

CITY OF SURREY

BY-LAW NO. 13614

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

As amended by Bylaw No: 14475, 10/22/01

THIS IS A CONSOLIDATED BY-LAW PREPARED BY THE CITY OF SURREY FOR CONVENIENCE ONLY. THE CITY DOES NOT WARRANT THAT THE INFORMATION CONTAINED IN THIS CONSOLIDATION IS CURRENT. IT IS THE RESPONSIBILITY OF THE PERSON USING THIS CONSOLIDATION TO ENSURE THAT IT ACCURATELY REFLECTS CURRENT BY-LAW PROVISIONS.

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 903 of the Municipal Act R.S.B.C. 1996 Chapter 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" under Part 3 of Surrey Zoning By-law, 1993, No. 12000, as amended, as follows:

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

All or portions of the lands shown in heavy bold line on a Survey Plan attached hereto and forming a part of this By-law as Schedule I, certified correct by Derek Blaszk, B.C.L.S., on the 8th day of December, 1998, containing 30.7 hectares and called Block A, and more particularly described as follows:

Parcel Identifier: 011-227-605; North Half Lot 2, Section 26, Township 1,
New Westminster District, Plan 7137;

(15670 - 40 Avenue)

Parcel Identifier: 011-227-656; North Half Lot 3, Section 26, Township 1,
New Westminster District, Plan 7137;

(15706 - 40 Avenue)

Parcel Identifier: 011-227-788; Lot 4 Except: Firstly: South 1287.037 Feet and
Secondly: North 7 Feet; Section 26, Township 1, New Westminster District,
Plan 7137;

(15756 - 40 Avenue)

Parcel Identifier: 011-227-974; Lot 5 Except: Firstly: East 161 Feet; Secondly: Part Subdivided by Plan LMP17525, Section 26, Township 1, New Westminster District, Plan 7137;

(15816 - 40 Avenue)

Parcel Identifier: 003-235-581; Lot 18, Section 26, Township 1, New Westminster District, Plan 63130;

(15838 - 40 Avenue)

Parcel Identifier: 011-228-008; Lot 6 Except: Part Subdivided by Plan LMP17526, Section 26, Township 1, New Westminster District, Plan 7137;

(15860 - 40 Avenue)

Parcel Identifier: 011-228-024; West Half Lot 7 Except: Parcel "A" (Explanatory Plan 13006), Section 26, Township 1, New Westminster District Plan 7137;

(15920 - 40 Avenue)

Parcel Identifier: 002-567-911; Lot 1, Section 26, Township 1, New Westminster District, Plan 70565; and

(15936 - 40 Avenue)

Parcel Identifier: 011-228-059; Lot 8, Section 26, Township 1, New Westminster District, Plan 7137.

(15980 - 40 Avenue)

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

All or portions of the lands shown in heavy bold line on a Survey Plan attached hereto and forming a part of this By-law as Schedule I, certified correct by Derek Blaszak, B.C.L.S., on the 8th day of December, 1998, containing 1.93 hectares and called Block B, and more particularly described as follows:

Parcel Identifier: 011-227-737; South 1287.037 Feet Lot 4, Except: Part Subdivided by Plan LMP17524, Section 26, Township 1, New Westminster District, Plan 7137.

(15773 - 36 Avenue)

- (c) FROM "COMPREHENSIVE DEVELOPMENT ZONE (CD)
(BY-LAW No. 11941)" AND "ONE-ACRE RESIDENTIAL ZONE (RA)"
TO "COMPREHENSIVE DEVELOPMENT ZONE (CD)"

All or portions of the lands shown in heavy bold line on a Survey Plan attached hereto and forming a part of this By-law as Schedule I, certified correct by Derek Blaszak,

B.C.L.S., on the 8th day of December, 1998, containing 4.97 hectares and called Block C, and more particularly described as follows:

