

Must See:

Mobile Home Park Property Second Hand Car Lot Property in North Surrey

12662 112A Ave & 12647 King George Blvd, Surrey



Investor Alert! First time in the market over the past 40 years, had owned by two generations. 12662 112A Ave is a mobile home park and is fully occupied. 12647 King George Blvd under CHI zoning, was leased to a tenant who had stayed for 10 years doing automobile sales business. Both properties incur passive rent income. Many redevelopment projects happen around the properties which include but not limited to a condo project beside Home Depot, North Surrey Sport & Ice Complex located south of Scott Rd Skytrain station, a Park n Ride parking and so on. There is a major overpass beside the properties which enable pedestrian to safely and in a more convenient way to walk to the Skytrain Station. Huge potential good holding properties. **Call now !**

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Vancouver, BC
V5R 5T5



- The City of Surrey is a municipality in Metro Vancouver.
- It is the second largest city in the province, with a population of more than 500,000.
- The population continues to grow and it is estimated to surpass Vancouver in population as the largest city in BC by 2041.
- Surrey is one of the largest industrial centres within British Columbia, with a burgeoning high technology, clean energy, advanced manufacturing, health, education, agriculture, and arts sector.
- The seven neighbourhoods or town centre the City of Surrey comprises are: Fleetwood, Whalley, City Centre, Guildford, Newton, Cloverdale and South Surrey.

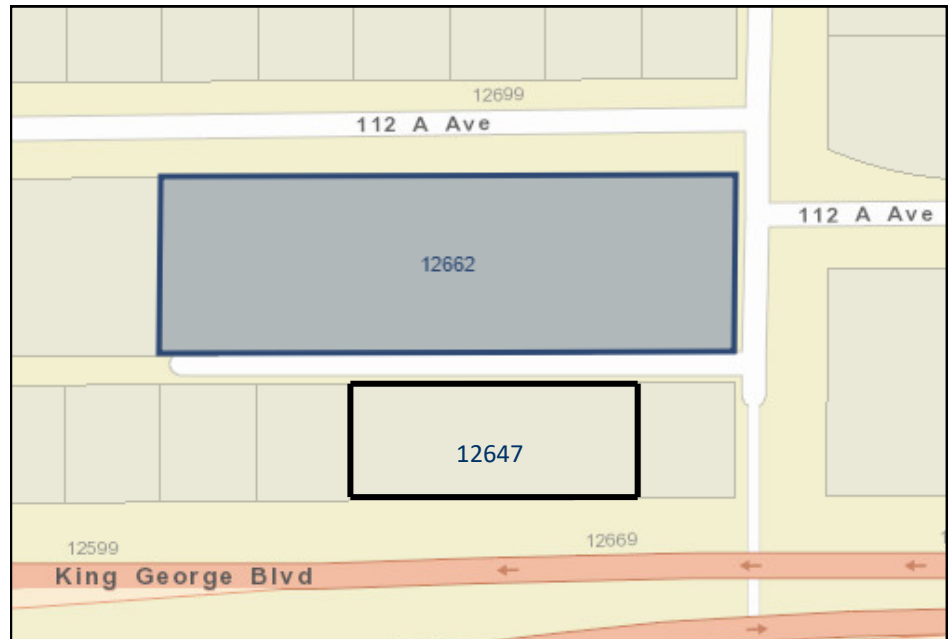


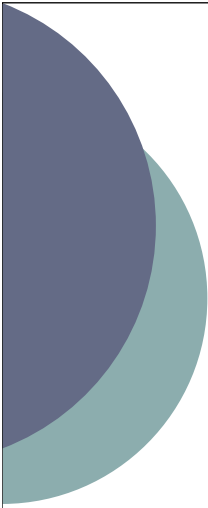
 <p>AREA 32,621 ha (228,268 ha)</p>	 <p>AVERAGE HOUSEHOLD INCOME \$93,586 (\$96,423)</p>
 <p>POPULATION 517,885 (2,463,431)</p>	 <p>RENTERS 29% (36%)</p>
 <p>IMMIGRANT POPULATION 43% (40%)</p>	 <p>UNEMPLOYMENT RATE 7% (6%)</p>
 <p>OCCUPIED PRIVATE DWELLINGS 169,970 (960,895)</p>	 <p>TAKE TRANSIT TO WORK 15% (20%)</p>
<p>Metro Vancouver statistics in brackets.</p>	

12662 112A Ave, Surrey

12647 King George Blvd, Surrey

Property Location





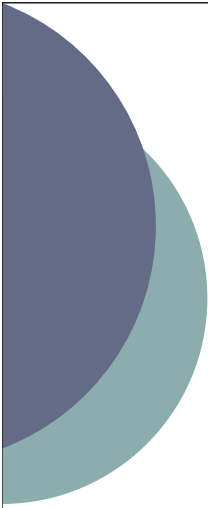
12662 112A Ave, Surrey

12647 King George Blvd, Surrey

Property Information

Address:	12662 112A Ave, Surrey		
Legal Description:	Lot E 1/2 A, Block 5N, Plan NWP5696, Section 5 & 8, Range 2W, New Westminster District , 14326 Phillips MHP, MHP Roll# 14-326-2080-90008-0		
PID:	011-161-779		
Lot Size:	1.109 Acres (122ft x 396ft)		
Zoning:	CTA (Tourist Accommodation Zone)		
Occupancy:	Mobile Home		
Year Built:	1956		
BC Assessment 2019:	Land	\$2,794,000	
	<u>Improvement</u>	<u>\$10,400</u>	
	Actual Total	\$2,804,400	
Gross Tax 2019:	\$9,284.88		

Address:	12647 King George Blvd, Surrey		
Legal Description:	Lot A (BT64831), Plan NWP8636, Section 8, Range 2, New Westminster Land District, Previously Lots 3, 4 & 5 of PL 8636		
PID:	025-342-959		
Lot Size:	15,819 SF (80ft x 198ft)		
Zoning:	CHI (Highway Commercial Industrial)		
Occupancy:	Automobile Sales		
Year Built:	1945		
BC Assessment 2019:	Land	\$1,091,000	
	<u>Improvement</u>	<u>\$23,500</u>	
	Actual Total	\$1,114,500	
Gross Tax 2019:	\$11,987.94		



12662 112A Ave, Surrey

12647 King George Blvd, Surrey

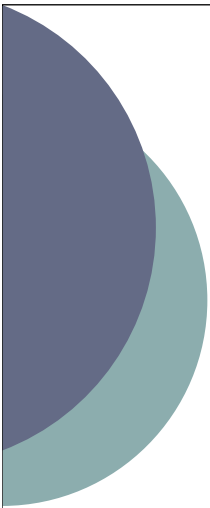
Additional Information

12662 112A Ave, Surrey

- 30 mobile home in total
- Owner occupy unit#5 as office
- All RV trailers are own by current tenants
- Free laundry in the middle of the property
- Laundry used gas and is cover by owner
- Provide basic cable services
- All other expenses pay by owner
- Each mobile home has separate electric meter
- Property on city services
- Current 2019 monthly rent income approx. \$16,530
- Project annual rent income approx. \$198,360

12647 King George Blvd, Surrey

- Tenant had stayed there for 10 years
- Current usage is mobile sale business
- Gross rent \$7000 per month including hydro
- A house on the property was subleased out



12662 112A Ave, Surrey

12647 King George Blvd, Surrey

Measurement

396 FT



198 FT



12662 112A Ave, Surrey

12647 King George Blvd, Surrey

North Surrey Sport & Ice Complex



- Located at 12780 - 110 Ave, Surrey (south of Scott Road Skytrain Station and Home Depot)
- Completion is estimated for summer 2019
- The new North Surrey Sport & Ice Complex will replace the aging two ice sheet North Surrey Arena in City Centre
- The arena complex will feature: 3 sheets of ice; community meeting spaces; food services and outdoor activity areas
- A large wood roof covers the three arenas, and natural light streams in from the north, through windows installed near the ceiling

