

THE CORPORATION OF THE DISTRICT OF SURREY  
BY-LAW NO. 8537

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

As amended by Bylaw No: 15120, 10/27/03

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 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 PARTLY "SUBURBAN RESIDENTIAL ZONE (RS)" AND  
PARTLY "LAND USE CONTRACT 530"  
TO "COMPREHENSIVE DEVELOPMENT ZONE NUMBER TWENTY-  
FOUR (C-D (24))"

The Easterly Four Hundred Thirty-Five (435) feet of Block "C" of Section Thirty-Two (32), Block One (1) North, Range One (1) East, Plan Three Thousand One Hundred Three (3103) EXCEPT: Part included in Parcel "M" (Reference Plan Eight Thousand Seven Hundred Thirty-Five (8735) thereof, New Westminster District.

(187 - 176 Street)

The following provisions shall apply to this "Comprehensive Development Zone Number Twenty-Four (C-D (24))":

A. Intent

This Comprehensive Development By-law is intended to accommodate a duty free shop and other border crossing related facilities.

B. Permitted Uses

- (a) The land and structures delineated Area One (1) on Drawing No. 5685-457-1 which is attached hereto and forms a part of this by-law shall be used for the following uses only, or for a combination of such uses:
1. Warehouses, including sufferance, bonded, refrigerated, general store, yard storage, lumber storage (repack for export) and storage of new vehicles (import and export),
  2. Truck terminal, including truck fuel depot, truck wash, truck repair, tire repair and sales, and truck parking
  3. Brokerage and accounting offices
  4. Government offices
  5. Duty free shop
  6. Hotel and offices
  7. *Liquor store*, permitted only in conjunction with a "liquor-primary" licensed establishment, with a valid license issued under the regulations to the Liquor Control and Licensing Act, R.S.B.C. 1996, chapter 267. s. 84, as amended.
- together with customary accessory uses.
- (b) The land and structures delineated Area Two (2) on Drawing No. 5685-457-1 which is attached hereto and forms a part of this by-law shall be used for the following uses only, or for a combination of such uses:
1. Warehouses, including sufferance, bonded, refrigerated, general store, yard storage, lumber storage (repack for export) and storage of new vehicles (import and export),
  2. Truck terminal, including truck fuel depot, truck wash, truck repair, tire repair and sales, and truck parking
  3. Brokerage and accounting offices
  4. Government offices
  5. Duty free shop
- together with customary accessory uses.

C. Land Development

The uses permitted by Section B of this By-law shall be conditional upon the immediate availability of Municipal services and facilities in accordance with the provisions of "PART XXXVII - (C-H) - Highway Commercial Zone" of "Part 2 of Surrey Zoning By-law, 1979, No. 5942", and amendments thereto.

D. Density

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

E. Site Coverage

Site coverage shall be in accordance with the provisions of "PART XXXVII - (C-H), Highway Commercial Zone" of "Part 2 of Surrey Zoning By-law, 1979, No. 5942", and amendments thereto.

F. Subdivision

Land shall not be subdivided except in accordance with the provisions of "PART XXXVII - (C-H) Highway Commercial Zone" of "Part 2 of Surrey Zoning By-law, 1979, No. 5942", and amendments thereto.

G. Height of Structures

Maximum height of structure shall be in accordance with the provisions of "PART XXXVII - (C-H) Highway Commercial Zone" of "Part 2 of Surrey Zoning By-law, 1979, No. 5942", and amendments thereto.

H. Yards and Setbacks

Yards and setbacks shall be in accordance with the provisions of "PART XXXVII - (C-H) Highway Commercial Zone" of "Part 2 of Surrey Zoning By-law, 1979, No. 5942", and amendments thereto.

I. Off-Street Parking

Parking shall be developed in accordance with the provisions of "PART V - OFF-STREET PARKING" of "Part 1 of Surrey Zoning By-law, 1979, No. 5942," and amendments thereto. No off-street parking shall be permitted in the required front yards.

J. Landscaping

Landscaping shall be provided and maintained in accordance with the provisions of "PART XXXVII - (C-H) Highway Commercial Zone" of "Part 2 of Surrey Zoning By-law, 1979, No. 5942," and amendments thereto.

2. The present zoning of "Suburban Residential (RS)", in connection with the above described parcel of land, is hereby deleted from the Zoning Map of "Surrey Zoning By-law, 1964, No. 2265," as amended.
3. This By-law shall be cited for all purposes as "Part 1 of Surrey Zoning By-law, 1979, No. 5942, Amendment By-law, 1986, No. 8537."

