

CITY OF SURREY

BY-LAW NO. 15371

A by-law to amend Surrey Zoning By-law, 1993, No. 12000, as amended  
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THE CITY 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 Local Government Act, R.S.B.C. 1996 c. 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" of Surrey Zoning By-law, 1993, No. 12000, as amended as follows:

FROM: COMMUNITY COMMERCIAL ZONE (C-8) AND  
SELF-SERVICE GASOLINE STATION ZONE (CG-1)

TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

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All those portions of land shown on the Survey Plan attached hereto and forming part of this By-law as Schedule A, certified correct by G.A. Hol B.C.L.S. on the 31<sup>st</sup> day of March 2004, containing 3,464.3 square metres, called Block A and more particularly described as follows:

Portion of Parcel Identifier: 009-933-816  
Lot 1 Except: Part within Heavy Outline on Highway Statutory Right-of-Way  
Plan 62493; Section 28 Township 2 New Westminster District Plan 14295

Portion of 13643 - 80 Avenue

Portion of Parcel Identifier: 009-933-891  
Lot 2 Section 28 Township 2 New Westminster District Plan 14295

Portion of 8028 King George Highway

(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 station* or combined full-service and self-service *gasoline station* and an *accessory use* limited to 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 one full-service hose shall be available on the same *lot*.
2. *Accessory uses* limited to one *convenience store* provided the total floor area does not exceed 220 m<sup>2</sup> [2,370 sq.ft.].

**C. Lot Area**

Not applicable to this Zone.

**D. Density**

The *floor area ratio* shall not exceed 0.30.

**E. Lot Coverage**

The maximum *lot coverage* shall be 30%.

**F. Yards and Setbacks**

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

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<b>Use</b>	<b><i>Setback</i></b>	<b><i>Front Yard</i></b> <b>(80 Ave)</b>	<b><i>Rear Yard</i></b>	<b><i>Side Yard</i></b>	<b><i>Side Yard on Flanking Street</i></b> <b>(King George Hwy.)</b>
<i>Pump Islands</i> and Kiosk*		7.5 m. [25 ft.]	7.5 m. [25 ft.]	7.5 m. [25 ft.]	7.5 m. [25 ft.]
Canopies		7.5 m. [25 ft.]	7.5 m. [25 ft.]	7.5 m. [25 ft.]	7.5 m. [25 ft.]
All Other <i>Buildings</i> and <i>Structures</i>		7.5 m. [25 ft.]	7.5 m. [25 ft.]	7.5 m. [25 ft.]	4.5 m. [14 ft.]

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Measurements to be determined as per Part 1 Definitions, of 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 buildings: The *building height* shall not exceed 8.0 metres [26 feet].
2. Accessory buildings and structures: The *building height* shall not exceed 4.0 metres [13 feet].

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

Refer to Table C.2, Part 5 Off-Street Parking and Loading/Unloading 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 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. 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:

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<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.]

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

**L. Other Regulations**

In addition to all statutes, by-laws, orders, regulations or agreements, the following are applicable, however, in the event that there is a conflict with the provisions in this Comprehensive Development Zone and other provisions in Surrey Zoning By-law, 1993, No. 12000, as amended, the provisions in this Comprehensive Development Zone shall take precedence:

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 Parking and Loading/Unloading, of Surrey Zoning By-law, 1993, No. 12000, as amended.
5. *Sign* regulations are as set out in Surrey Sign By-law, 1999, No. 13656, 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, 2002, No. 14650, 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.

3. This By-law shall be cited for all purposes as "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2004 , No. 15371."

READ A FIRST AND SECOND TIME on the 7th day of June, 2004.

PUBLIC HEARING HELD thereon on the 21st day of June, 2004.

READ A THIRD TIME ON THE 21st day of June, 2004.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the 7th day of February, 2005.

