

CITY OF SURREY

BY-LAW NO. 14101

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 as follows:

**A. Part 12 One-Acre Residential Zone RA** is hereby amended as follows:

(a) **Section D. Density** is amended by deleting the existing paragraph in Section D Density and replacing it with the following:

"Density is not applicable to this Zone, except:

1. Where the *lot* is 900 square metres [9,685 sq. ft.] in area or less, the requirements in Section D. Density of Part 16 Single Family Residential Zone RF shall apply; or
2. For the purpose of subdivision in all Neighbourhood Concept Plan and Infill Areas as described and outlined on the maps attached as Schedule F of this By-law, the maximum *density* shall not exceed 1.2 *dwelling units* per hectare [0.5 u.p.a.] and the dimensions of the *lots* created in a subdivision shall be in accordance with Section K.1 of this Zone. The maximum *density* shall be increased to 2.5 *dwelling units* per hectare [1.0 u.p.a.] and Section K.2 of this Zone shall apply if amenities are provided in accordance with Schedule G of this By-law."

(b) **Section K. Subdivision** is amended by re-numbering the existing paragraph and taking Section K Subdivision as Sub-section 3., and inserting new Sub-sections 1. and 2. as follows:

- "1. For subdivision of the land in all Neighbourhood Concept Plan and Infill Areas as described and outlined on the maps attached as Schedule F of this By-law, where amenities are not provided in accordance with Schedule G of this By-law, the *lots* created through subdivision shall conform to the following minimum standards:

<i>Lot Size</i>	<i>Lot Width</i>	<i>Lot Depth</i>
8,094 sq.m. [2 acres]	50 metres [164 ft.]	60 metres [200 ft.]

Dimensions shall be measured in accordance with Section E.21, Part 4 General Provisions, of this By-law.

2. For subdivision of the land in all Neighbourhood Concept Plan and Infill Areas as described and outlined on the maps attached as Schedule F of this By-law, 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.3 of this Zone."

**B. Part 13 Acreage Residential Gross Density Zone - RA-G** is hereby amended as follows:

- (a) **Section B. Permitted Uses** is amended in Sub-section 2. by deleting the reference to "D.1" and replacing it with "D.2".
- (b) **Section D. Density** is amended by re-numbering Sub-sections 1.(b), 1.(c), 2. and 3. as Sub-sections 2.(b), 2.(c), 3. and 4. respectively, deleting the reference in new Section 3 to "D.1.(a)" and replacing it with "D.2.(a)", deleting Sub-section 1 and 1.(a), and inserting the following:

"1. For the purpose of subdivision:

- (a) In Neighbourhood Concept Plan and Infill Areas as described and outlined on the maps attached as Schedule F of this By-law, the maximum *density* shall not exceed 1.2 *dwelling units* per hectare [0.5 u.p.a.] calculated on the basis of the entire *lot*. The maximum *density* may be increased to 2 *dwelling units* per hectare [0.8 u.p.a.] calculated on the basis of the entire *lot*, if amenities are provided in accordance with Schedule G of this By-law.
- (b) In areas other than the ones in Sub-section D.1.(a) of this Zone, the maximum *density* shall not exceed 2 *units* per hectare [0.8 u.p.a.] calculated on the basis of the entire *lot*.

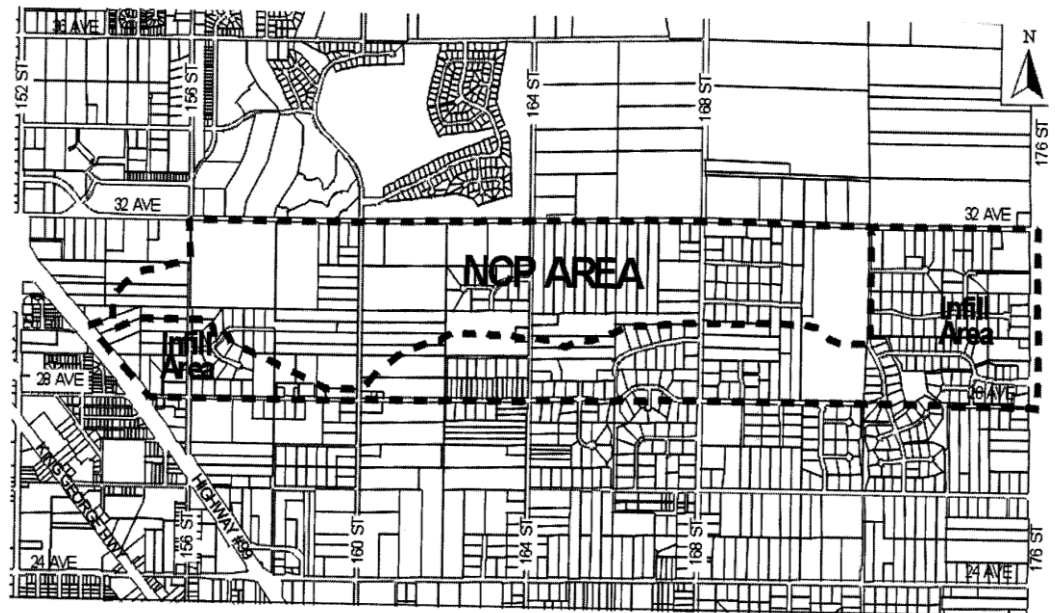
2. The maximum *density* may be increased from 2 *units* per hectare [0.8 u.p.a.] to 2.5 *dwelling units* per hectare [1.0 u.p.a.], both calculated on the basis of the entire *lot*, provided that:

- (a) *Open space* in an amount of not less than 15% of the *lot* area is preserved in its natural state or retained for park and recreational purposes;"

- (c) **Section I. Landscaping** is amended by deleting the reference to "D.1" and replacing it with "D.2.(a)".
- (d) **Section K. Subdivision** is amended by deleting references to "D.1" wherever they occur and replacing them with "D.2", re-numbering Sub-section 2. as Sub-section 3., deleting Sub-section 1. and replacing it with the following:
  - "1. For subdivision of the land in Neighbourhood Concept Plan and Infill Areas as described and outlined on maps attached as Schedule F of this By-law:
    - (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 Sub-section K.1 of Part 12 One-Acre Residential Zone RA of this By-law; and
    - (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-sections K.2 or K.3 of this Zone.
  - 2. *Lots* created through subdivision shall conform to the minimum standards prescribed in Sub-section K.3 of Part 12 One-Acre Residential Zone RA of this By-law."

C. **Schedule F - Map of Neighbourhood Concept Plan and Infill Areas**, is hereby amended by inserting the following maps after the map for Area X:

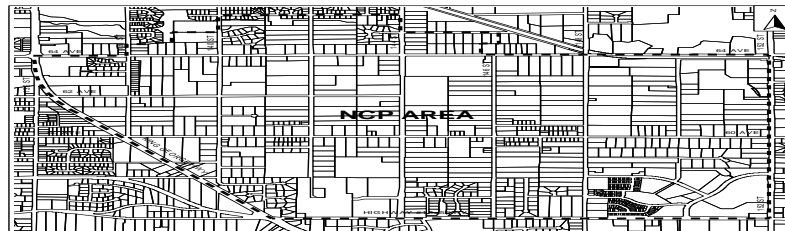
11. Area XI



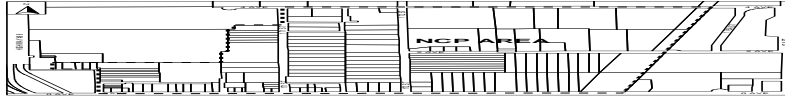
12. Area XII



13. Area XIII



14. Area XIV



15. Area XV



**D. Schedule G - Amenity Requirements in Neighbourhood Concept Plan (NCP) and Infill Areas,** is hereby amended by adding new Item 11 to 15, after Item 10, as described below:

	<b>NCP and Infill Areas</b>	<b>Amenity</b>	<b>Contributions Per Dwelling Unit ①</b>	<b>Contributions For All Other Land Uses ②</b>
11.	Area XI on Schedule F of this By-law	Parks/Open Space and Pathway Amenity	\$583.08	N/A
		<i>Total Amenity Contributions (2000 Dollars) - Area XI</i>	\$583.08	N/A
12.	Area XII on Schedule F of this By-law ③	Police Protection	N/A	\$203.41 per acre (calculated at 20.8 dwelling units/acre)
		Fire Protection	N/A	\$878.46 per acre (calculated at 20.8 dwelling units/acre)
		Parks/Plazas/Parks	N/A	\$2,688.28 per acre (calculated at 20.8 dwelling units/acre)
		Library Materials	\$114.42	N/A
		<i>Total Amenity Contributions (2000 Dollars) - Area XII</i>	\$114.42 in the live/work area	\$3,770.15 per acre in the live/work area and in the business park area

	<b>NCP and Infill Areas</b>	<b>Amenity</b>	<b>Contributions Per Dwelling Unit ①</b>	<b>Contributions For All Other Land Uses ②</b>
13.	Area XIII on Schedule F of this By-law	Parks Related Public Amenities	\$706.30	N/A
		Library Materials	\$115.11	N/A
		Fire Protection	\$221.01	\$884.05 per acre
		Police Protection	\$51.16	\$204.63 per acre
		<i>Total Amenity Contributions (2000 Dollars) - Area XIII</i>	\$1,093.58	\$1,088.68 per acre
14.	Area XIV on Schedule F of this By-law	Police Protection	\$51.42	\$771.28 per acre
		Fire Protection	\$222.11	\$3,331.67 per acre
		Library Materials	\$115.68	N/A
		Parks, Boulevards and Related Public Amenities	\$1,095.15	\$5,084.00 per acre
		<i>Total Amenity Contributions (2000 Dollars) - Area XIV</i>	\$1,484.36	\$9,186.95 per acre
15.	Area XV on Schedule F of this By-law ③	Police Protection	N/A	\$201.60 per acre
		Fire Protection	N/A	\$870.92 per acre
		Library Materials	\$113.40	N/A
		Park/Pathway Developments	N/A	\$2,306.82 per acre
		<i>Total Amenity Contributions (2000 Dollars) - Area XV</i>	\$113.40 in the Live/Work Area	\$3,379.34 per acre in the Live/Work Area and in the Business Park Area

**E.** The notes following the table is Schedule G, are hereby amended by adding a new note ③, after note ②, as follows:

"<sup>3</sup> For this area, the total amenity contribution for the live/work area is the sum of the "Contributions Per Dwelling Unit" and the "Contributions for all Other Land Uses."

2. This By-law shall be cited for all purposes as "Surrey Zoning By-law, 1993, No. 12000, Text Amendment By-law, 2000, No. 14101".

PASSED FIRST AND SECOND READING on the 5th day of September, 2000.

PUBLIC HEARING HELD thereon on the 18th day of September, 2000.

PASSED THIRD READING on the 18th day of September, 2000.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the 18th day of September, 2000.

\_\_\_\_\_ MAYOR

\_\_\_\_\_ CLERK

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