

CITY OF SURREY

BY-LAW NO. 13255

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, 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:

FROM "SUBURBAN RESIDENTIAL ZONE (RS)"
TO "COMPREHENSIVE DEVELOPMENT ZONE (CD)"

Parcel Identifier: 005-715-059, Lot 1, Section 17,
Township 8, New Westminster District, Plan 59214,
divided into two blocks identified as Blocks A and B,
containing 0.427 Hectares and 0.383 Hectares,
respectively, as shown in heavy outline on Survey Plan
attached hereto and forming part of this By-law, certified
correct by D. Blaszak, B.C.L.S. on August 27, 1997.

(6412 - 176 Street)

(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 a combined full-service/self-service gasoline station, convenience store, car/truck wash facility and drive-through restaurant.

The *lands* are divided into blocks A and B as shown on Schedule A which is attached hereto and forms part of this By-law.

B. Permitted Uses

Block 'A'

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

1. A combination of *Self-service and Full-serve Gasoline station*;
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 70 square metres [754 sq. ft.];
 - ii. Sale of automotive accessories; and
 - (b) Automotive service uses limited to car/truck wash facility

Block 'B'

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

1. *Eating establishments* including *drive-through restaurants*.

C. Lot Area

Not applicable to this zone.

D. Density

Block 'A'

The maximum *density* shall not exceed a *floor area ratio* of 0.08.

Block 'B'

The maximum *density* shall not exceed a *floor area ratio* of 0.13.

E. Lot Coverage

Block 'A'

The maximum *lot coverage* shall be 8%

Block 'B'

The maximum *lot coverage* shall be 12%.

F. Yard And Setbacks

Block 'A'

1. *Principal buildings* (convenience store) shall be sited in accordance with the following *setbacks*:

- (a) *Front Yard* - 12 metres [40 feet]
- (b) *Rear Yard* - 4 metres [13 feet]
- (c) *Side Yard (east)*- 2.78 metres [9 feet]
- (d) *Side Yard (west)* - 12 metres [40 feet]

2. *Accessory buildings* (car/truck wash facility) and *structures* shall be sited in accordance with the following *setbacks*:

- (a) *Front Yard* - 12 metres [40 feet]
- (b) *Rear Yard* - 4 metres [13 feet]
- (c) *Side Yard (east)*- 4 metres [13 feet]
- (d) *Side Yard (west)* - 10.2 metres [33.5 feet]*

3. Pump Islands and Kiosk** shall be situated as follows:

- (a) *Front Yard* - 4.5 metres [15 feet]
- (b) *Rear Yard* - 4 metres [13 feet]
- (c) *Side Yard (east)*- 4 metres [13 feet]
- (d) *Side Yard (west)* - 4.5 metres [15 feet]

4. Canopies

- (a) *Front Yard* - 2 metres [7 feet]
- (b) *Rear Yard* - 2 metres [7 feet]
- (c) *Side Yard (east)*- 2 metres [7 feet]
- (d) *Side Yard (west)* - 2 metres [7 feet]

* For the purpose of this By-law, the definition of *setback* in Part 1 Definitions in Surrey Zoning By-law, 1993, No. 12000, as amended shall be amended by deleting "to a maximum of 0.6 metre [2 ft]" and replacing this with "to a maximum of 1 metre [3.5 ft.]".

- ** The kiosk shall not exceed a gross floor area of 5 square metres (50 sq.ft.)
- *** For the purpose of this By-law, the definition of *setback* in Part 1 Definitions in Surrey Zoning By-law, 1993, No. 12000, as amended shall be amended by deleting "to a maximum of 0.6 metre [2 ft]" and replacing this with "to a maximum of 1.8 metres [6 ft.]".

