

CITY OF SURREY

BY-LAW NO. 16618

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

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 HIGHWAY COMMERCIAL INDUSTRIAL ZONE (CHI)
TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

Parcel Identifier: 027-827-518
Parcel A Section Lot 14 Township 1 New Westminster District Plan BCP40034
2360 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 *gasoline station* and *accessory uses* including *convenience store*, *drive-through restaurant* and car wash facilities.

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 two full-service hoses shall be available on the same *lot*.

2. *Accessory uses* including the following:
 - (a) *Retail stores* limited to the following:
 - i. *Convenience store*; and
 - ii. *Sale of automotive accessories*.
 - (b) *Automotive service uses* limited to car wash facilities; and
 - (c) *Drive-through restaurant*.

C. Lot Area

Not applicable to this Zone.

D. Density

The *floor area ratio* shall not exceed 0.11.

E. Lot Coverage

The *lot coverage* shall not exceed 30%.

F. Yards and Setbacks

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

Use	Setback	Front Yard (King George Highway)	Side Yard	Rear Yard	Side Yard on Flanking Street (24 Avenue)
<i>Principal and Accessory Buildings and Structures</i>		12.0 m. [40 ft.]	1.5 m. [5 ft.]	4.0 m. [13 ft.]	12 m. [40 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.

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 and pump island canopies: The *building height* shall not exceed 6.5 metres [21.3 ft.] in *building height*.
2. Accessory buildings and structures: The *building height* shall not exceed a maximum *building height* of 5.0 metres [17 ft.].

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 abut 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
4,200 sq. m [45,200 sq.ft.]	60 metres [200 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 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, 2008, No. 16618."

READ A FIRST AND SECOND TIME on 31st Day of March, 2008.

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

READ A THIRD TIME ON THE 30th day of November, 2009.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the 30th day of November, 2009.

_____ MAYOR

_____ CLERK

h:\by-laws\adopted bylaws\2009\byl 16618.docx
R 1/13/10 3:07 PM