain a viable and important area for Surrey and Cloverdale residents alike.



## CLOVERDALE

The Semiahmoo Town Centre is vibrant and pedestrian-friendly with a mix of shopping, services, entertainment and amenities. Expanding all of these elements and increasing residential densities is the intended vision for Semiahmoo while also sustaining the unique character of South Surrey's Town Centre.



## SEMAIHM00

## B2 POLICIES:

### Land Uses

- B2.4 Support economic and cultural vitality in Surrey's Town Centres by encouraging higher-density residential and retail development.
- B2.5 Locate community-serving commercial uses in Surrey's Town Centres to maximize accessibility and minimize impacts on residential areas.
- B2.6 Encourage co-locating or clustering complementary businesses and service uses within Surrey's Town Centres to support compact employment areas so as to reduce the need for multiple trips to access these services.
- B2.7 Plan Surrey's Town Centres to accommodate a wide range of households throughout their life cycle, including multi-generational households, seniors, and families with children.
- B2.8 Locate centres for community life such as recreation centres, gathering places, public institutions and cultural spaces in or adjacent to Surrey's Town Centres.
- B2.9 Locate special city-wide facilities such as museums, tourist destinations, specialized open spaces or public facilities within Surrey's Town Centres, where it is appropriate to do so, and where it also provides a distinct role and identity for the community.
- B2.10 Ensure that land uses and densities of emerging nodes including Grandview Heights, Clayton and South Port Kells evolve in a complementary manner to Surrey's existing Town Centres.

## B2 POLICIES:

### Transportation

- B2.11 Ensure that Surrey's Town Centres are well-connected to adjacent neighbourhoods by creating a fine grain network of local streets. Support walking, cycling, transit use and vehicle access to a Town Centre from nearby neighbourhoods.
- B2.12 Consider opportunities to reduce parking requirements within Surrey's Town Centres that are well-served by rapid transit and frequent bus service.
- B2.13 Discourage auto-oriented development such as drive-thrus and large-format retail, within Surrey's Town Centres.
- B2.14 Encourage underground parking and provide landscaped open spaces and pedestrian environments in place of surface parking.
- B2.15 Connect Surrey's Town Centres with one another and with Surrey's City Centre through safe, direct and frequent transit routes, arterial roads, bike routes and major greenways.



Add identifiable street signs and street furniture to further delineate Town Centres, e.g. Cloverdale street signage branding.

## B2 POLICIES: Place-Making

B2.16 Create a distinct character for each of Surrey's Town Centres, consistent with its community context, by building on existing natural and cultural assets. Enhance each of Surrey's Town Centre's distinctiveness by:

- Promoting, preserving and enhancing unique characteristics such as architectural styles, built and natural heritage, cultural heritage, social gathering spaces, places of worship, landmark buildings, landscapes or signs
- Creating distinctive gateways and identification signs at main entrances
- Coordinating a characteristic and defining design style by coordinating the use of signs, banners, public art, paving materials and patterns, street trees, street lights and site furnishings
- Emphasizing a high standard of urban, landscaping and architectural design
- Identifying and implementing branding and beautification efforts.

## B2 POLICIES: Parks and Greenspace

B2.17 Develop a central, universally-accessible urban park in each of Surrey's Town Centres. Where possible, locate the park adjacent to community facilities (e.g. libraries and recreation centres) and design and program it for community events and gatherings.

B2.18 Use linear corridors, walkways, greenways, streets and other functional open spaces to connect the public to private outdoor spaces such as plazas and squares.

B2.19 Link Surrey's Town Centre parks and open spaces to the city-wide network of greenways.



Walkways and greenways used to promote pedestrian cycle movements.

## B3 Transit Corridors

### **Support Transit Oriented Development along major corridors linking urban centres and employment areas**

Transit Oriented Development (TOD) focuses on creating compact, complete urban neighbourhoods with higher density mixed uses that align with and support frequent transit service. TOD helps to reduce greenhouse gas emissions by supporting active and public transportation choices and relieves congestion on busy streets by reducing reliance on the automobile. In order to develop a transit-oriented city, it is important to locate higher density development in appropriate locations along existing and proposed Frequent Transit Corridors.

