

THE CORPORATION OF THE DISTRICT OF SURREY

BY-LAW NO. 8593

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

As amended by Bylaw No: 16787, 02/09/09

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:

- (a) FROM "LOCAL COMMERCIAL ZONE (C-L)" TO  
"COMPREHENSIVE DEVELOPMENT ZONE NUMBER  
TWENTY-SEVEN (CD-27)"

Parcel One (1) of the North West Quarter (NW 1/4) of Section Five (5), Township Seven (7), Reference Plan Eight Thousand Three Hundred Sixteen (8316), New Westminster District

(790 - 176 Street)

- (b) FROM "AGRICULTURAL ZONE ONE (A-1)" TO  
"COMPREHENSIVE DEVELOPMENT ZONE NUMBER  
TWENTY-SEVEN (CD-27)"

The West Two Hundred Fifty-Two Feet (W. 252') of Parcel "A" of the North West Quarter (NW 1/4) of Section Five (5), Township Seven (7), Sketch Three Thousand Six Hundred Fifty-Eight (3658), New Westminster District

(Portion of 17624 - 8 Avenue)

The following provisions shall apply to this Comprehensive Development Zone Number Twenty-Seven (CD-27):

A. Intent

This Comprehensive Development Zone is intended for the development of a gas station and grocery store in an agricultural area.

B. Permitted Uses

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

1. Full-serve gasoline station to be developed in accordance with the provisions of "PART XXXIX - (C-G) - GASOLINE SERVICE STATION ZONE" of "Part 2 of Surrey Zoning By-law, 1979, No. 5942," and amendments thereto.
2. Local Commercial uses to 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," and amendments thereto.
3. (a) Agricultural uses to be developed in accordance with the provisions of "PART X - (A-I) - AGRICULTURAL ZONE ONE" of "Part 1 of Surrey Zoning By-law, 1979, No. 5942," and amendments thereto; and  
(b) Tourist/Visitor Information Centre.

These uses shall be permitted only as shown on Map No. 5685-312.1 which is hereby attached to and forms part of this by-law.

C. Land Development

Services shall be provided in accordance with the provisions of "PART XXXVIII - (C-L) - LOCAL COMMERCIAL ZONE" of "Part 2 of Surrey Zoning By-law, 1979, No. 5942," and amendments thereto, provided, however, that an alternative sewage disposal system and water distribution system may be permitted, subject to the approval of the Medical Health Officer, and further provided that such alternative system shall be converted to the Municipal system when the latter becomes available.

D. Density

The maximum density shall not exceed a floor area ratio of zero decimal three (0.3).

E. Site Coverage

The maximum site coverage of buildings and structures, excluding canopies, shall be thirty (30) percent.

F. Height of Structures

1. Principal buildings: The height of principal buildings shall not exceed one (1) storey, or seven decimal five (7.5) metres.
2. Accessory buildings: The height of accessory buildings shall not exceed four (4) metres.

G. Yards and Setbacks

Buildings and structures shall be sited in accordance with the provisions of "PART XXXVIII - (C-L) - LOCAL COMMERCIAL ZONE" of "Part 2 of Surrey Zoning By-law, 1979, No. 5942," and amendments thereto.

H. Off-Street Parking

Off-street parking shall be provided 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.

I. Landscaping

1. Landscaping shall be provided and maintained in accordance with the provisions of "PART XXXVIII - (C-L) - LOCAL COMMERCIAL ZONE" of "Part 2 of Surrey Zoning By-law, 1979, No. 5942," and amendments thereto.
2. Landscaping shall be continuously and reasonably maintained.

2. 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. 8593."

READ A FIRST AND SECOND TIME on the 14th day of April, 1986.

