

City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7907-0195-00

Planning Report Date: November 1, 2010

**PROPOSAL:**

- **Rezoning** from CG-1 and A-1 to CD (based on CG-1)
- **Development Permit**

in order to permit the redevelopment of a gas station.

**LOCATION:**

1598 – 184 Street and 18448 – 16 Avenue

**OWNER:**

0739896 B.C. Ltd.

**ZONING:**

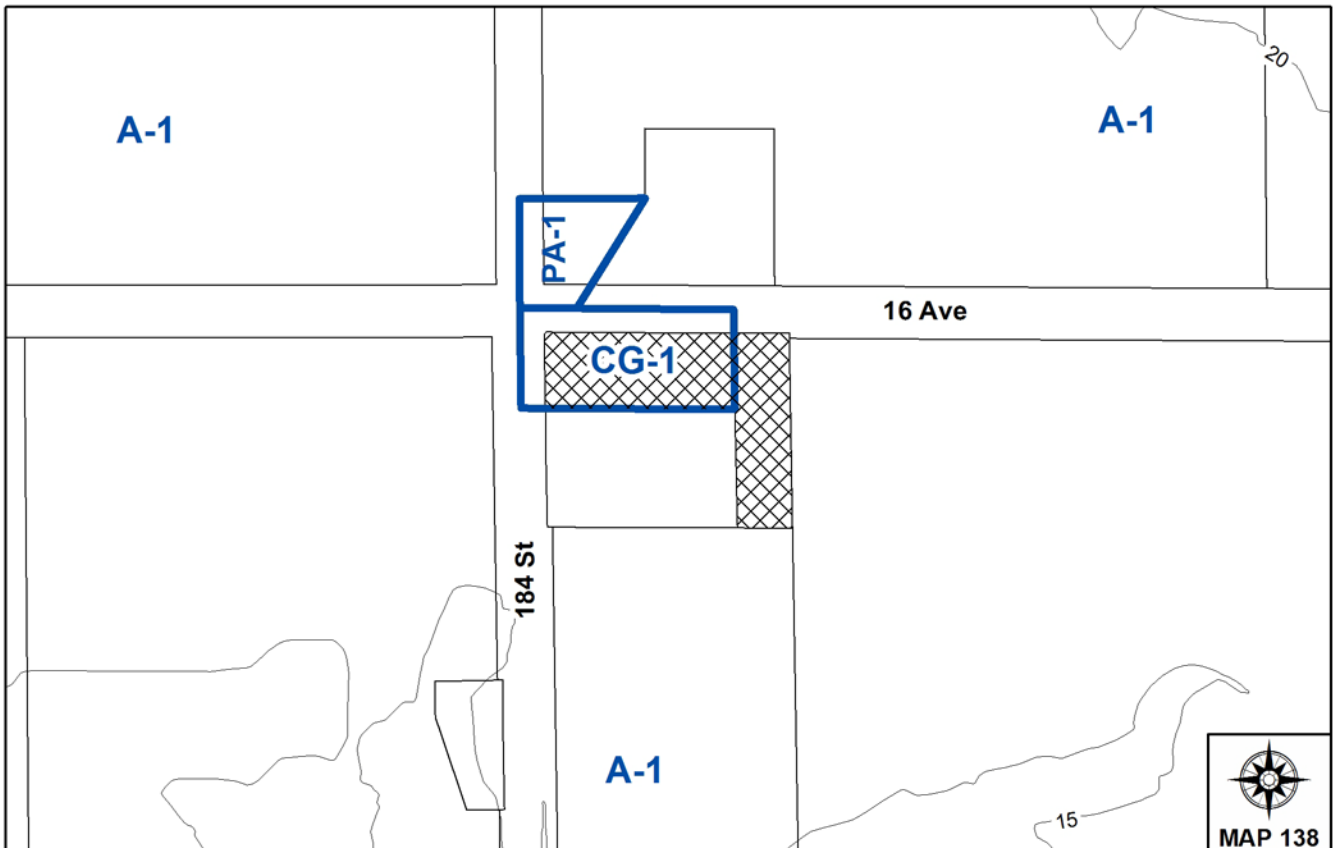
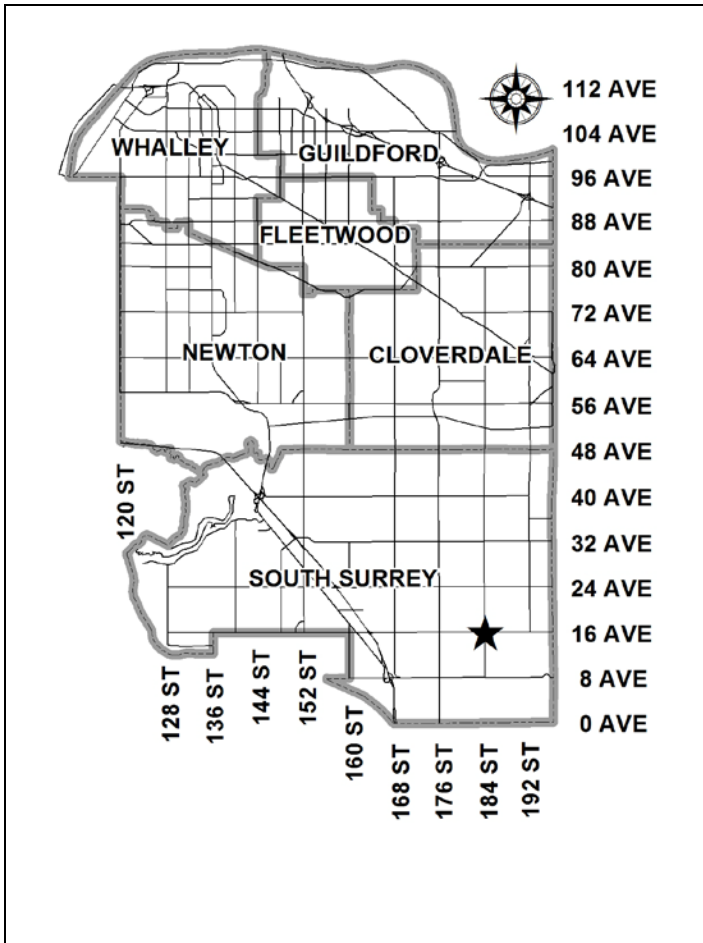
CG-1 and A-1

**OCP DESIGNATION:**

Agriculture

**LAP DESIGNATION:**

Agricultural and Open Space



### RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for Rezoning.
- Approval to draft Development Permit.

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The width of the proposed landscaping along 16 Avenue does not satisfy the CG-1 Zone or the OCP Design Guidelines for gas stations.

### RATIONALE OF RECOMMENDATION

- Complies with OCP Designation.
- Complies with the South East Surrey Local Area Plan.
- The CD Zone allows for a combined self and full service gas station and includes an increased convenience store size in keeping with the typical model for new gas stations.
- The proposed gas station design is reflective of the historical character of this rural Hazelmere intersection.
- Although the width of the proposed landscaping along 16 Avenue does not satisfy the CG-1 Zone or the OCP Design Guidelines for gas stations due to the proposed dedication on 16 Avenue and the site's configuration, the proposal generally satisfies the OCP Design Guidelines for gas stations.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone 1598 – 184 Street from "Self-Service Gasoline Station Zone (CG-1)" (By-law No. 12000) and 18448 – 16 Avenue from "General Agriculture Zone (A-1)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7907-0195-00 in accordance with the attached drawings (Appendix II).
3. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, proposed septic system and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
  - (c) endorsement from the Department of Fisheries and Oceans (DFO);
  - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (e) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
  - (f) registration of an access easement to allow access to 16 Avenue over the subject site from the easterly portion of the property at 1566 – 184 Street; and
  - (g) approval from the Agricultural Land Reserve (ALC) for the proposed widening of 184 Street and 16 Avenue to an ultimate width greater than 24 metres (79 ft.).

## REFERRALS

Engineering:	The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix III.
Department of Fisheries and Oceans (DFO):	DFO supports the proposed relaxation to the riparian area, on the eastern side of the creek, from 30 metres (100 ft.) to $\pm$ 14 metres (46 ft.). The riparian area is to be restored and vegetated to the satisfaction of DFO and the entire area will be secured with a Restrictive Covenant.

