



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 8271 (RZ 07-362690)
12200 Steveston Highway**

The Council of the City of Richmond enacts as follows:

- 1. Richmond Zoning and Development Bylaw No. 5300 is amended by inserting as section 291.187 thereof the following:

"291.187 COMPREHENSIVE DEVELOPMENT DISTRICT (CD/187)

The intent of this zoning district is to accommodate an automobile dealership.

291.187.1 PERMITTED USES

RETAIL TRADE & SERVICES, limited to:

- a) motor-vehicle related sales & services but excluding gas station; and
- b) **Custom Workshops, Trades & Services;**

AUTO TOWING & STORAGE;

LIGHT INDUSTRY;

OFFICE;

FOOD CATERING ESTABLISHMENT, but excluding banquet hall facility;

ACCESSORY USES, BUILDINGS & STRUCTURES.

291.187.2 PERMITTED DENSITY

- .01 Maximum Floor Area Ratio: 0.50.

291.187.3 MAXIMUM LOT COVERAGE: 50%.

291.187.4 MINIMUM SETBACKS FROM PROPERTY LINES

- .01 Public Road Setback: 6.0 m (19.7 ft).
- .02 Side Yard & Rear Yard Setback: 1.5m (4.9 ft.).

291.187.5 MAXIMUM HEIGHTS

- .01 Buildings and Structures: 12.0 m (39.4 ft.).
- .02 Accessory Buildings: 5.0 m (16.4 ft.).

291.187.6 MINIMUM LOT SIZE

.01 A building shall not be constructed on a lot of less than 4,047 m² (43,562.97 ft²) in area.

291.187.7 OFF-STREET PARKING AND LOADING

.01 Off-street parking shall be provided in accordance with Division 400 of this Bylaw EXCEPT that a minimum of 2 off-street loading spaces shall be provided for the receipt or delivery of goods or materials by vehicle.

291.187.8 SIGNAGE

.01 Signage must comply with the City of Richmond's Sign Bylaw No. 5560, as amended, as it applies to development in the "Automobile-Oriented Commercial District (C6)".

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/187)**.

P.I.D. 006-706-614

Lot 9 Except: Part Dedicated Road on Plan LMP 43952 Section 6 Block 3 North Range 5 West New Westminster District Plan 31874

3. This Bylaw is cited as "Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 8271".

FIRST READING

JUL 23 2007

A PUBLIC HEARING WAS HELD ON

SEP 05 2007

SECOND READING

SEP 05 2007

THIRD READING

SEP 05 2007

MINISTRY OF TRANSPORTATION APPROVAL

SEP 17 2007

OTHER REQUIREMENTS SATISFIED

JAN 09 2008

ADOPTED



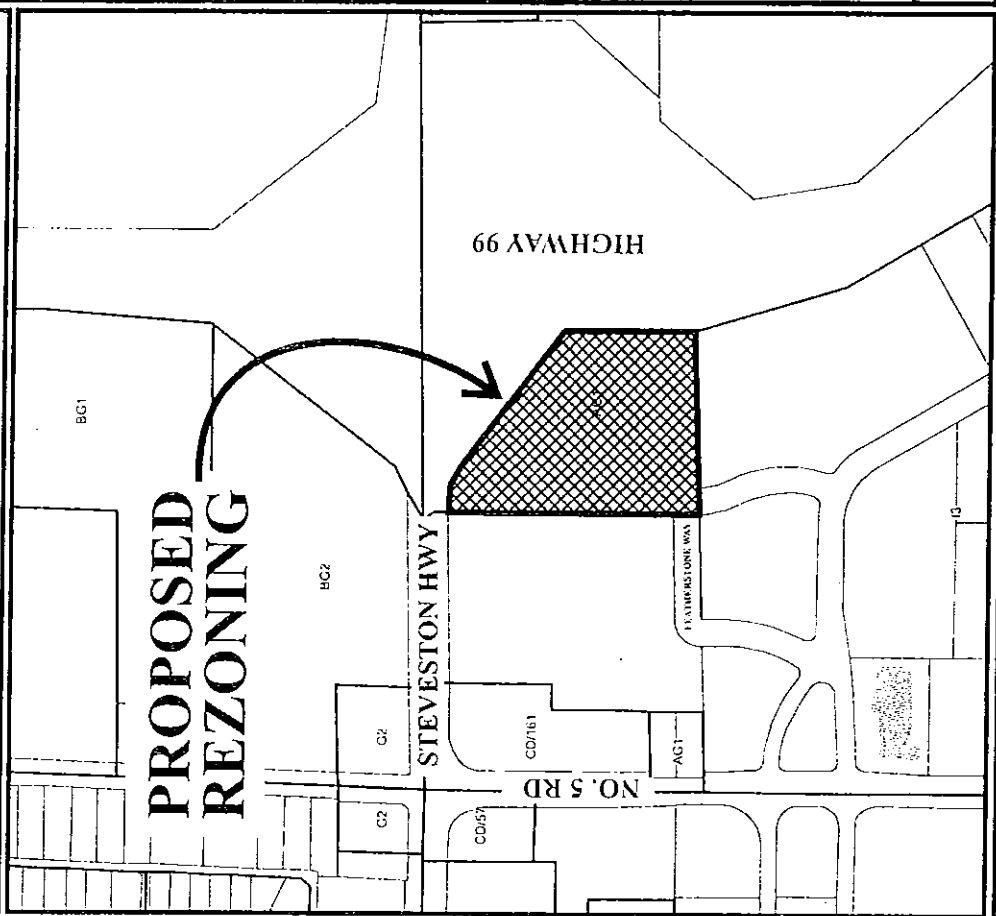
MAYOR

CORPORATE OFFICER



City of Richmond

PROPOSED REZONING



HIGHWAY 99

STEVESTON HWY

FEATHERSTONE WAY



RZ 07-362690

Original Date: 03/13/07

Revision Date:

Note: Dimensions are in METRES