

CITY OF SURREY

BY-LAW NO. 15087A

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

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

Portion of land shown on survey plan attached hereto and forming part of this By-law as Schedule A, certified correct by R.J. Esson B.C.L.S. on the 27<sup>th</sup> day of June 2003, containing 3,726 square metres, called Block B and more particularly described as follows:

Portion of Parcel Identifier: 011-356-979  
Lot 42 Except: Parcel "B" (By-law Plan 62662); Section 27 Township 1 New Westminster District Plan 8895

Portion of 3583 - 152 Street

(hereinafter 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 *family oriented, ground-oriented*, low density housing and related outdoor *amenity spaces*, which are to be developed in accordance with a *comprehensive design*.

**B. Permitted Uses**

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

1. *Single family dwellings* provided that they form part of a *comprehensive design*.
2. *Child care centres*, provided that such centres:
  - (a) Do not constitute a singular use on the *lot*; and
  - (b) Do not exceed a total of 3.0 square metres [32 sq.ft.] per *dwelling unit*.

**C. Lot Area**

Not applicable to this Zone.

**D. Density**

1. The maximum *unity density* shall not exceed 2.5 *dwelling units* per hectare [1 u.p.a.] and the maximum *floor area ratio* shall not exceed 0.10.
2. Where amenities are provided in accordance with Schedule G of Surrey Zoning By-law, 1993, No. 12000, as amended, the *unit density* shall not exceed 25 *dwelling units* per hectare [10 u.p.a.] and the maximum *floor area ratio* shall not exceed 0.65.

**E. Lot Coverage**

The maximum *lot coverage* shall be 50%.

**F. Yards and Setbacks**

1. *Principal buildings* shall be sited in accordance with Schedule B, which is attached hereto and forms part of this By-law.
2. *Accessory buildings* and *structures* shall be sited not less than 1 metre [3 ft.] from all *lot lines*, and shall not be located on the front yard of the *principal buildings*.

**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*: The *building height* shall not exceed 9.5 metres [31 feet].

2. Accessory buildings and structures: The *building height* shall not exceed 4 metres [13 feet].

## H. Off-Street Parking

1. Resident, visitor and employee *parking spaces* shall be provided as stated in Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.
2. Fifty percent (50%) of all required resident *parking spaces* shall be provided as *underground parking* or as *parking within building envelope*.
3. Parking within the required *setbacks* is not permitted.
4. *Tandem parking* may be permitted as specified:
  - (a) *Dwelling units* with *tandem parking* are permitted directly adjacent to an *arterial highway* only if:
    - i. There is an internal access to the parking area; or
    - ii. that *highway* has been reconstructed to a 5-lane cross-section; or
    - iii. "No Parking" restrictions are installed to preclude parking along the entire frontage of the *lot*.
  - (b) *Tandem parking* must be enclosed and attached to each *dwelling unit*.
  - (c) Both *parking spaces* must be held by the same owner.
  - (d) *Tandem parking* is not permitted for *dwelling units* located within 6 metres [20 ft.] from *lot* entrances/exits.

## 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 1.5 metres [5 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
4. Garbage containers and *passive recycling containers* shall be screened 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**

1. Outdoor *amenity space* shall be provided on the lot in the amount of 3.0 square metres [32 sq.ft.] per *dwelling unit*.

**K. Subdivision**

1. For the purpose of subdivision in Neighbourhood Concept Plan and Infill Areas as described and outlined on the maps attached as Schedule F attached to Surrey Zoning By-law, 1993, No. 12000, as amended.
  - (a) Where amenities are not provided in accordance with Schedule G of this By-law, the *lots* created shall conform to the minimum standards prescribed in Section K of Part 12 One Acre Residential Zone (RA) of Surrey Zoning By-law, 1993, No. 12000, as amended; or
  - (b) Where amenities are provided in accordance with Schedule G of this By-law, the *lots* created shall conform to the minimum standards prescribed in Sub-section K.2 of this Zone.
2. *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>
2,000 sq. m [0.5 acre]	30 metres [100 ft]	30 metres [100 ft.]

Dimensions shall be measured in accordance with Section E.21, Part 4 General Provisions, of the 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 RM-10 Zone as set forth in 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 Parking and Loading/Unloading, 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, 1993, No. 11951, as amended, and the development cost charges shall be based on the RM-10 Zone.
8. Surrey Tree Preservation By-law, 1996, No. 12880, as amended.
9. Development permits may be required in accordance with the Surrey *Official Community Plan*, 1996, By-law No. 12900, as amended.
10. Provincial licensing of *child care centres* is regulated by the Community Care Facility Act R.S.B.C. 1996. c. 60, as amended, and the Regulations pursuant thereto including without limitation B.C. Reg 319/89/213.

3. This By-law shall be cited for all purposes as "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2003, No. 15087A."

