

CITY OF SURREY

BY-LAW NO. 12944

A by-law to amend "Surrey Zoning By-law, 1993, No. 12000."
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The 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 963 of the "Municipal Act," and the classification of the following parcels of land, presently shown upon the maps designated as the "Zoning Maps" and marked as Schedule "A" under Part 3 of the said By-law No. 12000, is hereby amended as follows:

FROM "GENERAL INDUSTRIAL ZONE (I-G)"
TO "COMPREHENSIVE INDUSTRIAL ZONE (CD)"

That Portion of Lot 48, Except: Firstly: Parcel A (By-law Plan 62673) and Secondly: Part Road on Plan LMP10413, Section 19, Block 5 North, Range 2 West, New Westminster District, Plan 29395, shown in heavy outline on Survey Plan attached hereto as Schedule A, and containing 0.417 hectares and called Lot 1.

(Portion of 10472/10398 Scott Road)

(hereinafter referred to as "the lands")

2. The following regulations shall apply to the lands herein; as shown on Schedule A which is attached hereto and forms part of this By-law.

A. INTENT

This Comprehensive Development Zone is intended to accommodate and regulate the development of a self-service and full-service gasoline station, convenience store, car wash and accessory uses.

B. PERMITTED USES

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

1. Gasoline service stations provided that where self-service hoses are available, at least an equal number of full-service hoses shall be available on the same lot.
2. Full-service gasoline stations.
3. Accessory uses including the following:
 - (a) 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 95 square metres [1,023 sq.ft.]; and
 - ii. Sale of automotive accessories; and
 - (b) Automotive service uses limited to car wash facilities.

C. LOT AREA

Not applicable to this Zone.

D. DENSITY

The maximum density shall not exceed a floor area ratio (FAR) of 0.10.

E. LOT COVERAGE

The maximum lot coverage shall be 30%.

F. YARD AND SETBACKS

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

| Use | Setback | Front Yard (104 Ave) | Rear Yard | Side Yard | Side Yard on Flanking Street (120 Street) |
|---|----------------|----------------------------|---------------------|-------------------|--|
| Principal and Accessory Buildings and Structures Not Identified Below | | 13.0 m [42 ft.] | 16.00 m [52 ft.] | 1.5 m [4 ft.] | 39.0 m [127 ft.] |
| Pump Islands | | 4.5 m. [15 ft.] | 4.0 m [13 ft.] | 4.0 m [13 ft.] | 4.5 m. [15 ft.] |
| Canopies | | 18.5 m [61 ft.] | 16.0 m [52 ft.] | 28.5m [98 ft.] | 14.5 m [47 ft.] |

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

G. HEIGHT OF BUILDINGS

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

1. Principal Building and Pump Island Canopies: The height shall not exceed 6.3 metres [20.5 ft.].
2. Accessory Buildings and Structures: The height shall not exceed 4.0 metres [13 ft.].

H. OFF-STREET PARKING

Refer to Part 5 Off-Street Parking of "Surrey Zoning By-law, 1993, No. 12000," as amended.

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. Loading areas, garbage containers and passive recycling containers shall be screened from 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:

| Lot Size | Lot Width | Lot Depth |
|---------------------------------|------------------------|------------------------|
| 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, land use regulations including the following are applicable:

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, 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-1 Zone as set forth in "Surrey Subdivision and Development By-law, 1986, No. 8830," as amended.
3. General provisions on use 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 Off-Street Parking, of "Surrey Zoning By-law, 1993, No. 12000," as amended.

5. Sign regulations are as set out in Part 6 Signs, of "Surrey Zoning By-law, 1993, No. 12000," 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, 1993, No. 11951," as amended, and the development cost charges shall be based on the CG-1 Zone.
 8. Development permits may be required in accordance with the Official Community Plan, as amended.
3. This By-law shall be cited for all purposes as "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 1996, No. 12944."

PASSED FIRST AND SECOND READING on the 8th day of October, 1996.

PUBLIC HEARING HELD thereon on the 4th day of November, 1996.

PASSED THIRD READING on the 18th day of November, 1996.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the 8th day of September, 1997.