In order to meet Objective B3, the following policies apply:

### **B3 POLICIES: General**

- B3.1 Support higher-density residential, commercial and mixed-use development in appropriate locations along existing and planned Frequent Transit Corridors outside of Surrey's Town Centres (see Figure 21).



King George Boulevard Transit Corridor; accommodates pedestrians, cyclists, rapid transit, bus transit, vehicles and commercial trucks.

## Figure 21: Frequent Transit Development Types

For the purposes of the policies represented in this OCP, the following classifications apply:

### Frequent Transit Development Areas

These areas are located outside of Town Centres (as shown on Figure 9) where higher densities may be expected to be permitted and in accordance with the Land Use and Density Section of this Official Community Plan.

### Frequent Transit Corridors

These are urban areas located along TransLink's Frequent Transit Network (as shown on Figure 22).

### Rapid Transit Station Areas

These areas are urban nodes generally located within 800 metres of existing or planned rapid transit stations. These station areas may be located within the City Centre, a Town Centre, a Frequent Transit Development Area or along other parts of a Frequent Transit Corridor.



Image credit: Ron Walkey, from the City of Surrey Sensitive Urban Infill Design Charrette Report

BL 18787

## B3 POLICIES: Land Use and Density

- B3.2 Encourage mixed-use development within Commercial and Multiple Residential land use designations along Frequent Transit Corridors (see Figure 22), particularly within 400 metres of existing or planned Rapid Transit stops.
- B3.3 Support redevelopment opportunities for medium-density, street-oriented, mixed-use infill within identified Frequent Transit Development Areas (see Figure 9), that is sensitive to the character of existing residential areas (see Figure 19).
- B3.4 Encourage the retention and development of affordable housing along transit corridors, particularly along Frequent Transit Corridors (see Figure 22), and within existing or planning Rapid Transit Station Areas.
- B3.5 Define the extent of higher densities within Frequent Transit Development Areas (see Figure 9), in consultation with TransLink and the local community.
- B3.6 Define appropriate land uses and densities for areas along Frequent Transit Corridors (as shown in Figure 22) through a community engagement and consultation process. These processes may result in defining additional FTDA's within Surrey.



Example of Multiple Family development within Surrey.

## B3 POLICIES: Urban Design

- B3.7 Orient new buildings to directly face and front onto streets along all transit corridors, providing convenient access to residences and businesses from transit routes.
- B3.8 Ensure safe, convenient and universally-accessible pedestrian and cycle access from adjacent neighbourhoods to bus stops and transit stations.
- B3.9 Encourage development that supports increased transit, pedestrian and cycle use along existing or planned Frequent Transit Corridors by:
- Creating attractive public places at major arterial intersections and/or major development sites that are accessible to the public and serve as neighbourhood gathering places
  - Providing generous sidewalk widths that are free of obstacles and are finished with a high level of pedestrian amenities such as street lighting, street trees, landscaped boulevards, transit shelters, benches and seating areas
  - Considering transit-priority measures such as reserved lanes, signal pre-emption and bus bulges to increase passenger comfort and reduce delays
  - Placing parking underground or at the rear of buildings
  - Minimizing the number and width of driveway entrances on arterial roads or along existing or planned Frequent Transit Corridors (see Figure 22).