Parcel Identifiers: 023-732-156, 023-732-164, 023-732-172, 023-732-181, 023-732-199, 023-732-202, 023-732-211, 023-732-229, 023-732-237, 023-732-245, 023-732-253, 023-732-261, 023-732-270, 023-732-288, 023-732-296, 023-732-300, 023-732-318, 023-732-326, 023-732-334, 023-732-342, 023-732-351, 023-732-369, 023-732-377, 023-732-385, 023-732-393, 023-732-407, 023-732-415, 023-732-423, 023-732-431, 023-732-440, 023-732-458, 023-732-466, 023-732-474, 023-732-482;
Lots 1 to 34 inclusive, all of Section 26, Township 1, New Westminster District, Plan LMP 32489;

(15699, 15689 and 15679 - 36 Avenue; 3612, 3626 and 3638 - 156A Street; 15678, 15688, 15698, 15697, 15687 and 15677 - 36A Avenue; 3656, 3678 and 3692 - 156A Street; 15676, 15686, 15696, 15685, 15675 and 15665 - 37 Avenue; 15660, 15670, 15680, 15690, 15683 and 15673 - 37A Avenue; 3762, 3776 and 3792 - 156A Street; 15672, 15682 and 15692 - 38 Avenue; 15689 - 37A Avenue)

Parcel Identifiers: 008-887-381, 008-887-411, 008-887-420, 008-887-438, 001-678-639, 007-357-532;
Portions of Lots 10, 12, 13 & 14, all of Section 26, Township 1, New Westminster District, Plan 26411;
Portion of Lot 16, Section 26, Township 1, New Westminster District, Plan 39611
Portion of Lot 66, Section 26, Township 1, New Westminster District, Plan 44233

(Portions of 3760, 3640, 3668, 3696, 3790 and 3798 - 156 Street)

- (d) FROM "COMPREHENSIVE DEVELOPMENT ZONE (CD)
(BY-LAW NO. 11941)"
TO "COMPREHENSIVE DEVELOPMENT ZONE (CD)"

All or portions of the lands shown in heavy bold line on a Survey Plan attached hereto and forming a part of this By-law as Schedule I, certified correct by Derek Blaszak, B.C.L.S., on the 8th day of December, 1998, containing 108 hectares and called Block D, and more particularly described as follows:

Parcel Identifier: 019-199-597; Lot 1 Except Part Dedicated on Plan LMP34571, Sections 25 and 26, Township 1, New Westminster District, Plan LMP21759;

(3500 Morgan Creek Way)

Parcel Identifier: 018-846-491 & 018-846-505; Lots 9 and 10, both of Section 26, New Westminster District, Township 1, Plan LMP17528;

(15788 and 15810 - 36 Avenue)

Parcel Identifiers: 018-988-971, 018-988-989, 018-988-997, 018-989-004, 018-989-012, 018-989-021, 018-989-039, 018-989-047, 018-989-055, 018-989-063, 018-989-071, 018-989-080, 018-989-098, 018-989-101, 018-989-110, 018-989-128, 018-989-136, 018-989-144, 018-989-152, 018-989-161, 018-989-179, 018-989-187, 018-989-195,

018-989-209, 018-989-217, 018-989-225, 018-989-233, 018-989-241, 018-989-250, 018-989-268, 018-989-276, 018-989-284, 018-989-292, 018-989-306, 018-989-314, 018-989-322, 018-989-331, 018-989-349, 018-989-357, 018-989-365, 018-989-373, 018-989-381, 018-989-390, 018-989-403, 018-989-411, 018-989-420, 018-989-438, 018-989-446, 018-989-454, 018-989-462, 018-989-471, 018-989-497, 018-989-501, 018-989-527, 018-989-535, 018-989-543, 018-989-551, 018-989-560, 018-989-578, 018-989-586, 018-989-861, 018-989-870, 018-989-888, 018-989-896, 018-989-900, 018-989-918, 018-989-926, 018-989-934, 018-989-942, 018-989-951, 018-989-969, 018-989-977, 018-989-985, 018-989-993, 018-990-002, 018-990-011, 018-990-029, 018-990-037, 018-990-045, 018-990-053, 018-990-061, 018-990-070, 018-990-088, 018-990-096, 018-990-100, 018-990-118, 018-990-126, 018-990-142, 018-990-151, 018-990-169, 018-990-177, 018-990-185, 018-990-193, 018-990-207, 018-990-215, 018-990-231, 018-990-240, 018-990-258, 018-990-266, 018-990-274, 018-990-304, 018-990-312, 018-990-321, 018-990-339, 018-990-347, 018-990-355, 018-990-363, 018-990-371, 018-990-380, 018-990-398, 018-990-401, 018-990-410, 018-990-428, 018-990-436, 018-990-461, 018-990-479, 018-990-487, 018-990-495, 018-990-509, 018-990-517, 018-990-525, 018-990-533, 018-990-541, 018-990-550, 018-990-568, 018-990-576, 018-990-584, 018-990-592, 018-990-606, 018-990-614, 018-990-631, 018-990-649, 018-990-657, 018-990-665, 018-990-673;

