

CITY OF SURREY

BY-LAW NO. 12806

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

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

Lot 1, Section 19, Township 2, New Westminster District,  
Plan 16282; and

(7277 - 128 Street)

(hereinafter referred to as "the lands")

(b) FROM "COMPREHENSIVE DEVELOPMENT ZONE (C-D)"  
TO "COMPREHENSIVE DEVELOPMENT ZONE (CD)"

Parcel A, Except Firstly: Phase 1 Strata Plan LMS1634, Secondly:  
Phase 2 Strata Plan LMS1634, Section 19, Township 2,  
New Westminster District, Reference Plan LMP13272;

(12739 - 72 Avenue)

Strata Lots 1 to 38 inclusive, all under Section 19, Township 2,  
New Westminster District, Strata Plan LMS1634, together with  
an interest in the common property in proportion to the unit  
entitlement of the Strata Lot as shown on Form 1.

(Units 104-113, 101-103, 204-214, 201-203, 304-311,  
& 301-303 of 12733 - 72 Avenue)

Strata Lots 39 to 80 inclusive, all under Section 19, Township 2, New Westminster District, Strata Plan LMS1634, together with an interest in the common property in proportion to the unit entitlement of the Strata Lot as shown on Form 1.

(Units 101-114, 201-214 & 301-314 of 12769 - 72 Avenue)

(hereinafter referred to as "the lands")

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 medium density, medium rise, multiple unit residential buildings and related amenity spaces, which are to be developed in accordance with a comprehensive design.

B. PERMITTED USES

The 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 (20) percent of the total open area provided.

C. LOT AREA

Not applicable to this Zone.

D. DENSITY

The maximum density permitted shall be of floor area ratio (FAR) of 0.85.

E. LOT COVERAGE

The maximum site coverage shall be sixty (60) percent.

F. YARD AND SETBACKS

1. Buildings and structures shall be situated as follows:

- (a) Front Yard - The minimum front yard shall be twelve decimal two (12.2) metres [40 ft.].
- (b) Side Yard - The minimum side yard shall be seven decimal six (7.6) metres [25 ft.].
- (c) Rear Yard - The minimum rear yard shall be seven decimal six (7.6) metres [25 ft.].

G. HEIGHT OF BUILDINGS

1. Principal buildings: The height of principal buildings shall not exceed twelve (12) metres [40 ft.].

2. Accessory buildings: The height of accessory buildings shall not exceed four decimal five (4.5) metres [15 ft.].

H. OFF-STREET PARKING

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

I. 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.

J. SPECIAL REGULATIONS

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.
- 4. Child care centres shall be located on the lot such that these centres:
  - (a) Are accessed from a highway independent from the access to the residential uses permitted in Section B of this Zone; and
  - (b) Have direct access to an open space and play area within the lot.

K. SUBDIVISION

Not applicable to this Zone.

L. OTHER REGULATIONS

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

- 1. Definitions are as set out in Part 1 Definitions of "Surrey Zoning By-law, 1993, No. 12000," as amended.

2. 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.
3. General provisions on use are as set out in Part 4 General Provisions of "Surrey Zoning By-law, 1993, No. 12000," as amended.
4. 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.
5. Sign regulations are as set out in Part 6 Signs, of "Surrey Zoning By-law, 1993, No. 12000," as amended.
6. Special building setbacks are as set out in Part 7 Special Building Setbacks, of "Surrey Zoning By-law, 1993, No. 12000," as amended.
7. 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.
8. Development permits may be required in accordance with the Official Community Plan, as amended.
9. 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.

3. This By-law shall be cited for all purposes as "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 1996, No. 12806."

PASSED FIRST AND SECOND READING on the 25th day of March, 1996.

PUBLIC HEARING HELD thereon on the 15th day of April, 1996.

PASSED THIRD READING on the 22nd day of April, 1996.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the 27th day of May, 1996.

\_\_\_\_\_MAYOR

\_\_\_\_\_CLERK

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