

CITY OF SURREY

BY-LAW NO. 13294A

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

.....

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 "ONE-ACRE RESIDENTIAL ZONE (RA)"  
TO "COMPREHENSIVE DEVELOPMENT ZONE (CD)"

Parcel Identifier: 012-135-038, that portion of Lot 31 Except:  
Firstly: Parcel "A" (Explanatory Plan 16051) and Road;  
Secondly: Parcel "C" (Bylaw Plan 62484); Thirdly: Portions in  
Plan LMP20814, Section 15, Township 2, New Westminster  
District, Plan 1360, containing 0.532 hectares and called Block 'A',  
as shown in heavy outline on Survey Plan, certified correct by  
Grant Butler, B.C.L.S. on the 14th day of July, 1997, attached  
hereto and forming a part of this By-law.

(Portion of 15194 - 72 Avenue, hereinafter referred to as the "Lands").

2. The following regulations shall apply to the *Lands*:

**A. Intent**

This 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 *convenience store* and car wash facilities.

**B. Permitted Uses**

Land 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 one full-service hose 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 110 square metres [1,184 sq. ft.]; and
- ii. Sale of automotive accessories.

(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* of 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	<i>Setback</i>	<i>Front Yard</i> (152 St.)	<i>Rear Yard</i> (West)	<i>Side Yard on Flanking Street</i> (72 Ave.)	<i>Side Yard on Flanking Street</i> (71A Ave.)
<i>Principal and Accessory Buildings and Structures</i> excluding <i>Pump Islands, Kiosks, or Canopies</i>		12.0 m [40 ft.]	1.8 m [6 ft.]	4.0 m [13 ft.]	9.5 m [31 ft.]
<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 the Surrey Zoning By-law, 1993, No. 12000, as amended.

\* 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 and Pump Island Canopies:* The *building height* shall not exceed 6.0 metres [20 feet].
2. *Accessory buildings and structures:* The *building height* shall not exceed 4.8 metres [16 feet].

## **H. Off-Street Parking**

Refer to Part 5 Off-Street Parking, of the 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 a *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 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* 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. 13294A".

PASSED FIRST AND SECOND READING on the 2nd day of December, 1997.

PUBLIC HEARING HELD thereon on the 19th day of January, 1998.

PASSED THIRD READING, AS AMENDED on the 1st day of October, 2007.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the 1st day of October, 2007.

\_\_\_\_\_MAYOR

\_\_\_\_\_CLERK

**SURVEY PLAN TO ACCOMPANY CITY OF SURREY  
 BY-LAW NUMBER \_\_\_\_\_ OF LOT 31 PLAN 1360  
 EXCEPT PART DEDICATED AS ROAD ON PLAN LMP20814  
 NEW WESTMINSTER DISTRICT**



SCALE 1 : 750 DISTANCES ARE METRIC

B.C.G.S. 92G.016

**INTEGRATED SURVEY AREA NO. 1 ( SURREY )**

THIS PLAN SHOWS GROUND LEVEL MEASURED DISTANCES.  
 PRIOR TO COMPUTATION OF U.T.M. CO-ORDINATES,  
 MULTIPLY BY COMBINED FACTOR 0.9996039