Lots 1 to 100 inclusive, 112 to 123 inclusive, 151, 152 and 155 to 175 inclusive, all of Section 25, Township 1, New Westminster District, Plan LMP18980;

(16258, 16266, 16272, 16288, 16338 Morgan Creek Crescent; 16348, 16352, 16358, 16366, 16370, 16376 Morgan Creek Place; 16380 Morgan Creek Crescent; 3472, 3488, 3496, 3502, 3528, 3540. 3481 Canterbury Drive; 3489, 3499, 3503, 3509 Canterbury Place; 3515, 3527, 3533, 3541, 3555 Canterbury Drive; 16220, 16210, 16198, 16188, 16176, 16166, 16150, 16142, 16128, 16110, 16096, 16070, 16050, 16038, 16026, Morgan Creek Crescent; 3469, 3437, 3455 Canterbury Drive; 16015, 16029, 16033, 16041, 16055, 16063, 16077, 16085, 16099, 16105, 16111, 16127, 16133, 16149, 16155, 16169, 16177, 16189, 16193, 16201, 16209, 16215, 16221, 16233 Morgan Creek Crescent; 3595 Canterbury Drive; 16208, 16188, 16312, 16296, 16280, 16266 High Park Avenue; 3598 Canterbury Drive; 16255, 16267, 16279, 16281, 16293, 16301, 16313, 16325, 16337, 16349, 16355, 16363, 16377, 16381 Morgan Creek Crescent; 3456, 3448, 3440, 3432, 3420, 3412, 3406, 3398 Canterbury Drive; 3309, 3317, 3325, 3333, 3341, 3349, 3353, 3361, 3377, 3389, 3415 and 3552 Canterbury Drive; 3298 Canterbury Drive; 3290 Canterbury Drive; 3260 Hampshire Court; 3286 Canterbury Drive; 3256 Hampshire Court; 3250, 3242, 3236, 3230, 3222, 3301, 3295, 3289, 3277, 3261, 3255, 3247, 3239, 3233, 3223, 3211, 3205 and 3218 Canterbury Drive)

Parcel Identifier: 019-199-601; Lot 3, Except Part Subdivided by Plan LMP25032, of Section 26, Township 1, New Westminster District, Plan LMP21759;

(15955 Humberside Drive)

Parcel Identifiers: 023-198-893, 023-198-907, 023-198-915, 023-198-923, 023-198-931, 023-198-940, 023-198-958, 023-198-966, 023-198-974, 023-198-982, 023-198-991, 023-199-008, 023-199-016, 023-199-024, 023-199-032, 023-199-041, 023-199-059, 023-199-067, 023-199-075, 023-199-083, 023-199-091, 023-199-105, 023-199-113, 023-199-121, 023-199-130, 023-199-148, 023-199-237, 023-199-245, 023-199-253, 023-199-261, 023-199-270, 023-199-288, 023-199-296, 023-199-300, 023-199-318, 023-199-326, 023-199-571, 023-199-580, 023-199-598;

Lots 101 to 111 inclusive, 124 to 149 inclusive, 153 and 154, all of Section 25, Township 1, New Westminster District, Plan LMP 25030;