READ A FIRST AND SECOND TIME on the 7th day of July, 2003.

PUBLIC HEARING HELD thereon on the 21st day of July, 2003.

READ A THIRD TIME ON THE 21st day of July, 2003.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the 19th day of January, 2004.

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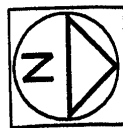
MAYOR

\_\_\_\_\_

CLERK

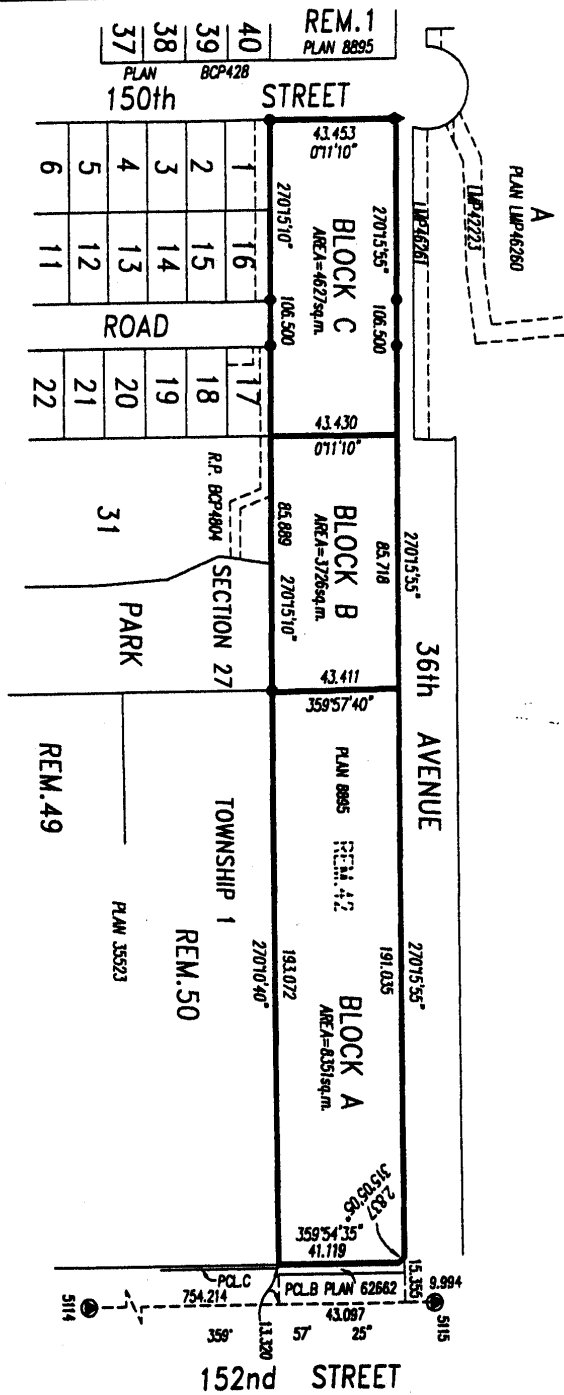
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SURVEY PLAN TO ACCOMPANY CITY OF SURREY BYLAW NUMBER 150874  
 OVER LOT 42 EXCEPT PARCEL B ( BYLAW PLAN 62662) SECTION 27,  
 TOWNSHIP 1, NEW WESTMINSTER DISTRICT, PLAN 8895



SCALE-1: 2000  
 0 10 20 40 60  
 ALL DISTANCES IN METRES

- LEGEND
- INDICATES OLD RORR POST FOUND
  - INDICATES OLD CONTROL MONUMENT FOUND
  - sq. m. SQUARE METRES
  - ◆ OLD ALUMINUM POST FOUND



40	16	17	18	19	20	21	22
39	15	18	18	19	20	21	22
38	14	17	18	19	20	21	22
37	13	17	18	19	20	21	22
	12	17	18	19	20	21	22
	11	17	18	19	20	21	22
	6	17	18	19	20	21	22

OLSEN & ASSOCIATES  
 B.C. LAND SURVEYORS  
 204-15565 24th AVE.  
 SURREY, B.C. V4A 2M4  
 Phone : 531-4067  
 Fax : 531-5811

ORD BEARINGS ARE DERIVED FROM OLD  
 CONTROL MONUMENTS 5114 AND 5115.  
 THIS PLAN SHOWS GROUND LEVEL MEASURED DISTANCES  
 PRIOR TO COMPUTATION OF UTM COORDINATES WILL BE  
 BY THE CORRECTION FACTOR 0.9995895.

CERTIFIED CORRECT  
 Dated this 27th day of June 2003  
 THIS DOCUMENT IS NOT VALID UNLESS  
 ORIGINALLY SIGNED AND SEALED.

*[Handwritten Signature]*

SCHEDULE A  
 Our File - 16208BLAVI