

THE CORPORATION OF THE DISTRICT OF SURREY

BY-LAW NO. 11891

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:

(a) FROM "AGRICULTURAL ZONE ONE (A-1)" TO
"COMPREHENSIVE DEVELOPMENT ZONE (C-D)"

Lot 1 Except: Parcel "B" (Bylaw Plan 62403),
Section 23, Township 2, New Westminster District,
Plan 6022;

(7974 - 152 Street)

(b) FROM "AGRICULTURAL ZONE THREE (A-3)" TO
"COMPREHENSIVE DEVELOPMENT ZONE (C-D)"

Lot 2 Except: Parcel "C" (Bylaw Plan 62403),
Section 23, Township 2, New Westminster District,
Plan 6022;

(7954 - 152 Street)

Lot 3 Except: Parcel "D" (Bylaw Plan 62403),
Section 23, Township 2, New Westminster District,
Plan 6022;

(7918 - 152 Street)

Lot 4 Except: Firstly: Part Subdivided by Plan
33925, Secondly: Parcel "E" (By-law Plan 62403),
Section 23, Township 2, New Westminster District
Plan 6022;

(7888 - 152 Street)

Lot 5 Except: Parcel G (Bylaw Plan 62403),
Section 23, Township 2, New Westminster District,
Plan 6022; and

(7858 - 152 Street)

Lot 6 Except: Parcel H (Bylaw Plan 62403),
Section 23, Township 2, New Westminster District,
Plan 6022.

(7840 - 152 Street)

(c) FROM "RECREATION ZONE (P-R)" TO "COMPREHENSIVE
DEVELOPMENT ZONE (C-D)"

All that portion of Parcel "ONE", Section 23,
Township 2, New Westminster District, Plan 80667
described as follows:

Commencing at the Northeast corner of said Parcel
"ONE", Plan 80667;

Thence southerly along the easterly boundary of
said Parcel "ONE" a distance of 112.0 metres more
or less;

Thence west 87.0 metres;

Thence 321°50'34" a distance of 142.44 metres
more or less to a point on the North Boundary of
said Parcel "ONE";

Thence easterly a distance of 175 metres along
the North boundary of said Parcel "ONE" to the
point of commencement.

(Portion of 7778 - 152 Street)

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

A. INTENT

This zone is intended for the provision of a
mixed use residential, recreational, and
ancillary commercial and lodging complex.

B. PERMITTED USES

The land and structures on the site shall be used
for the following uses only, or for a combination
of such uses:

(Areas A, B, & C are shown on Schedule "B"
attached to and forming part of this By-law)

1. For Area A:
 - A maximum of sixty-two (62) single family residential dwellings; and
 - The keeping of not more than two (2) boarders or lodgers per dwelling.
2. For Area B:
 - A maximum of twenty-four (24) cluster residential dwellings;
 - The keeping of not more than two (2) boarders or lodgers per dwelling.
3. For Area C:
 - Recreational activities including golf course, miniature golf course, tennis and fitness centre;
 - Ancillary commercial uses including:
 - restaurant
 - lounge and licensed rooms
 - convenience retail sales
4. Lodging limited to 60 rooms.
5. A building or use customarily accessory to the above uses.

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 to be erected or placed, and any use to be 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 By-law, and all uses otherwise permitted by this By-law are hereby prohibited unless and until all the following services and facilities have been provided and are immediately available and are adequate therefore to the standards set out as follows:

For Areas A, B, and C:

- (a) Sanitary sewer, waterworks and drainage works to the standards set out in "Surrey Subdivision By-law, 1986, No. 8830" and amendments thereto as applicable.
- (b) All highways abutting and serving the land including boulevards, street lighting, underground wiring, sidewalks and transit service facilities to the standards set out in "Surrey Subdivision By-law, 1986, No. 8830" and amendments thereto as applicable.

