

CITY OF SURREY

BY-LAW NO. 16427A

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: COMBINED SERVICE GASOLINE STATION ZONE (CG-2) and  
ONE-ACRE RESIDENTIAL ZONE (RA)

TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

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Portion of Parcel Identifier: 009-769-960  
Lot E Section 25 Block 5 North Range 1 West New Westminster District Plan 13094 shown in heavy outline on Schedule "A" attached hereto and forming part of this by-law, certified correct by John Onderwater B.C.L.S. on the 17th day of July, 2007, containing 2,195.8 square metres and called Block A and 318.0 square metres and called Block B.

Portion of 16780 - 104 Avenue

(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 stations* or combined full-service and self-service *gasoline stations* and *accessory uses* including *convenience store* and automotive repair.

**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 an equal number of full-service hoses shall be available on the same *lot*.
2. *Accessory uses* including the following:
  - (a) *Automotive service uses of vehicles* less than 5,000 kilograms [11,023 lbs.] *G.V.W.*;
  - (b) *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 167 square metres [1,800 sq.ft.]; and
    - ii. Sale of automotive accessories.

**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:

<b>Use</b>	<b>Setback</b>	<b>Front Yard</b> (104 Avenue)	<b>Rear Yard</b> (South)	<b>Side Yard</b> (West)	<b>Side Yard on Flanking Street</b> (168 Street)
<i>Principal and Accessory Buildings and Structures</i>		12.0 m. [40 ft.]	4.0 m. [13 ft.]	4.0 m. [13 ft.]	8.7 m. [28.5 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 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 6 metres [20 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. 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.

**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>
2,280 sq. m [24,542 sq.ft.]	30 metres [100 ft]	56 metres [184 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 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, 2006, No. 15973, as amended, and the development cost charges shall be based on the CG-2 Zone.
  8. Surrey Tree Protection By-law, 2006, No. 16100, 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, 2007, No. 16427A."

READ A FIRST AND SECOND TIME on the 23rd day of July, 2007.

PUBLIC HEARING HELD thereon on the 10th day of September, 2007.

READ A THIRD TIME ON THE 17th day of September, 2007.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the 26th day of May, 2008.

\_\_\_\_\_ MAYOR

\_\_\_\_\_ CLERK

**SURVEY PLAN TO ACCOMPANY CITY OF SURREY  
 REZONING BYLAW 16421A, OF LOT 'E'  
 SECTION 25 BLOCK 5 N. RANGE 1 W.  
 N.W.D. PLAN 13094.**

SCALE 1:750



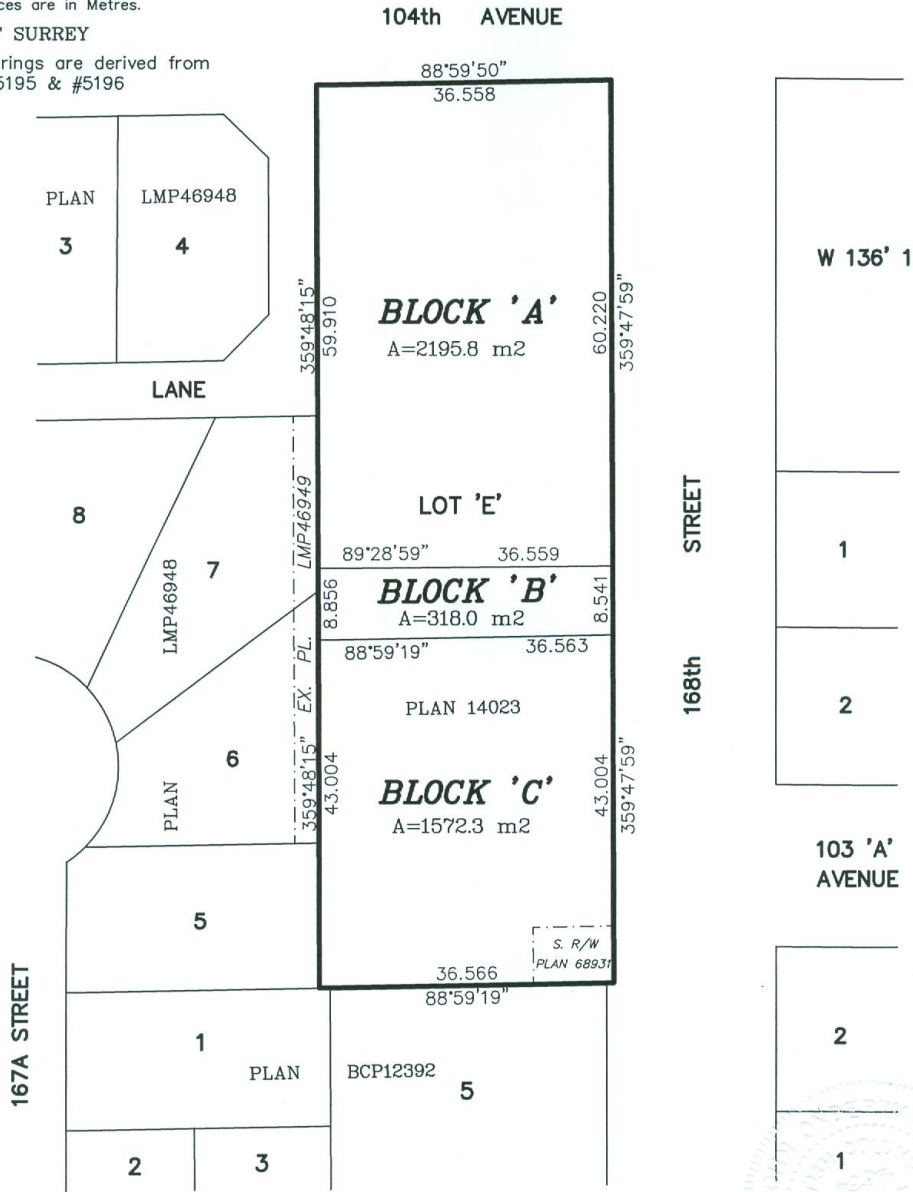
All Distances are in Metres.

CITY OF SURREY

Grid Bearings are derived from  
 OCMS #5195 & #5196



SCHEDULE A



Onderwater Land Surveying  
 B.C. Land Surveyors  
 #104-5830 176A Street  
 Cloverdale B.C.

FILE: JS04103\_RZ

*This Plan Lies Within The  
 Greater Vancouver Regional District*

© Certified correct, completed on  
 the 17th day of July, 2007.

*[Signature]*  
 B.C.L.S.