

THE CORPORATION OF THE DISTRICT OF SURREY

BY-LAW NO. 11941

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

.....

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 "AGRICULTURAL ZONE ONE (A-1)" AND "AGRICULTURAL ZONE THREE (A-3)" TO "COMPREHENSIVE DEVELOPMENT ZONE (C-D)"

AREA NO. 1

All that portion of Sections 25 and 26, Township 1, New Westminster District, being more particularly described as follows:

Commencing at the southwesterly corner Lot 12, Plan 60146;

Thence bearing 89° 59' 58" and following the southerly boundaries of Lot 12, Plan 60146, Lot 2, Plan 84077, and Lot 2, Plan 72592, a distance of 135.404 metres to a point thereon;

Thence bearing 16° 36' 57", a distance of 42.431 metres to a point;

Thence bearing 32° 16' 18", a distance of 185.767 metres to a point;

Thence bearing 10° 59' 19", a distance of 131.011 metres to a point;

Thence bearing 359° 56' 49", a distance of 88.024 metres to a point;

Thence bearing 311° 21' 11", a distance of 52.040 metres to a point;

Thence bearing $333^{\circ} 46' 00''$, a distance of 199.020 metres to a point;

Thence bearing $327^{\circ} 23' 35''$, a distance of 97.031 metres to a point;

Thence bearing $01^{\circ} 10' 27''$, a distance of 78.493 metres more or less to a point on the northerly boundary of Lot 1, Plan 84077;

Thence bearing $01^{\circ} 10' 27''$, a distance of 10.060 metres more or less to a point on the centreline of 36th Avenue;

Thence bearing $270^{\circ} 04' 20''$ and following the centreline of 36th Avenue, a distance of 48.508 metres more or less to a point on the southerly projection of the westerly boundary of the South 1287.037 feet of Lot 4, Plan 7137;

Thence bearing $00^{\circ} 16' 45''$ and following the southerly projection of the westerly boundary of the South 1287.037 feet of Lot 4, Plan 7137, a distance of 10.058 metres more or less to the southwesterly corner of the South 1287.037 feet of Lot 4, Plan 7137;

Thence bearing $00^{\circ} 16' 45''$ and following the westerly boundary of the South 1287.037 feet of Lot 4, Plan 7137, a distance of 229.636 metres to a point thereon;

Thence bearing $24^{\circ} 57' 37''$, a distance of 175.448 metres more or less to a point on a line lying south of and 3.500 metres perpendicularly distant from the northerly boundary of the South 1287.037 feet of Lot 4, Plan 7137;

Thence bearing $90^{\circ} 04' 20''$ and parallel to the northerly boundary of the South 1287.037 feet of Lot 4, Plan 7137 and said boundary produced easterly, a distance of 74.194 metres more or less to a point on the westerly boundary of Lot 17, Plan 63130;

Thence bearing $123^{\circ} 12' 51''$, a distance of 169.790 metres to a point;

Thence bearing $200^{\circ} 58' 41''$, a distance of 316.819 metres more or less to a point on the southerly boundary of Lot 17, Plan 63130;

Thence bearing $184^{\circ} 06' 09''$, a distance of 20.166 metres more or less to a point on the northerly boundary of the East Half of Lot 5, Plan 7070;

Thence bearing $184^{\circ} 06' 09''$, a distance of 34.233 metres to a point;

Thence bearing $121^{\circ} 49' 09''$, a distance of 45.389 metres to a point;

Thence bearing $135^{\circ} 24' 02''$, a distance of 150.017 metres to a point;

Thence bearing $205^{\circ} 52' 21''$, a distance of 93.739 metres to a point;

Thence bearing $180^{\circ} 26' 53''$, a distance of 89.438 metres to a point;

Thence bearing $138^{\circ} 23' 01''$, a distance of 256.564 metres to a point;

Thence on a tangential circular curve to the right of radius 226.000 metres through an arc length of 96.214 metres more or less to a point on the easterly boundary of the East Half of Lot 8, Plan 7070;

Thence on a circular curve to the right of radius 226.000 metres, tangential to a bearing of $162^{\circ} 46' 33''$, through an arc length of 67.678 metres more or less to a point on the easterly limit of said Section 26, Township 1;