D. DENSITY

- 1. For the purpose of subdivision, the maximum residential density shall be 5.0 units per hectare (2.0 u.p.a.) calculated on the developable area outside of the A.L.R. of 43.0 acres (17.4 ha); and

For Areas A and B:

- (a) For building construction within a record lot, the maximum floor area ratio (FAR) shall not exceed 0.50.

For Area C:

- (a) The maximum density shall not exceed a floor area ratio of zero decimal five (.05).

E. SITE COVERAGE

For Areas A and B:

The maximum site coverage shall be fifty (50) per cent.

For Area C:

The maximum site coverage shall be fifty (50) percent.

F. SUBDIVISION

Subdivision shall generally be in accordance with the sketch attached hereto as Schedule "A" of this by-law.

For Area A (Single Family residential):

- 1. Lot size: the minimum lot size shall be Four Hundred Sixty Five (465) square metres.

2. Lot Width: The minimum lot width measured at a distance of seven decimal five (7.5) metres back from the front property line shall be thirteen decimal seven (13.7) metres.
3. Lot Depth: The minimum lot depth shall be twenty eight (28) metres.

For Area "B" (Cluster residential):

1. Lot size: The minimum lot size shall be Four Thousand (4000) square metres.
2. Lot width: The minimum lot width shall be thirty (30) metres.
3. Lot Depth: The minimum lot depth shall be thirty (30) metres.

For Area "C" (Golfing recreational):

1. Lot size: The minimum lot size shall be two thousand (2000) square metres.
2. Lot width: the minimum lot width shall be twenty (20) metres.
3. Lot depth: The minimum lot depth shall be twenty-eight (28) metres.

G. HEIGHT OF STRUCTURES

For Area A (Single Family Residential):

1. Principal buildings: The height of principal buildings shall not exceed two (2) storeys and ten (10) metres (33 feet).
2. Accessory buildings: The height of accessory buildings shall not exceed one (1) storey and four (4) metres (12 feet).

For Area B (Cluster Residential):

1. Principal buildings: The height of principal buildings and recreational buildings shall not exceed three (3) storeys or twelve (12) metres (39 feet).
2. Accessory buildings: The height of accessory buildings shall not exceed one (1) storey and four (4) metres (12 feet).

For Area C (Golf, recreational):

1. Principal buildings: The height of principal buildings shall not exceed four (4) storeys or fifteen (15) metres (50 feet).
2. Accessory buildings: The height of accessory buildings shall not exceed one (1) storey and four (4) metres (12 feet).

H. YARD AND SETBACKS

1. A principal building shall be situated as hereinafter set forth:

For Area A (Single Family Residential):

- (a) Front Yard - The minimum front setback shall be seven decimal five (7.5) metres extending over not less than 50% of the lot frontage, provided, however, that the front setback of a garage or carport shall not be less than 5.5 metres.
- (b) Rear Yard - The minimum rear setback shall be seven decimal five (7.5) metres.
- (c) Side Yard - The minimum side setback shall be one decimal four (1.4) metres provided, however, that such side yard shall be increased to not less than three decimal six (3.6) metres if the side property line fronts onto a flanking street.

For Area B (Cluster Residential):

- (a) Front yard: The minimum front setback shall be one decimal eight (1.8) metres.
- (b) Rear yard: The minimum rear setback shall be six decimal zero (6.0) metres.
- (c) Side yard: The minimum side setback shall be one decimal eight (6.8) metres.

For Area C (Golf, Recreational):

- (a) Front yard: The minimum front setback shall be seven decimal five (7.5) metres.

- (b) Rear yard: The minimum rear setback shall be seven decimal five (7.5) metres.
- (c) Side yard: The minimum side setback shall be one decimal five (1.5) metres provided however, that such side setback shall be increased to not less than three decimal (3.0) metres of the side property line fronts into a flanking street.

