

CITY OF SURREY

BY-LAW NO. 15079

A by-law to amend Surrey Zoning By-law, 1993, No. 12000, as amended  
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THE CITY COUNCIL of the City of Surrey, in open meeting assembled, ENACTS AS FOLLOWS:

1. Surrey Zoning By-law, 1993, No. 12000, as amended, is hereby further amended, pursuant to the provisions of Section 903 of the Local Government Act, R.S.B.C. 1996 c. 323, as amended by changing the classification of the following parcels of land, presently shown upon the maps designated as the Zoning Maps and marked as Schedule "A" of Surrey Zoning By-law, 1993, No. 12000, as amended as follows:

FROM: SINGLE FAMILY RESIDENTIAL ZONE (RF)  
TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

Parcel Identifier: 018-272-681

Lot A Except: Part Dedicated Road on Plan BCP5059, Section 7 Township 8 New Westminister District Plan LMP10626, containing 0.289 hectares

6375 - 176 Street

Portion of Parcel Identifier: 008-035-067

Lot 3, Except Part in Plan BCP5104, Section 7 Township 8 New Westminister District Plan 13754, containing 0.118 hectares

Portion of 17566 - 64 Avenue

As shown on Survey Plan attached hereto and forming part of this By-law as Schedule A, Certified correct by W. Lammerts, B.C.L.S. on the 3<sup>rd</sup> day of July 2003, containing 0.406 hectare, called Block B.

(hereinafter referred to as the "*Lands*")

2. The following regulations shall apply to the *Lands*:

**A. Intent**

This Comprehensive Development Zone is intended to accommodate and regulate the development of full service *gasoline stations* or combined full-service and self-service *gasoline stations* and *accessory uses* including *convenience store* and car wash facility.

**B. Permitted Uses**

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

1. *Gasoline station* provided that where self-service is available, at least four (4) of the total number of fueling positions available on the same *lot* shall be full-service.
2. *Accessory uses* including the following:
  - (a) *Automotive service uses* limited to a car wash facility;
  - (b) *Retail stores* limited to the following:
    - i. *Convenience store* provided that the total sales and display area open to the public is not more than 111 square metres [1,195 sq.ft.]; and
    - ii. Sale of automotive accessories.

**C. Lot Area**

Not applicable to this Zone.

**D. Density**

The maximum floor area ratio shall not exceed 0.30.

**E. Lot Coverage**

The maximum *lot coverage* shall be 30%.

## F. Yards and Setbacks

<b>Use</b>	<b>Setback</b>	<b>Front Yard</b>	<b>Rear Yard</b>	<b>Side Yard</b>	<b>Side Yard on Flanking Street</b>
<i>Principal and Accessory Buildings and Structures</i>		12.0 m. [40 ft.]	12.0 m. [40 ft.]	1.5 m. [5 ft.]	12.0 m. [40 ft.]
<i>Pump Islands and Kiosk*</i>		4.5 m. [15 ft.]	4.0 m. [13 ft.]	4.0 m. [13 ft.]	4.5 m. [15 ft.]
Canopies		2.0 m. [7 ft.]	2.0 m. [7 ft.]	2.0 m. [7 ft.]	2.0 m. [7 ft.]

Measurements to be determined as per Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended.

- \* The kiosk shall not exceed a *gross floor area* of 5 square metres [50 sq.ft.].

## G. Height of Buildings

Measurements to be determined as per Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended.

1. *Pump Island Canopies*: The *building height* shall not exceed 6.5 metres [21.3 feet].
2. *Retail Stores*: The *building height* shall not exceed 5.2 metres [17 ft.].
3. *Car Wash Facility*: The *building height* shall not exceed 5.7 metres [18.7 ft.].
4. *All other Accessory Buildings and Structures*: The *building height* shall not exceed 4.0 metres [13 ft.].

## H. Off-Street Parking

1. Refer to Table C.2, Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.

## I. Landscaping

1. All portions of the *lot* not covered by the *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 abuts 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* except the west property line.
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**

Not applicable to this Zone.

**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>
1,400 sq. m. [15,000 sq.ft.]	30 metres [100 ft.]	30 metres [100 ft.]

Dimensions shall be measured in accordance with Section E.21, Part 4 General Provisions, of Surrey Zoning By-law, 1993, No. 12000, as amended.

**L. Other Regulations**

In addition to all statutes, by-laws, orders, regulations or agreements, the following are applicable, however, in the event that there is a conflict with the provisions in this Comprehensive Development Zone and other provisions in Surrey Zoning By-law, 1993, No. 12000, as amended, the provisions in this Comprehensive Development Zone shall take precedence:

1. Definitions are as set out in Part 1 Definitions, of Surrey Zoning By-law, 1993, No. 12000, as amended.

2. Prior to any use, the *Lands* must be serviced as set out in Part 2 Uses Limited, of Surrey Zoning By-law, 1993, No. 12000, as amended and in accordance with the servicing requirements for the CG-2 Zone as set forth in Surrey Subdivision and Development By-law, 1986, No. 8830, as amended.
  3. General provisions are as set out in Part 4 General Provisions, of Surrey Zoning By-law, 1993, No. 12000, as amended.
  4. Additional off-street parking requirements are as set out in Part 5 Parking and Loading/Unloading, of Surrey Zoning By-law, 1993, No. 12000, as amended.
  5. *Sign* regulations are as set out in Surrey Sign By-law, 1999, No. 13656, as amended.
  6. Special *building setbacks* are as set out in Part 7 Special Building Setbacks, of Surrey Zoning By-law, 1993, No. 12000, as amended.
  7. *Building* permits shall be subject to the Surrey Building By-law, 1987, No. 9011, as amended, and the Surrey Development Cost Charge By-law, 2002, No. 14650, as amended, and the development cost charges shall be based on the CG-2 Zone.
  8. Surrey Tree Preservation By-law, 1996, No. 12880, as amended.
  9. Development permits may be required in accordance with the Surrey *Official Community Plan*, 1996, By-law No. 12900, as amended.
3. This By-law shall be cited for all purposes as "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2003, No. 15079."

READ A FIRST AND SECOND TIME on the 7th day of July, 2003.

PUBLIC HEARING HELD thereon on the 21st day of July, 2003.

READ A THIRD TIME ON THE 21st day of July, 2003.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the 1st day of December, 2003.

\_\_\_\_\_ MAYOR

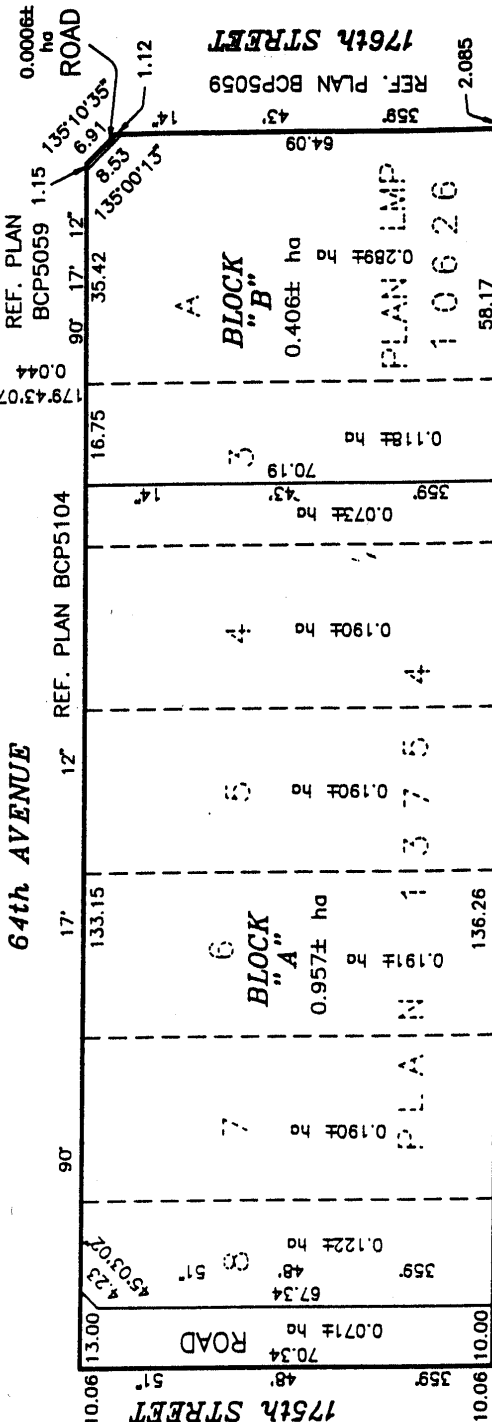
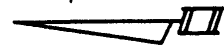
\_\_\_\_\_ CLERK

PLAN TO ACCOMPANY SURREY ZONING BYLAW NO. 15079  
 OF LOTS 3 TO 8 INCLUSIVE, EXCEPT PART ON PLAN BCP5104, PLAN 13754  
 AND LOT "A", EXCEPT PART ON PLAN BCP5059, REFERENCE PLAN LMP10626  
 SECTION 7 TOWNSHIP 8 N.W.D.

CITY OF SURREY



"ALL DISTANCES ARE IN METRES"

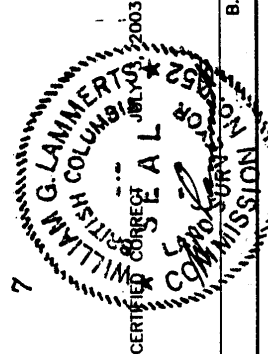


63" A" AVENUE

W. LAMMERTS ©  
 B.C. LAND SURVEYOR  
 14649 108 AVENUE  
 SURREY, B.C.  
 604-584-6828  
 99042203

PLAN BCP3568

NOTE: LOT BEARINGS AND DIMENSIONS DERIVED FROM  
 LAND TITLE OFFICE RECORDS AND SUBJECT TO CHANGE  
 UPON COMPLETION OF SURVEY ON THE GROUND



B.C.L.S.

99042203