

CITY OF SURREY

BY-LAW NO. 12961

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 "GENERAL AGRICULTURE ZONE (A-1)"
TO "COMPREHENSIVE DEVELOPMENT ZONE (CD)"

Lot 5, Except Part in Plan LMP26044, Section 26,
Township 1, New Westminster District, Plan LMP21759.

(15895 - 32 Avenue)

(hereinafter referred to as "the Lands")

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

A. INTENT

This Zone is intended to accommodate and regulate the development of a combination of ground-oriented, low density housing and related amenity spaces, which are to be developed in accordance with a comprehensive design.

B. PERMITTED USES

Land and structures shall be used for the following uses only, or for a combination of such uses, provided such combined uses are part of a comprehensive design:

1. Ground-oriented multiple unit residential buildings;
2. Senior citizens' housing development provided that the said housing is in the form described and subject to the conditions stated in Section B.1 of this Zone; and
3. Child care centres, provided that such centres:
 - (a) Do not constitute a singular use on the lot; and
 - (b) Do not exceed a total area of 3.0 square metres [32 sq.ft.] per dwelling unit.

C. LOT AREA

Not applicable to this Zone.

D. DENSITY

1. A maximum of 150 units shall be built on that portion of the site marked as Area A shown on the Schedule I attached hereto and forming part of this By-law.
2. A maximum of 9 units shall be built on that portion of the site marked as Area B that is shown on the plan which is attached as Schedule I.
3. The maximum density for the entire site, including those portions marked as Areas A, B, and C as shown on Schedule I shall not exceed 6.0 units per acre.

4. The combined floor area ratio for those portions of the site marked as Area A and B as shown on Schedule I hereto attached and forming part of this By-law shall not exceed 0.40.

E. LOT COVERAGE

The combined lot coverage for Area A and B as shown on Schedule I shall not exceed 36%.

F. YARD AND SETBACKS

Buildings and structures shall be sited as shown on Schedule II which is attached hereto and forming part of this By-law.

G. HEIGHT OF BUILDINGS

1. The height of principal buildings or structures shall not exceed 11.0 metres.
2. The height of accessory buildings or structures shall not exceed 4.5 metres.

H. OFF-STREET PARKING

1. Off-street parking shall be provided as per Part 5 Off-Street Parking of "Surrey Zoning By-law, 1993, No. 12000," as amended.
2. Notwithstanding the above, a minimum of 318 residential parking stalls and a minimum of 148 visitors' parking stalls shall be provided on the entire site consisting of Area A and B as shown on Schedule I.

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 the lot, except at driveways.
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, in the amount of 3.0 square metres [32 sq.ft.] per dwelling units.
2. Child care centres shall be located on the lot such that these centres:
 - (a) Are accessed from a highway, independent from the access to the residential uses permitted in Section B of this Zone; and
 - (b) Have direct access to an open space and play area within the lot.

K. SUBDIVISION

The site may be subdivided as shown in the plan which is attached as Schedule III.

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 RM-10 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. Sign regulations are as set out in Part 6 Signs, "Surrey Zoning By-law, 1993, No. 12000," as amended.
5. 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.
6. Development permits may be required in accordance with the Official Community Plan, as amended.
7. 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.

3. This By-law shall be cited for all purposes as "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 1996, No. 12961."

PASSED FIRST AND SECOND READING on the 18th day of November, 1996.

PUBLIC HEARING HELD thereon on the 9th day of December, 1996.