**Figure 22: Frequent Transit Corridors**

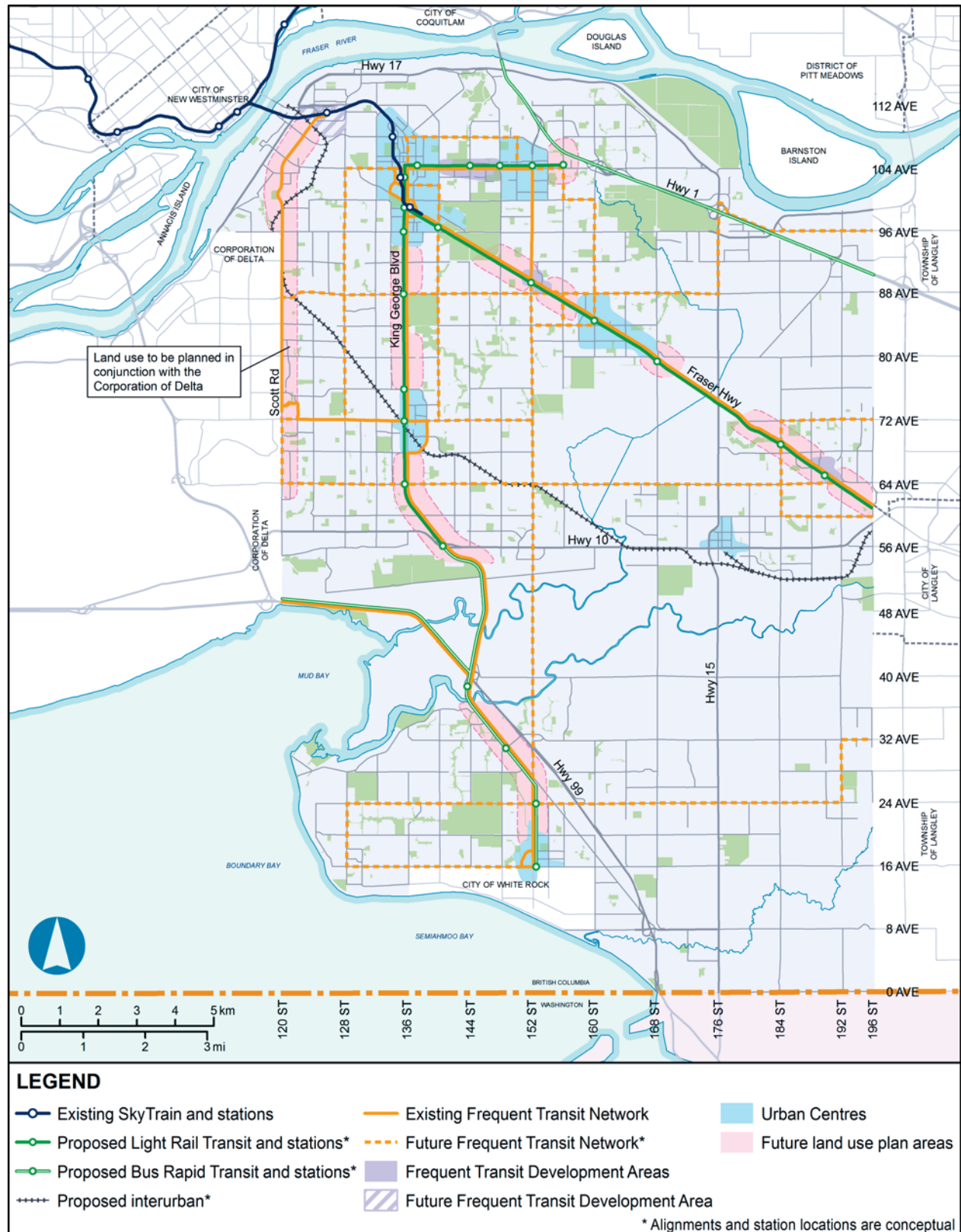
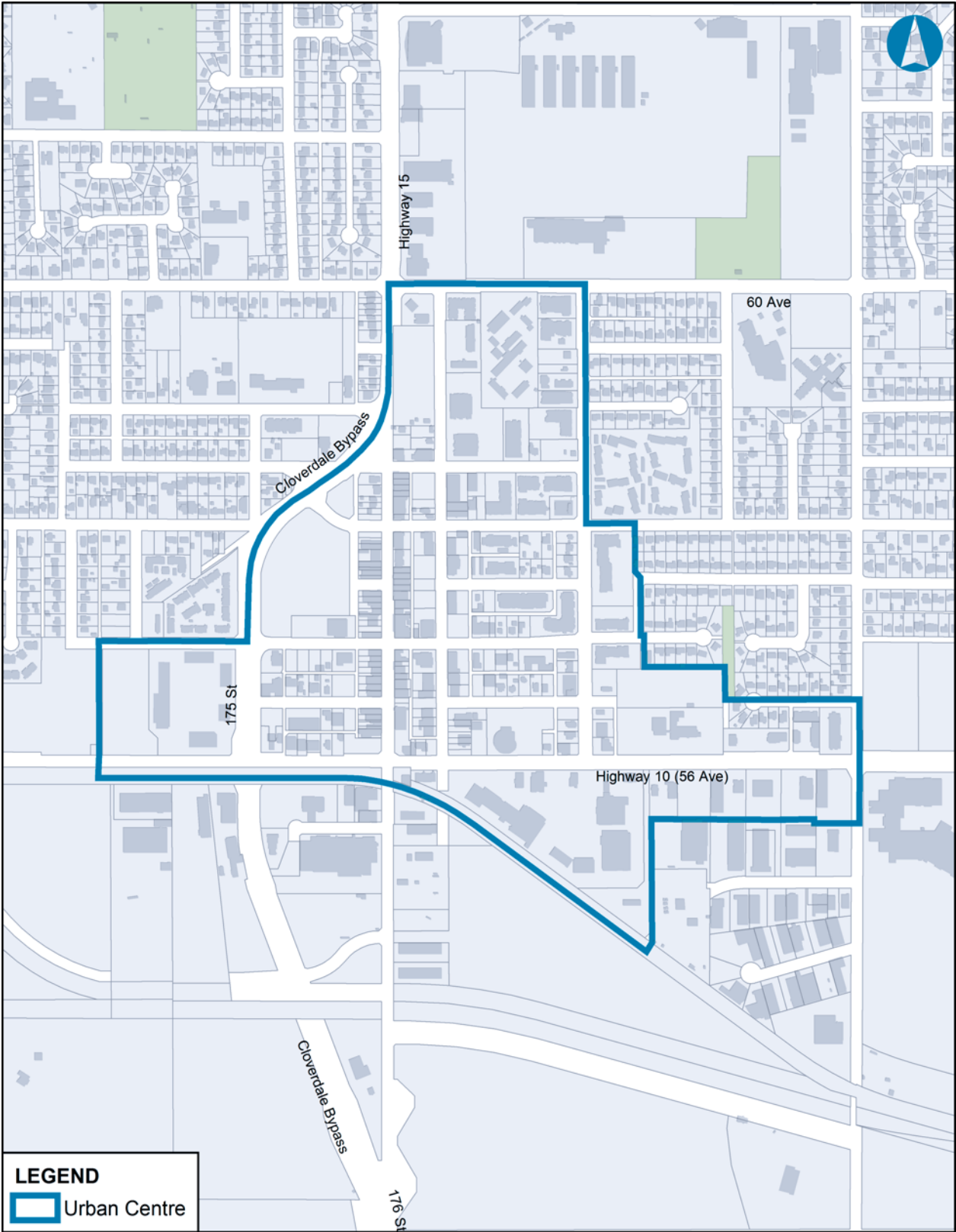


