

CITY OF SURREY

BY-LAW NO. 12614

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

.....

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 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 3 of the said By-law No. 12000, is hereby amended as follows:

FROM "SINGLE FAMILY RESIDENTIAL ZONE (RF)" TO
"COMPREHENSIVE DEVELOPMENT ZONE (CD)"

Lot 68, Section 15, Block 5 North, Range 2 West,
New Westminster District, Plan 26410.

(13448 Hilton Road)

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

A. INTENT

This Comprehensive Development Zone is intended to accommodate and regulate the development of a medium density multiple residential building.

B. PERMITTED USES

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

1. Multiple Residential Building

C. LOT AREA

Not applicable in this zone.

D. DENSITY

The maximum density shall not exceed six (6) units, or a floor area ration of 0.43.

E. LOT COVERAGE

The maximum lot coverage shall be 25%.

F. YARD AND SETBACKS

1. Principle Buildings shall be situated as follows:

(a) Front Yard - 7.5 metres (25 feet).

(b) Rear Yard - 17.7 metres (58 feet).

(c) Side Yard - 3.07 metres (10 feet).

Accessory Building shall be situated as follows:

(a) Front Yard - 30 metres (98.5 feet).

(b)Rear Yard - 0.57 metres (1.8 feet).

(c)Side Yard - 0.20 metres (0.6 feet).

As shown on Schedule A, which is attached to and forms part of this By-law.

G. HEIGHT OF BUILDINGS

The height of the principle building or structures shall not exceed three (3) storeys. The height of an accessory building or structure shall not exceed 4.5 metres (15 feet)..

H. OFF-STREET PARKING

Multiple Unit Residential Buildings and Ground-Oriented Multiple Unit Residential Buildings:

(a) Resident Parking:

(i) One decimal five (1.5) off-street parking spaces for every dwelling unit with 1 or less bedroom;

(ii) One decimal seventy-five (1.75) off-street parking spaces shall be provided for every dwelling unit with 2 bedrooms;

(iii) Two (2) off-street parking spaces shall be provided for every dwelling unit with 3 or more bedrooms; and

iv) Fifty per cent (50%) of all required resident parking shall be provided underground or within the building envelope.

(b) Visitor Parking: Of the required parking spaces stated in Sub-section H. (a), 0.2 off-street parking space per dwelling unit shall be provided and retained for visitor parking and shall be permitted at finished grade.

I. LANDSCAPING

1. 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.
2. Along the developed sides of the lot which abut a highway, a continuous landscaping strip of not less than 1.5 metres [5 ft.] in width shall be provided within the lot.
3. The boulevard areas of highways abutting a lot shall be seeded or sodded with grass on the side of the highway abutting the lot, except at driveways.
4. Garbage and containers and passive recycling containers shall be screened to a height of at least 2.5 metres [8 ft.] by buildings, a landscaping screen, a solid decorative fence, or a combination thereof.

J. SPECIAL REGULATIONS

1. Outdoor amenity space in the amount of 3.0 metres (32 square feet) per dwelling unit.

K. SUBDIVISION

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

<u>Lots Size</u>	<u>Lot Width</u>	<u>Lot Depth</u>
2,000 sq. m [0.5 acre]	30 metres [100 ft.]	30 metres (100 ft.)

Dimensions shall be measured in accordance with Section E.21 Part 4 General Provisions of "Surrey Zoning By-law, 1993, No. 12000", as amended.

L. OTHER REGULATIONS

In addition, land use regulations including the following are applicable:

1. Prior to any use, 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 RM-45 Zone as set forth in "Surrey Subdivision and Development By-law, 1986, No. 8830", as amended.
2. General provisions on use are as set out in Part 4 General Provision and Definition was set out in Part 1 of "Surrey Zoning By-law, 1993, No. 12000", as amended.

3. 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.
4. Sign regulations are as set out in Part 6 Signs, "Surrey Zoning By-law, 1993, No. 12000", as amended.
5. Special building setbacks are as set out in Part 7 Special Building Setbacks, of "Surrey Zoning By-law, 1993, No. 12000", as amended.
6. Building permits shall be subject to the "Surrey Building By-law 1987, No. 9011", as amended, and the "Surrey Development Cost Charge By-law, 1993, No. 11951", as amended, and the development costs charge shall be based on the RM-45 Zone.
7. Development permits may be required in accordance with the Official Community Plan, as amended.
8. Provincial licensing of child care centres is regulated by the Community Care Facility Act R.S.B.C. 1979, c. 57 and the Child Care Regulations set out under B.C. Reg 319/89/213.
9. Provincial licensing of neighbourhood pubs is regulated by the Liquor Control and Licensing Act R.S.B.C.

3. This By-law shall be cited for all purposes as "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 1995, No. 12614."

READ A FIRST AND SECOND TIME on the 3rd day of April, 1995.

PUBLIC HEARING HELD thereon on the 26th day of June, 1995.

READ A THIRD TIME on the 10th day of July, 1995.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk,
and sealed with the Corporate Seal on the 18th day of December,
1995.

_____ MAYOR

_____ CLERK

BLW3009