Thence bearing $179^{\circ} 56' 02''$ and following the said easterly limit of Section 26, a distance of 108.869 metres more or less to a point on the easterly projection of the southerly boundary of the East Half of Lot 8, Plan 7070;

Thence bearing $90^{\circ} 06' 03''$, a distance of 10.030 metres more or less to the southwesterly corner of Lot A, Plan 15071;

Thence bearing $88^{\circ} 57' 04''$ and following the southerly boundary of Lot A, Plan 15071, a distance of 128.927 metres more or less to the southeasterly corner of Lot A, Plan 15071;

Thence bearing $88^{\circ} 50' 33''$ and following the southerly boundaries of Lot B, Plan 15071, and the remainder of the West Half of the West Half of the East Half of the South West Quarter of Section 25, Township 1, a distance of 370.188 metres more or less to the southeasterly corner of the remainder of the West Half of the West Half of the East Half of the South West Quarter of Section 25, Township 1;

Thence bearing $88^{\circ} 53' 19''$ and following the southerly boundary of Lot 2, Plan 20570, a distance of 101.815 metres more or less to the southeasterly corner of Lot 2, Plan 20570;

Thence bearing $00^{\circ} 07' 16''$ and following the easterly boundary of Lot 2, Plan 20570, a distance of 2.123 metres more or less to the southwesterly corner of Lot 4, Plan 32857;

Thence bearing $88^{\circ} 51' 53''$ and following the southerly boundary of Lot 4, Plan 32857, a distance of 193.524 metres more or less to the southeasterly corner of Lot 4, Plan 32857;

Thence bearing $00^{\circ} 10' 32''$ and following the easterly boundaries of Lot 4, Plan 32857, and Lot 6 and Lot 5,

Plan 59270, a distance of 789.748 metres more or less to the northeasterly corner of Lot 5, Plan 59270;

Thence bearing $268^{\circ} 39' 46''$ and following the northerly boundary of Lot 5, Plan 59270, a distance of 123.009 metres to a point thereon;

Thence bearing $189^{\circ} 44' 07''$, a distance of 272.613 metres to a point;

Thence bearing $158^{\circ} 26' 02''$, a distance of 180.661 metres to a point;

Thence bearing $177^{\circ} 15' 11''$ a distance of 249.181 metres to a point;

Thence bearing $253^{\circ} 56' 34''$, a distance of 167.161 metres to a point;

Thence bearing $326^{\circ} 15' 56''$, a distance of 31.478 metres to a point;

Thence bearing $286^{\circ} 06' 54''$, a distance of 79.445 metres to a point;

Thence bearing $262^{\circ} 46' 30''$, a distance of 337.269 metres to a point;

Thence bearing $319^{\circ} 57' 24''$, a distance of 29.267 metres to a point;

Thence bearing $354^{\circ} 40' 11''$, a distance of 42.464 metres to a point;

Thence bearing $62^{\circ} 32' 21''$, a distance of 287.730 metres to a point;

Thence bearing $68^{\circ} 42' 42''$, a distance of 278.510 metres to a point;

Thence bearing $352^{\circ} 01' 09''$, a distance of 39.640 metres to a point;

Thence bearing $261^{\circ} 43' 38''$, a distance of 250.917 metres to a point;

Thence bearing $331^{\circ} 52' 54''$, a distance of 73.382 metres to a point;

Thence bearing $344^{\circ} 35' 58''$, a distance of 86.557 metres to a point;

Thence bearing $13^{\circ} 31' 27''$, a distance of 287.017 metres more or less to a point on the northerly boundary of the remainder of the West Half of the South West Quarter of Section 25, Township 1;

Thence bearing $268^{\circ} 39' 46''$ and following the northerly boundary of the remainder of the West Half of the South West Quarter of Section 25, Township 1, a distance of 163.448 metres more or less to a point of deflection thereon;

Thence bearing $268^{\circ} 41' 50''$ and following the northerly boundary of the remainder of the West Half of the South West Quarter of Section 25, Township 1, a distance of 18.320 metres to a point thereon;

Thence bearing $179^{\circ} 18' 27''$, a distance of 101.274 metres to a point;

Thence bearing $266^{\circ} 31' 09''$, a distance of 195.438 metres more or less to a point on the westerly boundary of the remainder of the West Half of the South West Quarter of Section 25, Township 1;