Agricultural Advisory Committee (AAC):	The AAC supported the proposal and recommended a vegetative buffer and fence be constructed adjacent to the neighbouring properties to the south and east.
Agricultural Land Commission (ALC):	The proposal was referred to the ALC and ALC staff advised that under Section 23(1) of the <u>Agricultural Land Commission Act</u> the subject properties are exempt from ALC regulation with respect to the proposed rezoning and Development Permit. However, under Part 2 (3)(4)(d) of the <u>Agricultural Land Reserve Use, Subdivision and Procedure Regulation</u> , a referral for the proposed road widening of 184 Street and 16 Avenue is required, if, after Public Hearing, the rezoning by-law receives Third Reading.
Surrey Fire Department:	No concerns except that the building shall be provided with an adequate water supply for fire fighting. The applicant will be required to provide an adequate water supply through the Servicing Agreement process.
Ministry of Environment (MOE):	The applicant is required to complete remediation of the site under MOE's administrative guidance prior to the issuance of final occupancy.

### SITE CHARACTERISTICS

Existing Land Use: On 1598 – 184 Street, there is an existing convenience store/gas station.  
On 18448 – 16 Avenue, there is a single family dwelling and an accessory building.

### Adjacent Area:

Direction	Existing Use	OCP/LAP Designation	Existing Zone
North (Across 16 Avenue):	Hazelmere United Church	Agriculture/Agricultural	PA-1
	Single family dwelling.	Agriculture/Agricultural	A-1
East:	Agricultural property.	Agriculture/Agricultural	A-1
South:	Agricultural property.	Agriculture/Agricultural	A-1
West (Across 184 Street):	Agricultural property.	Agriculture/Agricultural	A-1

### DEVELOPMENT CONSIDERATIONS

- The subject site consists of two properties at 1598 – 184 Street and 18448 – 16 Avenue located at the southeast corner of the intersection of 16 Avenue and 184 Street. The parcel at 1598 – 184 Street is zoned "Self-Service Gasoline Station Zone" (CG-1) and contains an old convenience store and gas station building, which is proposed to be demolished. The parcel at 18448 – 16 Avenue is zoned "General Agriculture Zone" (A-1) and contains a single family dwelling and an accessory

building, which are also proposed to be demolished. Both parcels are designated "Agriculture" in the Official Community Plan (OCP) and "Agricultural" and "Open Space" in the South East Surrey Local Area Plan (LAP).

- The subject parcels are within the Agricultural Land Reserve (ALR), but, because the parcels were smaller than 0.809 hectares (2 acres) prior to December 21, 1972, they are exempt from the Agricultural Land Commission (ALC) regulation under Section 23(1) of the Agricultural Land Commission Act. Therefore the proposed use (rezoning and Development Permit) do not need to be referred to the ALC.
- However, under Part 2(3)(4)(d) of the Agricultural Land Reserve Use, Subdivision and Procedure Regulation, a referral to the ALC is required as the proposed road dedications on 16 Avenue and 184 Street will result in those roads being wider than 24 metres (79 feet). Proposed road widths greater than 24 metres (79 feet) are required to be referred to the ALC. If the rezoning by-law receives Third Reading, a referral to the ALC will be made.
- The property at 1598 – 16 Avenue has been historically a gas station site for approximately 90 years and is zoned CG-1. The property is severely constrained by an existing watercourse and the associated riparian setback area and also by the proposed 7.5 metre (25 feet) road dedication required along 16 Avenue. Given these constraints, the applicant is proposing to expand the gas station use to the neighbouring A-1-zoned property at 18448 – 16 Avenue, which the applicant also owns.
- The applicant is proposing to consolidate the two properties and rezone from CG-1 and A-1 to a "Comprehensive Development Zone" (CD) in order to construct a new gas station.
- The existing gasoline and service station on the site will be demolished in accordance with the Ministry of Environment (MOE) Land Remediation Section's standards. The independent remediation of the site being undertaken by the applicant is required to be completed by the applicant before final occupancy is issued.
- As the subject site is outside of the Fraser Sewerage Area (FSA), the applicant is proposing an on-site septic system. This system will need to be designed in accordance with the regulations of the Fraser Health Authority and the applicant will need to demonstrate that the proposed septic system meets all applicable regulations. Approval of the proposed septic system is required prior to final adoption.

### Proposed CD Zone

The following is a table outlining the differences between the CG-1 Zone and the proposed CD Zone:

	<b>CG-1 Zone</b>	<b>Proposed CD Zone</b>
Permitted Uses	Self-service or full-service gasoline stations.	Gasoline station that provides at least one full-service hose.
	Accessory uses including: <ul style="list-style-type: none"> <li>• convenience stores of 28 sq.m. (300 sq.ft.) maximum, and sales of automotive accessories;</li> <li>• car wash facilities</li> </ul>	Accessory uses to include: <ul style="list-style-type: none"> <li>• a convenience store of 93 sq.m. (1,000 sq.ft.), and sales of automotive accessories;</li> <li>• car wash facilities</li> </ul>

	<b>CG-1 Zone</b>	<b>Proposed CD Zone</b>
Density	FAR is limited to a maximum of 0.30.	FAR is limited to a maximum of 0.04. This allows for a 93 sq.m. (1,000 sq.ft.) convenience store.
Minimum Setbacks (principal building)	Front Yard & Side Yard on Flanking Street – 12 m (40 feet). Side Yard & Rear Yard - 4 m (13 feet).	North Yard (16 Avenue) & West Side Yard on Flanking Street (184 Street) – 12 m (40 feet). South Yard – 4 m (13 feet). Side Yard – 3 m (10 feet).
Landscaping	Along a highway, a landscaping strip of 3.0 m (10 feet) shall be provided.	Along a highway, a landscaping strip of 1.0 m (3 feet) shall be provided.

- The CG-1 Zone permits a convenience store as an accessory use to a gasoline station provided that the total sales and display area open to the public is not more than 28 sq.m. (300 sq.ft.). The proposed CD Zone permits a larger convenience store, with a total floor area of 93 sq.m. (1,000 sq.ft.). The proposed larger convenience store is typical of the newer gasoline station models, which are all developed utilizing similar CD Zones, and are designed to provide a wider range of convenience products and services to customers.
- The proposed maximum floor area ratio (FAR) of 0.04 is less than the maximum FAR of 0.30 allowed in the CG-1 zone.
- The proposed CD By-law requires that that at least one (1) hose will be full-service. This provision in the CD By-law will provide customers the option of full-service or self-service.
- The CG-1 zone stipulates that a 3.0 metre (10 feet) wide landscaping strip shall be provided along road frontages. Due to the large road dedication required along 16 Avenue, the site's configuration, and the area required on-site for vehicle circulation, the applicant is only able to provide a 1 metre (3 feet) landscaping strip along 16 Avenue. However, approximately 24% of the net site area will become a protected planted riparian area, in addition to the landscaping proposed on the rest of the site.
- While the CG-1 Zone requires a 4 metre (13 feet) side yard setback, the convenience store is proposed to be set back 3.0 metres (10 feet) from the easterly side yard property line. This building placement is required to employ the most functional site layout, given the irregular lot shape. All other proposed setbacks conform to the setbacks in the CG-1 Zone.

#### Riparian Setback Area

- The project was presented to the Environmental Review Committee (ERC) on May 19, 2010. The Department of Fisheries & Oceans (DFO) approved a ~14 metre (46 feet) setback from the top-of-bank on the easterly side of the red-coded watercourse that runs north-south on the subject site. A setback fence and a garbage enclosure are permitted within this 14 metre (46 feet) setback area. The entire area west of the watercourse to 184 Street (including the area on which the existing convenience store is located) is to be protected as riparian are through Restrictive Covenant.

- The applicant is proposing to improve the watercourse by removing a culvert and the existing man-made channel structure and replacing these with a more natural stream alignment. The riparian area on both sides of the watercourse will be restored and replanted with appropriate vegetation.

#### Agricultural Advisory Committee (AAC)

- The project was presented to the Agricultural Advisory Committee (AAC) on June 3, 2010. Given the historical gas station use on the site and the existing CG-1 zoning, the AAC supported the proposal, and requested that a vegetative buffer and fence be constructed adjacent to the neighbouring properties to the east and the south. The applicant is proposing to provide a vegetative buffer and fence along the easterly and southerly property lines.

