

THE CORPORATION OF THE DISTRICT OF SURREY

BY-LAW NO. 8705

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: PARTLY GASOLINE SERVICE STATION ZONE (C-G)
AND PARTLY FAMILY RESIDENTIAL ZONE (R-F)

TO: COMPREHENSIVE DEVELOPMENT ZONE NUMBER TWENTY-EIGHT (CD-28)

Block Ten (10) and Block Eleven (11), both of the North Half (N 1/2) of the North West Quarter (NW 1/4) of Section Twenty-Six (26), Township Two (2), Plan Five Thousand Three Hundred Eighty-Nine (5389), New Westminster District.

(15551 & 15571/83 Fraser Highway)

The following provisions shall apply to this Comprehensive Development Zone Number Twenty-Eight (C-D(28))

A. Intent

This Comprehensive Development Zone is intended for the development of a small commercial centre as shown on attached Drawing Nos. 5686-313(A) to (E).

B. Permitted Uses

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

- restaurant
- video movie rental
- hairstylist
- bakery
- delicatessen
- travel agent

- coffee shop, fast food
- food catering
- drycleaners and laundromats
- photo processing
- convenience store
- drug store
- shoe repair
- florist's shop
- grocery stores, food stores, meat market, fruit and vegetable stores, and retail bakeries
- tanning salon or health spa
- variety stores
- tool rental
- licensed premises
- sales offices
- real estate agencies and insurance agencies, travel agencies
- automotive parts (new) sales
- full-serve or self-serve gas station
- animal hospital
- other similar retail stores compatible with the uses permitted in this zone

C. Land Development

The uses permitted by Section B shall be conditional upon the immediate availability of Municipal services and facilities as set out for the "Highway Commercial Zone (C-H)" in the "Surrey Subdivision By-law, 1979, No. 5944," and amendments thereto.

D. Density

As set out in the "Highway Commercial Zone (C-H)" in "Part 2 of Surrey Zoning By-law, 1979, No. 5942", as amended.

E. Site Coverage

As set out in the "Highway Commercial Zone (C-H)" in "Part 2 of Surrey Zoning By-law, 1979, No. 5942," as amended.

F. Height of Structures

As set out in the "Highway Commercial Zone (C-H)" in "Part 2 of Surrey Zoning By-law, 1979, No. 5942," as amended.

G. Yards and Setbacks

Buildings and structures shall be sited as shown on Drawing No. 5686-313(B), which is attached to and forms part of this By-law.

H, On-Site Parking

As shown on Drawing No. 5686-313(B) and further as permitted by "Part 2 of Surrey Zoning By-law, 1979, No. 5942," as amended.

I. Landscaping

1) Landscaping shall be provided and maintained as shown on Drawing No. 5686-313(E) and further as set out in the "Highway Commercial Zone (C-H)" in "Part 2 of Surrey Zoning By-law, 1979, No. 5942," as amended.

2) Landscaping shall be continuously and reasonably maintained.

J. Development Cost Charges will be assessed in accordance with the Highway Commercial Zone (C-H) provisions of the "Surrey Development Cost Charge By-law, 1984, No. 7996," as amended or its successor.

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. 8705."

READ A FIRST AND SECOND TIME on the 21st day of July, 1986.

PUBLIC HEARING HELD thereon on the 11th day of August, 1986.

READ A THIRD TIME ON THE 11th day of August, 1986.

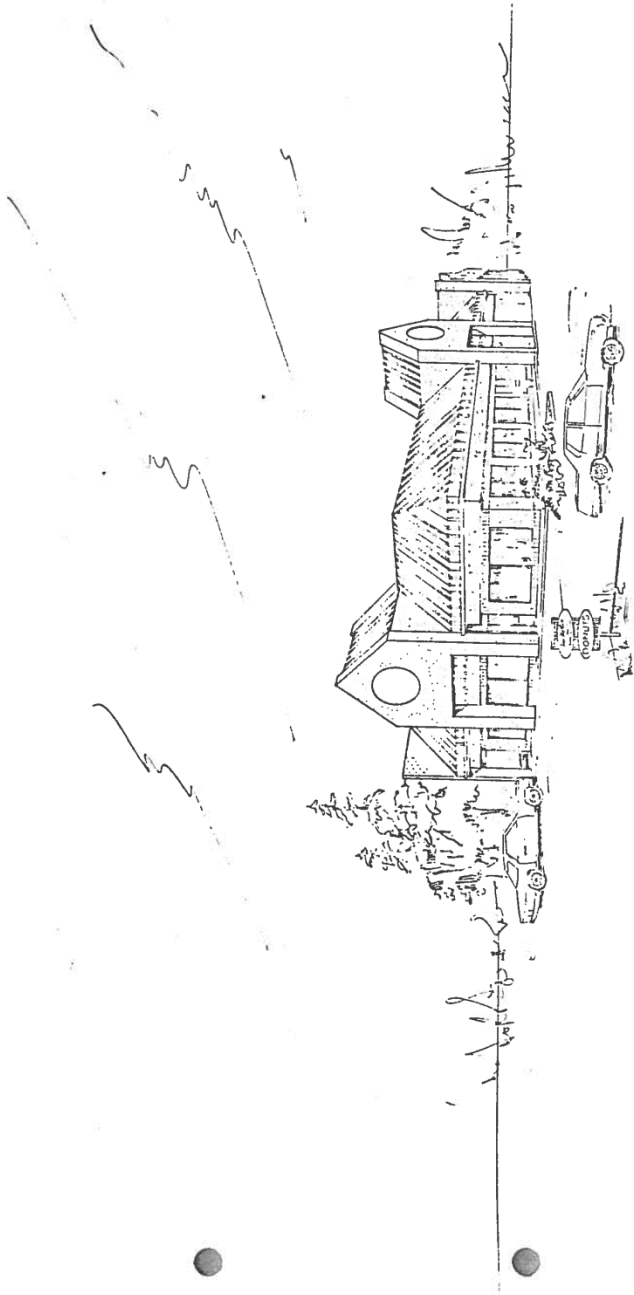
RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the 27th day of October, 1986.

