

THE CORPORATION OF THE DISTRICT OF SURREY

BY-LAW NO. 8380

A by-law to amend "Part 1 of Surrey Zoning
By-law, 1979, No. 5942" as amended.

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

1. "Part 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 "RETAIL COMMERCIAL ZONE ONE (C-R(1))"
TO "COMPREHENSIVE DEVELOPMENT ZONE EIGHTEEN (C-D(18))"

Strata Lot One (1), of Section Twenty-Two (22), Block Five (5) North, Range Two (2) West, Plan NW One Thousand Four Hundred Eighty-Four (NW 1484), New Westminster District.

(10509D - 135A Street)

A. Intent

This zone is intended to permit the continued use of an automotive mechanic and repair shop in addition to all of the "Retail Commercial Zone One (C-R(1))" uses on the same parcel.

B. Permitted Uses

Land and structures shall be used for the following uses only or for a combination of such uses:

1. All uses permitted in the "RETAIL COMMERCIAL ZONE ONE (C-R(1))" of "Part 2 of Surrey Zoning By-law, 1979, No. 5942," as amended; and
2. Automotive mechanic and repair shop.

C. Other Requirements

Land development, density, site coverage, subdivision, height of structures, yards and setbacks, landscaping, off-street parking, and documentation, shall be according to the "RETAIL COMMERCIAL ZONE ONE (C-R(1))" of "Part 2 of Surrey Zoning By-law, 1979, No. 5942," as amended."

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 1 of Surrey Zoning By-law, 1979, No. 5942, amendment By-law, 1985, No. 8380".

PASSED FIRST AND SECOND READINGS on the 23rd day of September, 1985.

PUBLIC HEARING HELD thereon on the 21st day of October, 1985.

PASSED THIRD READING on the 21st day of October, 1985.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the 28th day of October, 1985.

_____ MAYOR

_____ CLERK