Figure 53: RCS: Urban Centre Boundary—Cloverdale Town Centre





## Town Centre Commercial Zone

[Part 37 - C-15, Town Centre Commercial Zone](#)

### Part 37

C-15

#### A. Intent

This Zone is intended to accommodate and regulate the development of retail and service commercial facilities, offices, recreation and associated uses as well as residential uses developed in a comprehensive manner, serving a town of several communities.

#### B. Permitted Uses

**Amendments: 12333, 07/25/94; 12715, 12/04/95; 13251A, 03/16/98; 13564, 11/16/98; 14120, 10/16/00; 13769, 01/22/01; 15064, 07/21/03; 17687, 10/01/12; 19073, 02/20/17**

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

1. *Retail stores* excluding the following:
  - (a) *adult entertainment stores*; and
  - (b) *secondhand stores* and *pawnshops*.
2. *Personal service uses* excluding *body rub parlours*.
3. *General service uses* excluding *drive-through banks*.
4. *Eating establishments* excluding *drive-through restaurants*.
5. *Neighbourhood pubs*.
6. *Liquor store*.
7. Office uses excluding:
  - i. *social escort services*

- ii. *methadone clinics*
- 8. *Tourist accommodation.*
- 9. *Indoor recreational facilities.*
- 10. *Parking facilities.*
- 11. *Entertainment uses excluding arcades and adult entertainment stores.*
- 12. *Assembly halls.*
- 13. *Community services.*
- 14. *Child care centres.*
- 15. *Multiple unit residential building* may be provided subject to such use forming an integral part of the commercial uses on the *lot*.
- 16. Cultural Uses

#### C. Lot Area

Not applicable to this Zone.

