

CITY OF SURREY

BY-LAW NO. 17968

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

THE CITY COUNCIL of the City of Surrey, 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)

TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

Parcel Identifier: 013-218-409
Part (Explanatory Plan 10409) Timber Lot 18 North East Quarter Section 28 Township 1
New Westminster District

14313 - Crescent Road

(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 a combined full-service and self-service *gasoline station* 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:
 - (a) *Alternative fuel infrastructure* shall be available on the same *lot*; and
 - (b) Where self-service hoses are available, at least one (1) full-service hose shall be available on the same *lot*.

2. *Accessory uses*, provided that the total floor area does not exceed 150 square metres [1,615 sq. ft.], including the following:
 - (a) *Eating establishment* excluding *drive-through restaurant*; and
 - (b) *Retail stores* limited to the following:
 - i. *Convenience store*; 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 *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	<i>North Yard</i>	<i>South Yard</i>	<i>East Yard</i>	<i>West Yard</i>
<i>Principal and Accessory Buildings and Structures</i>		4.0 m. [13 ft.]	8.0 m. [26 ft.]	2.0 m. [7 ft.]	4.0 m. [13 ft.]
<i>Pump Islands and Kiosk*</i>		4.5 m. [15 ft.]	2.0 m. [7 ft.]	4.5 m. [15 ft.]	2.0 m. [7 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 and pump island canopies: The *building height* shall not exceed 6.0 metres [20 ft.].
2. Accessory buildings and structures: The *building height* shall not exceed 4 metres [13 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*.
4. Garbage containers and *passive recycling containers* shall be screened 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

1. The outdoor storage or display of any goods, materials or supplies is specifically prohibited, notwithstanding any other provision in this Part.
2. Land and *structures* shall be used for the uses permitted in this Zone only if such uses do not emit noise in excess of 60dB(A) measured at any point on any boundary of the *lot* on which the uses is located.

K. Subdivision

Lots created through subdivision in this Zone shall conform to a minimum lot size of 809 sq. m. (8,712 sq. ft.).

Dimensions shall be measured in accordance with Section E.21 of 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 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.
8. *Building* permits shall be subject to Surrey Development Cost Charge By-law, 2012, No. 17539, as may be amended or replaced from time to time, and the development cost charges shall be based on the CG-2 Zone.
9. Tree regulations are set out in Surrey Tree Protection Bylaw, 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, 2013, No. 17968"

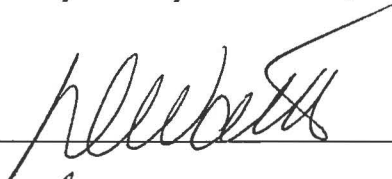
PASSED FIRST READING on the 17th day of June, 2013.

PASSED SECOND READING on the 17th day of June, 2013.

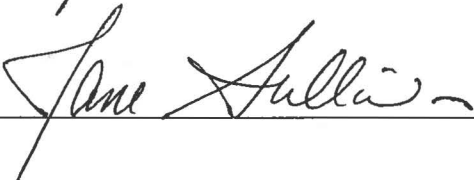
PUBLIC HEARING HELD thereon on the 8th day of July, 2013.

PASSED THIRD READING ON THE 8th day of July, 2013.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the 29th day of July, 2013.



MAYOR



CLERK

h:\clerks\by-laws\bylaw library\pending\17000\17900\byl 17968.docx