_____ MAYOR

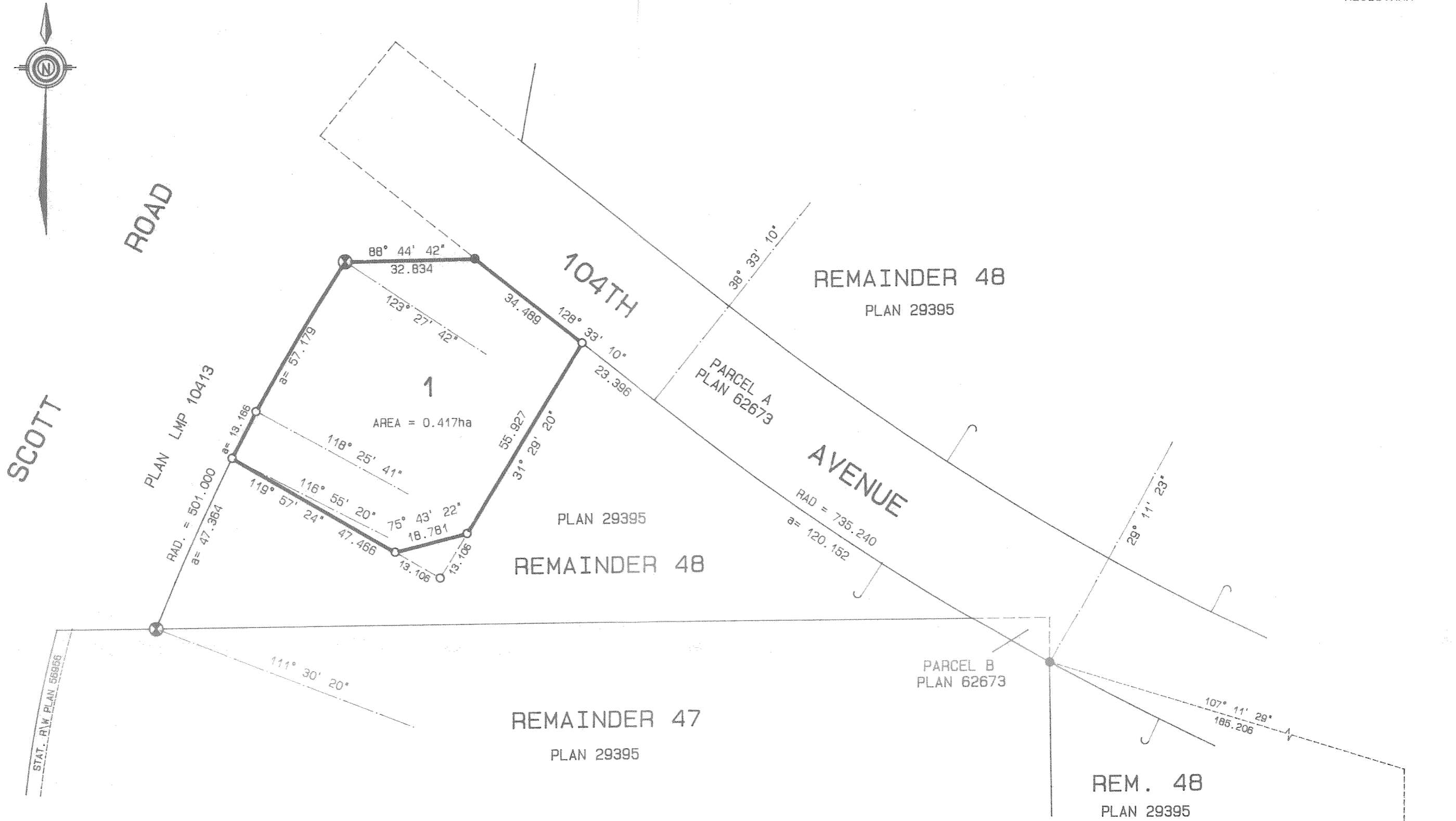
_____ CLERK

SURVEY PLAN TO ACCOMPANY CITY OF SURREY REZONING BYLAW No. 12944
ON A PORTION OF LOT 48, SECTION 19, BLOCK 5 NORTH, RANGE 2 WEST,
PLAN 29395, NEW WESTMINSTER DISTRICT

SCALE : 1 : 1000
 ALL DISTANCES SHOWN ARE IN METRES

DEPOSITED IN THE LAND TITLE OFFICE
 AT NEW WESTMINSTER, B.C. ON THE
 DAY OF _____ 199 .

REGISTRAR



OWNER:
 GEORGILAS INVESTMENTS LTD.

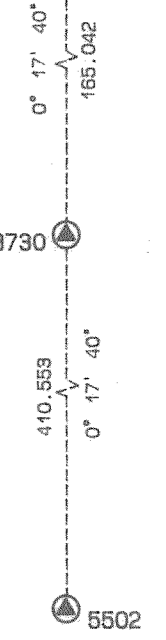
 AUTHORIZED SIGNATORY

 AUTHORIZED SIGNATORY

 WITNESS AS TO GEORGILAS INVESTMENTS LTD.

 OCCUPATION:

 ADDRESS OF WITNESS:



I, B.J. OKE A BRITISH COLUMBIA LAND SURVEYOR,
 OF THE CITY OF VANCOUVER, IN BRITISH COLUMBIA,
 CERTIFY THAT I WAS PRESENT AT AND PERSONALLY
 SUPERINTENDED THE SURVEY REPRESENTED BY THIS
 PLAN AND THAT THE SURVEY AND PLAN ARE CORRECT.
 THE SURVEY WAS COMPLETED ON THE 16TH DAY
 OF MARCH, 1995.

B.C.L.S.

LEGEND

BEARINGS ARE GRID BEARINGS AND ARE DERIVED
 FROM CONTROL MONUMENTS 8730 AND 5502
 THIS PLAN SHOWS GROUND LEVEL MEASURED
 DISTANCES. PRIOR TO COMPUTATION OF U.T.M.
 COORDINATES MULTIPLY BY COMBINED FACTOR
 OF 0.9995975.

- OLD IRON POSTS FOUND SHOWN - ●
- IRON POSTS SET SHOWN - ○
- OLD CONTROL MONUMENTS- ▲
- STANDARD CAPPED POST FOUND - ⊗

THIS PLAN LIES WITHIN THE
GREATER VANCOUVER REGIONAL DISTRICT.

HERMON, BUNBURY & OKE,
 PROFESSIONAL LAND SURVEYORS AND ENGINEERS,
 VANCOUVER AND WHISTLER, B.C.
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