#### DESIGN PROPOSAL AND REVIEW

- The applicant researched the history of the existing gas station and the history of the surrounding Hazelmere area. The consultant recommended that the new gas station be sensitive to the historical context of the area. The applicant has responded by developing a convenience store and gas canopy design that provides a rural and historical feel.
- The convenience store design mimics the existing gas station building with its distinctive shed roof design. The applicant is proposing large amounts of glazing on the front (north) elevation. The proposed materials (hardipanel, 'realwood' trim) and colours ('country lane red', 'navajo beige', 'antique black') provide a historical and rural feel to the buildings. The applicant is proposing heritage-style goose-neck lighting to illuminate both the fascia sign on the convenience store and also the free-standing sign.
- The pump island canopy will complement the convenience store design by using similar cladding and roofing materials. The pitched roofs on both the convenience store and the pump island canopy are reflective of the roof design of the existing gas station.
- The garbage enclosure will be screened by a split-faced concrete structure with a pitched roof that matches the convenience store and canopy roof.
- Two vehicular accesses are proposed to the site, both from 16 Avenue. The applicant has demonstrated that refuelling trucks can enter and exit the site. As there is likely to be a median in the future on 16 Avenue, these accesses will be restricted to right-in/right-out only in the future.
- The Zoning By-law requires 2 parking stalls and the applicant is proposing to provide 4 parking stalls, including one handicapped parking stall. A bike rack is proposed by the convenience store.

#### Signage

- One fascia sign is proposed for the convenience store. The sign proposed above the main entrance is to be painted metal signage, illuminated with heritage-style goose-neck lighting, letters on a painted background.

- Two fascia signs are proposed for the east and west elevations of the pump island canopy. The signs are proposed to be back-lit letters with a logo and are small in size.
- One 4.5 metre (15 feet) high freestanding sign is proposed along 16 Avenue. The sign base will match the convenience store materials and will have back-lit lettering on the lower portion and also painted metal copy on the upper portion that will be illuminated with heritage-style goose-neck lighting.
- All of the proposed signs comply with the requirements of the Sign By-law.

### Trees and Landscaping

- The applicant has retained Diamond Head Consulting Ltd. to provide an arborist report for the subject site. There are 18 trees on site, of which 12 are proposed to be removed and 6 are proposed to be retained.

Tree Species	Total No. of Mature Trees (On-site)	Total Proposed for Retention (On-site)	Total Proposed for Removal (On-site)
Apple	3	1	2
Shore pine	1		1
Douglas-Fir	1	1	
Cherry	2	1	1
Western Red Cedar	2	1	1
Black locust	1	1	
Lombardy poplar	3		3
Hedging cedar	1		1
Willow	1	1	
Red alder	2		2
Walnut	1		1
<b>Total</b>	18	6	12

- The 12 trees proposed for removal are either within the proposed construction area, will be affected by road dedication or are in poor condition for retention. The applicant is required to provide 19 replacement trees and is proposing to plant approximately 22 replacement trees on the site.
- The landscaping plan prepared for the site includes a combination of new trees and shrubs in a variety of species throughout the site. The applicant is proposing to provide an outdoor seating area with decorative concrete and proposed interpretive signage that comments on the history of the area. The neighbour to the southwest of the site requested a hedge to provide screening and the applicant has provided this.
- Stamped and painted asphalt will be used at both vehicular entrances.

### ADVISORY DESIGN PANEL

This application was not referred to the ADP but was reviewed and found acceptable to proceed by the City Architect and City Landscape Architect.



## PRE-NOTIFICATION

Pre-notification letters were sent on July 27, 2009 and staff received phone calls from 4 area residents, 1 letter, and e-mail correspondence from the Little Campbell Watershed Society (LCWS):

- One of the callers was curious about the nature of the project and had no concerns about the proposal.
- Two (2) of the callers did not want the gas station to be a hang-out for youths or to be open 24 hours a day, questioned the impact to the creek, and were concerned with an increase in traffic in the area.

*(The applicant has indicated that the gas station is proposed to be open 24 hours a day but staff will be present during operating hours. The Department of Fisheries and Oceans (DFO) has agreed with the proposed riparian setbacks. This site has had a gas station/convenience store on the site for approximately 90 years so a new use is not being proposed at this location. Traffic on 16 Avenue is likely to increase in the future due to factors other than the re-opening of this gas station (i.e. general increase in population in South Surrey/Langley/Abbotsford, development of Campbell Heights industrial area).*

- Staff received phone calls and a letter from the owners of the property to the immediate south of the subject site (1540 – 184 Street). They mentioned:
  - concerns about increased traffic;
  - impact on creek;
  - they'd like the City to buy the site and establish a park;
  - concerns about impact of gas station on their property – they requested a hedge along the shared property line; and
  - they request access from the easterly portion of their property through the subject site to 16 Avenue. This is important to them as the north-south creek on their site hinders access from the easterly portion of their property to 184 Street.

*(The Parks Department indicated that they did not want to create a park at this location, however, approximately a quarter of the site is proposed to become a passive riparian area. The applicant has agreed to provide a hedge between the neighbour's property and the subject site. The applicant has agreed to register an access easement on title to allow access from the easterly portion of the neighbour's property through the subject site to 16 Avenue.)*

- Staff received e-mail correspondence from the LCWS with several general questions about the proposed development:
  - will the stream be culverted or filled;
  - will shade be provided over the stream;
  - will the applicant pay for upgrades to the stream;
  - will runoff from the site flow into the stream?

The LCWS also had some further detailed questions, including questions about the type of re-planting vegetation proposed, specific drainage questions, etc. The LCWS commented that they are very happy with the proposed stream rehabilitation and also appreciated being consulted on this proposal.

*(The applicant is proposing to upgrade the human-made and culverted channel by "daylighting" the culverted portion and creating a more naturalized stream channel. The replanting of the riparian area will be done to the satisfaction of DFO. This is done at the applicant's expense.*

*As part of the Servicing Agreement the applicant will need to develop a stormwater management plan. The site plan shows no proposal for direct stormwater discharge to the creek. Some drainage from the site may indirectly move from the site to the creek, but the expectation is for Best Management Practices implementation to minimise site runoff and provide infiltration on the site. It is standard that any run-off from paved areas on the site will be cleaned before entering the drainage system.*

*Staff have advised the LCWS that they will consult with the LCWS during the Servicing Agreement phase to address the LCWS's more detailed comments.)*

### INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary and Project Data Sheets
Appendix II.	Proposed Site Plan, Building Elevations Landscape Plans
Appendix III.	Engineering Summary
Appendix IV.	Agricultural Advisory Committee Minutes of June 3, 2010
Appendix V.	Summary of Tree Survey and Tree Preservation
Appendix VI.	Proposed CD By-law

Jean Lamontagne  
General Manager  
Planning and Development

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Information for City Clerk

Legal Description and Owners of all lots that form part of the application:

1. (a) Agent:      Name:                      Dave Boswell, Focus Architecture Inc.  
                         Address:                      #109, 1528 McCallum Road  
                                                              Abbotsford, BC  
                                                              V2S 8A3  
                         Tel:                                      604-853-5222

2.      Properties involved in the Application

- (a)      Civic Addresses:              1598 – 184 Street and 18448 – 16 Avenue

- (b)      Civic Address:                      1598 – 184 Street  
                         Owner:                                      0739896 B.C. Ltd., Inc. No. 0739896  
                                                              Director Information:  
                                                              Daljit Singh Dhanoa

Officer Information as at November 8, 2009  
Daljit Singh Dhanoa (Treasurer)

PID:                                      013-223-291  
Parcel A (Reference Plan 3204) North West Quarter Section 9 Township 7 New  
Westminster District Except: Part Dedicated Road on Plan LMP6522

- (c)      Civic Address:                      18448 – 16 Avenue  
                         Owner:                                      0739896 B.C. Ltd., Inc. No. 0739896  
                                                              Director Information:  
                                                              Daljit Singh Dhanoa

Officer Information as at November 8, 2009  
Daljit Singh Dhanoa (Treasurer)

PID:                                      001-749-021  
Parcel "A" (Reference Plan 2824) of the North West Quarter Section 9 Township  
7 New Westminster District

3.      Summary of Actions for City Clerk's Office

- (a)      Introduce a By-law to rezone the property.

