

THE CORPORATION OF THE DISTRICT OF SURREY

BY-LAW NO. 8463

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

As amended by Bylaw No: 14850, 11/18/02

THIS IS A CONSOLIDATED BYLAW PREPARED BY THE CITY OF SURREY FOR CONVENIENCE ONLY. THE CITY DOES NOT WARRANT THAT THE INFORMATION CONTAINED IN THIS CONSOLIDATION IS CURRENT. IT IS THE RESPONSIBILITY OF THE PERSON USING THIS CONSOLIDATION TO ENSURE THAT IT ACCURATELY REFLECTS CURRENT BYLAW PROVISIONS.

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 parcel 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 "LOCAL COMMERCIAL ZONE (C-L)" TO
"COMPREHENSIVE DEVELOPMENT ZONE NUMBER TWENTY (C-D (20))"

South West Sixteen by Ten (SW 16 x 10) Rods of District Lot Three Hundred Ninety "A" (DL 390A), (Except Right-of-Way Plan Fifty Thousand Six Hundred Eighty-Three (50683)), New Westminster District

(17619 - 96 Avenue)

The above described land shall be developed in accordance with the provisions of "Part XXXVIII - C-L, LOCAL COMMERCIAL ZONE" OF "Part 2 of Surrey Zoning By-law, 1979, No. 5942," as amended, and all other provisions of By-law No. 5942 which relate to "Part XXXVIII - C-L, LOCAL COMMERCIAL ZONE," SAVE AND EXCEPT Section B. PERMITTED USES, which is hereby deleted and the following section shall apply to the land:

Section B. PERMITTED USES

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

1. Retail and service commercial uses; provided however that the total floor area for all commercial uses on a site shall not exceed eight hundred and ninety-four (894) square metres [9,625 sq. ft.]:
 - Appliance repair shop
 - Appliance store
 - Bakery
 - Bank
 - Barber shops and beauty parlours
 - Butcher shop
 - Drug store
 - Dry cleaners
 - General business office
 - Grocery stores
 - Hardware store
 - Laundromat
 - Medical dental office
 - Professional office
 - Real Estate office
 - Restaurants, cafes and delicatessens, provided that the said businesses are not licensed by the Liquor Control and Licensing Act, R.S.B.C. 1996, chapter 267, as amended
 - Retail bakeries
 - Retail nurseries
 - Retail store
 - Shoe repair
 - Variety stores and gift shops

2. Accessory uses:
 - (a) One dwelling unit provided that:
 - (i) The dwelling unit is within the principal building, and
 - (ii) The dwelling unit is occupied by the owner or his employee for the protection of the businesses permitted on the property.

 - (b) Accessory buildings.

All lands zoned for the aforesaid uses are hereby designated as a development permit area.

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. 8463".

PASSED FIRST AND SECOND READINGS on the 16th day of December, 1985.

PUBLIC HEARING HELD thereon on the 13th day of January, 1986.

PASSED THIRD READING on the 13th day of January, 1986.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the 17th day of February, 1986.

_____MAYOR

_____CLERK

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