2. For Areas A, B, and C:

Accessory buildings and structures including a garage for the storage of not more than three (3) vehicles shall be situated as hereinafter set forth:

- (a) Front setback: The minimum front setback shall be eighteen (18) metres.
- (b) Side setback: The minimum side setback shall be one (1) metre, provided, however, that such setback shall be increased to not less than seven decimal five (7.5) metres if the side property fronts onto a flanking street.
- (c) Rear setback: The minimum rear setback shall be one decimal eight (1.8) metres.

I. LANDSCAPING

For Areas A, B, and C:

The natural vegetation consisting of mature trees shall be retained and incorporated into the site planning and landscaping wherever possible.

J. OFF-STREET PARKING AND STORAGE

For Areas A and B:

- 1. A minimum of two (2) off-street parking spaces per dwelling unit shall be provided;
- 2. Where boarders or lodgers are accommodated, one (1) additional off-street parking space shall be provided;
- 3. Outside parking or storage of cars, trucks, house trailers, campers or boats ancillary to the residential use, shall be limited as follows:

- (a) A maximum of two (2) cars or trucks not exceeding 5,000 kilograms (11,023 lbs.) G.V.W.
 - (b) House trailers, campers or boats, provided that the combined total shall not exceed one (1); and
 - (c) The total amount permitted under (a) and (b) shall not exceed three (3); and
4. There shall be no parking or storage of a house trailer, camper or boat within the required front setback, or within the required side yard setback on a flanking street.

For Area C:

Parking shall be provided in accordance with the requirements of Part V. Off-street parking of "Surrey Zoning By-law, 1979 No. 5942" as amended,

K. 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, generally apply to this Amendment By-law, as are relevant and non-contradictory.

L. DOCUMENTATION

Development cost Charges are payable and collectible. For Areas "A" and "B" they are payable at the rate applicable for the Residential Zone No. One (R-1) and will be calculated and collected when the subdivision is approved. For Area "C", they are payable at the rate applicable for the Recreational Zone (P-R) and will be calculated and collected when the building permit is approved and issued.

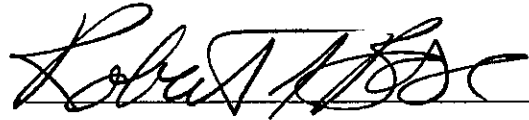
3. This By-law shall be cited for all purposes as "Surrey Zoning By-law, 1979, No. 5942, Amendment By-law, 1993, No. 11891."

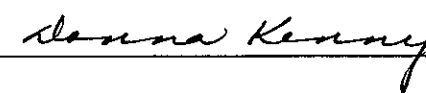
READ A FIRST AND SECOND TIME on the 7th day of June, 1993.

PUBLIC HEARING HELD thereon on the 26th day of July, 1993.

READ A THIRD TIME on the 27th day of July, 1993.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the 22nd day of November, 1993.