Thence bearing $266^{\circ} 31' 09''$, a distance of 10.076 metres more or less to a point on the easterly boundary of the East Half of Lot 8, Plan 7070;

Thence bearing $266^{\circ} 31' 09''$, a distance of 3.271 metres to a point;

Thence bearing $254^{\circ} 53' 41''$, a distance of 114.637 metres to a point;

Thence bearing $328^{\circ} 13' 04''$, a distance of 90.697 metres to a point;

Thence bearing $294^{\circ} 11' 37''$, a distance of 128.380 metres more or less to a point on the northerly boundary of the North 1300 feet of the West 161 feet of Lot 6, Plan 7070;

Thence bearing $351^{\circ} 02' 49''$, a distance of 10.184 metres more or less to a point on the centreline of 36th Avenue;

Thence bearing $90^{\circ} 04' 20''$ and following the centreline of 36th Avenue, a distance of 57.655 metres to a point thereon;

Thence bearing $19^{\circ} 58' 39''$, a distance of 10.697 metres more or less to a point on the southerly boundary of Lot 6, Plan 7137;

Thence bearing $19^{\circ} 58' 39''$, a distance of 144.186 metres to a point;

Thence bearing $24^{\circ} 51' 29''$, a distance of 170.202 metres more or less to a point on the easterly boundary of Lot 2, Plan 70565;

Thence bearing $00^{\circ} 05' 40''$ and following the easterly boundary of Lot 2, Plan 70565, a distance of 122.166 metres more or less to the northeasterly corner of Lot 2, Plan 70565;

Thence bearing $270^{\circ} 07' 21''$ and following the northerly boundary of Lot 2, Plan 70565, a distance of 49.116 metres more or less to the northwesterly corner of Lot 2, Plan 70565;

Thence bearing $180^{\circ} 07' 07''$ and following the westerly boundary of Lot 2, Plan 70565, a distance of 20.005 metres more or less to the northeasterly corner of Parcel A (Explanatory Plan 13006) of the West Half of Lot 7, Plan 7137;

Thence bearing $270^{\circ} 04' 20''$ and following the northerly boundary of Parcel A (Explanatory Plan 13006) of the West Half of Lot 7, Plan 7137, a distance of 49.244 metres more or less to the northwesterly corner of Parcel A (Explanatory Plan 13006) of the West Half of Lot 7, Plan 7137;

Thence bearing $00^{\circ} 07' 24''$ and following the easterly boundary of Lot 6, Plan 7137, a distance of 19.921 metres more or less to a point on the easterly projection of the northerly boundary of Lot 17, Plan 63130;

Thence bearing $270^{\circ} 06' 43''$ and following the easterly projection of the northerly boundary of Lot 17, Plan 63130 and the northerly boundary of Lot 17, Plan 63130, a distance of 147.229 metres more or less to the northwesterly corner of Lot 17, Plan 63130;

Thence bearing $180^{\circ} 10' 34''$ and following the westerly boundary of Lot 17, Plan 63130, a distance of 20.033 metres more or less to a point on the easterly projection of the northerly boundary of the South 1287.037 feet of Lot 4, Plan 7137;

Thence bearing $270^{\circ} 04' 20''$ and following the easterly projection of the northerly boundary of the South 1287.037 feet of Lot 4, Plan 7137, and the northerly boundary of the South 1287.037 feet of Lot 4, Plan 7137, a distance of 147.459 metres more or less to the northwesterly corner of the South 1287.037 feet of Lot 4, Plan 7137;

Thence bearing $00^{\circ} 16' 35''$ and following the easterly boundary of the South Half of Lot 3, Plan 7137, a distance of 1.791 metres more or less to the northeasterly corner of the South Half of Lot 3, Plan 7137;

Thence bearing $269^{\circ} 57' 12''$ and following the northerly boundary of the South Half of Lot 3, Plan 7137, a distance 35.739 metres to a point thereon;

Thence bearing $204^{\circ} 57' 37''$, a distance of 149.933 metres to a point;

Thence bearing $172^{\circ} 13' 24''$, a distance of 260.437 metres more or less to a point on the southerly boundary of the South Half of Lot 3, Plan 7137;

