

CITY OF SURREY

BYLAW NO. 21248

A Comprehensive Development bylaw to amend Surrey Zoning By-law, 1993, No. 12000, as amended
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THE COUNCIL of the City of Surrey ENACTS AS FOLLOWS:

1. Surrey Zoning By-law, 1993, No. 12000, as amended, is hereby further amended, pursuant to the provisions of Section 479 of the *Local Government Act*, R.S.B.C. 2015 c. 1, as amended, for the following lands:

Address: As described in Appendix "A".
Legal: As described in Appendix "A".
PID: As described in Appendix "A".

as follows:

- (a) by creating a new Comprehensive Development Zone 203 (CD 203), attached as Appendix "A" and forming part of this bylaw;
- (b) by changing the zoning classification shown in Schedule A, Zoning Maps, as follows:
FROM: HALF-ACRE RESIDENTIAL ZONE (RH)
TO: COMPREHENSIVE DEVELOPMENT ZONE (CD); and
- (c) by amending Part 52, Comprehensive Development Zone, Section C. Comprehensive Development Zones, by adding a new CD Zone "CD 203" as follows:

CD Zone ID	Civic Address	Legal Description	CD Bylaw No.	Replaces Bylaw No.
"CD 203	9269 – 163 Street	Lot 2, Plan LMP1446	21248	N/A"

2. This Bylaw shall be cited for all purposes as "Surrey Comprehensive Development Zone 203 (CD 203), Bylaw, 2024, No. 21248".

PASSED FIRST READING on the 22th day of April, 2024.

PASSED SECOND READING on the 22th day of April, 2024.

PUBLIC HEARING HELD thereon on the th day of, 20 .

PASSED THIRD READING on the th day of, 20 .

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the th day of, 20 .

_____MAYOR

_____CLERK

APPENDIX "A"

COMPREHENSIVE DEVELOPMENT ZONE 203 (CD 203)

In this Comprehensive Development Zone 203 (CD 203), **Part 16, Single Family Residential Zone (RF)** as well as all other applicable regulations of Surrey Zoning By-law, 1993, No. 12000, as amended, (the "Zoning By-law") apply to the following lands:

Address	Legal Descriptions	PID
9269 – 163 Street	Lot 2 Section 36 Township 2 NWD Plan LMP1446	017-465-770

(collectively the "*Lands*")

except as follows:

1. Subdivision

Delete Section "K. Subdivision" and replace it with a new Section "K. Subdivision" as follows:

"K. Subdivision

1. Minimum Lot Sizes:

Lots created through subdivision shall conform to the following minimum standards:

- (a) *Lot Area:* Minimum 886 sq. m;
- (b) *Lot Width:* Minimum 20 m; and
- (c) *Lot Depth:* Minimum 40 m."