

City of Richmond

Richmond Zoning and Development Bylaw 5300 Amendment Bylaw 7413 9060 BRIDGEPORT ROAD

The Council of the City of Richmond, in open meeting assembled, enacts as follows:

1. Richmond Zoning and Development Bylaw 5300 is amended by inserting as Section 291.136 thereof, the following:

"291.136 COMPREHENSIVE DEVELOPMENT DISTRICT (CD/136)

The intent of this zoning district is to accommodate a gasoline sales outlet, a car wash and a limited-area retail sales building.

291.136.1 PERMITTED USES

GAS STATION;

CAR WASH, ancillary to Gas Station use;

RETAIL TRADE, provided that the total floor area used for such purposes does not exceed 222.96 m² (2,400 ft²);

ACCESSORY USES, BUILDINGS & STRUCTURES.

291.136.2 PERMITTED DENSITY

.01 Maximum Floor Area Ratio: 0.35

291.136.3 MAXIMUM LOT COVERAGE: 35%

291.136.4 MINIMUM SETBACKS OF BUILDINGS FROM PROPERTY LINES

- .01 Road Setbacks: 12 m (39.370 ft.).
- .02 Side & Rear Yards: 1.5 m (4.921 ft.).

291.136.5 MINIMUM SETBACKS OF PUMP ISLANDS & CANOPIES

- .01 Road Setbacks:
 - (a) Pump Islands and Above-Ground Storage Tanks: 4.5 m (14.763 ft.).
 - (b) Canopies: 1.5 m (4.921 ft.).

CITY OF RICHMOND APPROVED for content by originating

.02 Side & Rear Yards:

- (a) Pump Islands and Above-Ground Storage Tanks: 9.5 m (31.168 ft.).
- (b) Canopies: 3 m (9.843 ft.).

291.136.6 MAXIMUM HEIGHTS

- .01 **Buildings**: 9 m (29.528 ft.).
- .02 **Structures**: 20 m (65.617 ft.).
- 2. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning and Development Bylaw 5300, is amended by repealing the existing zoning designation of the following area and by designating it COMPREHENSIVE DEVELOPMENT DISTRICT (CD/136)

That area shown cross-hatched on "Schedule A attached to and forming part of Bylaw No. 7413"

3. This Bylaw may be cited as "Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7413".

FIRST READING	AUG 2 6 2002
A PUBLIC HEARING WAS HELD ON	SEP 1 6 2002
SECOND READING	SEP 1 6 2002
THIRD READING	SEP 1 6 2002
MINISTRY OF TRANSPORTATION AND HIGHWAYS APPROVAL	OCT - 4 2002
OTHER REQUIREMENTS SATISFIED	MAR 1 7 2003
ADOPTED	
MAYOR	CITY CLERK

PLAN 2 1820.7 SRW PLAN LMPSI454 265.8m² BRIDGEPORT RD PLAN PLAN A PARCEL 1617.3 m² SEE DETAIL SEE DETAIL 2989.6 m² G:30.7m W.E. EXPL PLAN 14799 PARCEL A BYLAW PLAN geroposed Wew Road 005,5-ING PLAN 38705 PLAN 3.240 32 5 5 5 5 lity of Richmond CVCE KD BRIDGEPORT RD PARCEL CARDEN CITY RD SEA ISLAND WAY 244 ON. 3 KD

RZ 02-212736

Original Date: 07/25/02

Revision Date:

Note: Dimensions are in METRES