

THE CORPORATION OF THE DISTRICT OF SURREY

BY-LAW NO. 8416

A By-law to amend "Part 1 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 1 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 "HIGHWAY COMMERCIAL ZONE (C-H)"
TO "COMPREHENSIVE DEVELOPMENT ZONE NINETEEN (C-D(19))"

Lot Ninety (90) of Section Fifteen (15), Block Five (5) North, Range Two (2) West,
Plan Forty-Three Thousand Fifty-Eight (43058), New Westminster District.

(13425 King George Highway)

A. INTENT

This zone is intended to permit the sale of gasoline on the subject property in addition to all the uses permitted in the "Highway Commercial Zone (C-H)."

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 "Highway Commercial Zone (C-H)" of "Part 2 of Surrey Zoning By-law, 1979, No. 5942", as amended; and
2. Gasoline sales.

C. OTHER REQUIREMENTS

Land development, density, site coverage, subdivision, height of structure, yards and setbacks, landscaping shall be according to the "Highway Commercial Zone (C-H)" 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. 8416".

PASSED FIRST AND SECOND READINGS on the 28th day of October, 1985.

PUBLIC HEARING HELD thereon on the 25th day of November, 1985.

PASSED THIRD READING on the 25th day of November, 1985.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the 2nd day of December, 1985.

_____ MAYOR
 _____ CLERK