

CITY OF SURREY

BY-LAW NO. 13481

A by-law to amend Surrey Zoning By-law, 1993,
No. 12000, as amended.

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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 903 of the Municipal Act R.S.B.C. 1996 Chapter 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" under Part 3 of Surrey Zoning By-law, 1993, No. 12000, as amended, as follows:

- (a) FROM "LIGHT IMPACT INDUSTRIAL ZONE (IL)"
TO "COMPREHENSIVE DEVELOPMENT ZONE (CD)"

Parcel Identifier: 004-946-847, Lot 11, Block 4, Section 7, Township 8, New Westminster District, Plan 1839.

(17575 - 56 Avenue)

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

- (b) FROM "COMBINED SERVICE GASOLINE STATION ZONE (CG-2)"
TO "COMPREHENSIVE DEVELOPMENT ZONE (CD)"

Parcel Identifier: 002-178-486, Lot 6, Block 8, Section 7, Township 8, New Westminster District, Plan 628;

(17595 - 56 Avenue)

Parcel Identifier: 002-179-211, Lot 7, Block 8, Section 7, Township 8, New Westminster District, Plan 628; and

(17595 - 56 Avenue)

Parcel Identifier: 002-179-491, Lot 8, Block 8, Section 7, Township 8, New Westminster District, Plan 628.

(17595 - 56 Avenue)

(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 a *convenience store*.

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 hoses are available, at least an equal number of full-service hoses shall be available on the same *lot*.
2. *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 92 square metres (990 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. Yard And Setbacks

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

Use	Setback	<i>Front Yard</i> (176 St.)	<i>Rear Yard</i> (West)	<i>Side Yard</i> (North)	<i>Side Yard on Flanking Street</i> (No. 10 Hwy.)
<i>Principal and Accessory Buildings and Structures</i> Not Identified Below		12 m [40 ft.]	3.5 m* [11.5 ft.]	4.0 m* [13 ft.]	3.2 m [10.5]
<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 *rear yard setback* and *side yard setback* shall be a minimum of 4.5 metres [15 ft.] if the *rear yard* or *side yard* abuts a *highway* or 12 metres [40 ft.] if the *rear yard* or *side yard* abuts any *residential lot*.

** 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. Principal building, pump island canopies and retail stores as permitted under Section B.2 of this Zone: The *building height* shall not exceed 6.0 metres [20 ft.].
2. Accessory buildings and structure: The *building height* shall not exceed 4.0 metres [13 ft.].

H. Off-Street Parking

1. 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. 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

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 the 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, 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 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-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.
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3. This By-law shall be cited for all purposes as "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 1998, No. 13481."

PASSED FIRST AND SECOND READING on the 6th day of July, 1998.

PUBLIC HEARING HELD thereon on the 14th day of September, 1998.

PASSED THIRD READING on the 14th day of September, 1998.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the 7th day of September, 1999.

_____MAYOR

_____CLERK

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