## DEVELOPMENT DATA SHEET

Proposed Zoning: CD (based on CG-1)

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		4,542 sq.m.
Road Widening area		859 sq.m.
Undevelopable area		899 sq.m.
Net Total		2,784 sq.m.
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	30%	13.4%
Paved & Hard Surfaced Areas		
Total Site Coverage		
SETBACKS ( in metres) (principal building)		
North (16 Avenue)	12 m	25.2 m
West Side Yard Flanking Street (184 Street)	12 m	n/a
South Yard	12 m	42.8 m
Side Yard (East and West)	12 m	3.0 m +8.4 m
BUILDING HEIGHT (in metres/storeys)		
Principal	6 m	6 m
Accessory		
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
FLOOR AREA: Residential		
FLOOR AREA: Commercial		93 sq.m.
Retail		
Office		
Total		
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA		93 sq.m.

*\* If the development site consists of more than one lot, lot dimensions pertain to the entire site.*

## Development Data Sheet cont'd

Required Development Data	Minimum Required / Maximum Allowed	Proposed
DENSITY		
# of units/ha /# units/acre (gross)		
# of units/ha /# units/acre (net)		
FAR (gross)		
FAR (net)		0.04
AMENITY SPACE (area in square metres)		
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial	2	4
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors		
Institutional		
Total Number of Parking Spaces		
Number of disabled stalls		
Number of small cars		
Tandem Parking Spaces: Number / % of Total Number of Units		
Size of Tandem Parking Spaces width/length		

Heritage Site	NO	Tree Survey/Assessment Provided	YES
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**SITE RECONCILIATION**

**LEGAL DESCRIPTION:**  
 REMAINDER PARCEL A, REF. PLAN 2004, NW 1/4, SECTION 9, TOWNSHIP 7, NYD  
 EXCEPT PART DEDICATED ROAD ON PLAN LMP 0522  
 AND PARCEL A, SECTION 9, TOWNSHIP 7, REF. PLAN 2004 NYD

**CIVIC ADDRESS:**  
 STREET # 1645 - 16th AVENUE  
 SUITE 6C

**ZONING INFORMATION:**  
 ZONE: R30  
 SUBZONE: C-1A, A-1  
 PROPOSED: C-0

**OVERALL SITE AREA:** 48,803 sq.ft. (1.12 AC. (0.45 HA))  
**ROAD AREA:** 8,792 sq.ft. (0.20 AC. (0.08 HA))  
**NET SITE AREA:** 40,011 sq.ft. (0.92 AC. (0.37 HA))

**SETBACKS:** FRONT: 10.0 m (32.81 FT.)  
 REAR: 10.0 m (32.81 FT.)  
 SIDE: 5.0 m (16.40 FT.)

**REQUIRED:** FRONT: 10.0 m (32.81 FT.)  
 REAR: 10.0 m (32.81 FT.)  
 SIDE: 5.0 m (16.40 FT.)

**PROPOSED:** FRONT: 10.0 m (32.81 FT.)  
 REAR: 10.0 m (32.81 FT.)  
 SIDE: 5.0 m (16.40 FT.)

**LOT DENSITY:** FLOOR AREA RATIO: ALLOWABLE: 0.35 (PER NET LOT AREA)  
 PROPOSED: 0.35 (PER NET LOT AREA)

**LOT COVERAGE:** ALLOWABLE: 33.00%  
 PROPOSED: 33.00%

**BUILDING HEIGHT:** ALLOWABLE: 6.00 m (19.68 FT.)  
 PROPOSED: 6.00 m (19.68 FT.)

**PARKING:** REQUIRED: 4 STALLS  
 PROVIDED: 4 STALLS

**REQUIREMENTS:** FLOOR AREA RATIO: ALLOWABLE: 0.35 (PER NET LOT AREA)  
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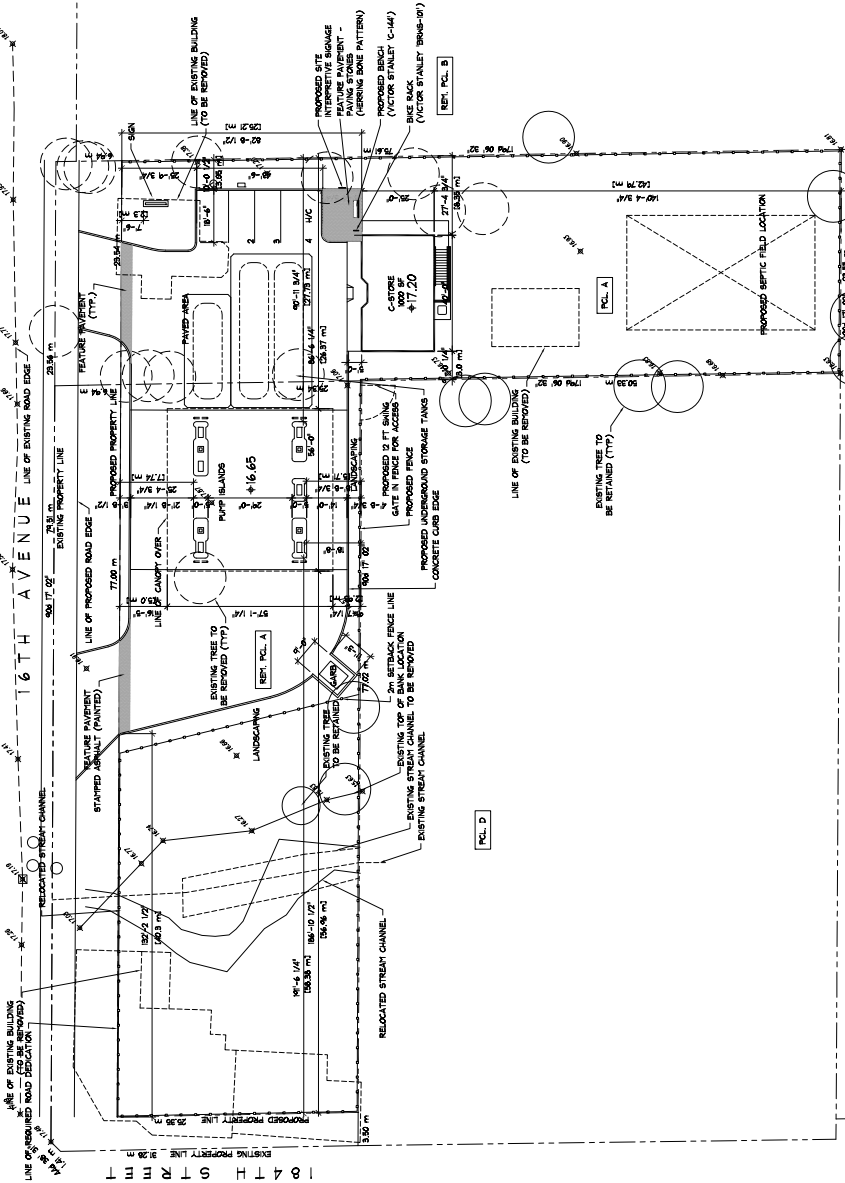
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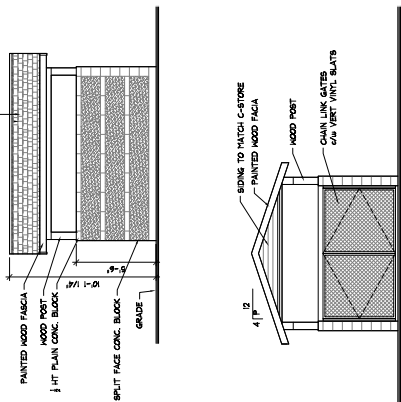
**REQUIREMENTS:** FLOOR AREA RATIO: ALLOWABLE: 0.35 (PER NET LOT AREA)  
 PROPOSED: 0.35 (PER NET LOT AREA)



**PROPOSED SITE PLAN**  
 SCALE: 1" = 20'0"

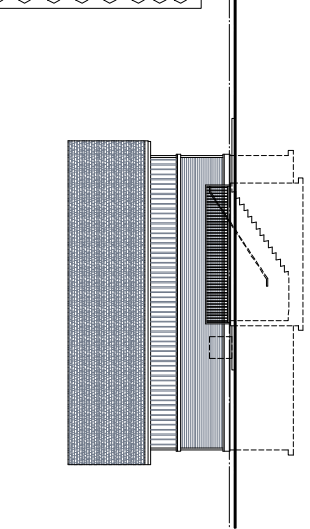


- BIKE RACK**  
VICTOR STANLEY BRMS-01
- BENCH**  
VICTOR STANLEY C-144
- PERIMETER FENCING**  
SCALE: 1/4" = 10'
- GARBAGE ENCLOSURE**  
SCALE: 1/4" = 10'