12662 112A Ave, Surrey

12647 King George Blvd, Surrey

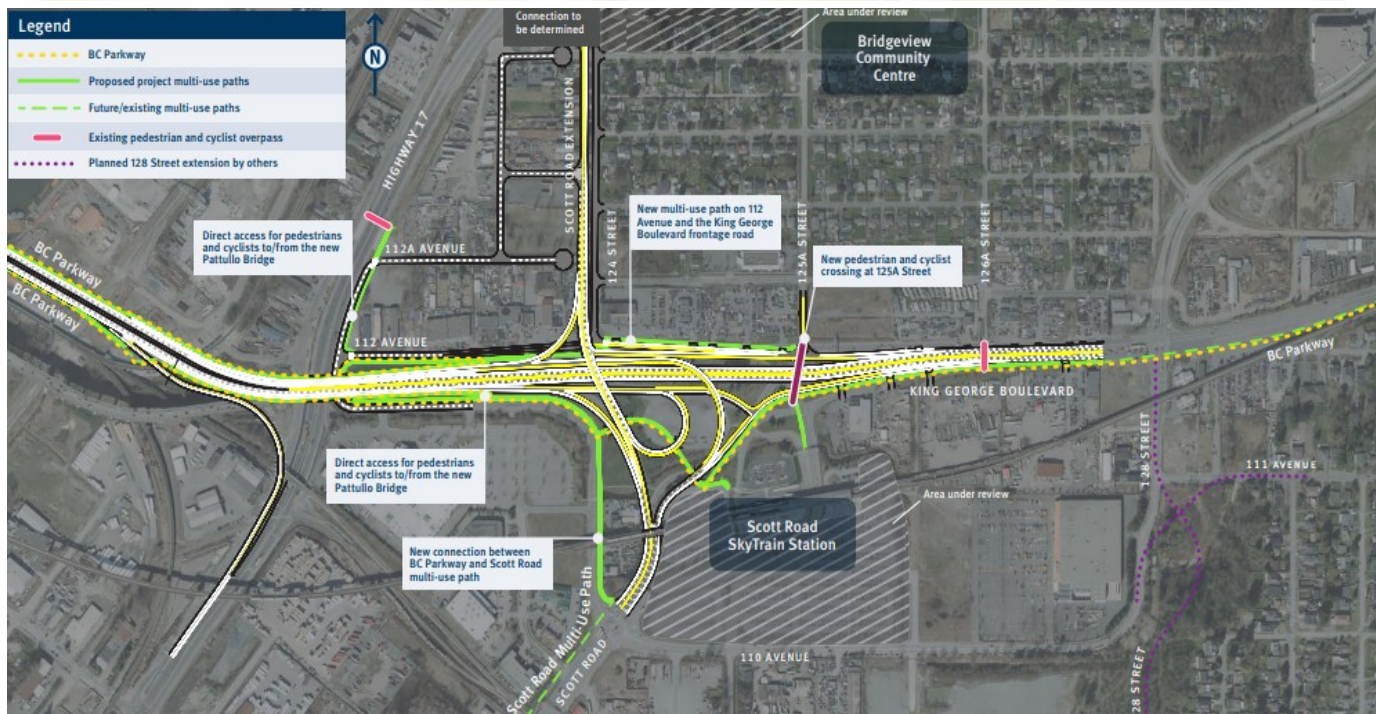
The New Pattullo Bridge



12662 112A Ave, Surrey

12647 King George Blvd, Surrey

Proposed New Pattullo Bridge Connections

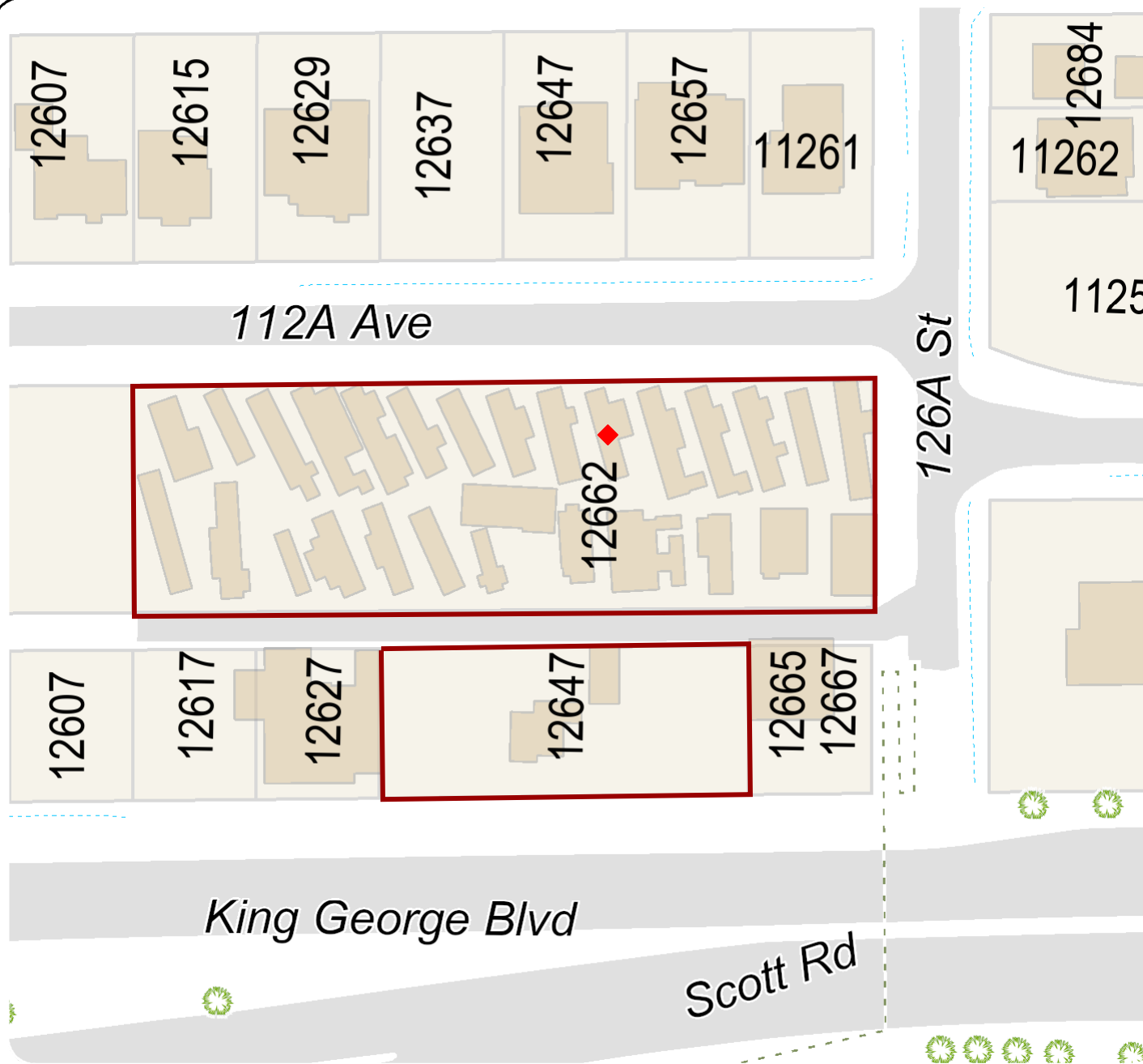


12662 112A Ave, Surrey

12647 King George Blvd, Surrey

Future Skytrain Extension to Langley





Legend

Park Specimen Trees500_2000

Trails and Paths

Water Courses

River

Creek

Ditch

Park Sports Fields

Sports Fields

Diamonds

Park Outdoor Recreation Facilities

Park Playgrounds

Playground

Water Playground

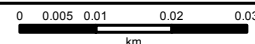
Road Surface

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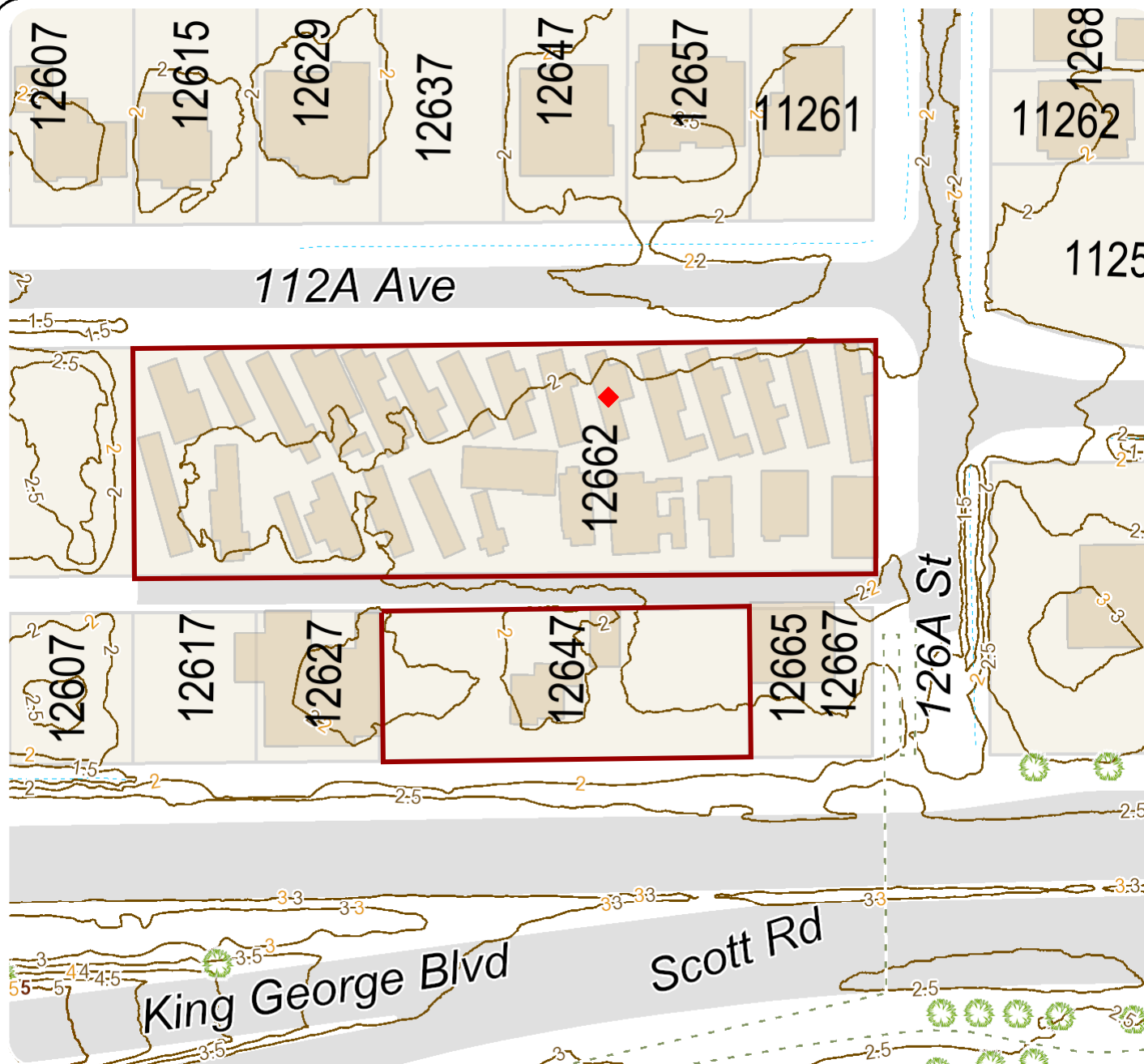
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Scale: 1:1,000