(3388, 3378, 3368, 3360, 3356, 3348, 3332, 3326, 3318, 3310, 3302 Canterbury Drive; 16285, 16305, 16327, 16333, 16341, 16355, 16369, 16377, 16358, 16346, 16330, 16310 Lincoln Woods Court; 3270, 3266, 3258, 3255, 3263, 3277 Crosscreek Court; 16268, 16258, 16248, 16233, 16249, 16255, 16267 Lincoln Woods Court; 3285 Crosscreek Court, 3278, 3268 Hampshire Court)

Parcel Identifiers: 023-200-693, 023-200-707, 023-200-715, 023-200-723, 023-200-731, 023-200-740, 023-200-758, 023-200-766, 023-200-774, 023-200-782, 023-200-791, 023-200-804, 023-200-812, 023-200-821, 023-200-839, 023-200-847, 023-200-855; Lot 1, Section 25, Lot 12, Sections 25 and 26, and Lots 13 to 27 inclusive, all of Section 26, Township 1, New Westminster District, Plan LMP25032;

(16011 Delsey Place; 3582, 3576, 3570, 3562, 3556, 3555, 3563, 3575 Morgan Creek Way; 15988, 15980, 15972, 15966, 15940, 15930, 15918, 15910 Humberside Avenue)

Parcel Identifiers: 023-265-426, 023-265-434, 023-265-442, 023-265-451, 023-265-469, 023-265-477, 023-265-485, 023-265-493, 023-265-507, 023-265-515, 023-265-523, 023-265-531, 023-265-540, 023-265-558, 023-265-566, 023-265-574, 023-265-582, 023-265-591, 023-265-604, 023-265-612, 023-265-621, 023-265-639, 023-265-647, 023-265-655, 023-265-663, 023-265-671, 023-265-680, 023-265-698, 023-265-701, 023-265-710, 023-265-728, 023-265-736; Lots 40 to 71 inclusive, all of Section 26, Township 1, New Westminster District, Plan LMP 26044

(15783, 15791, 15797, 15805, 15813, 15821, 15829, 15835, 15841, 15847, 15851, 15859, 15863, 15871, 15879, 15887, 15895 and 15903 Collingwood Crescent; 3535, 3521 and 3505 Morgan Creek Way; 15778, 15786, 15792, 15802, 15812, 15836, 15860, 15582, 15892, 15898 and 15855 Collingwood Crescent)

Parcel Identifiers: 023-474-912, 023-474-921, 023-474-939, 023-474-947, 023-474-955, 023-474-963, 023-474-971, 023-474-980, 023-474-998, 023-475-005, 023-475-013, 023-475-021, 023-475-030, 023-475-048, 023-475-056, 023-475-064, 023-475-072, 023-475-081, 023-475-099, 023-475-102, 023-475-111, 023-475-129, 023-475-137, 023-475-145, 023-475-153, 023-475-161, 023-475-170, 023-475-188, 023-475-196, 023-475-200, 023-475-218, 023-475-226, 023-475-234, 023-475-251, 023-475-269, 023-475-285, 023-475-293, 023-475-307, 023-475-315, 023-475-323, 023-475-331, 023-475-340, 023-475-358, 023-475-366, 023-475-374, 023-475-382, 023-475-391, 023-475-404, 023-475-412; Lots 1, 2, 8 to 24 inclusive, 26 to 32 inclusive, 42 to 46 inclusive, 49 to 62 inclusive, 66, 67, 68, 69, all of Section 26, Township 1, New Westminster District, Plan LMP 29096;

(15833, 15821 - 36 Avenue; 3608, 3616, 3622, 3636, 3648, 3658, 3676, 3688, 3698, 3710, 3722, 3736, 3742, 3750, 3760, 3770, 3778 Somerset Crescent; 3777, 3761, 3755, 3733, 3717, 3701, 3699 Devonshire Drive; 3615, 3633, 3655, 3665 Somerset Crescent; 15828, 15805, 15819, 15827 Somerset Place; 3681, 3699, 3711, 3737, 3751, 3767, 3771 Somerset Crescent; 3740, 3722, 3708, 3696 Devonshire Drive; 3740 Somerset Crescent; 15805 - 36 Avenue; 3690, 3789 Devonshire Drive)

