

THE CORPORATION OF THE DISTRICT OF SURREY  
BY-LAW NO. 8818

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

As amended by Bylaw No: 15121, 10/27/03

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THE MUNICIPAL COUNCIL of The Corporation of the District of Surrey, in open meeting assembled, ENACTS AS FOLLOWS:

1. "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: "TOURIST COMMERCIAL ZONE TWO (C-T(2))"

TO: "COMPREHENSIVE DEVELOPMENT ZONE NUMBER THIRTY-TWO(C-D(32))"

Lot One (1), District Lot Four (4) and Five (5), Plan "RP" Seventy-One Thousand One Hundred Ninety (RP 71190), Group Two (2), New Westminster District (PID 00346547)

(11940 Old Yale Road)

The following provisions shall apply to this Comprehensive Development Zone Number Thirty-Two (C-D(32)):

- A) Intent  
This Comprehensive Development Zone is intended to accommodate and regulate the development of tourist and related facilities, including marinas and related licensed facilities, and shall be read in conjunction with the "Surrey Mobile Home and Trailer Regulations and Control By-law, 1980, No. 6142," as amended.
- 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 "Tourist Commercial Zone Two (C-T(2))" of "Surrey Zoning By-law, 1979, No. 5942", as amended;
  - 2) Marinas
  - 3) Marine Pubs as defined by the Liquor Control and Licensing Act.

4) *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.

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 Tourist Commercial Zone Two (C-T(2)) in the "Surrey Subdivision By-law, 1979, No. 5944" and amendments thereto.

D) Other Requirements

Density, site coverage, subdivision, site area, height of structures, yards and setbacks and landscaping, shall be according to the "Tourist Commercial Zone Two (C-T(2))" of "Surrey Zoning By-law, 1979, No. 5942", as amended.

E) Development Cost Charges

Development Cost Charges are (exigible) in accordance with the provisions of the "Surrey Development Cost Charge By-law, 1984, No. 7996," as amended (or its successor) under the Fee Schedule for "all commercial zones, except C-C and C-R(2)."

2. This By-law shall be cited for all purposes as "Surrey Zoning By-law, 1979, No. 5942, Amendment By-law, 1986, No. 8818."

READ A FIRST AND SECOND TIME on the 20th day of October, 1986.

PUBLIC HEARING HELD thereon on the 10th day of November, 1986.

READ A THIRD TIME ON THE 10th day of November, 1986.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the 15th day of December, 1986.

\_\_\_\_\_ MAYOR

\_\_\_\_\_ CLERK