Map created on: 2019-04-11



Legend

Park Specimen Trees500_2000

Trails and Paths

Water Courses

River

Creek

Ditch

Contours - Intermediate (0.5m)

Contours - Intermediate (1m)

Contours - 5 metre

Park Sports Fields

Sports Fields

Diamonds

Park Outdoor Recreation Facilities

Park Playgrounds

Playground

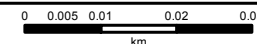
Water Playground

Road Surface

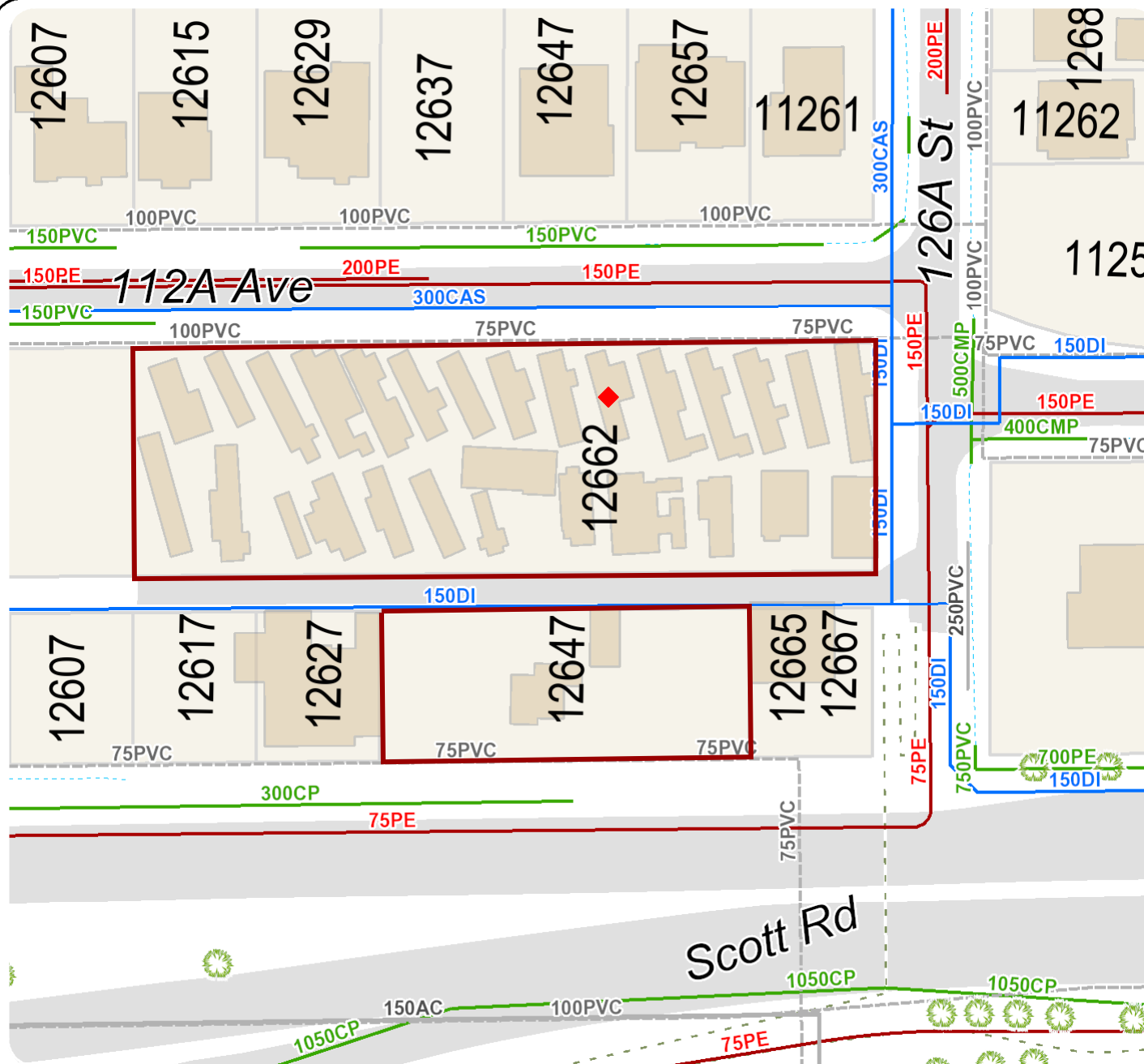
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Map created on: 2019-04-11



Legend

Park Specimen Trees500_2000

Water Mains

- Proposed
- In Service/For Construction
- Abandoned
- Metro Vancouver Owned
- History

Sanitary Mains

- Proposed
- InService/For Construction
- Abandoned
- Metro Vancouver Owned

Drainage Mains

- Proposed
- In Service/For Construction
- Abandoned
- Trails and Paths

Water Courses

- River
- Creek
- Ditch

Park Sports Fields

- Sports Fields

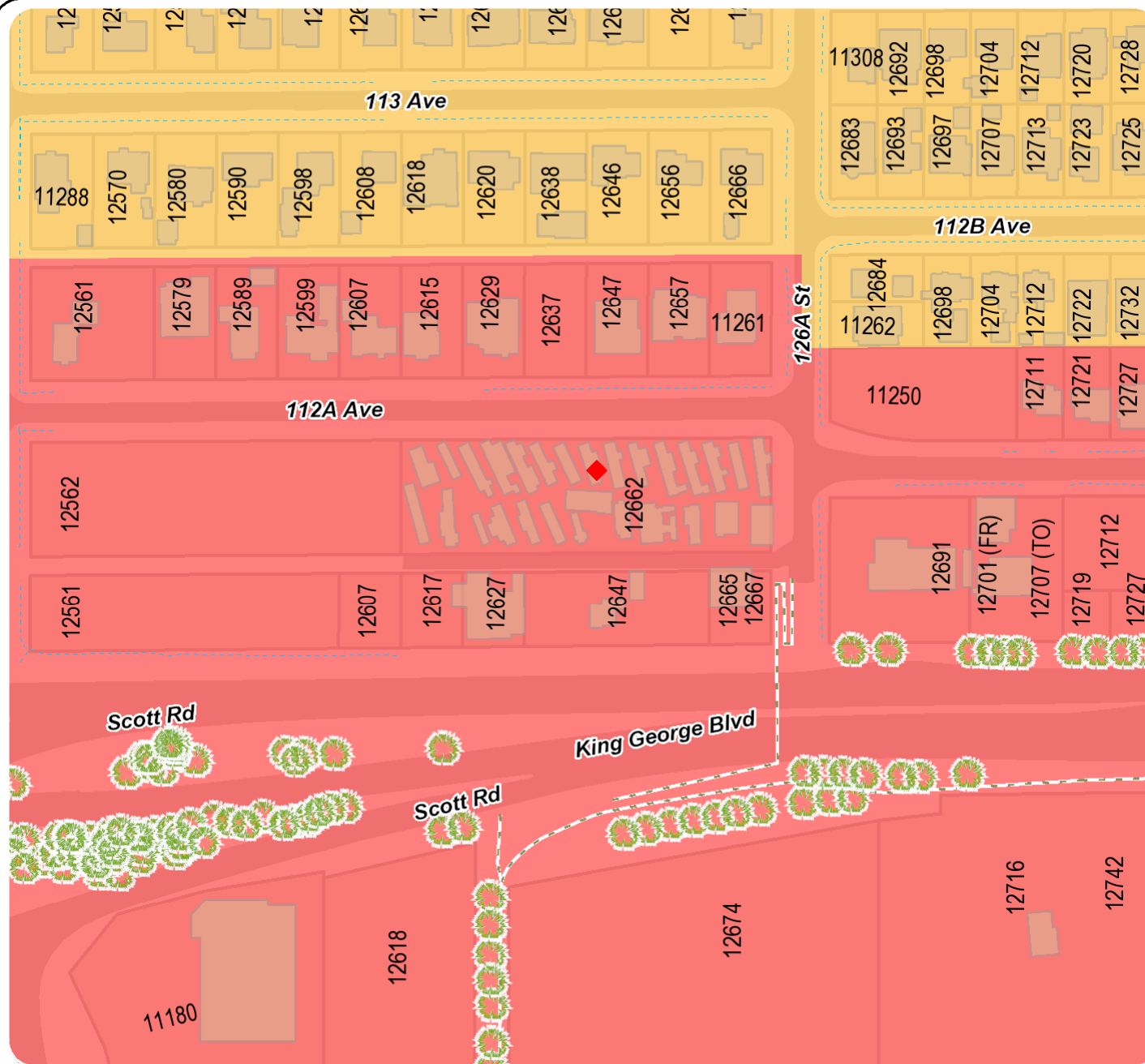
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Scale: 1:1,000