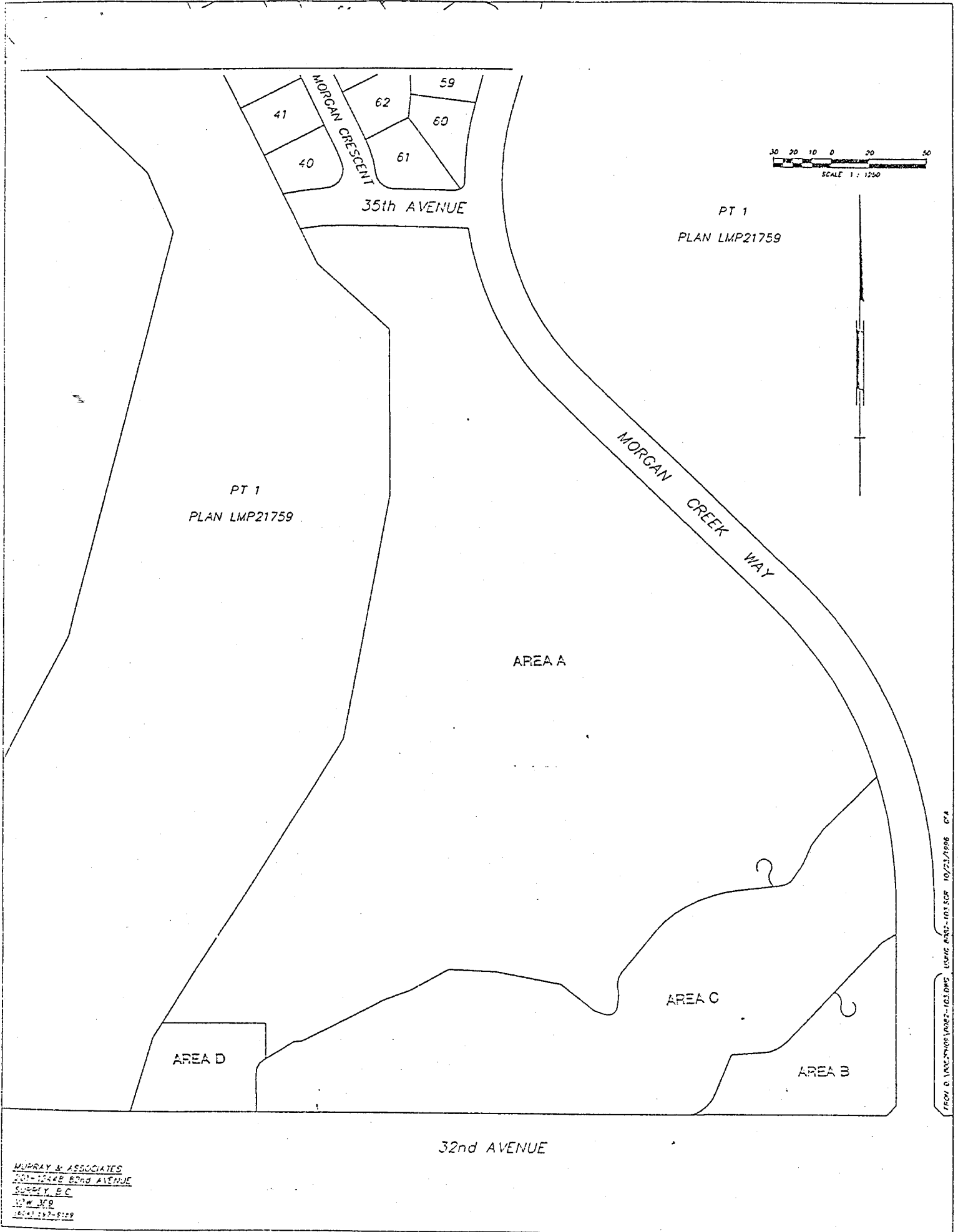
PASSED THIRD READING on the 3rd day of June, 1997.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the 3rd day of June, 1997.