_____ MAYOR

_____ CLERK

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MARK
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ARCHITECTS

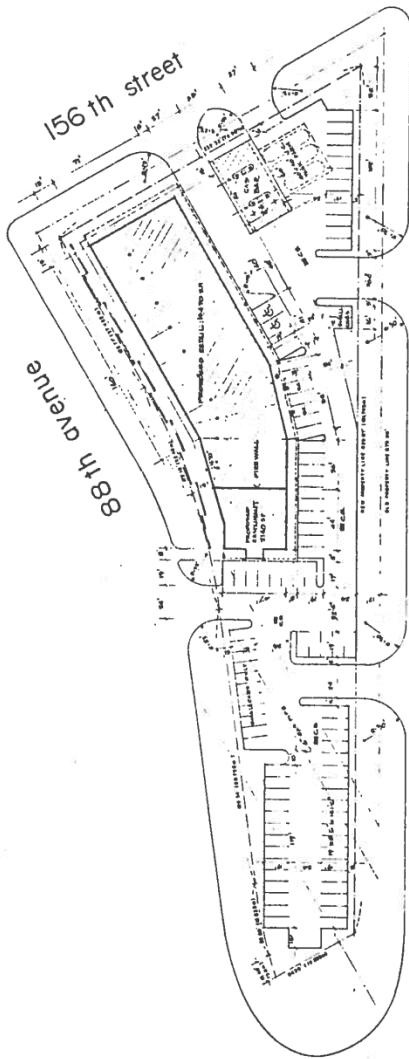
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SITE PLAN

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JOB no 8671



FRASER HIGHWAY



OWNER SANGOL DEVELOPMENT'S LTD
 CIVIC ADDRESS 8981 FRASER HIGHWAY
 WILLOW, B.C.
 LEGAL DESCRIPTION PROJECT 1741 2ND SECTOR 1 PLAN S597 AND
 LOT 11 1/4, 1/2, 3/4 SECTION 28 TOWNSHIP 14 S597 W.A.S.
 SITE AREA 277,890 S.F.
 BUILDING AREA 26,610 S.F.
 SITE COVERAGE 2.76 %
 FLOOR SPACE RATIO N.I.L.
 PARKING 72 COUNCIL'S 2 MARKS AND 8 SMALL CARS

56 86 313 (A)

