

THE CORPORATION OF THE DISTRICT OF SURREY

BY-LAW NO. 8370

A By-law to amend ~Part 2 of Surrey Zoning
By-law, 1979, No. 5942."

THE MUNICIPAL COUNCIL of The Corporation of the District of Surrey, in open meeting assembled, ENACTS AS FOLLOWS:

1. "Part 2 of Surrey Zoning By-law, 1979, No. 5942" as amended, is hereby further amended pursuant to the provisions of Section 716 of the "Municipal Act" and the classification of the following parcels of land presently shown upon the maps designated as the "Zoning Maps" and marked as Schedule "A" under PART III of the said By-law No. 5942, is hereby amended as follows:

FROM "FAMILY RESIDENTIAL ZONE (R-F)"
TO "COMPREHENSIVE DEVELOPMENT ZONE NUMBER SEVENTEEN (CD-17)"

Lot Seven (7), Lot Eight (8), Lot Nine (9) and Lot Ten (10), all of the North West Quarter (NW 1/4) of the North East Quarter (NE 1/4) of Section Twenty-Two (22), Township One (1), Plan Eight Thousand Nine Hundred Three (8903), New Westminister District;

Lot Sixteen (16) of the North East Quartet (NE 1/4) of Section Twenty-Two (22), Township One (1), Plan Eight Thousand Eight Hundred Eighty-Eight (8888), New Westminister District; and

Lot One (1) of the North Half (N 1/2) of the North East Quarter (NE 1/4) of the North East Quarter (NE 1/4) of Section Twenty-Two (22), Township One (1), Plan Ten Thousand Five Hundred Three (10503), New Westminister District.

(3008, 3012, 3042, 3054, 3080 King George
Highway & 15004 - 32 Avenue)

The following provisions shall apply to this Comprehensive Development Zone Number Seventeen (CD-17):

A) Intent

This Comprehensive Development Zone is intended to facilitate the development of a car sales centre.

B) Permitted Uses

Land and structures shall be used for the following uses only:

- automobile sales
- automobile rentals
- automobile repair shop
- self-serve gasoline station
- car wash
- restaurant
- car insurance office
- bank
- customary accessory uses

All lands for the aforementioned uses are hereby designated a development permit area.

C) Land Development

The uses permitted by Section B shall be conditional upon the immediate availability of Municipal services and facilities as set out for the Highway Commercial Zone (C-H) in the Surrey Subdivision By-law No. 5944 and amendments thereto.

D) Density

The maximum density shall not exceed a floor area ratio of one (1).

E) Site Coverage

The maximum site coverage shall not exceed fifty (50) percent.

F) Height of Structures

The maximum height of principal and accessory buildings shall be as set out for the C-H (Highway Commercial) zone in the Surrey Zoning By-law No. 5942 and amendments thereto.

G) Yards and Setbacks

Buildings and structures shall be as set out for the C-H (Highway Commercial) zone in the Surrey Zoning By-law No. 5942 and amendments thereto.

H) On-Site Parking

As permitted in the Surrey Zoning By-law No. 5942 and amendments thereto.

1) Landscaping

Landscaping shall be provided and maintained in accordance with the requirements set out for the C-H (Highway Commercial) zone in the Surrey Zoning By-law No. 5942 and amendments thereto.

2. "Part 1 of Surrey Zoning By-law, 1979, No. 5942", as amended, is hereby further amended pursuant to the provisions of Section 717 of the "Municipal Act", and that area of land within the Municipality of Surrey, which is contained within the described boundaries as outlined in Section One (1) of this By-law, is hereby designated as a development permit area.
3. That owners of land within the said development permit area shall, prior to the commencement of a development other than a development of three (3) or less self-contained dwelling units, obtain or hold a development permit, which may regulate or require any or all of the matters referred to in Sub-Section (2) (a) to (k) of Section 717 of the "Municipal Act".
4. Upon the application of an owner of land within the said development permit area as designated by Section 2 hereof, or his agent, the Council may, in conformity with the requirements and the procedure set out in the "Surrey Development Permit Form, Fee and Procedure By-law, 1978, No. 5583", and amendments thereto, and Section 717 of the "Municipal Act", Chapter 290, R.S.B.C. 1979 as amended, issue a development permit to such owner, or his agent, and thereafter, the land shall be developed strictly in accordance with the development permit.
5. This By-law shall be cited for all purposes as "Part 2 of Surrey Zoning By-law, 1979, No. 5942, Amendment By-law, 1985, No. 8370."

PASSED FIRST AND SECOND READINGS on the 9th day of September, 1985.

PUBLIC HEARING HELD thereon on the 30th day of September, 1985.

PASSED THIRD READING on the 30th day of September, 1985.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the 6th day of January, 1986.

_____ MAYOR

_____ CLERK