READ A FIRST AND SECOND TIME on the 3rd day of March, 1986.

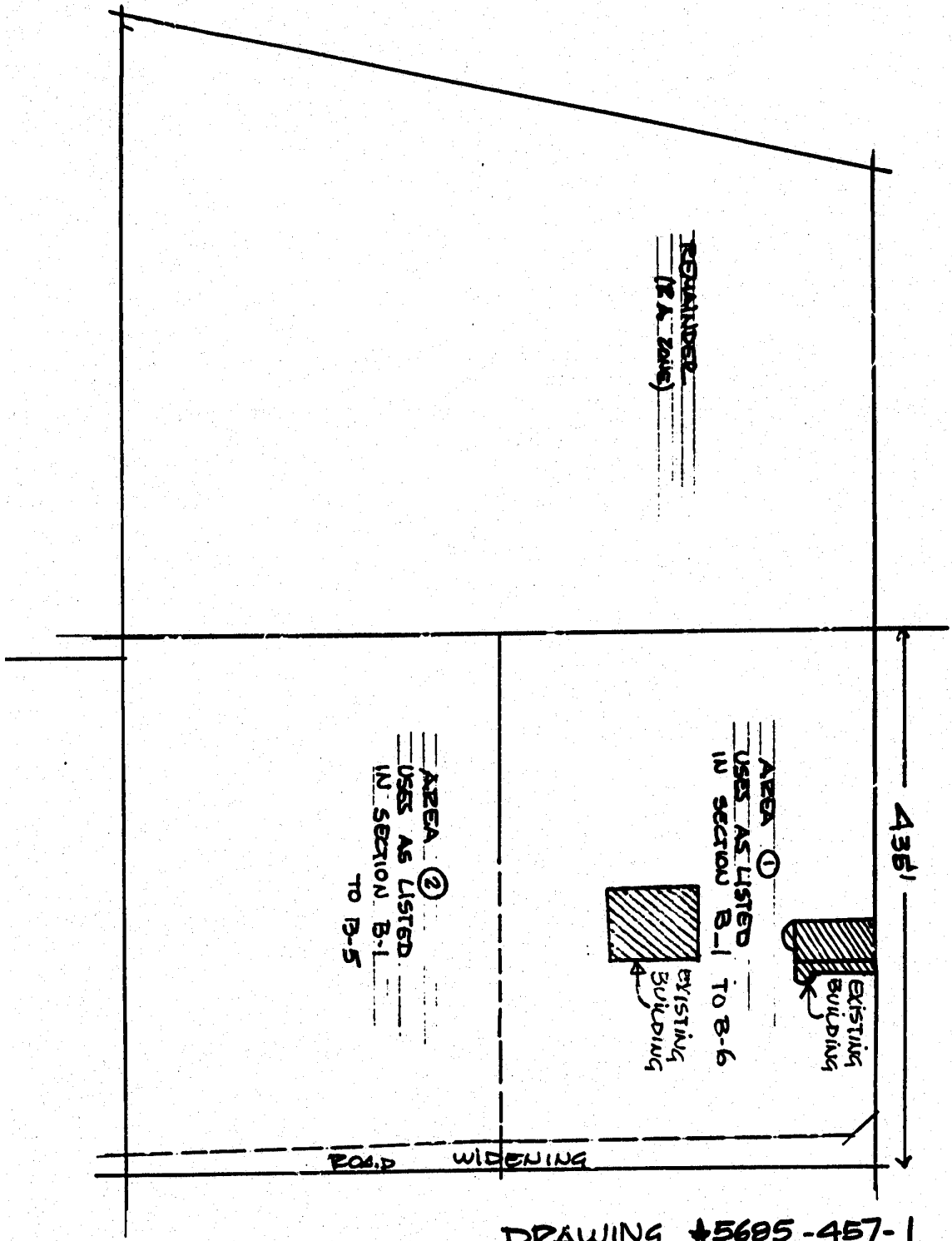
PUBLIC HEARING HELD thereon on the 24th day of March, 1986, and on the 28th day of May, 1986.

READ A THIRD TIME ON THE 9th day of June, 1986.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the 8th day of September, 1986.

\_\_\_\_\_ MAYOR

\_\_\_\_\_ CLERK



DRAWING #5685-457-1