markham
projects

20-678-2807 BC
OCEAN DART, DC
VAC 3x3 539-800

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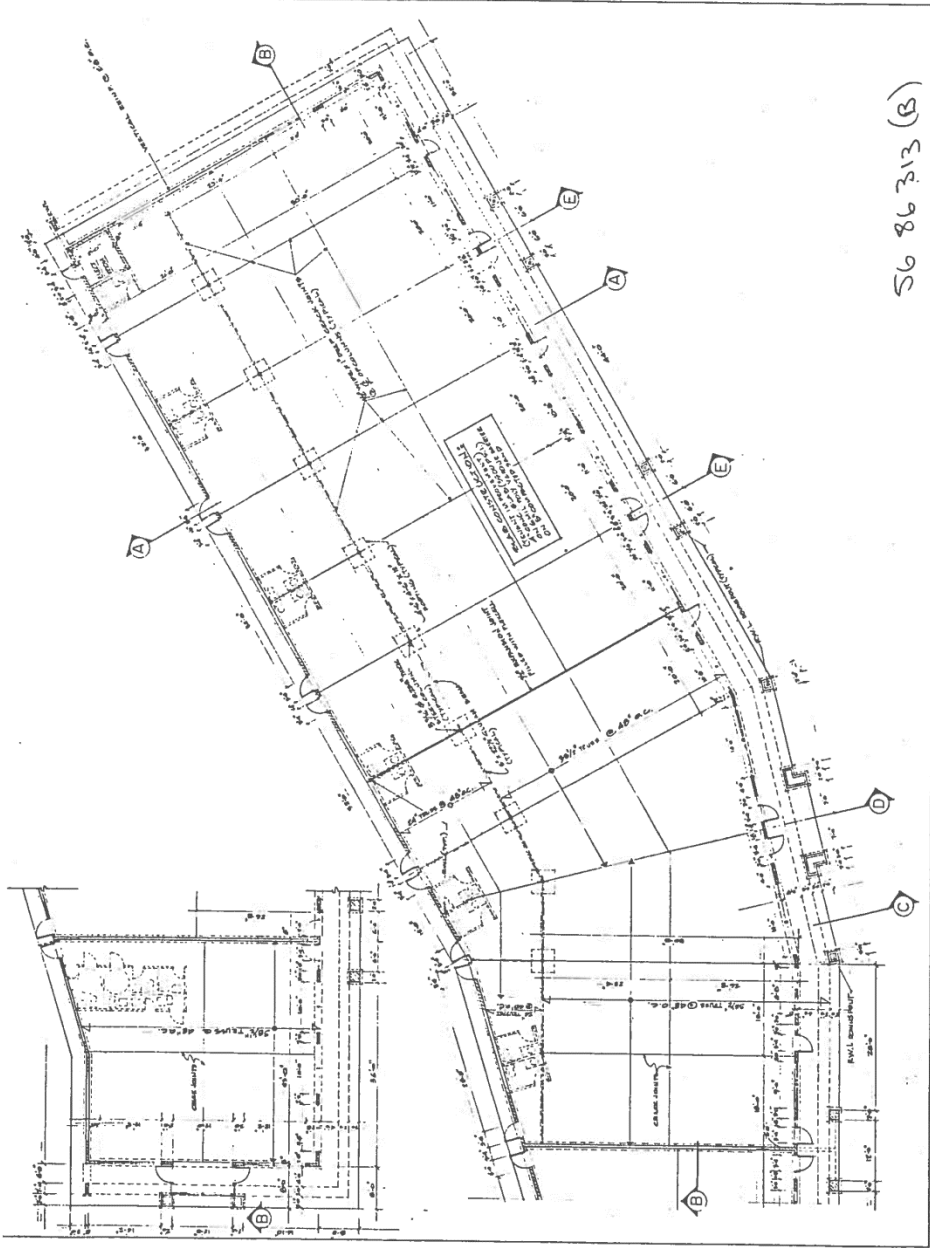
FLOOR PLAN

SCALE 1/8" = 1'-0"
DATE OCT 22 96
DRAWN G.F.

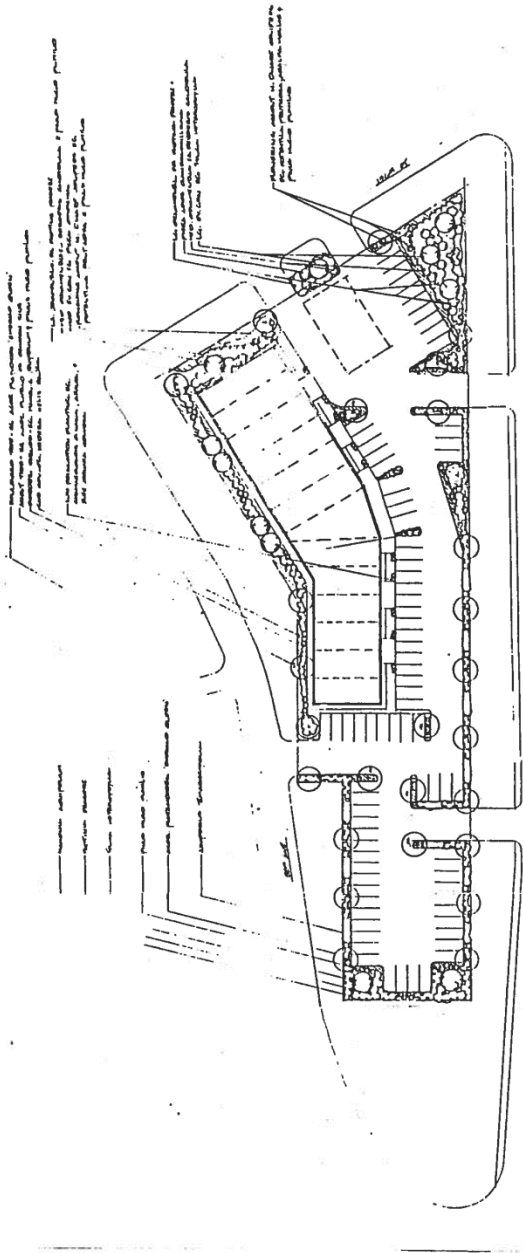
PROJECT NO C-2

JOB NO 8671

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NO.	DESCRIPTION	AMOUNT	DATE
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54 86 313 (E)