

CITY OF SURREY

BY-LAW NO. 12998

A by-law to amend "Surrey Zoning By-law, 1993, No. 12000."  
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The 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 963 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 3 of the said By-law No. 12000, is hereby amended as follows:

FROM "ONE-ACRE RESIDENTIAL ZONE (RA)"  
TO "COMPREHENSIVE DEVELOPMENT ZONE (CD)"

Parcel A (Explanatory Plan 10279) Lot 4 Except: Part on  
Statutory Right-of-Way Plan 83440, Section 7, Township 2,  
New Westminster District, Plan 2365.

(6390 - 120 Street)

(hereinafter referred to as "the Lands")

2. The following regulations shall apply to the Lands herein:

A. INTENT

This Comprehensive Development Zone is intended to accommodate and regulate the development of a community shopping centre serving a community of several neighbourhoods.

B. PERMITTED USES

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

- (a) Uses permitted in Part 36, Section B of the "Surrey Zoning By-law, 1993, No. 12000," as amended under the C-8, Community Commercial Zone;
- (b) Drive-through bank.

C. LOT AREA

Not applicable to this Zone.

D. DENSITY

The maximum density shall not exceed a floor area ratio (FAR) 0.80.

E. LOT COVERAGE

The maximum lot coverage shall be 50%.

F. YARD AND SETBACKS

1. Buildings and structures shall be situated with the following minimum setbacks:

- (a) North Yard (64 Avenue) - 2.9 m (building), 2.2 m (canopy)
- (b) West Yard (120 Street) - 3.5 m (building), 2.0 m (canopy)
- (c) South Yard - 3.14 m.
- (d) East Yard - 20.73 m (building), 19.2 m (canopy).

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 Building:

The height shall not exceed 12 m (40 feet).

2. Accessory buildings and structures:

The height shall not exceed 4.5 m (12 feet).

H. OFF-STREET PARKING

Refer to Part 5 Off-Street Parking of the "Surrey Zoning By-law, 1993, No. 12000," as amended.

I. LANDSCAPING

Refer to Part 36 Community Commercial Zone, Section I, of the "Surrey Zoning By-law, 1993, No. 12000," as amended.

J. SPECIAL REGULATIONS

Refer to Part 36 Community Commercial Zone, Section J, of the "Surrey Zoning By-law, 1993, No. 12000," as amended.

K. SUBDIVISION

Refer to Part 36 Community Commercial Zone, Section K, of the "Surrey Zoning By-law, 1993, No. 12000," as amended.

L. OTHER REGULATIONS

In addition, land use regulations including the following are applicable:

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 C-8 Zone as set forth in "Surrey Subdivision and Development By-law, 1986, No. 8830," as amended.
3. General provisions on use 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 Part 6 Signs, "Surrey Zoning By-law, 1993, No. 12000," 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, 1993, No. 11951," as amended, and the development cost charges shall be based on the C-8 Zone.

8. Development permits may be required in accordance with the Official Community Plan, as amended.
  9. Provincial licensing of child care centres is regulated by the Community Care Facility Act R.S.B.C. 1979, c. 57 and the Child Care Regulations set out under B.C. Reg 319/89/213.
  10. Provincial licensing of neighbourhood pubs is regulated by the Liquor Control and Licensing Act R.S.B.C.
3. This By-law shall be cited for all purposes as "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 1997, No. 12998."

PASSED FIRST AND SECOND READING on the 13th day of January, 1997.

PUBLIC HEARING HELD thereon on the 10th day of February, 1997.

PASSED THIRD READING on the 17th day of February, 1997.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the 27th day of October, 1997.

\_\_\_\_\_ MAYOR

\_\_\_\_\_ CLERK