Parcel Identifiers: 023-204-486, 023-204-494; Lots 1 and 2, both of Section 25, Township 1, New Westminster District, Plan LMP25084; and

(16025 and 16045 Delsey Place)

Parcel Identifiers: 023-396-059, 023-396-067, 023-396-075, 023-396-083, 023-396-091, 023-396-130, 024-216-933;

Lots 1, 2, 3, 5 & 6 all of Section 25, Township 1, New Westminster District, Plan LMP 27891;

Lot 4 Except: Part Subdivided by Plan LMP38611, Section 25, Township 1, New Westminster District, Plan LMP27891; and

Lot A, Section 25, Township 1, New Westminster District Plan LMP38611.

(16016; 16028; 16050; 16098, 16077, 16059 and 16088 Delsey Place)

(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 a mixture of uses as an integrated unit based on a comprehensive plan including *golf course* and *single family dwellings* on suburban *lots*, with substantial public *open space* set aside within the development.

B. Permitted Uses

The *Lands* are divided into two areas (Area 1 and Area 2 as shown in Schedule II) where Area 2 is further divided into Sub-areas 1 and 2 as shown in Schedule III, both Schedules are attached to and forming part of this By-law, and all *land, buildings* and *structures* on the *Lands* shall be used for the following uses only, or for a combination of such uses as hereinafter set forth:

1. Area 1

Commercial Recreational Uses limited to the following:

- (a) *Golf courses.*
- (b) *Golf driving ranges.*
- (c) *Other private or public recreational uses not operated by a government authority.*
- (d) *Accessory uses* incidental to Sections B.1(a), B.1(b), and B.1(c), including the following:
 - (i) *one dwelling unit* within Area 1, for the accommodation of an official, manager or caretaker of the *principal use*;

- (ii) *eating establishments, excluding drive-through restaurants;*
- (iii) *clubhouse; and*
- (iv) *child care centres.*

(e) Recreational vehicles storage area, not to exceed 0.40 hectare [1 acre] for the residents of Area 2.

2. Area 2

(a) One *single family dwelling* and customary *accessory buildings or structures* for each *lot* created through subdivision as set out in Section J of this By-law.

(b) *Accessory uses* including the keeping of not more than 2 *boarders or lodgers* in a *dwelling unit*.

C. **Lot Area**

Not applicable to this Zone.

D. **Density**

1. For the purpose of this By-law and notwithstanding the definition of *floor area ratio* in Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended, all covered areas used for *parking* shall be included in the calculation of *floor area ratio*.

2. Area 1

For the purpose of *building* construction, the maximum *density* shall not exceed a *floor area ratio* of 0.10.

3. Area 2

(a) For the purpose of subdivision and provided that *open space* is set aside, the maximum *density* shall not exceed 5 *dwelling units* per gross hectare [2 units per gross acre]. The said *open space* shall be in the form of a developed *golf course* within Area 1, habitat preservation and enhancement of ravines, creeks and vegetated areas within the *Lands*, and linear pedestrian walkways, bicycle trails and equestrian connections within the *Lands* and linking the *Lands* to the surrounding community.

(b) For building construction within a *lot* created under Section J.2 of this By-law, the *floor area ratio* shall not exceed the following:

- (i) 0.32 for lots within Sub-area 1 as shown in Schedule III, provided that of the resulting allowable floor area, 37 square metres [400 sq. ft.] shall be reserved for use only as a garage or

carport, and 10 square metres [105 sq. ft.] shall be reserved for use only as *accessory buildings and structures*; and

- (ii) 0.42 for lots within Sub-area 2 as shown in Schedule III, provided that the maximum allowable floor area shall not exceed 330 square metres [3,550 sq. ft.]; and further provided that of the resulting allowable floor area, 37 square metres [400 sq. ft.] shall be reserved for use only as a garage or carport, and 10 square metres [105 sq. ft.] shall be reserved for use only as *accessory buildings and structures*; and further provided that the maximum permitted floor area of a second storey for a *principal building* shall not exceed 80% of the floor area of the first storey including attached garage, but not including any portion of the *structure* located within 7.5 metres [25 ft.] of the *front lot line*. The reduced floor area of the second storey shall be accomplished by an offset at the second storey level from the wall at the main floor level from either the front or side walls at the main floor level or a combination thereof.