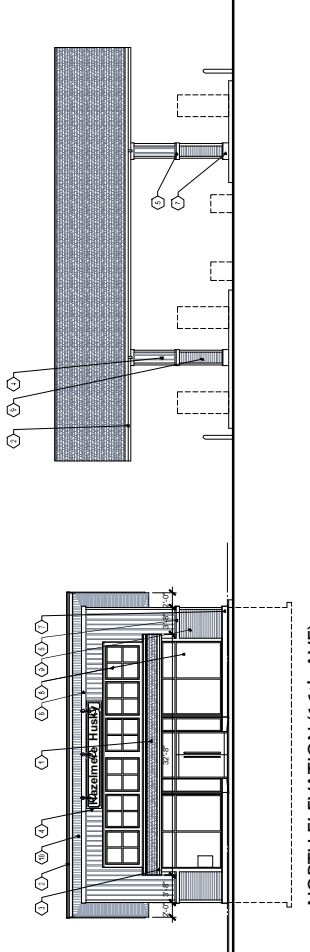


<p><b>CONSULTANTS</b></p> <p>FOCUS ARCHITECTURE INCORPORATED</p> <p>109 - 1528 McCallum Road              14504833227 Fax: 026533449</p> <p>www.focusarchitecture.com              10000 Highway 70              Suite 100              Janina J. Knapik, MAIBC, MAIBC              Carson G.A. Norfolk, ASSET BRD</p>	
<p><b>PROJECT</b></p> <p>PROPOSED COMMERCIAL DEVELOPMENT</p> <p>07-30829-00 EC, LCCJ</p> <p>1508 - 1645th STREET              SUDBURY, BC</p> <p>DRAWING TITLE</p>	<p><b>SITE PLAN</b></p>
<p><b>DRAWN</b></p> <p>DB</p> <p><b>SCALE</b></p> <p>AS NOTED</p> <p><b>DATE</b></p> <p>June 11, 2009</p>	<p><b>CHECKED</b></p> <p>DATE</p> <p>June 11, 2009</p> <p><b>SHEET NO.</b></p> <p>DP-01</p> <p><b>TILE NO.</b></p> <p>0629</p>

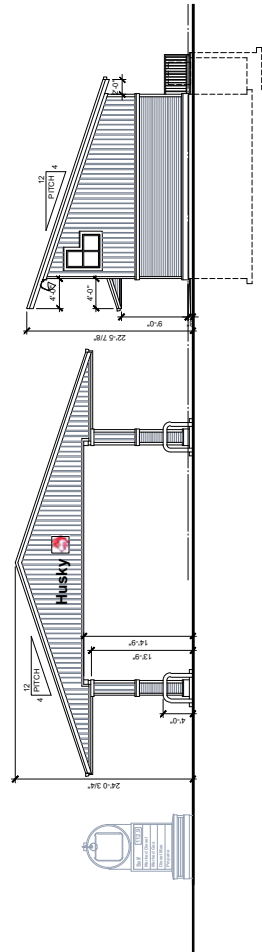
- ELEVATION LEGEND
- 1 COMPOSITE ASPHALT SHINGLES - PARCO PREMIER
  - 2 3/4" ANTIQUE BLACK
  - 3 TRIM - BENJAMIN MOORE OC-7 CREAMY WHITE
  - 4 7' PREPARED ALUMINUM VINYL TERAZOLITE FASCIA - BENJAMIN MOORE OC-7 CREAMY WHITE
  - 5 6' PREPARED ALUMINUM VINYL TERAZOLITE FASCIA - BENJAMIN MOORE OC-7 CREAMY WHITE
  - 6 2x6 PAINTED REAL WOOD TRIM - PREPARED WHITE FLASHING - BENJAMIN MOORE OC-7 CREAMY WHITE
  - 7 2x6 PAINTED REAL WOOD TRIM - PREPARED WHITE FLASHING - BENJAMIN MOORE OC-7 CREAMY WHITE
  - 8 2x6 PAINTED REAL WOOD TRIM - PREPARED WHITE FLASHING - BENJAMIN MOORE OC-7 CREAMY WHITE
  - 9 2x6 PAINTED REAL WOOD TRIM - PREPARED WHITE FLASHING - BENJAMIN MOORE OC-7 CREAMY WHITE
  - 10 PREPARED ALUMINUM VINYL TERAZOLITE FASCIA - BENJAMIN MOORE OC-7 CREAMY WHITE
  - 11 CLEAR ANODIZED ALUMINUM STOREFRONT WINDOW
  - 12 VERTICAL VINYL BEADED GUTTER - GREY/TEAK
  - 13 ALUMINUM



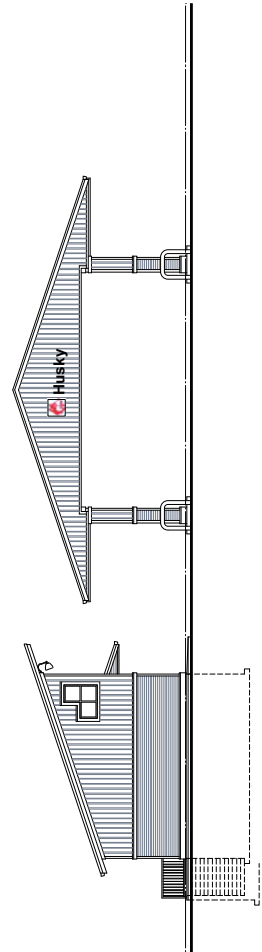
**SOUTH ELEVATION**  
SCALE: 1/8" = 1'



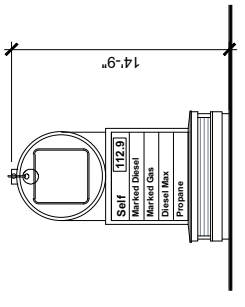
**NORTH ELEVATION (16th AVE)**  
SCALE: 1/8" = 1'



**WEST ELEVATION**  
SCALE: 1/8" = 1'



**EAST ELEVATION**  
SCALE: 1/8" = 1'



**FREE STANDING SIGN (CONCEPT)**  
SCALE: 1/4" = 1'

REVISONS  
CONSULTANTS

PROJECT  
**PROPOSED  
COMMERCIAL  
DEVELOPMENT**

109  
109B - 184th STREET  
SUDBURY, BC

DRAWING TITLE  
**EXTERIOR  
ELEVATIONS**

DRAWN	CHECKED
DS	
SCALE	DATE
AS NOTED	June 11, 2009
SHEET NO.	FILE NO.
<b>DP-04</b>	<b>0629</b>

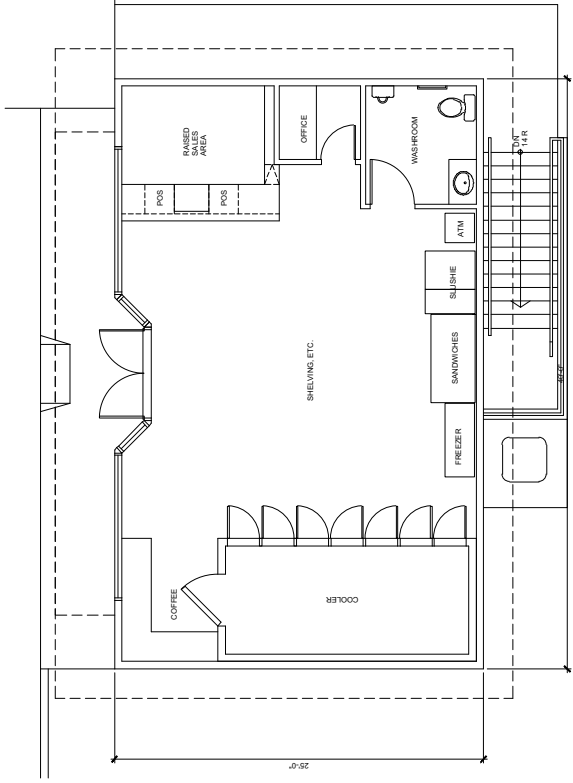


109 - 184th Street, Suite 109B  
Sudbury, BC V2S8A3  
Tel: 604-851-5222 Fax: 604-851-5942  
www.focusarchitecture.com