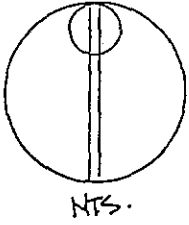

_____ MAYOR


_____ CLERK

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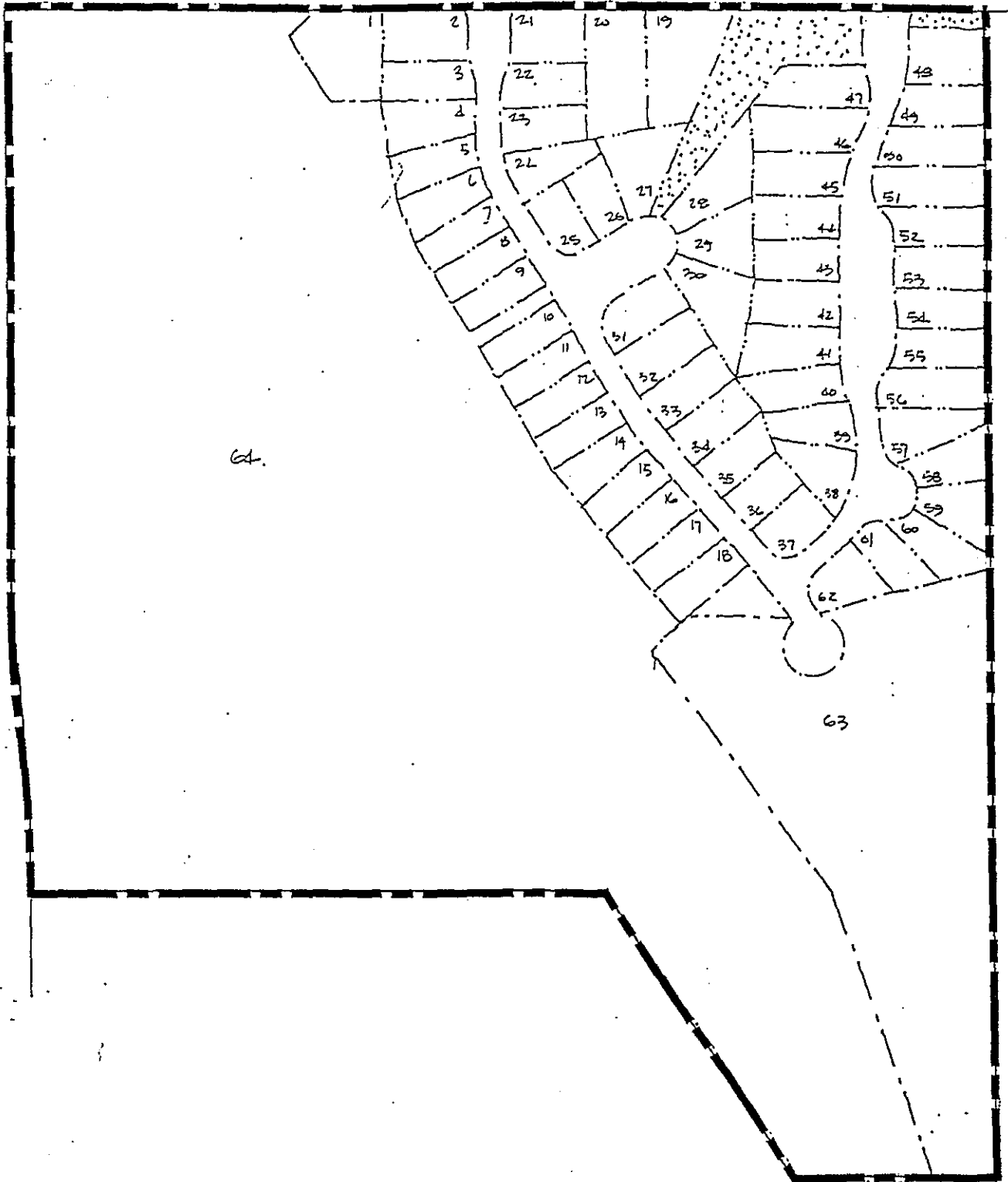
SCHEDULE "A" TO BYLAW 11891

