

THE CORPORATION OF THE DISTRICT OF SURREY

BY-LAW NO. 11539

A by-law to amend "Surrey Zoning By-law, 1979, No. [5942](#)."

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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 "RESTRICTED SINGLE-FAMILY RESIDENTIAL ZONE (R-F(R))" TO "COMPREHENSIVE DEVELOPMENT ZONE (C-D)"

Lot 181, Section 20, Township 2, New Westminster District, Plan 58346;

(7959 King George Highway)

Lot 17 and Lot 19, both of Section 20, Township 2, New Westminster District, Plan 24234; and

(7973 and 7981 King George Highway)

Lot 1 Except: Part within heavy outline taken by Highway Statutory Right-of-Way Plan 63551, Section 20, Township 2, New Westminster District, Plan 13102.

(13568 - 80 Avenue)

2. A. INTENT

This Comprehensive Development Zone is intended to accommodate and regulate the development of a mixed use of full-serve and self-serve gasoline service stations, and a limited amount of small scale retail commercial, highway commercial, and personal service facilities.

B. PERMITTED USES

The land and structures shall be used for the following uses only, or for a combination of such uses, provided such combined uses are part of a comprehensive design.

1. All uses as permitted in Section B of Part XLA, C-G(2) Zone.

2. Retail commercial uses

- (a) Appliance store;
- (b) Eyewear stores;
- (c) Furniture store;
- (d) Soda pop shops;
- (e) Musical instruments stores;
- (f) Sporting goods stores including the selling of sport cards;
- (g) Bakery stores;
- (h) Home improvements and decorating products stores;
- (i) Jewellery stores.

3. Service commercial uses

- (a) Appliance repair shop;
- (b) Coffee shop, drive-in and fast food establishment;
- (c) Engineering and surveying offices;
- (d) General administrative offices for charitable, non-profit societies, registered as such with the Province of British Columbia or the Dominion of Canada;
- (e) Insurance agencies;
- (f) Multi-level sales office;
- (g) Mail and phone order stores;
- (h) Real estate offices;
- (i) Training facilities for disabled persons;
- (j) Travel agencies and travel clubs;
- (k) Laundry, cleaning and drying establishments;
- (l) Photographic processing shops;
- (m) Printing and publishing shops;
- (n) Shoe repair shops;

- (o) Sign making and painting shops.

C. LAND DEVELOPMENT

Notwithstanding any other provision of this zone, the uses permitted by Section B shall be conditional upon the immediate availability and adequacy of those Municipal facilities and services hereinafter set forth to serve each parcel of land and each unit of every building, structure and use to be erected, placed or carried on thereon. No use of land and no use of any building or structure thereon shall be deemed to be authorized by Section B of this zone, and all uses otherwise permitted by this By-law are hereby prohibited unless and until all of the following services and facilities have been provided and are immediately available and are adequate therefor to the standards set out as follows:

1. Sanitary sewer, waterworks and drainage works shall be provided and constructed to the standards set out for the C-H zone in "Surrey Subdivision By-law, 1986, No. 8830" and amendments thereto.
2. All highways abutting and serving the land including boulevards, street lighting, underground wiring, sidewalks, transit service facilities shall be provided and constructed to the standards set out for the C-H zone in "Surrey Subdivision By-law, 1986, No. 8830" and amendments thereto.

D. DENSITY, SITE COVERAGE, SUBDIVISION

- (a) Density - the maximum density shall not exceed a floor area ratio of zero decimal two (0.2).
- (b) Site Coverage - the maximum site coverage shall be twenty-five (25) per cent.
- (c) Subdivision
 1. Lot sizes: The minimum lot size shall be one thousand (1,000) square metres (10,800 sq. ft.).
 2. Frontage: The minimum frontage shall be twenty-five (25) metres.

E. HEIGHT OF STRUCTURES

1. Principal building: The height of principal buildings shall not exceed nine (9) metres (30 feet).
2. Accessory building: The height of accessory buildings shall not exceed four (4) metres (13 feet).

F. YARDS AND SETBACKS

Buildings and structures shall be situated with the minimum setbacks as shown on Schedule "A" attached hereto and forming part of this by-law.

G. LANDSCAPING

Any building or structure being erected, enlarged or increased in capacity shall make provision for landscaping as shown on Schedule "B" attached hereto and forming part of this by-law.

1. All portions of the site not covered by buildings, structures and circulation spaces shall be landscaped.
2. No open storage shall be provided on the site.

H. GENERAL PROVISIONS

Parts I, II, III, IIIA, IV, V, VI, VII, and IX of Surrey Zoning By-law, 1979, No. [5942](#), as amended, generally apply to this Amendment By-law, as are relevant and non-contradictory.

I. DEVELOPMENT COST CHARGES

Development Cost Charges are payable at the rate applicable to the Highway Commercial (C-H) and will be calculated and collected when the building permit is applied for.

3. This By-law shall be cited for all purposes as "Surrey Zoning By-law, 1979, No. [5942](#), Amendment By-law, 1992, No. 11539.

READ A FIRST AND SECOND TIME on the 27th day of October, 1992.

PUBLIC HEARING HELD thereon on the 16th day of November, 1992.

READ A THIRD TIME ON THE 23rd day of November, 1992.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the 13th day of December, 1993.

_____MAYOR

_____CLERK

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