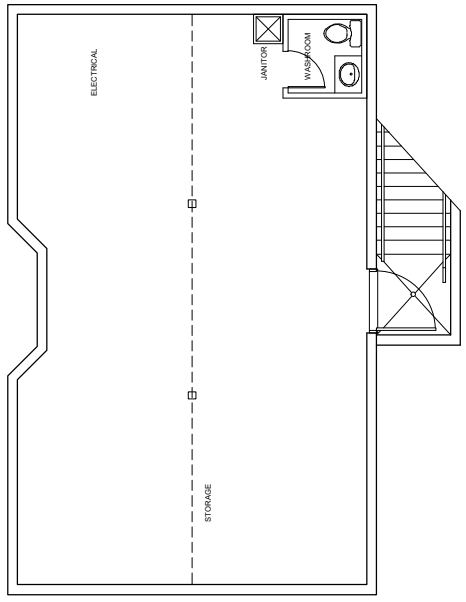
Colin A. Hoagan  
Jimmie J. Kammah  
Gordon G. Nettle

MAIBC  
MAIBC  
MAIBC

VISIONS CONSULTANTS		PROJECT		DRAWN		CHECKED	
PROPOSED COMMERCIAL DEVELOPMENT		DATE		SCALE		AS NOTED	
1008 184th STREET		JUNE 11, 2009		1/4" = 10'		DP-03 0629	
SUDBURY, BC		SHEET NO.		FILE NO.		DRAWING TITLE	
DRAWING TITLE		FLOOR PLANS		FOCUS ARCHITECTURE INCORPORATED		TOP: 1-538 McCullum Road Aldershot, BC V2Z 5R3 Tel: 604-851-5222 Fax: 604-851-5942 www.focusarchitecture.com	
FOCUS ARCHITECTURE INCORPORATED		Gavin A. Hooper		M.A.B.C.		Jerrisa J. Kaminich	
M.A.B.C. License No. 10000		M.A.B.C. License No. 10000		M.A.B.C. License No. 10000		M.A.B.C. License No. 10000	



**MAIN FLOOR PLAN**  
SCALE: 1/4" = 10'



**LOWER FLOOR PLAN**  
SCALE: 1/4" = 10'





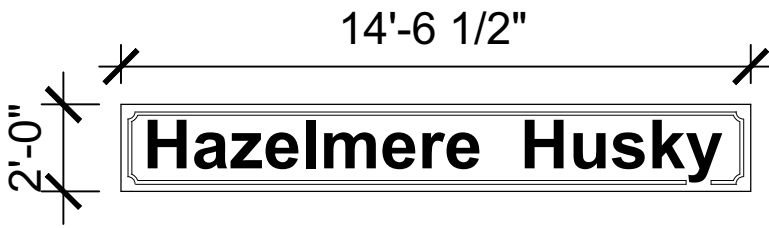
NORTH ELEVATION - 16TH AVE.



WEST ELEVATION

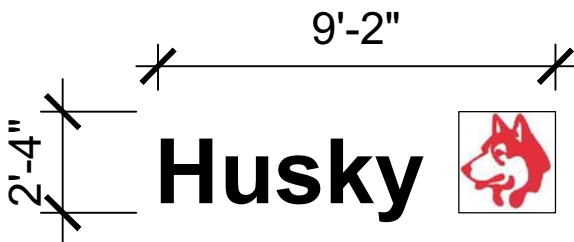
**PROPOSED COMMERCIAL DEVELOPMENT** 0739896 BC Ltd. 1598 - 184TH STREET SURREY, BC





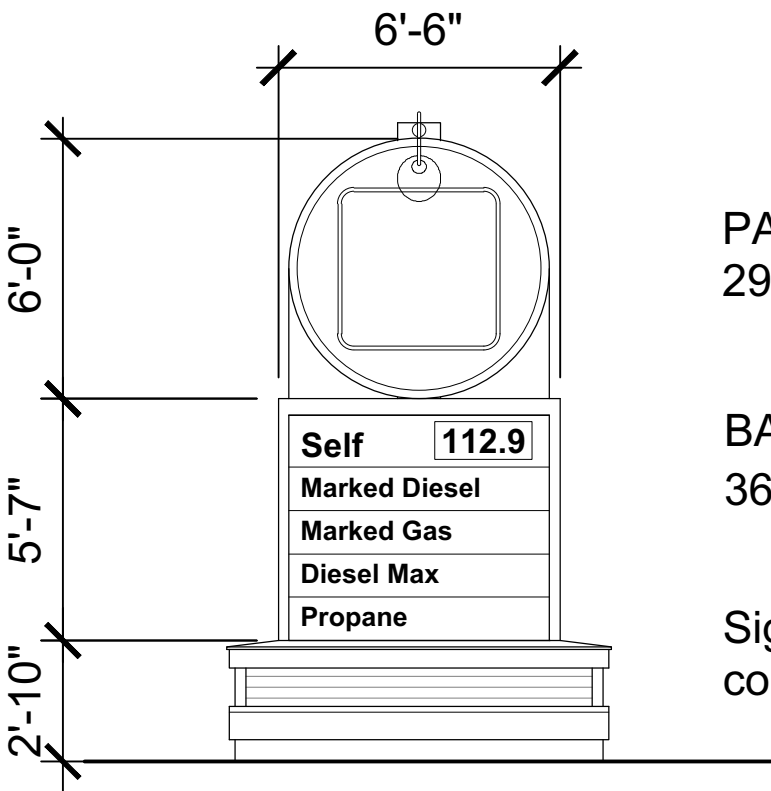
PAINTED METAL SIGNAGE  
29 sq ft

Store Signage - x1



BACK LIT LETTERS  
& LOGO  
22 sq ft

Store Signage x2



PAINTED METAL SIGNAGE  
29 sq ft

BACK LIT LETTERS  
36 sq ft

Signage base materials &  
colours to match C-Store

Free Standing Signage

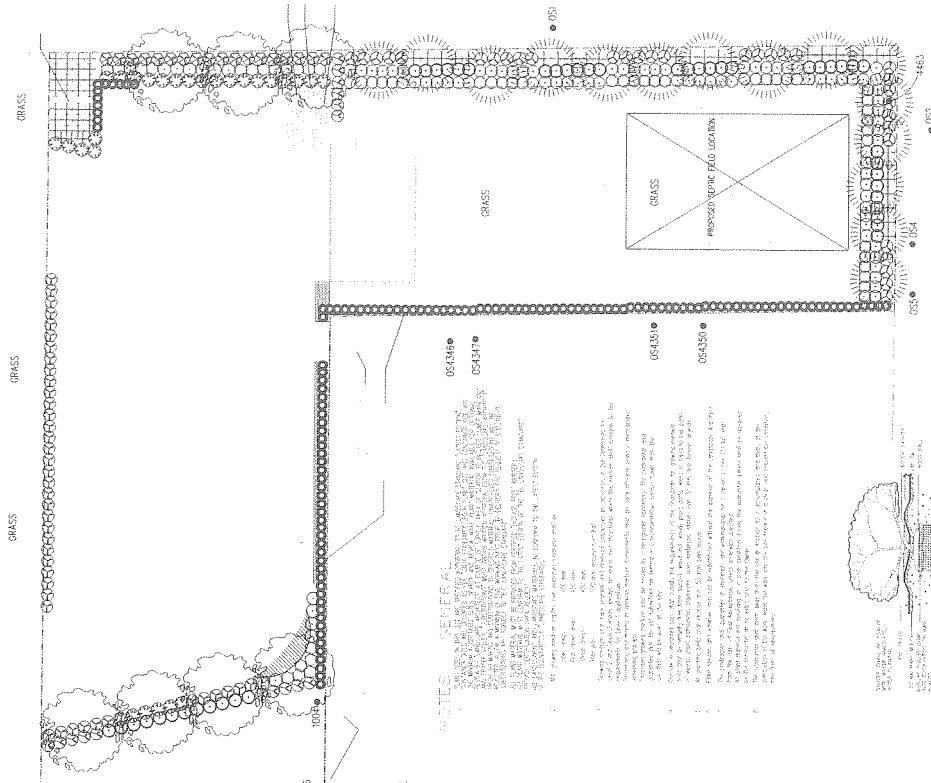
16th & 184th St  
Signage Concept Details