0 0.005 0.01 0.02 0.03
km

Map created on: 2019-04-11



Legend

Park Specimen Trees500_2000

Trails and Paths

Water Courses

River

Creek

Ditch

Park Sports Fields

Sports Fields

Diamonds

Park Outdoor Recreation Facilities

Park Playgrounds

Playground

Water Playground

OCP Designations

Conservation and Recreation

Agricultural

Rural

Suburban

Suburban - Urban Reserve

Urban

Multiple Residential

Commercial

Industrial

Enter Map Description

Scale: 1:2,000

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0 0.0125 0.025 0.05 0.075
km

Map created on: 2019-04-11

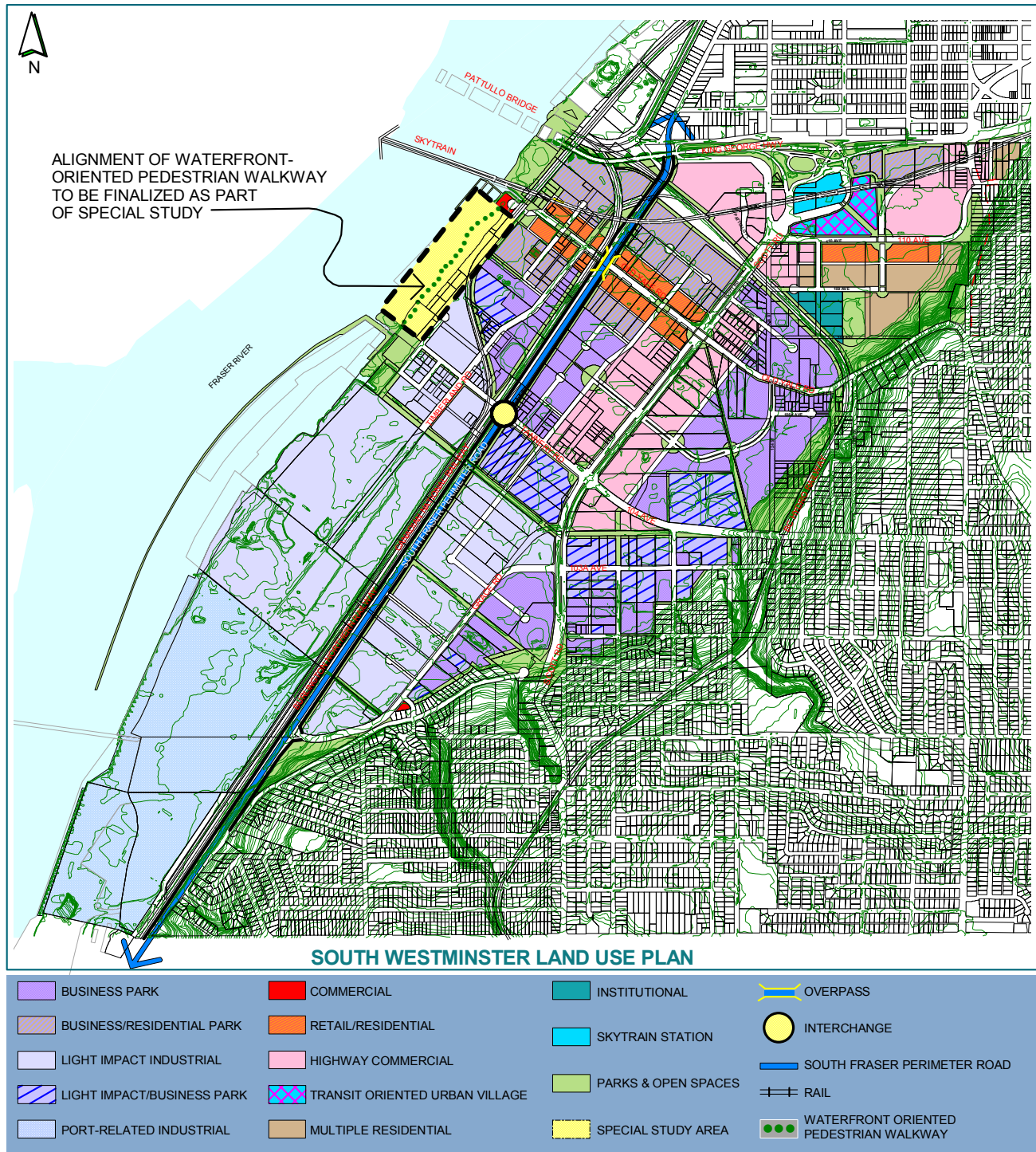


Figure 1

2. The Land Use Plan: Five Distinct Districts

The Land Use Plan provides for five distinct districts that are defined by existing major roads and railways as shown in Figure 2. These five districts are characterized by the different types of land uses they will support. The districts are identified as follows and are described in the following pages:

1. Fraser River Waterfront
2. Yale Street Commercial
3. Transit-Oriented Urban Village
4. Scott Road Commercial
5. Light Industrial/Business Park Area

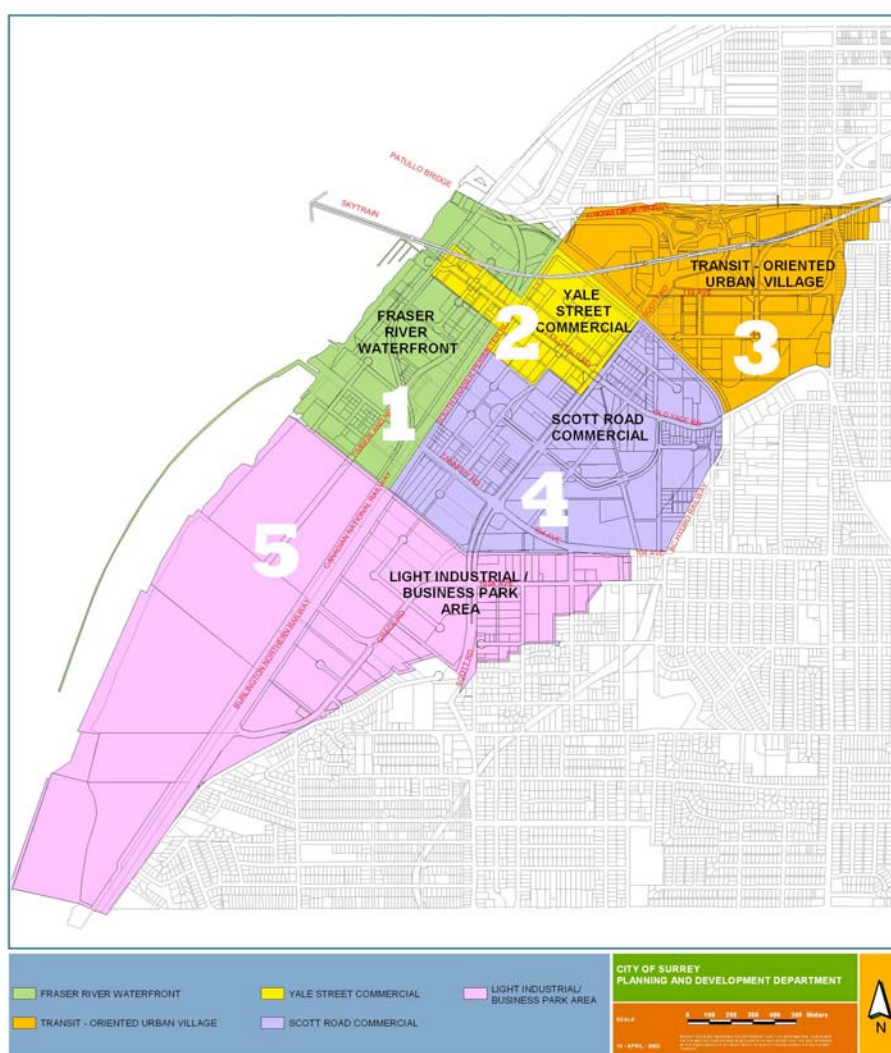


Figure 2

the importance of Old Yale Road as an historic link to the River and reinforces this role of providing a key link to the Fraser River waterfront area.