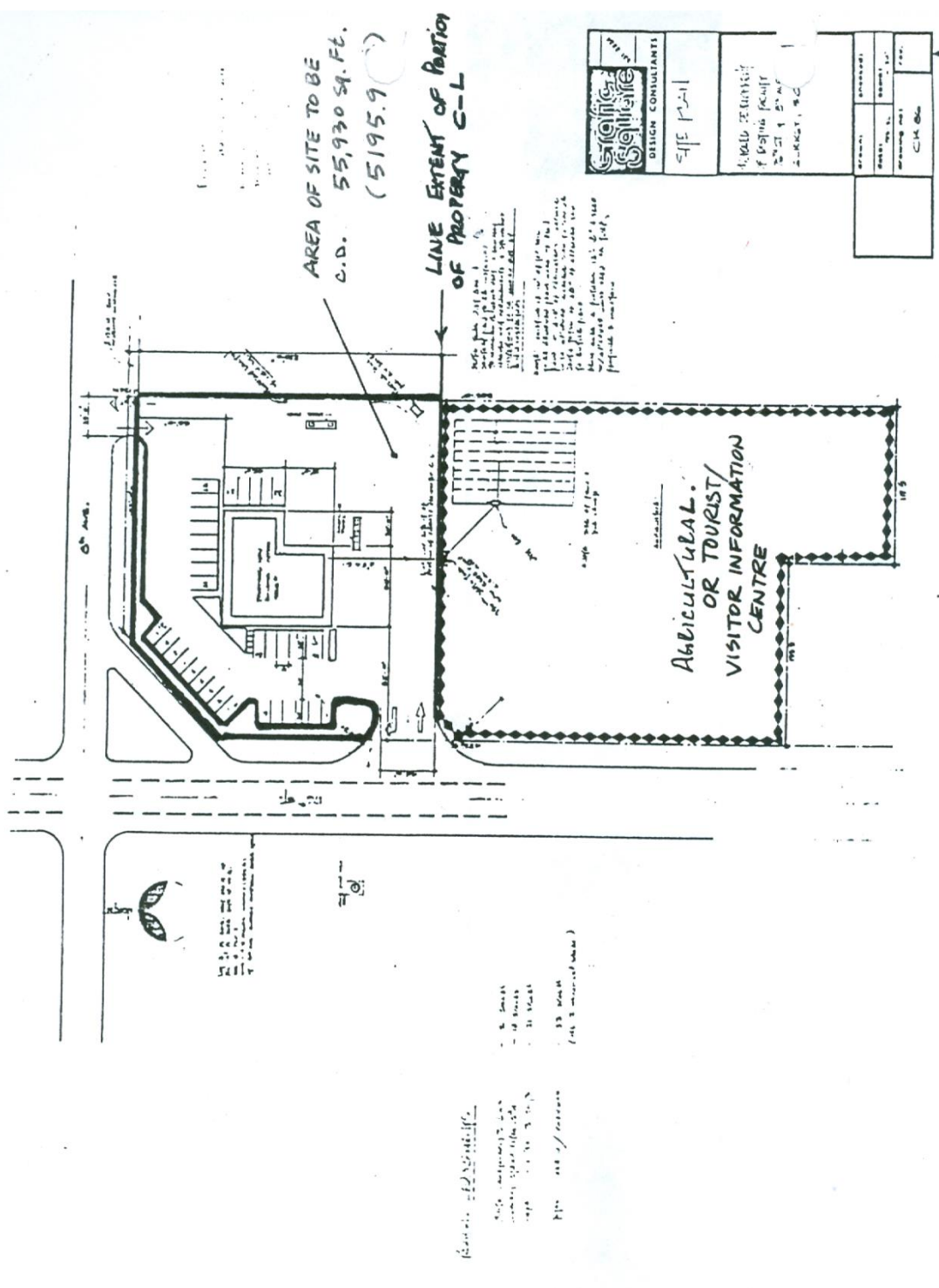
PUBLIC HEARING HELD thereon on the 12th day of May, 1986.

READ A THIRD TIME ON THE 12th day of May, 1986.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the 28th day of July, 1986.

\_\_\_\_\_ MAYOR

\_\_\_\_\_ CLERK



AREA OF SITE TO BE  
C.D. 55,930 SQ. FT.  
(5195.9)

LINE EXTENT OF PORTION  
OF PROPERTY C-1

AGRICULTURAL  
OR TOURIST/  
VISITOR INFORMATION  
CENTRE

DESIGN CONSULTANTS	
S/E P-11	
HAROLD E. STOLL 1000 W. UNIVERSITY SUITE 100 ANAHEIM, CALIF. 92801	
PROJECT NO. SHEET NO.	DATE SCALE

5685-312.1

SCHEDULE A