October 25, 2010 0629

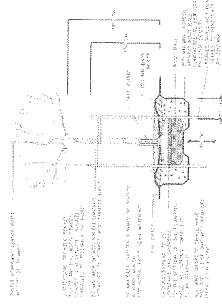




Goose-neck style lighting



KEY	BOTANICAL NAME	PLANT LIST	COMMON NAME	QTY.	SIZE	SPACING	REMARKS
○	CORNUS BATAICA	PACIFIC DOGWOOD	WESTERN RED CEDAR	7	6 CM CAL.	AS SHOWN	B & B
○	ROSA EXPLORER	ROSE EXPLORER	ROSE EXPLORER	70	#2 POT	90 CM O.C.	
○	ROSA EDWARD GOUCHER	ROSE EDWARD GOUCHER	ROSE EDWARD GOUCHER	40	#2 POT	90 CM O.C.	
○	ROSA MONTICOME	ROSE MONTICOME	ROSE MONTICOME	10	#2 POT	90 CM O.C.	
○	ROSA WASHINGTON	ROSE WASHINGTON	ROSE WASHINGTON	15	#2 POT	90 CM O.C.	
○	ROSA WASHINGTON	ROSE WASHINGTON	ROSE WASHINGTON	55	#2 POT	90 CM O.C.	
○	ROSA WASHINGTON	ROSE WASHINGTON	ROSE WASHINGTON	18	#2 POT	90 CM O.C.	
○	ROSA WASHINGTON	ROSE WASHINGTON	ROSE WASHINGTON	6	#2 POT	90 CM O.C.	
○	ROSA WASHINGTON	ROSE WASHINGTON	ROSE WASHINGTON	36	#2 POT	90 CM O.C.	
○	ROSA WASHINGTON	ROSE WASHINGTON	ROSE WASHINGTON	42	#2 POT	90 CM O.C.	
○	ROSA WASHINGTON	ROSE WASHINGTON	ROSE WASHINGTON	33	#2 POT	90 CM O.C.	
○	ROSA WASHINGTON	ROSE WASHINGTON	ROSE WASHINGTON	28	#2 POT	90 CM O.C.	
○	ROSA WASHINGTON	ROSE WASHINGTON	ROSE WASHINGTON	8	#2 POT	90 CM O.C.	
○	ROSA WASHINGTON	ROSE WASHINGTON	ROSE WASHINGTON	123	1.50 METERS	90 CM O.C.	
○	GRASS			950sqm			



TREE PLANTING DETAIL  
SECTION

N.T.S.

PLANTING DETAIL - SHRUBS & GRD. COVER PLANTS  
SECTION

N.T.S.

PERMISSION TO LOCATE

N.T.S.

GRASS

N.T.S.

GRASS

N.T.S.

GRASS

N.T.S.

GRASS

N.T.S.

GRASS

N.T.S.



# INTER-OFFICE MEMO

TO: **Manager, Area Planning & Development  
- South Surrey Division  
Planning and Development Department**

DATE: **October 26, 2010**

FILE: **7807-0195-00**

FROM: **Development Services Manager, Engineering Department**

---

RE: **Engineering Requirements (Commercial)  
Location: 1598 - 184 Street, 18448 - 16 Avenue**

## REZONE/SUBDIVISION

### *Property and Statutory Right-of-Way (SRW) Requirements*

- dedicate 16 Avenue and 184 Street; and
- register on-site SRW for drainage feature/watercourse access.

### *Works and Services*

- remove paved boulevard/parking area features and reinstate with interim roadworks; and
- complete drainage feature and watercourse channel relocation works.

A Servicing Agreement is required prior to Rezone/Subdivision.

## DEVELOPMENT PERMIT

The applicant will be required to demonstrate that the relevant fuel transport vehicles can adequately access and maneuver within the site without negatively impacting current/future 16 Avenue traffic operations. The analysis is to consider and identify through the site plan, any conflict with and required mitigation for the existing utility pole line fronting the site.

Rémi Dubé, P.Eng  
Acting Development Services Manager

KH



# Agricultural Advisory Committee Minutes

Parks Boardroom #1  
City Hall  
14245 - 56 Avenue  
Surrey, B.C.  
THURSDAY, JUNE 3, 2010  
Time: 9:03 am

**Present:**

Mike Bose - Chair  
D. Arnold  
K. Thiara  
S. VanKeulen  
Councillor Hunt

**Environmental Advisory  
Committee Representative:**

B. Stewart

**Regrets:**

B. Aulakh  
P. Harrison  
M. Hilmer  
T. Pellett, Provincial Agricultural Land  
Commission  
P. Heer, Planning & Development  
M. Smith, Sr. Economic Development Officer

**Staff Present:**

R. Dubé, Engineering  
T. Sekhon, Engineering  
L. Thompson, Engineering  
J. Boan, Engineering  
P. Bellefontaine, Engineering  
M. Kischnick, Planning & Development  
L. Anderson, Legislative Services

**Agency Representative:**

K. Zimmerman, Ministry of Agriculture  
and Lands

## D. NEW BUSINESS

### 1. **Proposed Gas Station** **1598 - 184 Street & 18448 - 16 Avenue** File No. 7907-0195-00

The memo from Keith Broersma, Planner, dated May 26, 2010, regarding the above subject line, was reviewed. Comments were as follows:

- A development permit and a rezoning from CG-1 to CD to develop a gas station with a 1,000 sq. ft. convenience store, is proposed.
- The proposal is for the old building, which is not on the Heritage Registry, is to be demolished. Surrey's Heritage Advisory Commission has expressed interest in the site and requested that any new building on the site would have to incorporate heritage elements.
- The applicant is also applying for a subdivision to consolidate the 2 parcels. The 2 properties are within the ALR, but the ALC has confirmed that under Section 23(1) of the *ALC Act* these properties are exempt from ALC regulation (the small parcel to the south of these properties is also exempt).
- This application does not fall under ALR regulations as the use pre-existed those regulations.
- There is a red-coded creek running through the site. DFO has agreed to a 14-17m setback on the east side of the creek. The entire westerly side of the creek is to become a riparian area.
- This application is good. It will ensure the removal of all the old soil around the stream.
- It should be suggested that, as there is a fairly large field immediately to the east, a fence or a hedge be installed to avoid garbage, etc.

It was

Moved by S. Van Keulen

Seconded by D. Arnold

That, although the Agricultural Advisory

Committee does not support the construction of gas stations within the ALR, the historic use of the gas station and its preexisting use prior to ALR designation allow for its continued use. Therefore, the Agricultural Advisory Committee recommends to the G.M. Planning and Development, approval of Application No. 7907-0195-00 and that a vegetative buffer and fence be constructed adjacent to the neighbouring properties to the east and south of the property.

Carried

Comments continued:

- Consolidating the two parcels into one is an absolute must.
- Going to daylight the whole stream to mimic the natural channels.

**COMMITTEE RECOMMENDATION:**

It was

Moved by B. Stewart

Seconded by S. Van Keulen

That the Agricultural Advisory Committee

recommend to Council that Application No. File No. 7907-0195-00 be forwarded to the Environmental Advisory Committee.

Carried

**TREE PRESERVATION SUMMARY**

Surrey Project No.: \_\_\_\_\_  
 Project Location: 1598 184<sup>th</sup> St & 18448 16 Ave, Surrey BC  
 Registered Arborist: Lesley Gifford, B.App Sc.  
ISA Certified Arborist (PN5432A)  
Certified Tree Risk Assessor (83)  
BC Parks Wildlife and Danger Tree Assessor

Detailed Assessment of the existing trees of an Arborist's Report is submitted on file. The following is a summary of the tree assessment report for quick reference.

1. General Tree Assessment of the Subject Site: Two lots proposed to be consolidated into one lot to be developed into a gas station, store & residence. Large mature native and non-native trees planted throughout site. 18 trees on site, 13 to remove, 5 to retain as per proposed plans. 18 off site trees to be retained as per proposed plans.

2. Summary of Proposed Tree Removal and Placement:

The summary will be available before final adoption.

