

THE CORPORATION OF THE DISTRICT OF SURREY

BY-LAW NO. 10140

A by-law to amend "Surrey Zoning By-law,  
1979, No. 5942"

As amended by Bylaw No: 15108, 09/29/03; 17216, 07/26/10; 17358, 06/17/13

THIS IS A CONSOLIDATED BYLAW PREPARED BY THE CITY OF SURREY FOR CONVENIENCE ONLY. THE CITY DOES NOT WARRANT THAT THE INFORMATION CONTAINED IN THIS CONSOLIDATION IS CURRENT. IT IS THE RESPONSIBILITY OF THE PERSON USING THIS CONSOLIDATION TO ENSURE THAT IT ACCURATELY REFLECTS CURRENT BYLAW PROVISIONS.

THE MUNICIPAL COUNCIL of The Corporation of the District of Surrey, in open meeting assembled, ENACTS AS FOLLOWS:

1. "Surrey Zoning By-law, 1979, No. 5942," 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 III of the said By-law No. 5942, is hereby amended as follows:

FROM: "SUBURBAN RESIDENTIAL ZONE (RS)"  
TO: "COMPREHENSIVE DEVELOPMENT ZONE (C-D)"

Strata Lots 1 to 41 and Common Property Section 20 Township 2 New Westminster District Strata Plan NW3244 together with an interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1.

(12827 - 76 Avenue)"

2. Notwithstanding the permitted uses described under Part LIV, C-D Comprehensive Development Zone, the uses permitted within the aforementioned land shall be restricted to those listed in Schedule "A" and following the approximate location and form as described in Schedule "B", both of which are attached hereto and form part of this By-law and all other provisions (except use) of Part XLII I-G, General Industrial Zone of Surrey Zoning By-law, 1979, No. 5942, apply to all of the lands.
3. This By-law shall be cited for all purposes as "Surrey Zoning By-law, 1979, No. 5942, Amendment By-law, 1989, No. 10140."

READ A FIRST AND SECOND TIME on the 17th day of July, 1989.

PUBLIC HEARING HELD thereon on the 14th day of August 1989.

READ A THIRD TIME ON THE 28th day of August, 1989.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the 20th day of November, 1989.

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MAYOR

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CLERK

## SCHEDULE A

to "Surrey Zoning By-law, 1979, No. 5942,  
Amendment By-law, 1989, No. 10140."

### Schedule of Permitted Land Use:

1. Area 1

Area 1 as outlined on Schedule "B" of this by-law and described as follows:

All that portion of West 204.8 feet, Lot "A", Section 20, Township 2, New Westminster District, Plan 14955 and, all that portion of Lot "A" Except: West 204.8 feet, Section 20, Township 2, New Westminster District, Plan 14955, hereinafter described as follows:

Commencing at the South East corner of Lot "A",  
Except: West 204.8 feet,

Thence northerly along the easterly lot line a distance of Thirty-Two and Thirty One Hundredths (32.30) metres to a point;

Thence westerly parallel to 76 Avenue a distance of Seventy-Six and Five One Hundredths (76.05) metres to a point;

Thence northerly a distance of One Hundred Six and Eighteen One Hundredths (106.18) metres to a point on the northerly lot line of said West 204.8 feet, Lot "A";

Thence westerly a distance of Thirty-Three and Twenty-Two One Hundredths (33.22) metres along the northerly lot line of said West 204.8 feet, Lot "A" to the North West corner of said West 204.8 feet, Lot "A";

Thence southerly along the West property line of said West 204.8 feet, Lot "A" a distance of One Hundred Thirty-Eight and Forty-Eight One Hundredths (138.48) metres to the Southwest corner of said West 204.8 feet, Lot "A";

Thence easterly along the southerly property line to the point of commencement,

shall be restricted to the following uses only in the approximate location as illustrated on Schedule "B" of this By-law:

- Medical offices in Strata Lots 2, 4 and 6;
- Pharmacy limited to a maximum total floor area of 41.8 square metres [450 sq.ft.] and permitted only in conjunction with a medical office use.

All uses permitted in Part XLVIII I-S, Service Industrial Zone of Surrey Zoning By-law, 1979, No. 5942, with the exception of the following uses:

- Sect. B.1 - automobiles (rebuilt);
  - auto parts;
  - tire products, including rebuilding and retreading;
  - wood and paper products processing.

- Sect. B.2 - automotive body shop;
- automotive repair shop;
- blacksmith shop;
- machine shop;
- sheet metal shop;
- welding shop.

2. Area 2

Area 2 as outlined on Schedule "B" of this by-law and described as follows:

All that portion of West 204.8 feet, Lot "A", Section 20, Township 2, New Westminster District, Plan 14955 and, all that portion of Lot "A" Except: West 204.8 feet, Section 20, Township 2, New Westminster District, Plan 14955, EXCEPT: that portion described in item 1 above

shall be restricted to the following uses only in the approximate location as illustrated on Schedule "B" of this By-law:

- Taxi dispatch service without storage of taxis on the lot;

All uses permitted in Part XLII I-G, General Industrial Zone of Surrey Zoning By-law, 1979, No. 5942, with the exception of the those uses described in Section B.3, Storage Yards; and

All uses permitted in Part XLVIII I-S, Service Industrial Zone of Surrey Zoning By-law, 1979, No. 5942, with the exception of the following uses:

- Sect. B.1 - automobiles (rebuilt);
- auto parts;
- tire products, including rebuilding and retreading;
- wood and paper products processing.

- Sect. B.2 - automotive body shop;
- automotive repair shop;
- blacksmith shop;
- machine shop;
- sheet metal shop;
- welding shop.

# Schedule B