E. Lot Coverage

1. Area 1

The maximum *lot coverage* shall be 10%.

2. Area 2

The maximum *lot coverage* on a *lot* created under Section J.2 of this By-law shall be as follows:

	Maximum <i>Lot Coverage</i>	
	Sub-Area 1	Sub-Area 2
Where the <i>single family dwelling</i> is not greater than one storey	32%	40%
Where the <i>single family dwelling</i> is greater than one storey	25%	36%

F. Yards And Setbacks

1. Area 1

Buildings and structures for uses permitted under Section B.1 of this By-law shall be sited not less than 12.0 metres [39 ft.] from all *lot lines*.

2. Area 2

Building and structures for uses permitted under Section B.2 of this By-law shall be sited in accordance with the following minimum *setbacks*:

<i>Setback</i>	<i>Front Yard</i>	<i>Rear Yard</i>	<i>Side Yard</i>	<i>Side Yard on Flanking Street</i>
<u>Sub-Area 1</u>				
<i>Principal Building</i>	7.5 m [25 ft.]	7.5 m [25 ft.]	3.0 m [10 ft.]	7.5 m [25 ft.]
<i>Accessory Buildings and Structures</i>	18.0 m [59 ft.]	1.8 m [6 ft.]	1.0 m [3 ft.]	7.5m [25 ft.]
<u>Sub-Area 2</u>				
<i>Principal Building</i>	7.5 m* [25 ft.]	7.5 m** [25 ft.]	1.8 m [6 ft.]	3.6 m [12 ft.]
<i>Accessory Buildings and Structures</i>	18.0 m [59 ft.]	1.8 m [6 ft.]	1.0 m [3 ft.]	7.5m [25 ft.]

Measurements to be determined as per Part 1 Definitions, of Surrey Zoning By-law, 1993, No. 12000, as amended.

* The *front yard setback* may be relaxed at a lower floor level only to 5.5 metres [18 ft.] for a maximum of 50% of the length of the front of the dwelling for all portions of the dwelling excluding the garage. If 50% of the building face is set back 9 metres [30 ft.] from the *front lot line*, the *setback* to an attached garage whose main access doors face the fronting street may be relaxed to 6.7 metres [22.0 feet], except that the setbacks for a garage whose main access doors face a side yard may be relaxed to 4.5 metres [15 ft.].

With the exception of a garage whose main access doors face a *side yard*, an attached garage to the *principal building* shall not extend towards the *highway* for more than half the depth of the said garage, measured from the exterior front face of the *principal building*, excluding any front face of the exterior wall above the said garage. If the aforesaid garage contains more than 2 parallel parking bays, the additional parking bay(s) and the garage entrance leading to the additional parking bay(s) shall be set back at least 0.9 metre [3 ft.] from the front of the said garage.

** 50% of the length of the rear *building face* may be *setback* a distance of 6.0 metres [20 ft.] from the *rear lot line* provided the remainder of the *building face*, not including *sundecks* is *setback* at least 8.5 metres [28 ft.] from the *rear lot line*.

G. Height of Buildings

1. The height of any *building* or *structure* permitted under Section B.1 regarding Area 1 of this By-law shall not exceed 12 metres [40 feet].
2. The height of *buildings* on a lot created under Section J.2 regarding Area 2 of this By-law shall be as follows:
 - (a) Principal Building: The *building height* shall not exceed 9 metres [30 feet].
 - (b) Accessory Buildings and Structures: The *building height* shall not exceed 4 metres [13 feet].

