

CITY OF SURREY

BY-LAW NO. 16540

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

As amended by Bylaw No: 18202, 05/26/14

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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: COMPREHENSIVE DEVELOPMENT ZONE (CD) (BY-LAW NO. 15241)
TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

Portion of Parcel Identifier: 025-989-367

Portion of Lot A Section 31 Township 2 New Westminster District Plan BCP11404 as shown in heavy outline on Schedule "A" attached hereto and forming part of this by-law, certified correct by H. David Liddle B.C.L.S on the 13th day of December, 2007, containing 3,390 square metres and called Block A

Portion of 12451 - 88 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 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 the following:
 - (a) *Retail stores* limited to *convenience store*, including the sale of automotive accessories, provided that the total sales and display area open to the public is not more than 257 square metres [2,766 sq. ft.]; and
 - (b) *Drive-through restaurant*, provided that the maximum floor area does not exceed 150 square metres [1,614 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*:

Use	Setback	Front Yard (88 Avenue)	Rear Yard	Side Yard	Side Yard on Flanking Street (126 Street)
<i>Principal and Accessory Buildings and Structures</i>		4.0 m. [13.1 ft.]	48.3 m. [158.5 ft.]	6.3 m. [20.7 ft.]	14.7 m. [48.2 ft.]
<i>Pump Islands and Canopies</i>		43.9 m. [144 ft.]	20 m. [65.6 ft.]	0.4 m. [11.3 ft.]	10.3 m. [33.8 ft.]

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

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 8.3 metres [27 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*.

J. Special Regulations

Not applicable to this Zone.

K. Subdivision

Lots created through subdivision in this Zone shall conform to the following minimum standards:

Lot Size	Lot Width	Lot Depth
3,390 sq. m [36,490 sq.ft.]	48.2 metres [158 ft]	70.3 metres [231 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. 16540."

READ A FIRST AND SECOND TIME on the 17th day of December, 2007.

PUBLIC HEARING HELD thereon on the 14th day of January, 2008.

READ A THIRD TIME ON THE 14th day of January, 2008.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the 28th day of July, 2008.

MAYOR

CLERK

SCHEDULE A

SURVEY PLAN TO ACCOMPANY
CITY OF SURREY ZONING BYLAW 16540 OVER
LOT A, SECTION 31, TOWNSHIP 2,
NEW WESTMINSTER DISTRICT, PLAN BCP11404

S.R.W. PLAN 80278

SEC. 31 S.R.W. PLAN 79475
LEASE PLAN BCP22713

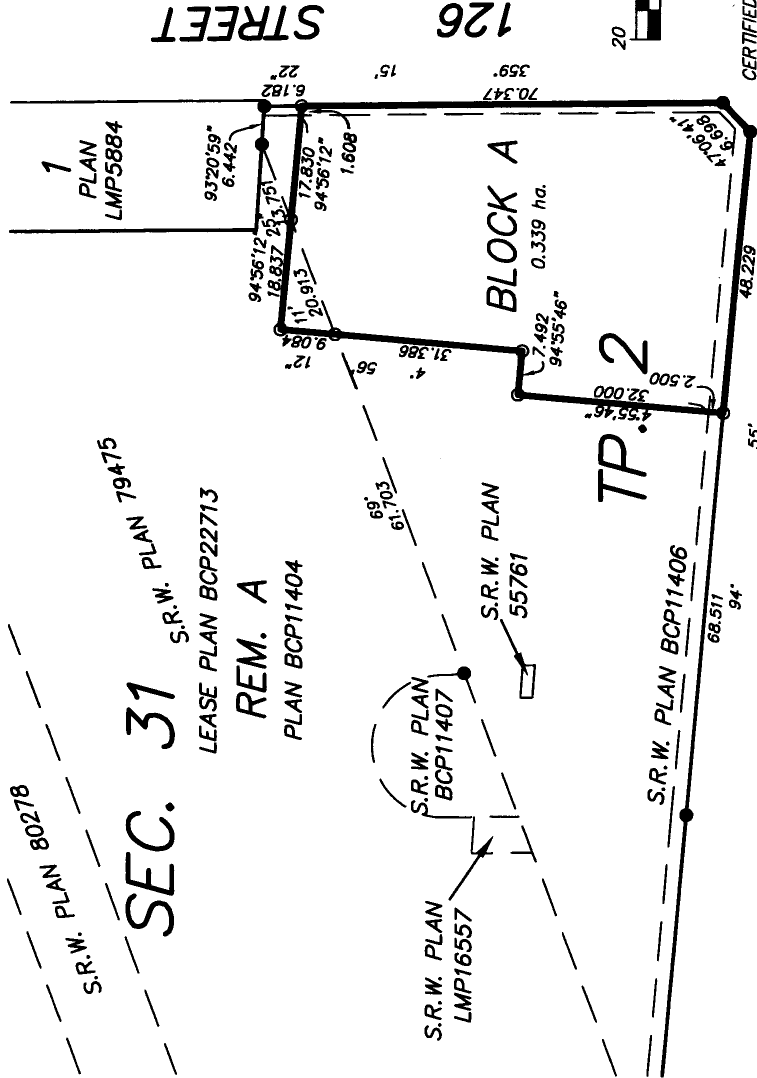
REM. A
PLAN BCP11404

S.R.W. PLAN
LMP16557

S.R.W. PLAN
BCP11407

S.R.W. PLAN
55761

S.R.W. PLAN BCP11406



CERTIFIED CORRECT ACCORDING TO SURVEY.
DATED THIS 13th DAY OF DECEMBER, 2007.

[Signature]
B. C. L. S.

FILE 8926-25