\_\_\_\_\_ MAYOR

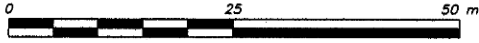
\_\_\_\_\_ CLERK

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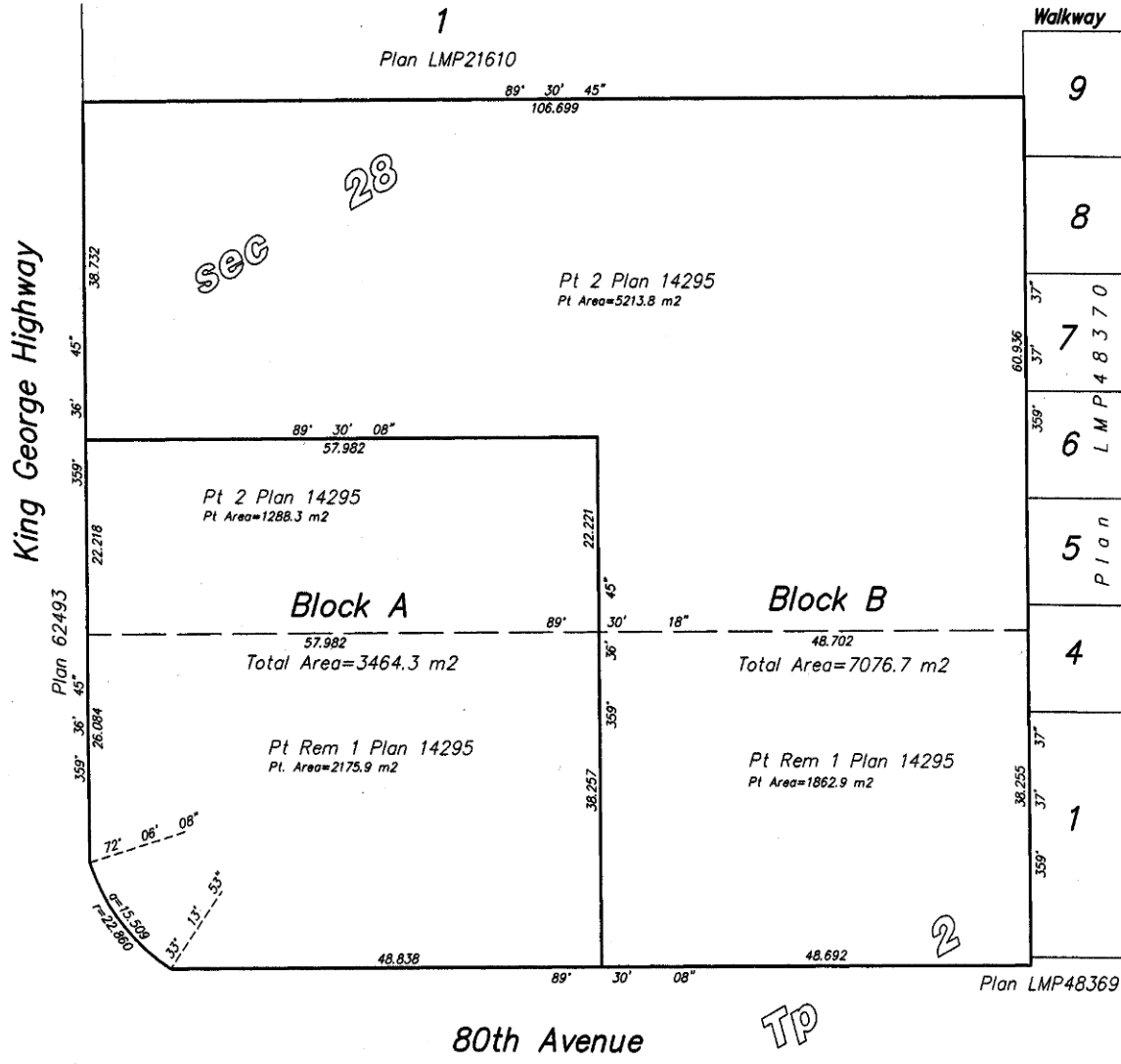
Block Survey Plan To Accompany City of Surrey  
 Rezoning Bylaw No. ~~1337~~ Of Lot 1 Except: Part Within Heavy  
 Outline On Highway Statutory Right Of Way Plan 62493; Plan 14295  
 And Lot 2 Plan 14295  
 Both Of Section 28 Township 2 NWD

B.C.G.S. 926.016

SCALE 1 : 500



All Distances Are In Metres And Decimals Thereof



Certified Correct According To Field Survey  
 This 31st Day of March, 2004

*G.A. Hol*  
 G.A. Hol BCLS  
 Vision Surveys

This Plan Lies Within The Greater Vancouver Regional District

Professional Land Surveyors Suite 111 - 12827 - 76th Avenue, Surrey, BC Tel: 604-591-1225 File: 04-039 Zoning