Presently, public access to the Fraser River is constrained by the existing railways and streets traversing the area, and is physically unattractive. To achieve an aesthetically pleasing and a continuous active pedestrian-oriented link to the River, the South Westminster Plan envisions retail and office uses mixed with residential uses on the upper floors, on the properties fronting Old Yale Road. Lined with small-scale pedestrian-oriented commercial uses such as shops, sidewalk cafes and restaurants along the street level on both sides of the street, Old Yale Road is envisioned to be open, inviting and have a pedestrian-friendly environment. For the surrounding areas around Old Yale Road, the South Westminster Plan calls for high quality business parks which could include multiple residential uses.

Upon the completion of the South Fraser Perimeter Road, good pedestrian and vehicular access to the waterfront via Old Yale Road will be maintained through an underpass (under the South Fraser Perimeter Road). It is proposed that this underpass be designed as a “gateway” and be the primary access to the shops and amenities along Old Yale Road and the waterfront near Brownsville Bar Park.

Policy Highlights

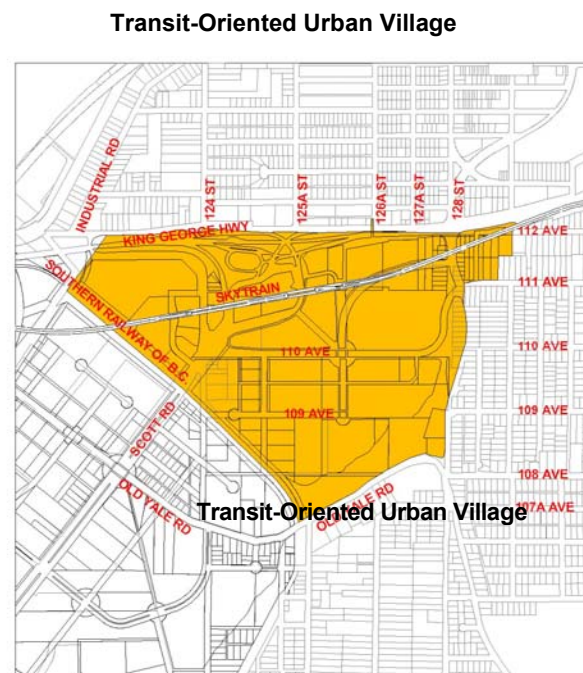
- A. Old Yale Road will be reinforced as a key historic link to the Fraser River waterfront area by accommodating a continuous active pedestrian-oriented commercial/residential link from Scott Road to the River.
- B. The properties fronting Old Yale Road will provide for retail and office uses mixed with residential uses on the upper floors. It will be lined with small-scale pedestrian-oriented commercial uses such as shops, sidewalk cafes and restaurants along the street level on both sides of Old Yale Road.
- C. The surrounding areas around Old Yale Road will be developed for high quality business parks mixed with multiple residential uses.

2.3. Transit-Oriented Urban Village: Public Transportation Focus

Land Use

The Transit-Oriented Urban Village district is defined as the area within a radius of approximately 500 metres of the Scott Road SkyTrain Station, bounded by the

King George Highway to the north, the B. C. Hydro Railway to the southwest and the toe of the slope to the southeast. The predominant current land use in this area is a park and ride facility associated with the Scott Road SkyTrain Station which opened in 1990. The station has 2,400 park and ride stalls and a bus exchange. Since the opening of the SkyTrain station, the surrounding lands have been developed for highway commercial type uses. These include a Home Depot store, fast food outlets, indoor recreational uses, industrial offices and some public-oriented institutional uses such as technical and trade schools. Other land uses include small auto-salvage operations, used-auto dealerships and a lumberyard. It is anticipated that the newer highway-oriented commercial uses will remain while the older, auto-related uses and industries will redevelop to higher density commercial and residential uses incorporating good quality public spaces and streetscapes.



Given the public-oriented and transportation focus associated with SkyTrain, the area is appropriate for a transit-oriented development that takes advantage of its regional accessibility and proximity to the riverfront and river views. The intent is to develop this area as an active residential community. The concept of Transit-Oriented Development ("TOD") is typically a compact mixed-use community centred at a transit station to encourage people to live near transit services and to decrease their dependence on cars. Key characteristics of a TOD are:

1. Mixed-use development;
2. Compactness;
3. Centred at a mass transit station well served by transit within a walking distance of 500 to 800 metres;
4. Developments and facilities that encourage the use of transit;

5. Pedestrian and cycle friendly environment; and
6. Mix of residential, commercial and employment opportunities designed primarily for pedestrians and the use of bicycles and public transportation, without entirely excluding the use of automobiles

The South Westminster Plan calls for commercial and residential development intensification at the Scott Road SkyTrain Station area. The area is to be a high-density urban neighbourhood with strong residential and entertainment components. The SkyTrain's existing park and ride facility, owned by Translink, could be redeveloped as an intensive urban node that combines shops and services, entertainment and residential uses, and the surface parking area could be replaced by parking structures. An increase in the number of people living and working near the SkyTrain Village will ultimately be key to the success of this area as a TOD project. This development concept is generally consistent with policies in Surrey's Official Community Plan and the GVRD's Liveable Region Strategic Plan.

The City owns approximately 12 hectares (29 acres) of land located in the southeast part of this area at 110 Avenue and 128 Street (Trouton Pit). The City-owned land and the area south of 110 Avenue could be developed with a variety of multiple family housing types at a density between 15 and 45 units per acre. Due to the development of residential uses in the area, a school and park site, if required by the School District, has been designated in the south part of the area adjacent to the railway. For safety reasons, the new school and park should incorporate a high fence and buffer, and the school building and playfield should be oriented away from the railway.

Policy Highlights

- A. This area will be developed into a compact mixed-use community centred at the transit station (known as transit-oriented development ("TOD")). The station will be redeveloped as an intensive urban node that combines shops and services, entertainment and residential uses, and the surface parking area could eventually be replaced by parking structures.
- B. The existing auto-related uses and older industries will redevelop to higher density commercial and residential uses incorporating good quality public spaces and streetscapes.

- C. The City-owned land and the area south of 110 Avenue will be developed with a variety of multiple family housing types at a density between 15 and 45 units per acre.
- D. If required, a school and park site will be established in the south part of the area adjacent to the railway. For safety reasons, the new school and park should incorporate a high fence and buffer and the school building and playfield should be oriented away from the railway.

2.4 Scott Road Commercial: Major Transportation Corridor, Accessible and Highly Visible

Land Use

The Scott Road Commercial area is the area along Scott Road from 104 Avenue/Tannery Road to Old Yale Road and includes the surrounding lands to the northwest, up to the South Fraser Perimeter Road and lands to the southeast up to the toe of the residential hillside.

Since the opening of the Scott Road SkyTrain Station in 1990, Scott Road has become a major transportation corridor serving the commuter traffic of Surrey and North Delta residents. Consequently, the lands in the vicinity of Scott Road are attracting development interest due to their accessibility and relatively high visibility.

Being auto-oriented, the development of large format retail outlets and auto-accessible retail/services are appropriate along this stretch of Scott Road. The intention is to develop well-planned low density, but attractive and viable land uses, over the next 20 to 30 years, which could then be further re-developed and replaced by higher density uses over the longer term should market conditions change.