_____ MAYOR

_____ CLERK

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PT 1
PLAN LMP21759

PT 1
PLAN LMP21759

AREA A

AREA C

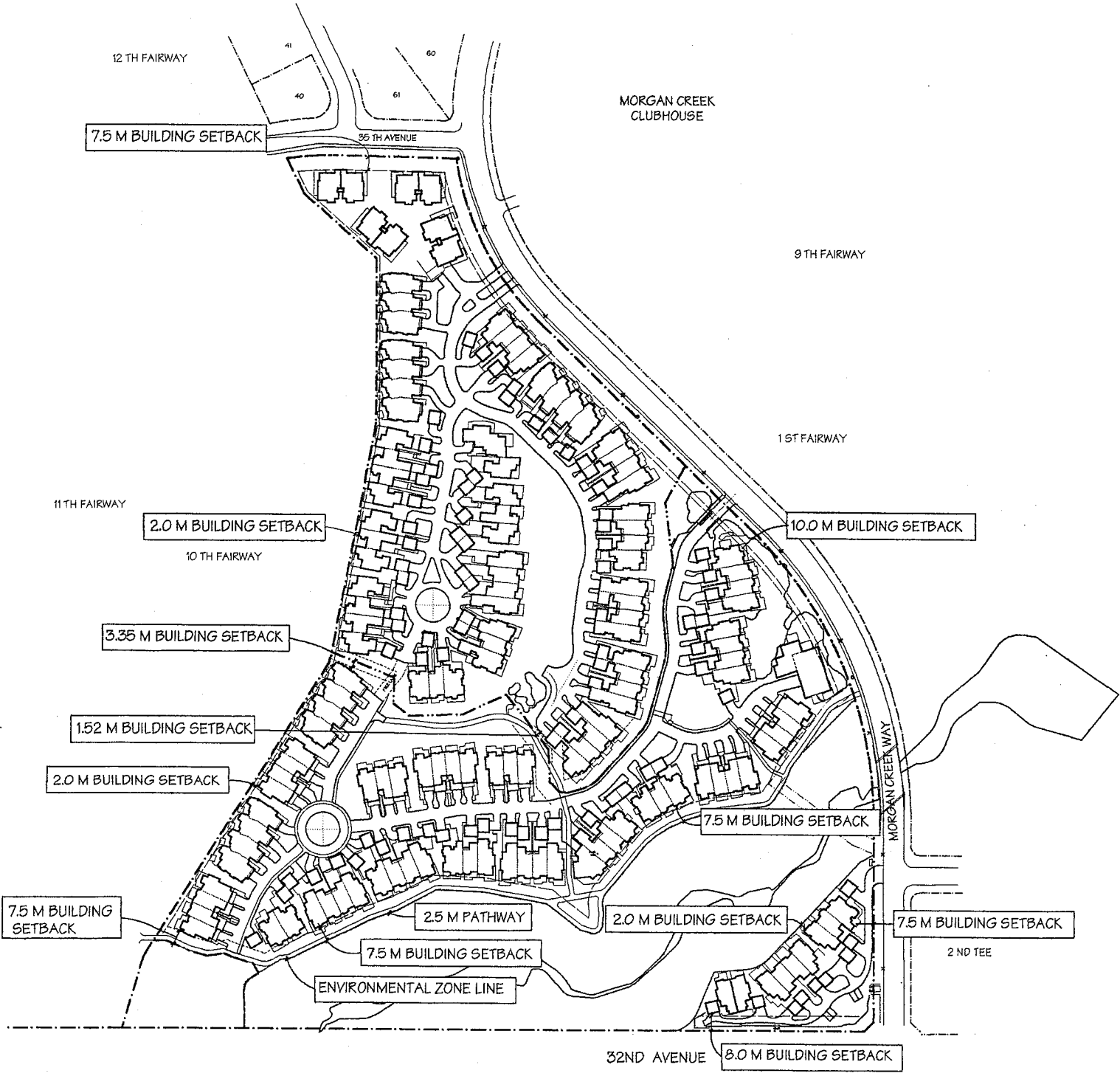
AREA D

AREA B

32nd AVENUE

MURRAY & ASSOCIATES
 201-1042 82nd AVENUE
 SUITE B.C
 NEW YORK
 (212) 247-8100

FROM D. VAN DYKE/PLANS-101.DWG USMC A-102-101.SCP 10/23/1998 C7A



SUBDIVISION PLAN OF LOT 5, EXCEPT PART IN PLAN LMP26044 SECTION 26 TOWNSHIP 1
NEW WESTMINSTER DISTRICT PLAN LMP21759

PLAN LMP

DEPOSITED IN THE LAND TITLE OFFICE

AT NEW WESTMINSTER B.C.

THIS DAY OF _____ 1987

REGISTRAR

NO:

SCHEDULE III



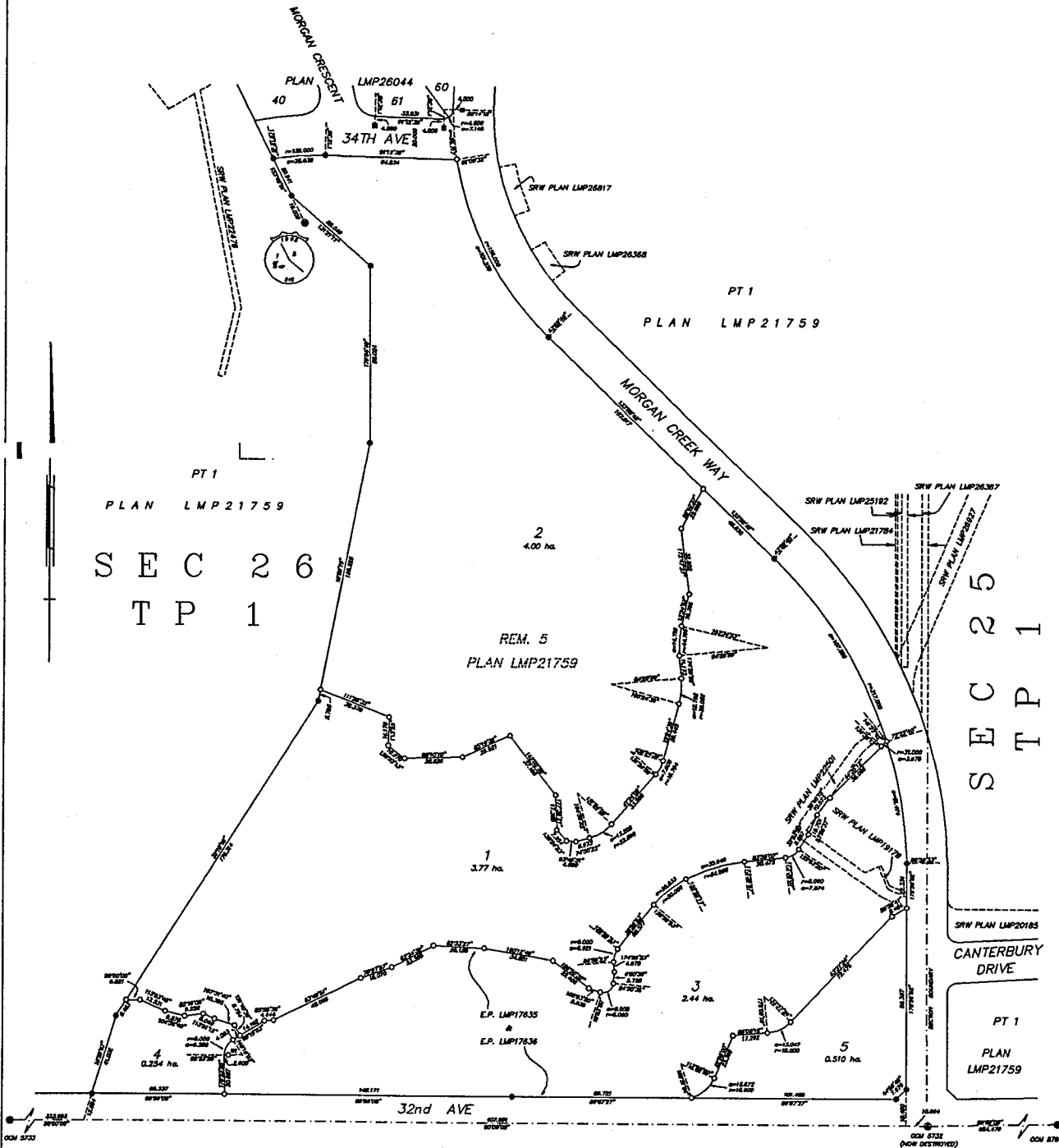
SCALE 1:1000
ALL DISTANCES ARE IN METRES

B.C.G.S. 92G.007

INTEGRATED SURVEY AREA No. 1 - SURREY

BEARINGS AND DISTANCES DERIVED FROM OCM'S 5733, 5733 AND 5784
AND PLAN SHOWING BOUNDARY LEVEL MEASURED DISTANCES FROM TO COMPUTATION
OF SLICE CO-ORDINATES, MULTIPLY BY CORRECTION FACTOR (PLAN 81)

- INDICATES CONTROL MONUMENT FOUND
- INDICATES STANDARD CONCRETE POST FOUND
- ⊙ INDICATES STANDARD IRON POST FOUND
- ⊞ INDICATES LEAP PILE FOUND
- INDICATES STANDARD IRON POST PLACED



THIS PLAN LIES WITHIN THE
GREATER VANCOUVER REGIONAL DISTRICT

APPROVED UNDER THE LAND TITLE ACT
DATED THIS DAY OF 1987

CITY APPROVING OFFICER FOR
THE CITY OF SURREY

MURRAY & ASSOCIATES
201-12448 82nd AVENUE
SURREY, B.C.
V3V 3Z3
TEL: 837-2888

OWNER
MORGAN CREEK HOLDINGS INC. INC#0 533910

AUTHORIZED SIGNATORY
(PRINT NAME CLEARLY NEAR SIGNATURE)

AUTHORIZED SIGNATORY
(PRINT NAME CLEARLY NEAR SIGNATURE)

WITNESS AS TO BOTH SIGNATURES
(PRINT NAME CLEARLY NEAR SIGNATURE)

ADDRESS

OCCUPATION

AS TO MORTGAGE AND
ASSIGNMENT OF RIGHTS
THE TORONTO-DOMINION BANK

AUTHORIZED SIGNATORY
(PRINT NAME CLEARLY NEAR SIGNATURE)

AUTHORIZED SIGNATORY
(PRINT NAME CLEARLY NEAR SIGNATURE)

WITNESS AS TO BOTH SIGNATURES
(PRINT NAME CLEARLY NEAR SIGNATURE)

ADDRESS

OCCUPATION

I, RAYMOND HAROLD JACOB, A BRITISH COLUMBIA LAND SURVEYOR, OF DELTA, IN BRITISH COLUMBIA, CERTIFY THAT I WAS PRESENT AT AND PERSONALLY SUPERVISED THE SURVEY REPRESENTED BY THIS PLAN, AND THAT THE SURVEY AND PLAN ARE CORRECT. THE SURVEY WAS COMPLETED ON THE 30th DAY OF MAY, 1987.

Raymond Jacob

B.C.L.S.

FILE 8082-110