Number of Protected Trees Identified		<u>18</u>	✓ (A)
Number of Protected Trees declared high risk due to natural causes		<u>0</u>	(B)
Number of Protected Trees to be removed		<u>12</u>	✓ (C)
Number of Protected Trees to be Retained	(A-B-C)	<u>6</u>	✓ (D)
Number of Replacement Trees Required (5@1:1, 7@2:1)	(C-B) x 2	<u>19</u>	✓ (E)
Number of Replacement Trees Proposed		_____	(F)
Number of Replacement Trees in Deficit	(E-F)	_____	(G)
Total Number of Protected and Replacement Trees on Site	(D+F)	_____	(H)
Number of Lots Proposed in the Project		_____	(I)
Average Number of Trees per Lot	(H/I)	_____	

3. Tree Survey and Preservation / Replacement Plan

Tree Survey and Preservation / Replacement Plan is attached \_\_\_\_\_

This plan will be available before final adoption \_\_\_\_\_

Summary prepared and submitted by:

Arborist



August 24, 2010

Date



CITY OF SURREY

BY-LAW NO. \_\_\_\_\_

A by-law to amend Surrey Zoning By-law, 1993, No. 12000, as amended

.....

THE CITY COUNCIL of the City of Surrey, in open meeting assembled, ENACTS AS FOLLOWS:

- 1. Surrey Zoning By-law, 1993, No. 12000, as amended, is hereby further amended, pursuant to the provisions of Section 903 of the Local Government Act, R.S.B.C. 1996 c. 323, as amended by changing the classification of the following parcels of land, presently shown upon the maps designated as the Zoning Maps and marked as Schedule "A" of Surrey Zoning By-law, 1993, No. 12000, as amended as follows:

- (a) FROM: GENERAL AGRICULTURE ZONE (A-1)
- TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

---

Parcel Identifier: 001-749-021  
 Parcel "A" (Reference Plan 2824) of the North West Quarter Section 9 Township 7 New Westminster District

18448 - 16 Avenue

- (b) FROM: SELF-SERVICE GASOLINE STATION ZONE (CG-1)
- TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

---

Parcel Identifier: 013-223-291  
 Parcel A (Reference Plan 3204) North West Quarter Section 9 Township 7 New Westminister District Except: Part Dedicated Road on Plan LMP6522

1598 – 184 Street

(hereinafter both 1.(a) and (b) shall be referred to as the "Lands")

- 2. The following regulations shall apply to the *Lands*:

**A. Intent**

This Comprehensive Development Zone is intended to accommodate and regulate the development of combined full-service *gasoline stations* and *accessory uses* including *convenience store*.

**B. Permitted Uses**

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

1. *Gasoline station* provided that where self-service hoses are available, at least 1 full-service hose shall be available on the same *lot*.
2. *Accessory uses* including the following:
  - (a) *Retail stores* limited to the following:
    - i. *Convenience store* provided that the total sales and display area open to the public is not more than 93 square metres [1,000 sq.ft.]; and
    - ii. Sale of automotive accessories; and
  - (b) *Automotive service uses* limited to car wash facilities.

**C. Lot Area**

Not applicable to this Zone.

**D. Density**

The *floor area ratio* shall not exceed 0.04.

**E. Lot Coverage**

The *lot coverage* shall not exceed 30%.

## F. Yards and Setbacks

*Buildings and structures* shall be sited in accordance with the following minimum setbacks:

<b>Use</b>	<b>Setback</b>	North Yard (16 Avenue)	South Yard	Side Yard	West Side Yard on Flanking Street (184 Street)
<i>Principal and Accessory Buildings and Structures</i> Not Identified Below		12.0 m. [40 ft.]	4.0 m. [13 ft.]	3.0 m. [10 ft.]	12.0 m. [40 ft.]
<i>Pump Islands and Kiosk*</i>		4.5 m. [15 ft.]	4.0 m. [13 ft.]	4.0 m. [13 ft.]	4.5 m. [15 ft.]
Canopies		2.0 m. [7 ft.]	2.0 m. [7 ft.]	2.0 m. [7 ft.]	2.0 m. [7 ft.]

Measurements to be determined as per Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended.

\* The kiosk shall not exceed a gross floor area of 5 square metres [50 sq.ft.].

## G. Height of Buildings

Measurements to be determined as per Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended.

1. *Principal buildings and pump island canopies*: The *building height* shall not exceed 6.0 metres [20 feet].
2. *Accessory buildings and structures*: The *building height* shall not exceed 4.0 metres [13 feet].

## H. Off-Street Parking

Refer to Table C.2, Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.

## I. Landscaping

1. All developed portions of the *lot* not covered by *buildings, structures* or paved areas shall be landscaped including the retention of mature trees. This *landscaping* shall be maintained.
2. Along the developed sides of the *lot* which abut a *highway*, a continuous *landscaping* strip of not less than 1.0 metre [3 ft.] in width shall be provided within the *lot*.

3. The boulevard areas of *highways* abutting a *lot* shall be seeded or sodded with grass on the side of the *highway* abutting the *lot*, except at *driveways*.
4. Except in those portions where a *building* abuts the *lot line*, screen planting at least 1.5 metres [5 ft.] high in a strip at least 1.5 metres [5 ft.] wide and a solid decorative fence at least 1.5 metres [5 ft.] high shall be provided along all *lot lines* separating the developed portion of the *lot* from any *residential lot*.
5. Loading areas, garbage containers and *passive recycling containers* shall be screened from adjacent *residential lot*, to a height of at least 2.5 metres [8 ft.] by *buildings*, a *landscaping* screen, a solid decorative fence, or a combination thereof.

**J. Special Regulations**

Not applicable to this Zone.

**K. Subdivision**

*Lots* created through subdivision in this Zone shall conform to the following minimum standards:

<i>Lot Size</i>	<i>Lot Width</i>	<i>Lot Depth</i>
3,000 sq. m. [32,300 sq.ft.]	20 metres [66 ft]	30 metres [100 ft.]

Dimensions shall be measured in accordance with Section E.21, Part 4 General Provisions of Surrey Zoning By-law, 1993, No. 12000 as amended.

**L. Other Regulations**

In addition to all statutes, by-laws, orders, regulations or agreements, the following are applicable, however, in the event that there is a conflict with the provisions in this Comprehensive Development Zone and other provisions in Surrey Zoning By-law, 1993, No. 12000, as amended, the provisions in this Comprehensive Development Zone shall take precedence:

1. Definitions are as set out in Part 1 Definitions, of Surrey Zoning By-law, 1993, No. 12000, as amended.
2. Prior to any use, the *Lands* must be serviced as set out in Part 2 Uses Limited, of Surrey Zoning By-law, 1993, No. 12000, as amended and in accordance with the servicing requirements for the CG-1 Zone as set forth in the Surrey Subdivision and Development By-law, 1986, No. 8830, as amended.

3. General provisions are as set out in Part 4 General Provisions, of Surrey Zoning By-law, 1993, No. 12000, as amended.
4. Additional off-street parking requirements are as set out in Part 5 Off-Street Parking, of Surrey Zoning By-law, 1993, No. 12000, as amended.
5. Sign regulations are as set out in Surrey Sign By-law, 1999, No. 13656, as amended.
6. Special *building setbacks* are as set out in Part 7 Special Building Setbacks, of Surrey Zoning By-law, 1993, No. 12000, as amended.
7. *Building* permits shall be subject to the Surrey Building By-law, 1987, No. 9011, as amended, and the Surrey Development Cost Charge By-law, 2010, No. 17111 as may be amended from time to time, and the development cost charges shall be based on the CG-1 Zone.
8. Surrey Tree Protection By-law, 2006, No. 16100, as amended.
9. Development permits may be required in accordance with the Surrey *Official Community Plan*, 1996, By-law No. 12900, as amended.

3. This By-law shall be cited for all purposes as "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, \_\_\_\_\_, No. \_\_\_\_\_."

READ A FIRST AND SECOND TIME on the \_\_\_\_\_ th day of \_\_\_\_\_, 20 .

PUBLIC HEARING HELD thereon on the \_\_\_\_\_ th day of \_\_\_\_\_, 20 .

READ A THIRD TIME ON THE \_\_\_\_\_ th day of \_\_\_\_\_, 20 .

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the \_\_\_\_\_ th day of \_\_\_\_\_, 20 .

\_\_\_\_\_ MAYOR

\_\_\_\_\_ CLERK