Scott Road Commercial District
Scott Road Commercial District

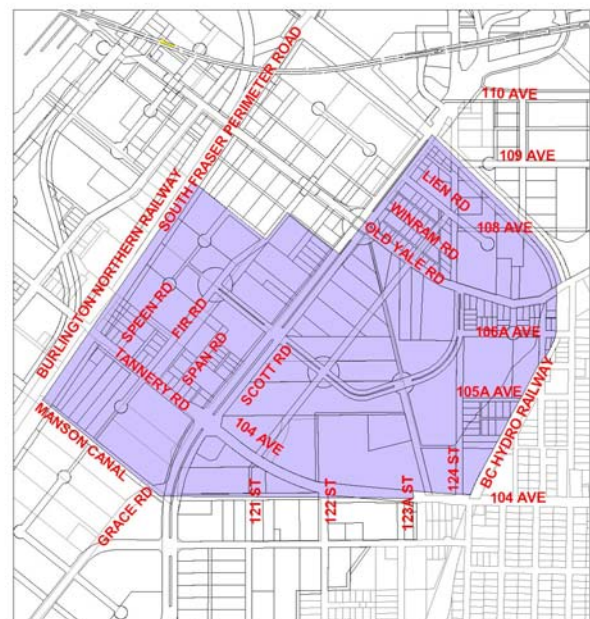


Figure 3: General Land Use Designations

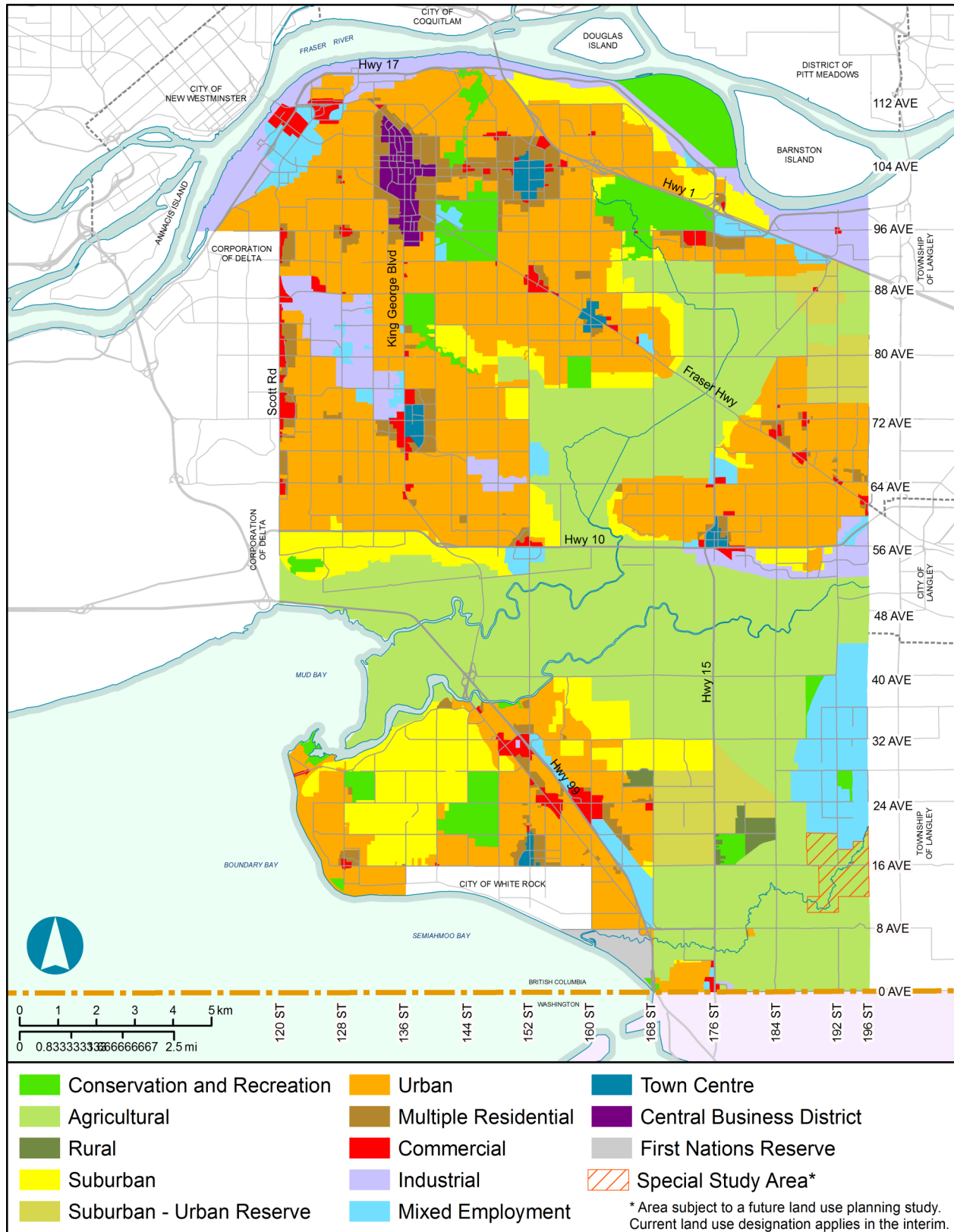
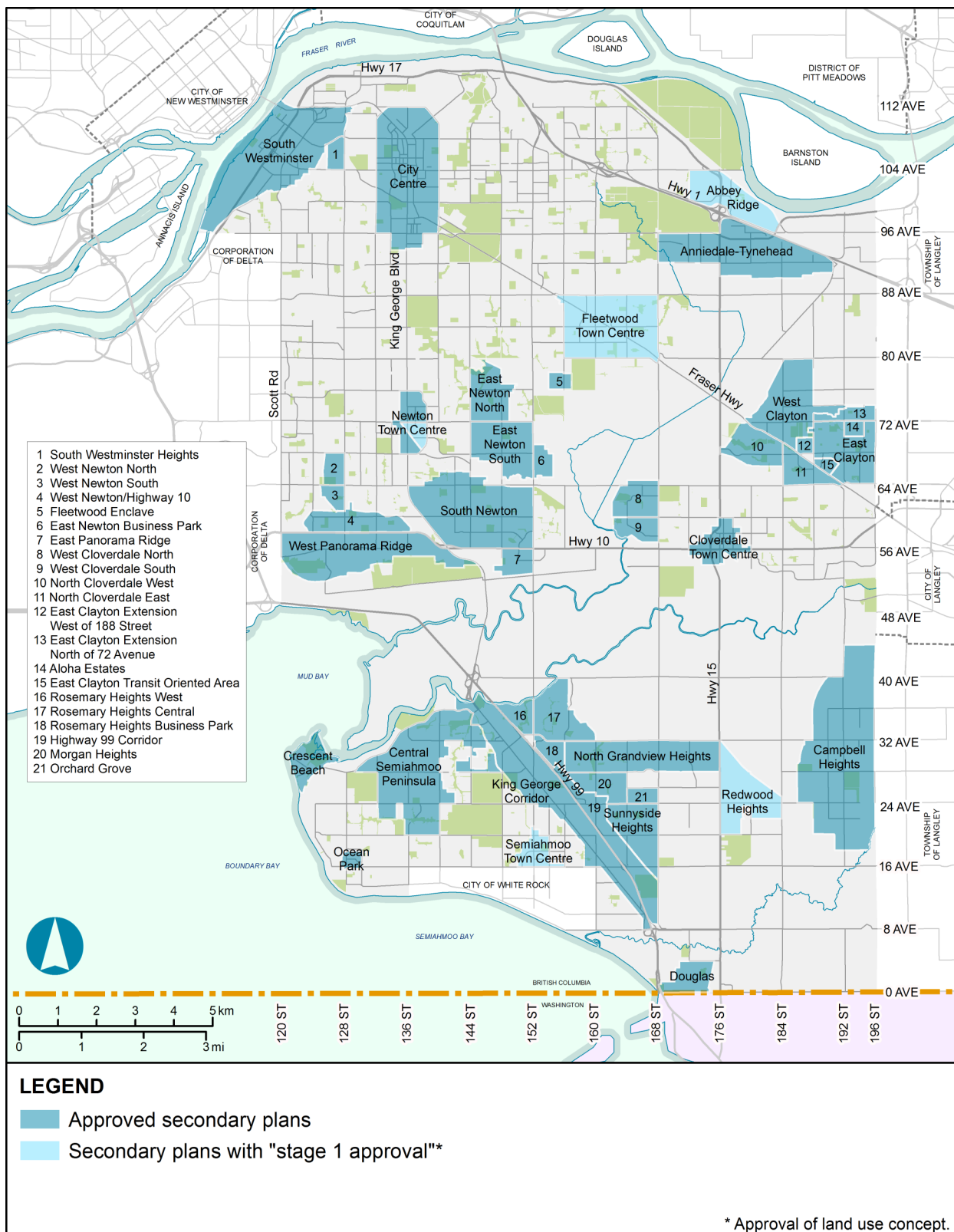
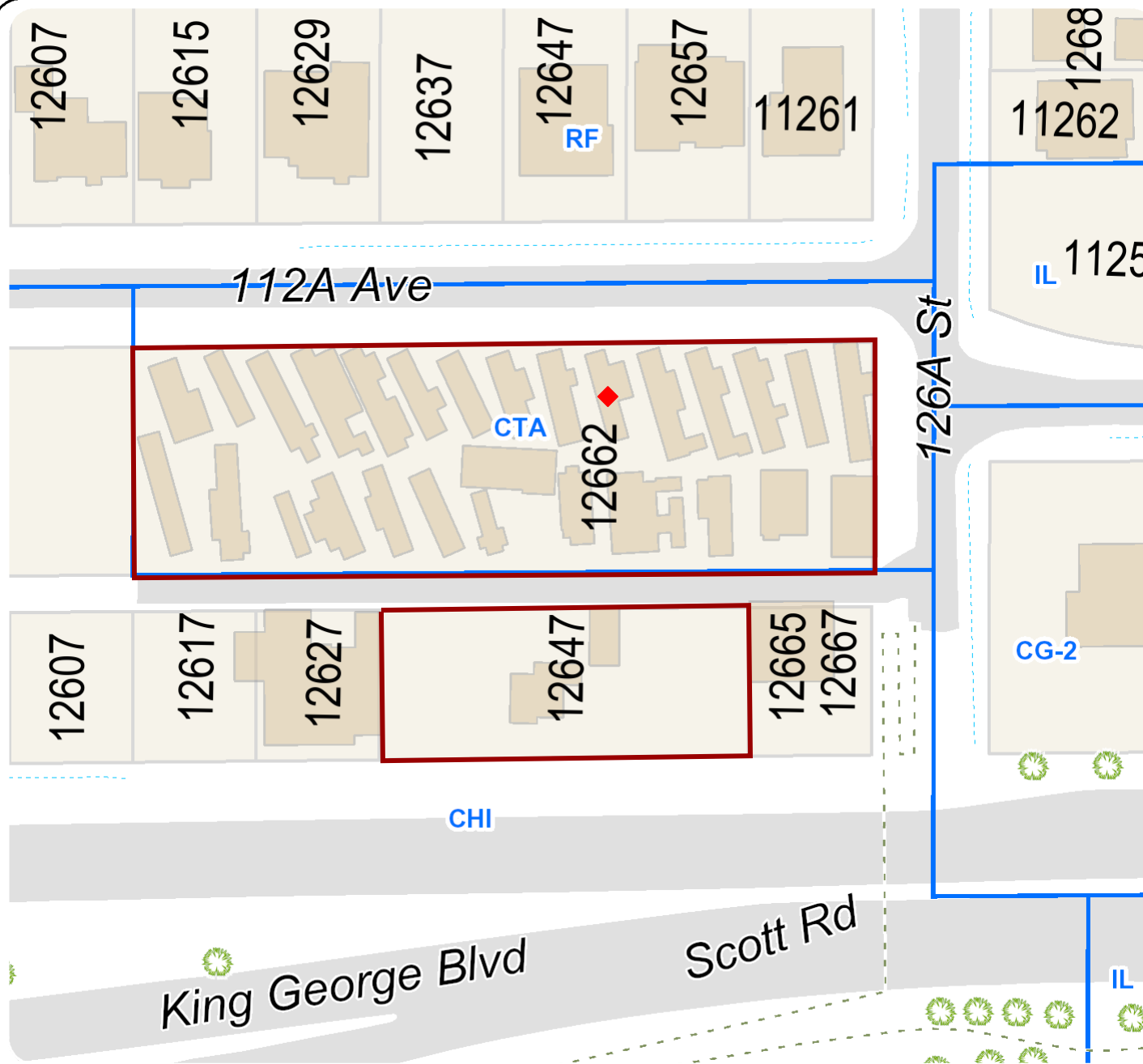


