

THE CORPORATION OF THE DISTRICT OF SURREY

BY-LAW NO. 11654

A by-law to amend "Surrey Zoning By-law, 1979, No. [5942](#)."

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THE MUNICIPAL COUNCIL of The Corporation of the District of Surrey, in open meeting assembled, ENACTS AS FOLLOWS:

1. "Surrey Zoning By-law, 1979, No. [5942](#)," 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 III of the said By-law No. [5942](#), is hereby amended as follows:

FROM "FAMILY RESIDENTIAL ZONE (R-F)" TO "COMPREHENSIVE DEVELOPMENT ZONE (C-D)" _____

Lot "F" Except: Firstly: Part on Statutory Right of Way Plan 5719; Secondly: Parcel "One" (Explanatory Plan 17389); Section 9, Block 5 North, Range 2 West, New Westminster District, Plan 5585.

(13187 King George Highway)

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

A. INTENT

This zone is intended to accommodate and regulate the development of medium rise multiple family housing.

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. Medium rise residential buildings.
2. Recreational facilities for the use of the residents in the housing development permitted in this zone.

3. Buildings and structures accessory to the above listed uses.

4. Day care centres provided that such centres are located with access to an open space and recreation area of the development and the enclosed portion of such centre shall not exceed twenty percent (20%) of the total open area provided.

C. LAND DEVELOPMENT

Notwithstanding any other provision of this zone, the uses permitted by Section B shall be conditional upon the immediate availability and adequacy of those Municipal facilities and services hereinafter set forth to serve each parcel of land and each unit of every building, structure and uses to be erected, placed or carried on thereon. No use of land and no use of any building or structure thereon shall be deemed to be authorized by Section B of this zone, and all uses otherwise permitted by this By-law are hereby prohibited unless and until all of the following services and facilities have been provided and are immediately available and are adequate therefor to the standards set out as follows:

1. Sanitary sewer, waterworks and drainage works shall be provided and constructed to the standards set out for the RM-2 Zone in "Surrey Subdivision By-law, 1986, No. 8830" and amendments thereto.

2. All highways abutting and serving the land including boulevards, street lighting, underground wiring, sidewalks, transit service facilities shall be provided and constructed to the standards set out for the RM-2 Zone in "Surrey Subdivision By-law, 1986, No. 8830" and amendments thereto.

D. DENSITY

The maximum number of dwelling units permitted shall be seventy four (74) dwelling units per hectare (thirty 30 u.p.a.).

E. SITE COVERAGE

The maximum site coverage shall be twenty five (25) per cent.

F. SUBDIVISION

Lot size: The minimum lot size shall be five thousand (5,000) square metres [54,000 sq. ft.].

G. SITE AREA

The minimum site area shall be five thousand (5,000) square metres [54,600 sq. ft.].

H. HEIGHT OF STRUCTURES

1. Principal buildings: The height of principal buildings shall not exceed fourteen (15.25) metres [50 ft.].
2. Accessory buildings: The height of accessory buildings shall not exceed four decimal five (4.5) metres [15 ft.].

I. YARDS AND SETBACKS

Buildings and structures shall be situated as hereinafter set forth:

1. Front yard: The minimum front yard shall be six (6) metres [20 ft.].
2. Side yard: The minimum side yard shall be three decimal six (3.6) metres [12 ft.] provided however that the side yard shall be increased to not less than seven decimal five (7.5) metres [25 ft.] on the side property line fronting onto a flanking street.
3. Rear yard: The minimum rear yard shall be seven decimal five (7.5) metres [25 ft.].

J. LANDSCAPING

Any buildings or structures being erected, enlarged or increased in capacity shall make provision for landscaping as hereinafter set forth:

1. All portions of the site not covered by buildings, structures, and circulation spaces shall be landscaped; provided however that landscaping shall cover not less than five (5) per cent of developed site area.
2. The natural vegetation consisting of mature trees shall be retained near the borders of the site.
3. Landscaping shall be reasonably maintained.

K. AREAS FOR PLAY AND RECREATION

1. Areas for play and recreation shall be provided as herein set out:
 - (a) Open air recreation areas such as playgrounds, tennis courts, physical fitness courses, in the amount of three (3) square metres per dwelling unit [32 sq. ft.].
 - (b) Indoor recreation areas such as recreation rooms, club houses, pools, saunas, in the amount of one decimal four (1.4) square metres per dwelling unit [15 sq. ft.].

2. Areas for play and recreation shall be used for play and recreation only, and shall be exclusive of any areas for maintenance, storage, or office for property management.

3. Areas for play and recreation and all recreational facilities shall be continuously maintained and operated as play and recreational areas, and kept open to the residents at all reasonable times.

L. OFF-STREET PARKING

All required resident off-street parking shall be provided underground or within a structure.

M. GENERAL PROVISIONS

The provisions of Parts I, II, III, IV, V, VI, VII, VIII, and IX of "Surrey Zoning By-law, 1979, No. [5942](#)," as amended, shall apply to development of this site, as are relevant and non-contradictory with the specific provision of this By-law.

N. DOCUMENTATION

Building siting and design plans shall be in general accordance to that shown on Schedule A which is attached hereto and form part of this By-law.

Authority for assuring whether changes to siting and design plans are in general accordance with this By-law is delegated to the General Manager of Planning and Development Department or his designate.

O. DEVELOPMENT COST CHARGES

All building construction and/or subdivision under this zone shall be subject to the "Surrey Development Cost Charge By-law 7996," and amendments thereto, based on RM-2 Zone and the uses as permitted and listed under Section 2(B) of this Zone and as defined under Part I, Definition, of the Zoning By-law.

3. This By-law shall be cited for all purposes as "Surrey Zoning By-law, 1979, No. [5942](#), Amendment By-law, 1993, No. 11654."

READ A FIRST AND SECOND TIME on the 18th day of January, 1993.

PUBLIC HEARING HELD thereon on the 15th day of February, 1993.

READ A THIRD TIME on the 22nd day of February, 1993.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the 15th day of November, 1993.

_____MAYOR

_____CLERK