Thence bearing $172^{\circ} 13' 24''$, a distance of 10.153 metres more or less to a point on the centreline of 36th Avenue;

Thence bearing $90^{\circ} 04' 20''$, a distance of 12.585 metres to a point thereon;

Thence bearing $180^{\circ} 47' 07''$, a distance of 10.059 metres more or less to a point on the northerly boundary of Lot 11, Plan 60146;

Thence bearing $180^{\circ} 47' 07''$, a distance of 99.268 metres to a point;

Thence bearing $154^{\circ} 09' 27''$, a distance of 29.437 metres to a point;

Thence bearing $148^{\circ} 12' 52''$, a distance of 100.505 metres to a point;

Thence bearing $134^{\circ} 22' 33''$, a distance of 114.001 metres to a point;

Thence bearing $156^{\circ} 47' 26''$, a distance of 34.261 metres to a point;

Thence bearing $194^{\circ} 19' 31''$, a distance of 220.501 metres to a point;

Thence bearing $207^{\circ} 56' 57''$, a distance of 206.493 metres to a point;

Thence bearing $189^{\circ} 23' 00''$, a distance of 72.246 metres more or less to a point on the southerly boundary of the West Half of Lot 3, Plan 7070;

Thence bearing $89^{\circ} 59' 58''$ and following the southerly boundary of the West Half of Lot 3, Plan 7070, a distance of 6.119 metres more or less to the southeasterly corner of the West Half of Lot 3, Plan 7070;

Thence bearing $359^{\circ} 46' 54''$ and following the easterly boundary of the West Half of Lot 3, Plan 7070, a distance of 2.130 metres more or less to the point of commencement, containing by admeasurement 653,706 square metres more or less.

(Portions of 15735, 15745, 15767, 15789, 15805,
15831, 15861, 15911, 15929, 15953, 15985, 16037,

16115/41, 16227, 16275 & 16351 - all of 32 Avenue)

(Portions of 15721, 15740, 15762, 15773, 15788,
15825, 15862, 15890, 15911, 15916, 15937,
15940, 16278 & 16312/32 - all of 36 Avenue)

(Portion of 15860 - 40 Avenue)

(Portion of 3530 - 160 Street)

(Portion of 3401/49 - 164 Street)

AREA NO. 2 - Part (a)

All that portion of Section 25, Township 1, New Westminster District, being more particularly described as follows;

Commencing at the northwesterly corner of the remainder of the West Half of the West Half of the East half of the South West Quarter of Section 25, Township 1;

Thence bearing $88^{\circ} 39' 46''$ and following the northerly boundaries of the remainder of the West Half of the West Half of the East half of the South West Quarter of Section 25, Township 1, Lot 1, Plan 20570, and Lot 5, Plan 59270, a distance of 275.974 metres to a point thereon;

Thence bearing $189^{\circ} 44' 07''$, a distance of 272.613 metres to a point;

Thence bearing $158^{\circ} 26' 02''$, a distance of 180.661 metres to a point;

Thence bearing $177^{\circ} 15' 11''$, a distance of 249.181 metres to a point;

Thence bearing $253^{\circ} 56' 34''$, a distance of 167.161 metres to a point;

Thence bearing $326^{\circ} 15' 56''$, a distance of 31.478 metres to a point;

Thence bearing $286^{\circ} 06' 54''$, a distance of 79.445 metres to a point;

Thence bearing $262^{\circ} 46' 30''$, a distance of 337.269 metres to a point;

Thence bearing $319^{\circ} 57' 24''$, a distance of 29.267 metres to a point;

Thence bearing $354^{\circ} 40' 11''$, a distance of 42.464 metres to a point;

Thence bearing $62^{\circ} 32' 21''$, a distance of 287.730 metres to a point;

Thence bearing $68^{\circ} 42' 42''$, a distance of 278.510 metres to a point;

Thence bearing $352^{\circ} 01' 09''$, a distance of 39.640 metres to a point;

Thence bearing $261^{\circ} 43' 38''$, a distance of 250.917 metres to a point;

Thence bearing $331^{\circ} 52' 54''$, a distance of 73.382 metres to a point;

Thence bearing $344^{\circ} 35' 58''$, a distance of 86.557 metres to a point;

Thence bearing $13^{\circ} 31' 27''$, a distance of 287.017 metres more or less to a point on the northerly boundary of the remainder of the West Half of the South West Quarter of Section 25, Township 1;

Thence bearing $88^{\circ} 39' 46''$ and following the northerly boundary of the remainder of the West Half of the South West Quarter of Section 25, Township 1, a distance of 33.120 metres more or less to the northeasterly corner of the remainder of the West Half of the South West Quarter of Section 25, Township 1;

Thence bearing $180^{\circ} 02' 48''$ and following the easterly boundary of the remainder of the West Half of the South West Quarter of Section 25, Township 1, a distance of 10.061 metres more or less to the point of commencement, containing by admeasurement 245,548 square metres more or less.