#### D. Density

**Amendments: 14120, 10/16/00; 14390, 5/22/01; 19073, 02/20/17**

- 1 In Areas as described and outlined on the maps attached as Schedule F attached to this By-law, the *floor area ratio* shall not exceed 0.1 provided that the *gross floor area* on the *lot* does not exceed 300 square metres [3,230 sq. ft.]. The *floor area ratio* shall not exceed 1.50 if amenities are provided in accordance with Schedule G of this By-law, provided that not more than 67% of the developed floor area may be used as a *multiple unit residential building*.
- 2. In areas other than those specified in Sub-section D.1 of this Zone, the *floor area ratio* shall not exceed 1.50 provided that not more than 67% of the developed floor area may be used as a *multiple unit residential building*.

#### E. Lot Coverage

The maximum *lot coverage* shall be 80%.

**F. Yards and Setbacks**

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

| <b>Use</b>                                                  | <b>Setback</b> | <b>Front<br/>Yard</b> | <b>Rear<br/>Yard</b> | <b>Side<br/>Yard</b> | <b>Side Yard<br/>on Flanking<br/>Street</b> |
|-------------------------------------------------------------|----------------|-----------------------|----------------------|----------------------|---------------------------------------------|
| <i>Principal and Accessory<br/>Buildings and Structures</i> |                | 2.0 m.<br>[7 ft.]     | 7.5 m.<br>[25 ft.]   | 3.0 m.*<br>[10 ft.]  | 2.0 m.<br>[7 ft.]                           |

Measurements to be determined as per Part 1 Definitions, of this By-law.

- \* The *side yard setback* may be reduced to 0.0 metre if the *side yard* adjoins a *lot* other than a *residential lot*.

**G. Height of Buildings**

Measurements to be determined as per Part 1 Definitions, of this By-law:

1. *Principal building*: The *height* shall not exceed 14 metres [45 ft.].
2. *Accessory buildings and structures*: The *height* shall not exceed 4.5 metres [15 ft.].

**H. Off-Street Parking and Loading/Unloading**

**Amendments: 13774, 07/26/99; 18719, 05/30/16**

1. Refer to Table C.1, Part 5 Off-Street Parking and Loading/Unloading of this By-law.
2. No parking shall be permitted within the *front yard* or within any *side yard* which abuts a *flanking street*.
3. *Tandem parking* may be permitted as specified:

For company fleet vehicles in all commercial, industrial and mixed-use developments (where commercial or industrial uses are part of the development) required *parking spaces* may be provided as *tandem parking*.

**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*.
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.

**J. Special Regulations**

1. Garbage containers and *passive recycling containers* shall not be located within any required *setbacks* adjacent 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*.
4. *Amenity space* for the *multiple unit residential building* shall be provided on the *lot* as follows:
  - (a) Outdoor *amenity space*, in the amount of 3.0 square metres [32 sq.ft.] per *dwelling unit* and shall not be located within the required *setbacks*; and

- (b) Indoor *amenity space*, in the amount of 3.0 square metres [32 sq.ft.] per *dwelling unit*, of which a maximum of 1.5 square metres [16 sq.ft.] per *dwelling unit* may be devoted to a *child care centre*.

## 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.<br>[0.5 acres] | 30 metres<br>[100 ft.] | 30 metres<br>[100 ft.] |

Dimensions shall be measured in accordance with Section E.21, Part 4 General Provisions, of this By-law.

## L. Other Regulations

**Amendments: 13657, 03/22/99; 13774, 07/26/99; 17181, 06/07/10**

In addition, land use regulations including the following are applicable:

1. Prior to any use, lands must be serviced as set out in Part 2 Uses Limited, of this By-law and in accordance with the "Surrey Subdivision and Development By-law".
2. General provisions on use are as set out in Part 4 General Provisions, of this By-law.
3. Additional off-street parking requirements are as set out in Part 5 Off-Street Parking and Loading/Unloading of this By-law.
4. Sign regulations are as provided in Surrey Sign By-law No. 13656.
5. Special *building setbacks* are as set out in Part 7 Special Building Setbacks, of this By-law.
6. *Building* permits shall be subject to the "Surrey Building By-law" and the "Surrey Development Cost Charge By-law".

7. Development permits may be required in accordance with the *Official Community Plan*.
8. 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 Child Care Licensing Regulation set out under B.C. Reg. 95/2009, as amended.
9. Provincial licensing of *neighbourhood pubs* is regulated by the Liquor Control and Licensing Act R.S.B.C.