Figure 4: Secondary Plan Areas

BL 18423
BL 18498
BL 18787



COSMOS Zoning Map



Legend

 Park Specimen Trees500_2000

 Trails and Paths

Water Courses

 River

 Creek

 Ditch

 Zoning Boundaries

Park Sports Fields

 Sports Fields

 Diamonds

 Park Outdoor Recreation Facilities

Park Playgrounds

 Playground

 Water Playground

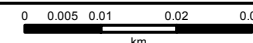
 Road Surface

Enter Map Description

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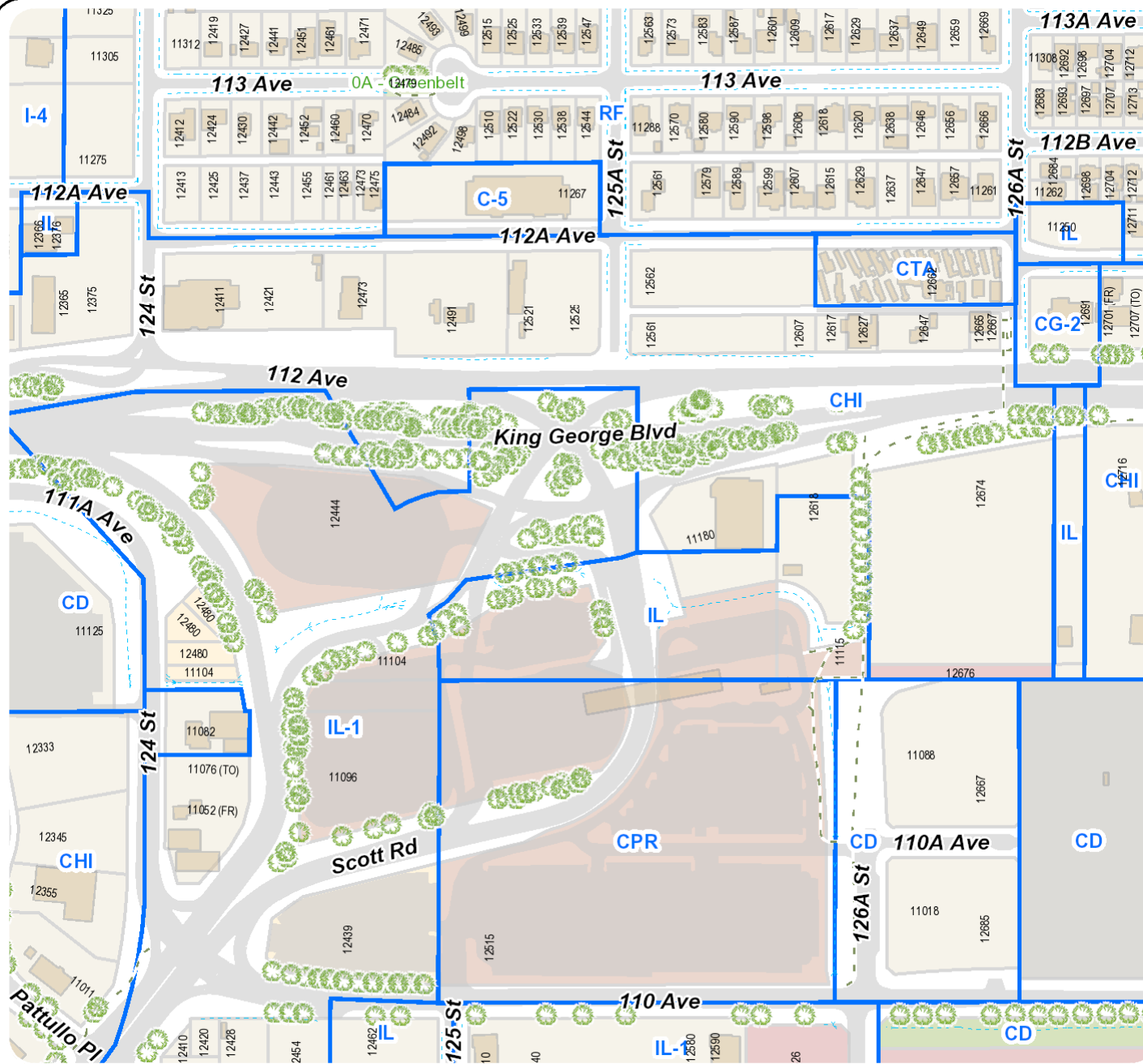
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Map created on: 2019-04-11



Zoning Map (larger scale)



Legend

Park Specimen Trees2000_4000

Trails and Paths

Water Courses

River

Creek

Ditch

Zoning Boundaries

Park Sports Fields

Sports Fields

Diamonds

Park Outdoor Recreation Facilities

Park Playgrounds

Playground

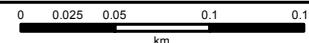
Water Playground

Road Surface

Enter Map Description

Scale: 1:4,000

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Map created on: 2019-04-11



Tourist Accommodation Zone

Part 42

CTA

A. Intent

This Zone is intended to accommodate and regulate the development of *tourist accommodation, tourist trailer parks* and *camp-sites* and shall be read in conjunction with the "Surrey Mobile Home and Trailer Regulations and Control By-law".

B. Permitted Uses

Amendments: 13564, 11/16/98; 17471, 10/03/11

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

1. *Tourist accommodation.*
2. *Tourist trailer park* or *camp-site* provided that:
 - (a) The minimum area for each trailer or camping space shall be 85 square metres [915 sq.ft.] and a minimum width of 6 metres [20 ft.]; and
 - (b) A minimum of 7.5% of the total *lot* area or portion of the *lot* area designated or intended to be used for *tourist trailer park* or *camp-site* shall be devoted to playground or *open space* restricted to such use.
3. *Accessory uses* including the following:
 - (a) *Eating establishments*, excluding *drive-through restaurants*;
 - (b) *Retail stores* limited to the following:
 - i. *Convenience store*; and
 - ii. Florist shop;
 - (c) *Personal service uses* excluding *body rub parlours*; and

- (d) One *single family dwelling* for the manager of the *tourist trailer park* or *camp-site*, provided that the total floor area shall not exceed 260 square metres [2,800 sq.ft.].

C. Lot Area

Not applicable to this Zone.

D. Density

Amendments: 12333, 07/25/94; 14390, 05/22/01; 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 0.01 provided that the *gross floor area* on the *lot* does not exceed 15 square metres [161 sq. ft.]. If amenities are provided in accordance with Schedule G of this By-law, the *floor area ratio* shall not exceed the following:
 - (a) For the *lot* or portion of the *lot* used or intended to be used for *tourist accommodation* with or without *accessory uses* as permitted in Sections B.1 and B.3, the *floor area ratio* shall not exceed 0.50;
 - (b) For the *lot* or a portion of the *lot* used or intended to be used for *tourist trailer park* or *camp-site* with or without *accessory uses* as permitted in Sections B.2 and B.3:
 - i. The number of trailers and camping spaces shall not exceed 50 per hectare [20 per acre]; and
 - ii. The *floor area ratio* of the *accessory uses* as permitted in Section B.3 shall not exceed 0.1.
2. In areas other than those specified in Sub-section D.1 of this Zone:
 - (a) For the *lot* or portion of the *lot* used or intended to be used for *tourist accommodation* with or without *accessory uses* as permitted in Sections B.1 and B.3, the *floor area ratio* shall not exceed 0.50.
 - (b) For the *lot* or a portion of the *lot* used or intended to be used for *tourist trailer park* or *camp-site* with or without *accessory uses* as permitted in Sections B.2 and B.3:

- i. The number of trailers and camping spaces shall not exceed 50 per hectare [20 per acre]; and
- ii. The *floor area ratio* of the accessory uses as permitted in Section B.3 shall not exceed of 0.1.