(Portions of 16037, 16115/41, 16227,
16275, & 16351 - all of 32 Avenue)

(Portions of 16278 & 16312/32 - 36 Avenue)

(Portion of 3530 - 160 Street)

(Portion of 3401/49 - 164 Street)

AREA NO. 2 - Part (b)

All that portion of Sections 25 and 26, Township 1, New Westminster District, being more particularly described as follows:

Commencing at the southeasterly corner of Lot 2, Plan 70565;

Thence bearing $180^{\circ} 05' 40''$ and following the southerly projection of the easterly boundary of Lot 2, Plan 70565, a distance of 10.058 metres more or less to a point on the centreline of 36th Avenue;

Thence bearing $90^{\circ} 04' 20''$ and following the centreline of 36th Avenue, a distance of 108.707 metres more or less to the northwesterly corner of the remainder of the West Half of the South West Quarter of Section 25, Township 1;

Thence bearing $88^{\circ} 41' 50''$ and following the northerly boundary of the remainder of the West Half of the South West Quarter of Section 25, Township 1, a distance of 194.029 metres to a point thereon;

Thence bearing $179^{\circ} 18' 27''$, a distance of 101.274 metres to a point;

Thence bearing $266^{\circ} 31' 09''$, a distance of 195.438 metres more or less to a point on the westerly boundary of the remainder of the West Half of the South West Quarter of Section 25, Township 1;

Thence bearing $266^{\circ} 31' 09''$, a distance of 10.076 metres more or less to a point on the easterly boundary of the East Half of Lot 8, Plan 7070;

Thence bearing $266^{\circ} 31' 09''$, a distance of 3.271 metres to a point;

Thence bearing $254^{\circ} 53' 41''$, a distance of 114.637 metres to a point;

Thence bearing $328^{\circ} 13' 04''$, a distance of 90.697 metres to a point;

Thence bearing $294^{\circ} 11' 37''$, a distance of 128.380 metres more or less to a point on the northerly boundary of the North 1300 feet of the West 161 feet of Lot 6, Plan 7070;

Thence bearing $351^{\circ} 02' 49''$, a distance of 10.184 metres more or less to a point on the centreline of 36 Avenue;

Thence bearing $90^{\circ} 04' 20''$ and following the centreline of 36th Avenue, a distance of 57.655 metres to a point thereon;

Thence bearing $19^{\circ} 58' 39''$, a distance of 10.697 metres more or less to a point on the southerly boundary of Lot 6, Plan 7137;

Thence bearing $19^{\circ} 58' 39''$, a distance of 144.186 metres to a point;

Thence bearing $24^{\circ} 51' 29''$, a distance of 170.202 metres more or less to a point on the easterly boundary of Lot 2, Plan 70565;

Thence bearing $180^{\circ} 05' 40''$ and following the easterly boundary of Lot 2, Plan 70565, a distance of 290.095 metres more or less to the point of commencement, containing by admeasurement 64,473 square metres more or less.

(Portions of 15953 & 15985 - 32 Avenue)

(Portions of 15862, 15890, 15911,
15916, 15937 & 15940 - all of 36 Avenue)

(Portion of 15860 - 40 Avenue)

(Portion of 3530 - 160 Street)

AREA NO. 2 - Part (c)

All that portion of Section 26, Township 1, New Westminster District, being more particularly described as follows:

Commencing at the southeasterly corner of the South 1287.037 feet of Lot 4, Plan 7137;

Thence bearing $00^{\circ} 13' 37''$ and following the easterly boundary of the South 1287.037 feet of Lot 4, Plan 7137, a distance of 196.145 metres to a point thereon;

