

CITY OF SURREY

BY-LAW NO. 16672

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 LOCAL COMMERCIAL ZONE (C-4)  
TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

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Parcel Identifier: 007-376-766

Lot 1 Except: Firstly: Parcel A (Bylaw Plan 49584) and Secondly; Part now Road on Statutory right-of-Way Plan 29489 Section 35 Block 5 North Range 2 West New Westminster District Plan 3352

13977 Fraser Highway

That portion of 140 Street shown on the Survey Plan attached and hereto and forming part of this By-law, as Schedule "A", certified correct by G.A. Hol, B.C.L.S. on the 9<sup>th</sup> day of May, 2008, containing 1,031.0 square metres, called Block A.

(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* and *eating establishment*.

**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 is available, at least two (2) of the total number of fueling positions available on the same *lot* shall be full-service.
2. *Accessory uses* including the following:
  - (a) *Retail stores* limited to the following:
    - i. *Convenience store*; and
    - ii. Sale of automotive accessories.
  - (b) *Eating establishment* excluding *drive-through restaurant*.

**C. Lot Area**

Not applicable to this Zone.

**D. Density**

The *floor area ratio* shall not exceed 0.08.

**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:

<b>Use</b>	<b>Setback</b>	<b>Front Yard</b>	<b>Rear Yard</b>	<b>Side Yard</b>	<b>Side Yard on Flanking Street</b>
<i>Principal and Accessory Buildings and Structures</i>		7.5 m. [25 ft.]	2.0 m. [65 ft.]	7.5 m. [25 ft.]	7.5 m. [25 ft.]
<i>Pump Islands</i>		12 m. [39 ft.]	15 m. [49 ft.]	15 m. [49 ft.]	10 m. [33 ft.]
<i>Pump Island Canopies</i>		10 m. [33 ft.]	10 m. [33 ft.]	10 m. [33 ft.]	8 m. [267 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 7.0 metres [23 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. Garbage containers and *passive recycling containers* shall be screened to a height of at least 2.3 metres [7.5 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>
3,500 sq. m [0.86 acre]	30 metres [100 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 the 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 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.
  8. *Building* permits shall be subject to Surrey Development Cost Charge By-law, 2008, No. 16494, as amended, and the development cost charges shall be based on the CG-2 Zone.
  9. Surrey Tree Protection By-law, 2006, No. 16100, as amended.
  10. 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. 16672".

READ A FIRST AND SECOND TIME on the 26th day of May, 2008.

PUBLIC HEARING HELD thereon on the 16th day of June, 2008.

READ A THIRD TIME ON THE 16th day of June, 2008.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the 2nd day of November, 2009.`

\_\_\_\_\_ MAYOR

\_\_\_\_\_ CLERK

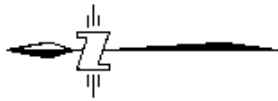
**BLOCK SURVEY PLAN TO ACCOMPANY CITY OF SURREY REZONING BYLAW NO. 16672 OF BLOCK A OF SECTIONS 35 AND 36 BLOCK 5 NORTH RANGE 2 WEST DEDICATED ROAD ON PLAN 3352 AND PLAN 17494**

B.C.G.S. 926-016

SCALE 1 : 400

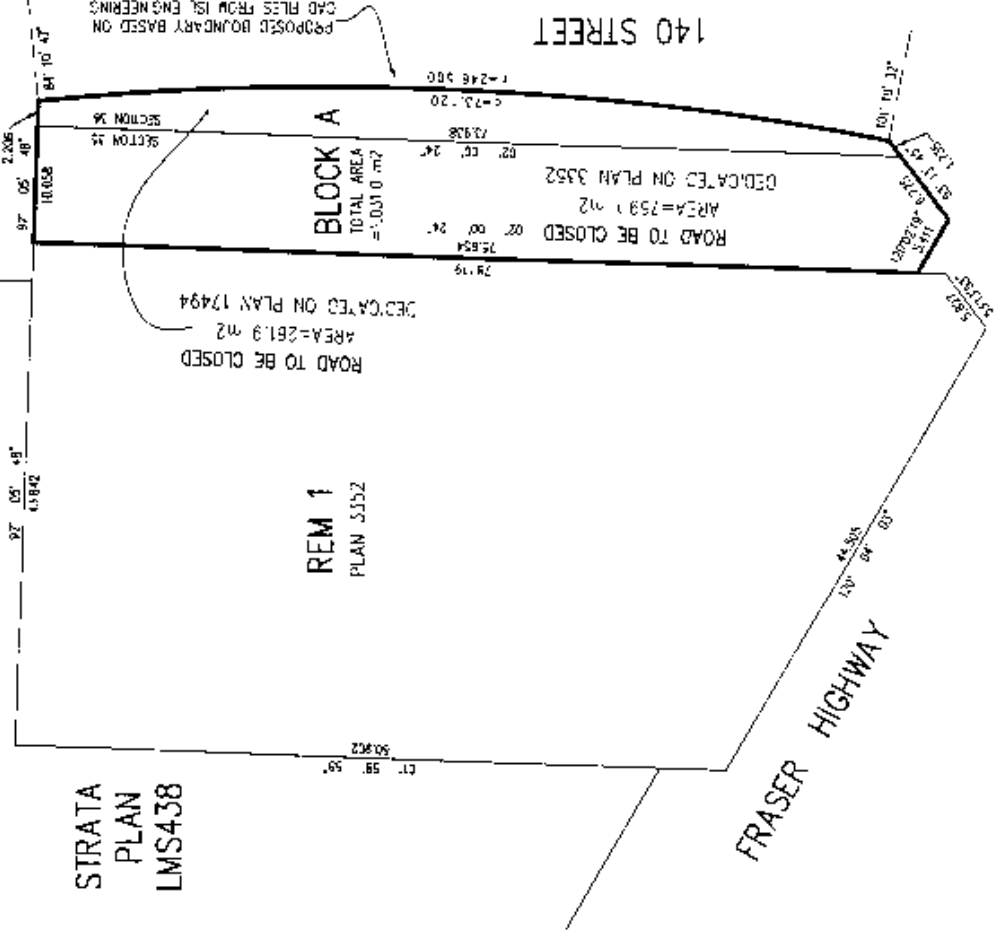


ALL DISTANCES ARE IN METRES AND IN LINAL'S THEREOF THE INTENDED PLOT SIZE OF THIS PLAN IS 432mm IN WIDTH BY 279mm IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:400



**Schedule A**

PROPOSED BOUNDARY BASED ON CAD FILES FROM ISL ENGINEERING AND LAND SERVICES LTD RECEIVED 30 APRIL, 2007



MCILHANNIDY ASSOCIATES  
LAND SURVEYING LTD.  
13180 88th AVENUE  
SURREY, BC V3W 3K3  
TEL: 604 296 0181  
FAX: 213-07465-01

CERTIFIED CORRESPONDING TO SURVEY THIS B.C. PLAN NO. 926-016

**THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT - CITY OF SURREY**