**LEGEND**

GRID BEARINGS ARE DERIVED FROM  
 OBSERVATIONS BETWEEN  
 CONTROL MONUMENTS 5026 AND 5027

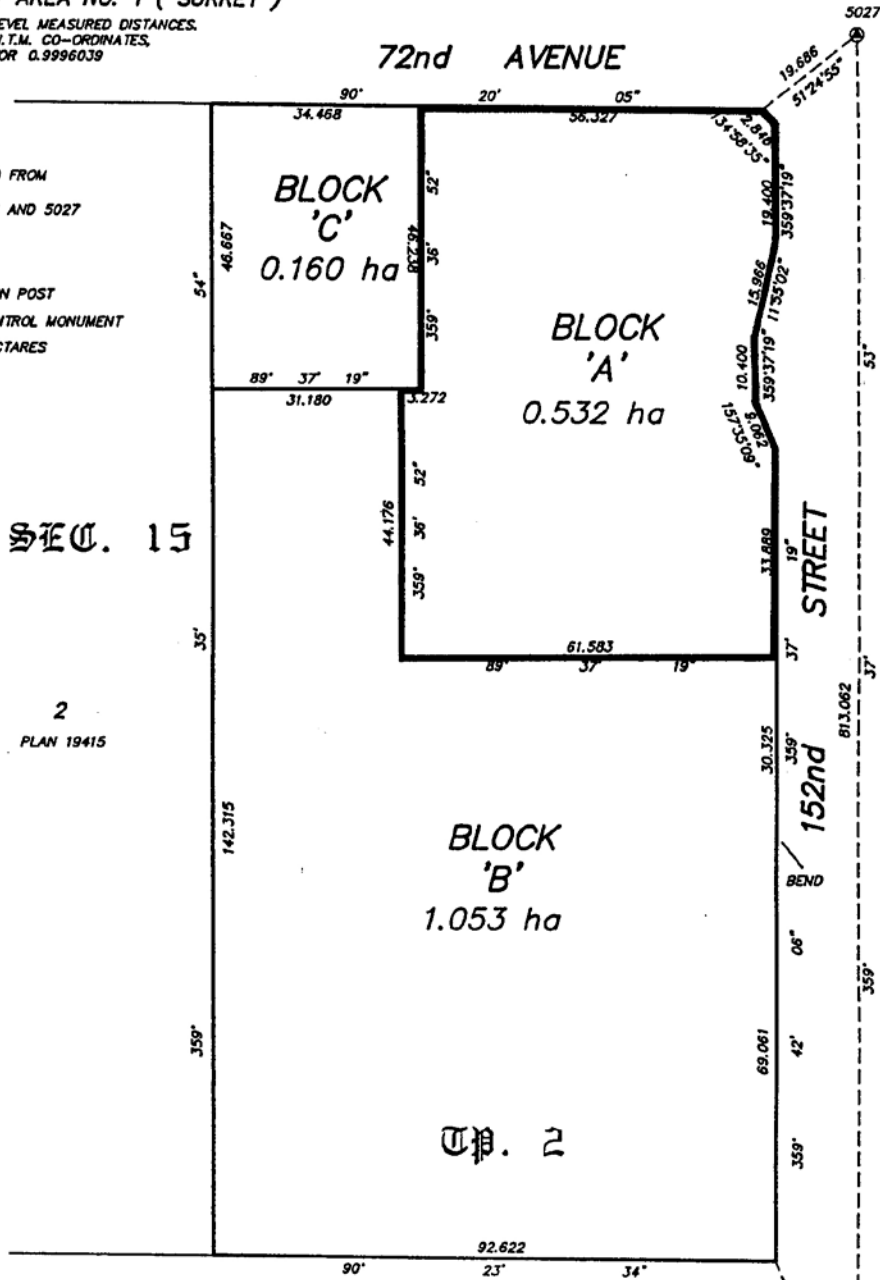
**FOUND PLACED**

- ○ DENOTES IRON POST
- ⊙ DENOTES CONTROL MONUMENT
- ha DENOTES HECTARES



**SEC. 15**

**2**  
 PLAN 19415



CERTIFIED CORRECT  
 ACCORDING TO GROUND SURVEY  
 THIS 14th DAY OF JULY, 1997.

*Grant Butler*

B.C.L.S.

GRANT BUTLER



REM. N 1/2 27

PLAN 1360

**THIS PLAN LIES WITHIN THE GREATER  
 VANCOUVER REGIONAL DISTRICT**

DYCK & ASSOCIATES  
 PROFESSIONAL LAND SURVEYORS  
 208-6846 KING GEORGE HIGHWAY  
 SURREY, B.C. V3W 4Z9  
 TEL: 594-7527 FAX: 594-7932  
 FILE : 2257-ZN1