H. Off-Street Parking

1. Area 1
 - (a) Golf Courses:
 - (i) Three (3) parking spaces for every par-3 fairway to be developed on the *lot*; and
 - (ii) Six (6) parking spaces for every fairway higher than par-3 proposed and developed on the *lot*; and
 - (iii) Ten per cent (10%) of the total parking requirements calculated from (i) and (ii) above; and
 - (iv) Additional parking spaces as required for employee parking as per Sub-section A.4 of Part 5 Off-Street Parking, of Surrey Zoning By-law, 1993, No. 12000, as amended and for other facilities such as banquet rooms, bars and *eating establishments* as per Section D of Part 5 Off-Street Parking, of Surrey Zoning By-law, 1993, No. 12000, as amended.
 - (b) Golf Driving Ranges: One (1) parking space per tee, plus employee parking as per Sub-section A.4 of Part 5 Off Street Parking, of Surrey Zoning By-law, 1993, No. 12000, as amended, and additional parking spaces as required for other facilities such as banquet rooms, bars and *eating establishments* as per Section D of Part 5 Off-Street Parking, of Surrey Zoning By-law, 1993, No. 12000, as amended.
 - (c) Eating Establishments: One (1) parking space for every 4 seats and 5 parking spaces for every additional cash register, however, in all cases a minimum of 5 parking spaces shall be provided.

2. Area 2

- (a) A minimum of 2 off-street parking spaces shall be provided.
- (b) Where *boarders* or *lodgers* are accommodated the following shall be provided:
 - (i) Where 3 patrons or less are accommodated, 1 parking space shall be provided; and
 - (ii) Where more than 3 patrons are accommodated, 2 parking spaces shall be provided.
- (c) Outside parking or storage of *campers*, boats, trucks and *house trailers* shall not be permitted.

I. Landscaping

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.

J. Subdivision

1. Area 1

The minimum *lot* size created through subdivision in this area shall be 2.25 hectares [5.5 acres].

2. Area 2

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

	<i>Lot Size</i>	<i>Lot Width</i>	<i>Lot Depth</i>
Sub-Area 1	930 square metres [10,000 sq. ft.]	26 metres [85 ft.]	36 metres [118 ft.]
Sub-Area 2	700 square metres [7,535 sq. ft.]	18 metres [59 ft.]	33 metres [108 ft.]

Measurements to be determined as per Part 1 Definitions, of Surrey Zoning By-law, 1993, No. 12000, as amended.

K. Other Regulations

In addition to all statutes, by-laws, orders, regulations or agreements, 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 RH-G 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 Off-Street Parking, of Surrey Zoning By-law, 1993, No. 12000, as amended.
5. *Sign* regulations are as set out in Part 6 Signs, of 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, 1995, No. 12618, as amended, and the development cost charges shall be based on the following:
 - (a) the CPG Zone for the uses permitted under Section B.1 of this By-law except Section B.1 (d)(iv);
 - (b) the CCR Zone for the uses permitted under Section B.1 (d)(iv) of this By-law; and
 - (c) the RH-G Zone for the uses permitted under Section B.2 of this By-law.
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, Chapter 60 and the Child Care Regulations set out under B.C. Reg 319/89/213.
11. Liquor licensing is regulated by the Liquor Control and Licensing Act R.S.B.C., 1996, Chapter 267.

3. This By-law shall be cited for all purposes as "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 1998, No. 13614."

PASSED FIRST AND SECOND READING on the 7th day of December, 1998.

PUBLIC HEARING HELD thereon on the 4th day of January, 1999.

PASSED THIRD READING on the 4th day of January, 1999.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the 29th day of March, 1999.

_____ MAYOR

_____ CLERK

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SCHEDULE I

**SURVEY PLAN TO ACCOMPANY
CITY OF SURREY ZONING BYLAW
No. 13614 OF PORTIONS OF
SECTIONS 25 AND 26 TOWNSHIP 1
NEW WESTMINSTER DISTRICT**