Thence bearing $270^{\circ} 04' 20''$, a distance of 98.437 metres more or less to a point on the westerly boundary of the South 1287.037 feet of Lot 4, Plan 7137;

Thence bearing $00^{\circ} 16' 45''$ and following the westerly boundary of the South 1287.037 feet of Lot 4, Plan 7137, a distance of 33.490 metres to a point thereon;

Thence bearing $24^{\circ} 57' 37''$, a distance of 175.448 metres more or less to a point on a line lying south of and 3.500 metres perpendicularly distant from the northerly boundary of the South 1287.037 feet of Lot 4, Plan 7137;

Thence bearing $90^{\circ} 04' 20''$ and parallel to the northerly boundary of the South 1287.037 feet of Lot 4, Plan 7137 and said boundary produced easterly, a distance of 74.194 metres more or less to a point on the westerly boundary of Lot 17, Plan 63130;

Thence bearing $123^{\circ} 12' 51''$, a distance of 169.790 metres to a point;

Thence bearing $200^{\circ} 58' 41''$, a distance of 316.819 metres more or less to a point on the southerly boundary of Lot 17, Plan 63130;

Thence bearing $184^{\circ} 06' 09''$, a distance of 20.166 metres more or less to a point on the northerly boundary of the East Half of Lot 5, Plan 7070;

Thence bearing $184^{\circ} 06' 09''$, a distance of 34.233 metres to a point;

Thence bearing $121^{\circ} 49' 09''$, a distance of 45.389 metres to a point;

Thence bearing $135^{\circ} 24' 02''$, a distance of 150.017 metres to a point;

Thence bearing $205^{\circ} 52' 21''$, a distance of 93.739 metres to a point;

Thence bearing $180^{\circ} 26' 53''$, a distance of 52.438 metres to a point;

Thence bearing $270^{\circ} 04' 20''$, a distance of 108.018 metres to a point;

Thence bearing $333^{\circ} 46' 00''$, a distance of 157.730 metres to a point;

Thence bearing $327^{\circ} 23' 35''$, a distance of 97.031 metres to a point;

Thence bearing $01^{\circ} 10' 27''$, a distance of 78.493 metres more or less to a point on the northerly boundary of Lot 1, Plan 84077;

Thence bearing $01^{\circ} 10' 27''$, a distance of 10.060 metres more or less to a point on the centreline of 36 Avenue;

Thence bearing 90° 04' 20" and following the centreline of 36th Avenue, a distance of 50.116 metres more or less to a point on the southerly projection of the easterly boundary of the South 1287.037 feet of Lot 4, Plan 7137;

Thence bearing 00° 13' 37" and following the southerly projection of the easterly boundary of the South 1287.037 feet of Lot 4, Plan 7137, a distance of 10.058 metres more or less to the point of commencement, containing by admeasurement 116,433 square metres more or less.

(Portions of 15805 & 15831 - 32 Avenue)

(Portions of 15773, 15788, 15825,
15862, 15890 & 15916 - all of 36 Avenue)

(Portions of 15816 & 15860 - 40 Avenue)

AREA NO. 2 - Part (d)

All that portion of Section 26, Township 1, New Westminster District, being more particularly described as follows:

Commencing at the southwesterly corner of the South Half of Lot 2, Plan 7137;

Thence bearing 00° 23' 17" and following the westerly boundary of the South Half of Lot 2, Plan 7137, a distance of 393.679 metres more or less to the northwesterly corner of the South Half of Lot 2, Plan 7137;

Thence bearing 89° 57' 12" and following the northerly boundaries of the South Half of Lot 2 and the South Half of Lot 3, Plan 7137, a distance of 160.703 metres to a point thereon;

Thence bearing 204° 57' 37", a distance of 149.933 metres to a point;

Thence bearing 172° 13' 24", a distance of 260.437 metres more or less to a point on the southerly boundary of the South Half of Lot 3, Plan 7137;

Thence bearing 172° 13' 24", a distance of 10.153 metres more or less to a point on the centreline of 36 Avenue.

Thence bearing 270° 04' 20" and following the centreline of 36th Avenue, a distance of 136.782 metres more or less to a point on the southerly projection of the westerly boundary of the South Half of Lot 2, Plan 7137;

Thence bearing 00° 23' 17" and following the southerly projection of the westerly boundary of the South Half of Lot 2, Plan 7137, a distance of 10.058 metres more or less to the point of commencement, containing by admeasurement 49,104 square metres more or less.