SUBDIVISION SKETCH

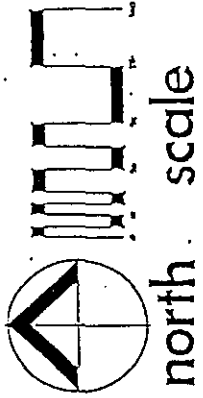


80 AVE

152 ST



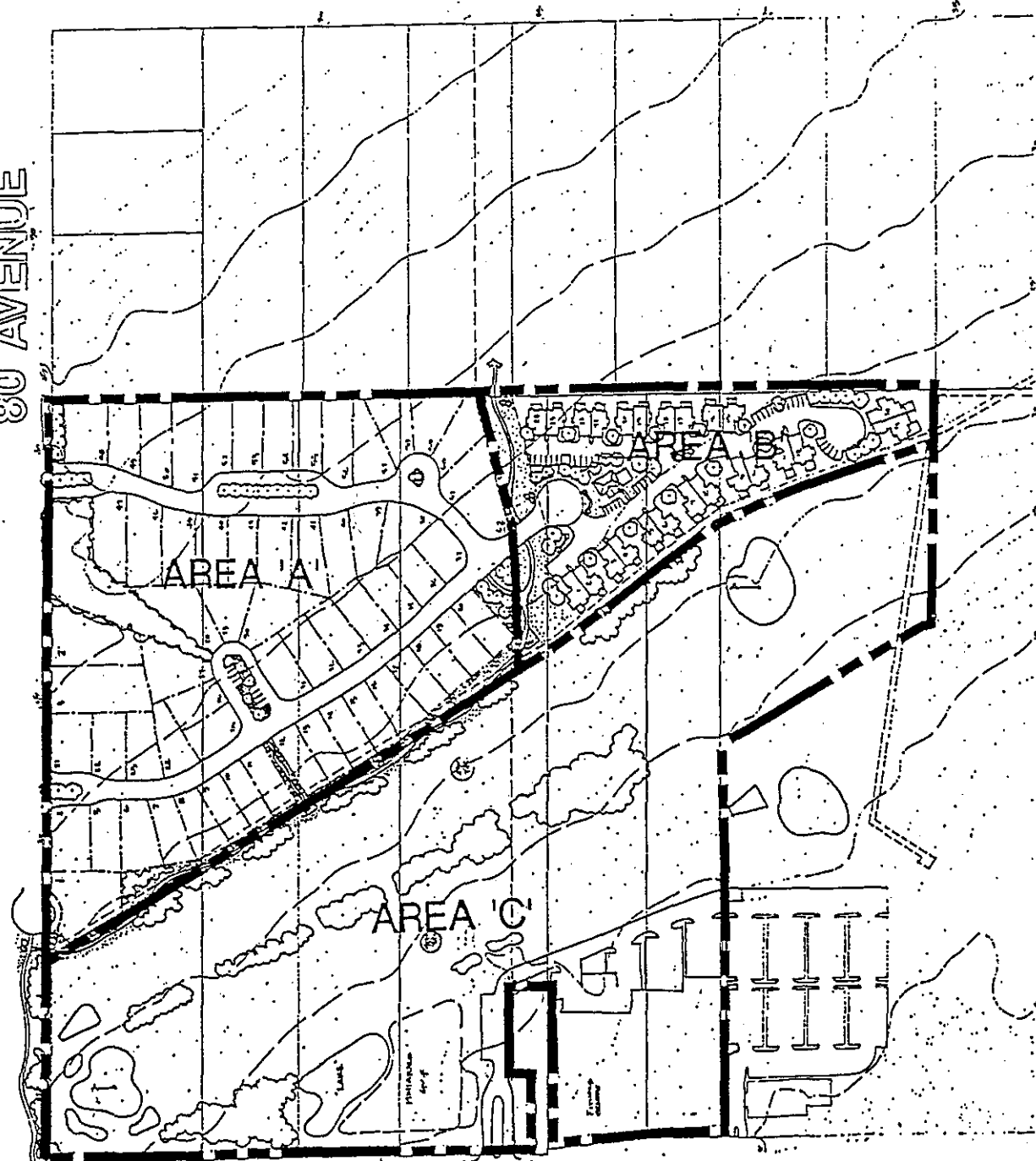
SCHEDULE "B" TO BYLAW 11891



north scale

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PROJECT: #3028	
PHASE: DEVELOPMENT CONCEPT	
SCALE: 1:1000	
	DATE: OCT 1992
	BY: J.L.
<small>ALL MEASUREMENTS SHOWN ON THIS PLAN ARE TO BE TAKEN FROM THE SURFACE OF THE GROUND UNLESS OTHERWISE SPECIFIED. THE CLIENT ACCEPTS RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION SHOWN ON THIS PLAN. THE ENGINEER'S LIABILITY IS LIMITED TO THE PROFESSIONAL STANDARDS OF THE ENGINEERING PROFESSION.</small>	

80 AVENUE



152 STREET