BLOCKS (A) AND (B) ARE BEING REZONED
FROM A1 TO CD

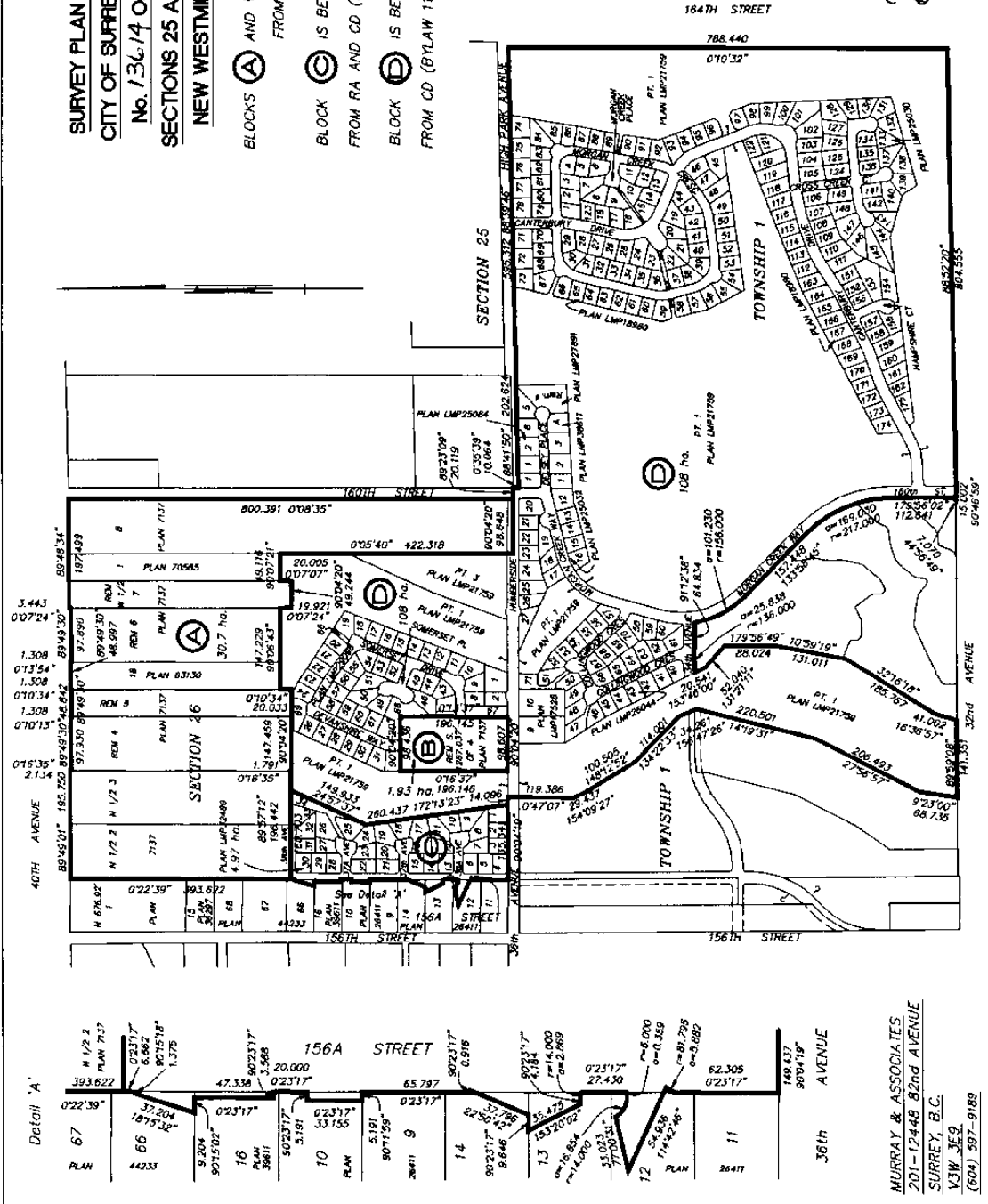
BLOCK (C) IS BEING REZONED
FROM RA AND CD (BYLAW 11941) TO CD

BLOCK (D) IS BEING REZONED
FROM CD (BYLAW 11941) TO CD

CERTIFIED CORRECT DATED THIS
8TH DAY OF DECEMBER, 1998.

Paul Blazynski B.C.L.S.

FILE 8082125K



MURRAY & ASSOCIATES
201-12448 82nd AVENUE
SURREY, B.C.
V3V 3E9
(604) 597-9189

Schedule II