(All of 15679 - 36 Avenue)

(Portion of 15721 - 36 Avenue)

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

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 housing on suburban lots, with substantial public open space set aside within the development.

B. PERMITTED USES

The land is divided into two areas as shown on Schedule I 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 the aggregated area of .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 F of this By-law.

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

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:

1. Sanitary sewer, waterworks and drainage works to the standards for the R-H(G) Zone as set out in "Surrey Subdivision By-law, 1986, No. 8830" and amendments thereto as applicable.

2. All highways abutting and serving the land including boulevards, street lighting, underground wiring, sidewalks and transit service facilities to the standards for the R-H(G) Zone as set out in "Surrey Subdivision By-law, 1986, No. 8830" and amendments thereto as applicable.

3. Where the uses permitted for the site under the zone, as listed in Section B herein, have varying highway and/or servicing standards for the R-H(G) Zone as set out in "Surrey Subdivision By-law, 1986, No. 8830", and amendments thereto, the standards requiring the greatest capacity shall apply over the entire site.

D. DENSITY

1. Area 1

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

2. 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 land, and linear pedestrian walkways, bicycle trails and equestrian connections within the land and linking the land to the surrounding community.

(b)(i) For the purpose of this section and notwithstanding the definition of floor area ratio (FAR) in Part I of "Surrey Zoning By-law, 1979, No. [5942](#)," as amended, all covered areas used for parking shall be included in the calculation of FAR; and

(ii) For building construction within a lot created under Section F.2 of this By-law, the floor area ratio shall not exceed 0.32, provided that, of the resulting allowable floor area, 45 square metres [480 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.

E. SITE COVERAGE

1. Area 1

The maximum site coverage shall be 10%.

2. Area 2

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

(a) Where the single family dwelling is not greater than 1 storey, the maximum site coverage shall be 32%.

(b) Where the single family dwelling is greater than 1 storey, the maximum site coverage shall be 25%.

F. 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:

(a) Lot size: The minimum lot size shall be 930 square metres [10,000 sq.ft.].

(b) Lot width: The minimum lot width measured at a distance of 7.5 metres [25 ft.] from the front property line shall be not less than 26 metres [85 ft.].

(c) Lot depth: The minimum lot depth shall be 36 metres [118 ft.].

G. HEIGHT OF STRUCTURES

1. The height of any buildings or structures permitted under Section B.1 and Area 1 of this By-law shall not exceed 12 metres [40 ft.].

2. The height of buildings on a lot created under Section F.2 and Area 2 of this By-law shall be as follows:

(a) Principal Building: The height shall not exceed 9 metres [30 ft.].

(b) Accessory Buildings and Structures: The height shall not exceed 4 metres [13 ft.].

H. YARDS AND SETBACKS

Buildings and structures shall be sited in accordance with the following minimum setbacks:

Setback	Front	Rear	Side	Side Yard
Yard	Yard	Yard	on Flanking	
	Street			

Use

Buildings & Structures for Uses permitted	12.0 m.	12.0 m.	12.0 m.	12.0 m.
--	---------	---------	---------	---------

under Section B.1 of
this By-law.

Principal Building 7.5 m. 7.5 m. 3.0 m. 7.5 m.

Permitted under
Section B.2 of this
By-law.

Accessory Buildings 18.0 m. 1.8 m. 1.0 m. 7.5 m.

and Structures
Permitted under
Section B.2 of this
By-law.

I. GENERAL REQUIREMENTS

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.

J. 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:

1. The P-R zone for the uses permitted and listed under Section B.1 of this By-law (except Section B.1(d)(iv));
2. The P-P(1) zone for the use permitted and listed under Section B.1(d)(iv) of this By-law; and
3. The R-H(G) zone for the uses permitted and listed under Section B.2 of this 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. 11941."

READ A FIRST AND SECOND TIME on the 27th day of July, 1993.

PUBLIC HEARING HELD thereon on the 30th day of August, 1993.

READ A THIRD TIME on the 7th day of September, 1993.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the 13th day of June, 1994.

_____MAYOR

_____CLERK