E. Lot Coverage

1. For the *lot* or portion of the *lot* designated or intended to be used for *tourist accommodation* with or without *accessory uses* as permitted in B.1 and B.3, the maximum *lot coverage* shall be 50%.
2. For the *lot* or portion of the *lot* designated or intended to be used for *tourist trailer park* or *camp-site* with or without *accessory uses* permitted in B.2 and B.3, the maximum *lot coverage* shall be 10%.
3. Where the *lot* contains a combination of uses as permitted in B.1 and B.2, with or without *accessory uses*, the total maximum *lot coverage* permitted in E.1 and E.2 shall not exceed 50%.

F. Yards and Setbacks

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

Use	Setback	<i>Front Yard</i>	<i>Rear Yard</i>	<i>Side Yard</i>	<i>Side Yard on Flanking Street</i>
<i>Principal and Accessory Buildings and Structures</i>		20.0 m [65 ft.]	7.5 m. [25 ft.]	7.5 m. [25 ft.]	20.0 m. [65 ft.]

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

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 10.0 metres [33 ft.].

2. Accessory buildings and structures: The *height* shall not exceed 7.5 metres [25 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 required *setbacks*.
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 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. 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 along the boundary of any *residential lot*.

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>
4,000 sq. m. [1 acre]	40 metres [130 ft.]	2 times the width of <i>lot</i>

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

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," the "Surrey Development Cost Charge By-law" and the "Surrey Mobile Home and Trailer Regulations and Control By-law".
7. Development permits may be required in accordance with the *Official Community Plan*.



Highway Commercial Industrial Zone

Part 39

CHI

A. Intent

Amendments: 13774, 07/26/99

This Zone 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 centre*, *Town Centre* or *Surrey City Centre* as shown in Schedule D.1 developments.

B. Permitted Uses

Amendments: 12333, 07/25/94; 12523, 02/13/95; 12715, 12/04/95; 13201, 09/16/97; 13316, 02/09/98; 13251A, 03/16/98; 13497, 09/15/98; 15271, 11/01/04; 15977, 04/24/06; 17462, 09/12/11; 17471, 10/03/11; 19073, 02/20/17

Land and *structures* outside the sub-area of the *City Centre*, as identified on Map D.1(a), 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 sub-area of the *City Centre*, as identified on Map D.1(a), shall be restricted to any of the uses listed in Sub-section 17 only or for a combination of any of the uses listed in Sub-section 17.

Outside the sub-area of the *City Centre* as shown on Map D.1(a)

1. *Automotive service uses of vehicles* less than 5,000 kilograms [11,023 lbs.] G.V.W.
2. *Eating establishments* including *drive-through restaurants*.
3. *General service uses* including *drive-through banks*.
4. *Beverage container return centres* provided that:
 - (a) the use is confined to an enclosed *building* or a part of an enclosed *building*; and
 - (b) the *beverage container return centre* does not exceed a *gross floor area* of 418 sq. metres (4,500 sq.ft.).

5. Indoor *recreational facilities*, including *bingo halls*.
6. *Light impact industry* including retail of products processed or manufactured on the lot.
7. *Tourist accommodation*
8. *Parking facilities*.
9. *Retail stores* limited to the following:
 - (a) Animal feed and tack shops;
 - (b) Appliance stores;
 - (c) Auction houses;
 - (d) Automotive parts, new;
 - (e) Building supply stores;
 - (f) *Convenience stores*;
 - (g) Used clothing stores or flea markets, provided that the operation is contained within a *building*;
 - (h) Furniture stores;
 - (i) Garden supply stores;
 - (j) Marine parts, new;
 - (k) *Retail warehouse uses*;
 - (l) Sales and rentals of boats;
 - (m) Sports card shops; and
 - (n) Sporting goods stores.
10. *Warehouse uses*.

11. Sales and rentals of *vehicles* less than 5,000 kilograms [11,023 lbs.] G.V.W.
12. *Assembly halls.*
13. *Community services.*
14. Office uses limited to:
 - (a) Engineering and surveying offices;
 - (b) General contractor offices;
 - (c) Government offices; and
 - (d) Utility company offices.
15. *Child care centres.*
16. *Accessory uses* including the following:
 - (a) One *dwelling unit* per *lot* provided that the *dwelling unit* is:
 - i. Contained within the *principal building*; and
 - ii. Occupied by the owner or the owner's employee, for the protection of the businesses permitted on the *lot*.
 - (b) Automobile painting and body work provided that:
 - i. it is part of a business selling and renting *vehicles* less than 5,000 kilograms [11,023 lbs.] G.V.W.;
 - ii. the storage of damaged or *wrecked vehicles* shall be completely enclosed within a *building* or approved walled or fenced area;
 - iii. *wrecked vehicles* shall not be visible from outside the *building* or the walled or fenced area in which they are stored;
 - iv. all automobile painting and body work shall be carried out only in an enclosed *building*; and
 - v. the number of *wrecked vehicles* stored within the walled or fenced area shall not exceed 5 at any time.

Within the sub-area of the City Centre as Shown on Map D.1(a)

17. Land and *structures* located within the sub-area of the *City Centre*, as shown on Map D.1(a), shall be used for the following uses only or for a combination of such uses:
 - (a) *Eating establishments* including *drive-through restaurants*;
 - (b) *General service uses* including *drive-through banks*;

- (c) *Beverage container return centres* provided that:
 - i. the use is confined to an enclosed *building* or a part of an enclosed *building*; and
 - ii. the *beverage container return centre* does not exceed a *gross floor area* of 418 sq. metres (4,500 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*;
- (l) *Cultural Uses*; and
- (m) *Accessory uses* including the following:

One *dwelling unit* per *lot* provided that the *dwelling unit* is:

 - i. Contained within the *principal building*; and
 - ii. Occupied by the owner or the owner's employed, for the protection of the businesses permitted on the *lot*.

C. Lot Area

Not applicable to this Zone.

D. Density

Amendments: 14390, 05/22/01; 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 1.00 if amenities are provided in accordance with Schedule G of this By-law, provided that not more than a *floor area ratio* of 0.50 may be used or intended to be used for *tourist accommodation*.
2. In areas other than those specified in Sub-section D.1 of this Zone, the *floor area ratio* shall not exceed 1.00 provided that not more than a *floor area ratio* of 0.50 may be used or intended to be used for *tourist accommodation*.

E. Lot Coverage

The maximum *lot coverage* shall be 50%.

F. Yards and Setbacks

Amendments: 12333, 07/25/94; 19261, 06/26/17

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

Setback	Front Yard	Rear Yard	Side Yard	Side Yard on Flanking Street
Use				
<i>Principal and Accessory Buildings and Structures</i>	7.5 m. [25 ft.]	7.5 m. [25 ft.]	7.5 m.* [25 ft.]	7.5 m. [25 ft.]

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

- * One (1) *side yard setback* shall be 7.5 metres [25 ft.] or 0.0 metre if the said *side yard* abuts a *commercial, mixed employment or industrial 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 9 metres [30 ft.].
2. Accessory buildings and structures: The *height* shall not exceed 9 metres [30 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. *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

Amendments: 13201, 09/16/97

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.

6. Open display and storage including the outdoor storage of damaged or *wrecked vehicles* shall be completely screened to a height of at least 2.5 metres [8 ft.] by *buildings* and/or solid decorative fencing and/or substantial *landscaping* strips of not less than 2.5 metres [8 ft.] in height and 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 screen and in no case shall these materials be piled up to the height of more than 3.5 metres [12 ft.].

J. Special Regulations

Amendments: 13201, 09/16/97; 13497, 09/15/98; 15271, 11/01/04

1. Garbage containers and *passive recycling containers* shall not be located along any required *setbacks* adjacent any *residential lot*.
2. *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*.
3. Land and *structures* shall be used for the uses permitted in this Zone only if such uses:
 - (a) Constitute no unusual fire, explosion, or safety hazard;
 - (b) Do not emit noise in excess of 70dB 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 60dB;
 - (c) Do not produce heat or glare perceptible from any *lot line* of the *lot* on which the use is located; and
 - (d) All automobile painting and body work is carried out only in an enclosed *building*.
4. Outdoor storage of any goods, materials, or supplies is specifically prohibited between the front of the *principal building* and the *highway*.
5. The outdoor storage or display of any goods, materials or supplies at *beverage container return centres* is specifically prohibited.
6. For land and *structures* located within the sub-area of the *City Centre*, as shown on Map D.1(a), outdoor storage of any goods, materials or supplies is specifically prohibited.

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>
1,000 sq. m. [10,800 sq.ft.]	25 metres [80 ft.]	30 metres [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.