Block 'B'

1. *Principal buildings* shall be sited in accordance with the following *setbacks*:
 - (a) *Front Yard* - 7.5 metres [25 feet]
 - (b) *Rear Yard* - 7.5 metres [25 feet]
 - (c) *Side Yard (east)*- 7.5 metres [25 feet]
 - (d) *Side Yard (west)* - 3.4 metres [11 feet]***

G. Height of Buildings

Block 'A'

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

1. *Principal buildings (convenience store)*: The *building height* shall not exceed 6 metres [20 feet].
2. *Pump Island Canopy*: The *building height* shall not exceed 7.0 metres [23 feet].
3. *Accessory buildings and structures (car/truck wash facility)*: The *building height* shall not exceed 7.15 metres [23.5 feet].

Block 'B'

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

1. *Principal buildings*: The *building height* shall not exceed 6.8 metres [22.3 feet].
2. *Accessory buildings and structures*: The *building height* shall not exceed 6.8 metres [22.3 feet].

H. Off-Street Parking

Block 'A' and Block 'B'

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

I. Landscaping

Block 'A' and Block 'B'

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 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*.
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.
6. Open display and storage shall be completely screened to a height of at least 2.5 metres [8 ft.] by *buildings* and/or solid decorative fence and/or substantial *landscaping* strips of not less than 1.5 metres [5 ft.] in width. No display or storage of material shall be piled up to a height of 2.5 metres [8 ft.] within 5 metres [16 ft.] of the said screens and in no case shall these materials be piled up to the height of more than 3.5 metres [12 ft.]

J. Special Regulations

Block 'A' and Block 'B'

1. Garbage containers and *passive recycling containers* shall not be located along any required *setbacks* adjacent any *residential lot*.

K. Subdivision

Block 'A'

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.

Block 'B'

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>
1,000 sq. m [10,800 sq. ft.]	25 metres [80 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, 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 and CHI Zones 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 for Block 'A' and CHI Zone for Block 'B'.
 8. Tree Preservation By-law, 1996, No. 12880, and amendments thereof.
 9. Development permits may be required in accordance with the Surrey *Official Community Plan* By-law, 1996, 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, 1997, No. 13255."

PASSED FIRST AND SECOND READING on the 7th day of October, 1997.

PUBLIC HEARING HELD thereon on the 17th day of November, 1997.

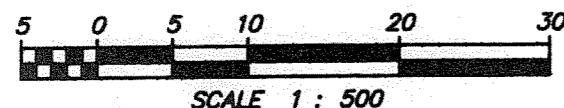
PASSED THIRD READING on the 28th day of July, 1998.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the 28th day of July, 1998.

_____MAYOR

_____CLERK

SURVEY PLAN TO ACCOMPANY
CITY OF SURREY REZONING
BYLAW NO. 13255 OF LOT 1
SECTION 17, TOWNSHIP 8,
NEW WESTMINSTER DISTRICT
PLAN 59214



176TH STREET

LEGEND :

- ⊙ INDICATES CONTROL MONUMENT FOUND
- INDICATES STANDARD IRON POST FOUND
- INDICATES STANDARD IRON POST PLACED

GRID BEARINGS ARE DERIVED FROM OBSERVATIONS BETWEEN CONTROL MONUMENTS 5011 AND 5834, INTEGRATED SURVEY AREA #1, CITY OF SURREY.

DISTANCES SHOWN ARE GROUND LEVEL MEASURED DISTANCES. PRIOR TO COMPUTATION OF U.T.M. CO-ORDINATES MULTIPLY BY THE MEAN COMBINED FACTOR 0.99960375 (NAD 83).

ALL DISTANCES ARE IN METRES.

MURRAY & ASSOCIATES
201-12448 82nd AVENUE
SURREY, B.C.
V3W 3E9
(604) 597-9189

THIS PLAN LIES WITHIN THE
GREATER VANCOUVER REGIONAL DISTRICT

CERTIFIED CORRECT ACCORDING TO SURVEY.
DATED THIS 27TH DAY OF AUGUST, 1997.

Debra Blazyn
B. C. L. S.
FILE 8466-1

