



**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.).

.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 26 2002

A PUBLIC HEARING WAS HELD ON

SEP 16 2002

SECOND READING

SEP 16 2002

THIRD READING

SEP 16 2002

MINISTRY OF TRANSPORTATION AND HIGHWAYS APPROVAL

OCT -4 2002

OTHER REQUIREMENTS SATISFIED

MAR 17 2003

ADOPTED



MAYOR

CITY CLERK

