

CITY OF SURREY

BY-LAW NO. 13209

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

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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 903 of the *Municipal Act* R.S.B.C. 1996 Chapter 323, by changing 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 Surrey Zoning By-law, 1993, No. 12000, as amended, as follows:

FROM "GENERAL AGRICULTURE ZONE (A-1)"
TO "COMPREHENSIVE DEVELOPMENT ZONE (CD)"

Portions of the lands shown in heavy outline on Survey Plan attached hereto and forming a part of this by-law, prepared by Ray Janzen, B.C.L.S., on the 23rd day of July, 1997 and containing 6.49 hectares, and called Lot 1 and more particularly described as follows:

Portion of Lot 13, Section 26, Township 1, New Westminster District, Plan 62756; and

(Portion of 15664 - 36 Avenue)

Portion of Lot 8, Section 26, Township 1, New Westminster District, Plan LMP17528.

(Portion of 15698 - 36 Avenue)

(hereinafter referred to as the "Lands")

2. The following regulations shall apply to the *Lands*:

A. Intent

This Comprehensive Development Zone is intended to accommodate and regulate the development of a combination of ground-oriented, low density housing and related amenity spaces, which are to be developed in accordance with a comprehensive design.

B. Permitted Uses

The *Lands* 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. *Ground-oriented multiple unit residential buildings*;
2. *Senior citizens' housing development* provided that the said housing is in the form described and subject to the conditions stated in Section B.1 of this Zone.
3. *Child care centres*, provided that such centres:
 - (a) Do not constitute a singular use on the lot; and
 - (b) Do not exceed a total area of 3.0 square metres [32 sq.ft.] per dwelling unit.

C. Lot Area

Not applicable to this Zone.

D. Density

For the purpose of building construction in all Neighbourhood Concept Plan and Infill Areas as described and outlined on the map attached as Schedule F of Surrey Zoning By-law, 1993, No. 12000, as amended, the maximum *density* shall be 1 *dwelling unit* per acre. The maximum *density* shall be increased to 6.0 *dwelling units* per acre and the maximum floor area ratio shall not exceed 0.40 if amenities are provided in accordance with Schedule G of Surrey Zoning By-law, 1993, No. 12000, as amended.

E. Lot Coverage

The maximum *lot coverage* shall be 31%.

F. Yard And Setbacks

Buildings and *structures* shall be sited not less than 7.5 metres (25 ft.) from all *lot* lines.

G. Height of Buildings

Measurements to be determined as per Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended:

1. *Principal buildings:* The *building height* shall not exceed 9 metres [30 feet].
2. *Accessory buildings and structures:* The *building height* shall not exceed 4 metres [13 feet].

H. Off-Street Parking

1. Off-street parking shall be provided as per Part 5 Off-Street Parking of 1993 Zoning By-law No. 12000.
2. Notwithstanding the above, a minimum of 192 residential parking stalls and a minimum of 96 visitors' parking stalls shall be provided on the lands.

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 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 square metres [32 sq.ft.] per dwelling unit.
2. *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, the 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-10 Zone as set forth in Surrey Subdivision and Development By-law, 1986, No. 8830, as amended.
3. General provisions 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 cost charges shall be based on the RM-10 Zone.
8. Tree Preservation By-law, 1996, No. 12880, and amendments thereto.
9. Development permits may be required in accordance with the Surrey *Official Community Plan*, 1996, By-law No. 12900, as amended.
10. Provincial licensing of *child care centres* is regulated by the Community Care Facility Act R.S.B.C. 1996, Chapter 60 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, 1997, No. 13209."

PASSED FIRST AND SECOND READING on the 22nd day of July, 1997.

PUBLIC HEARING HELD thereon on the 16th day of September, 1997.

PASSED THIRD READING on the 22nd day of September, 1997.

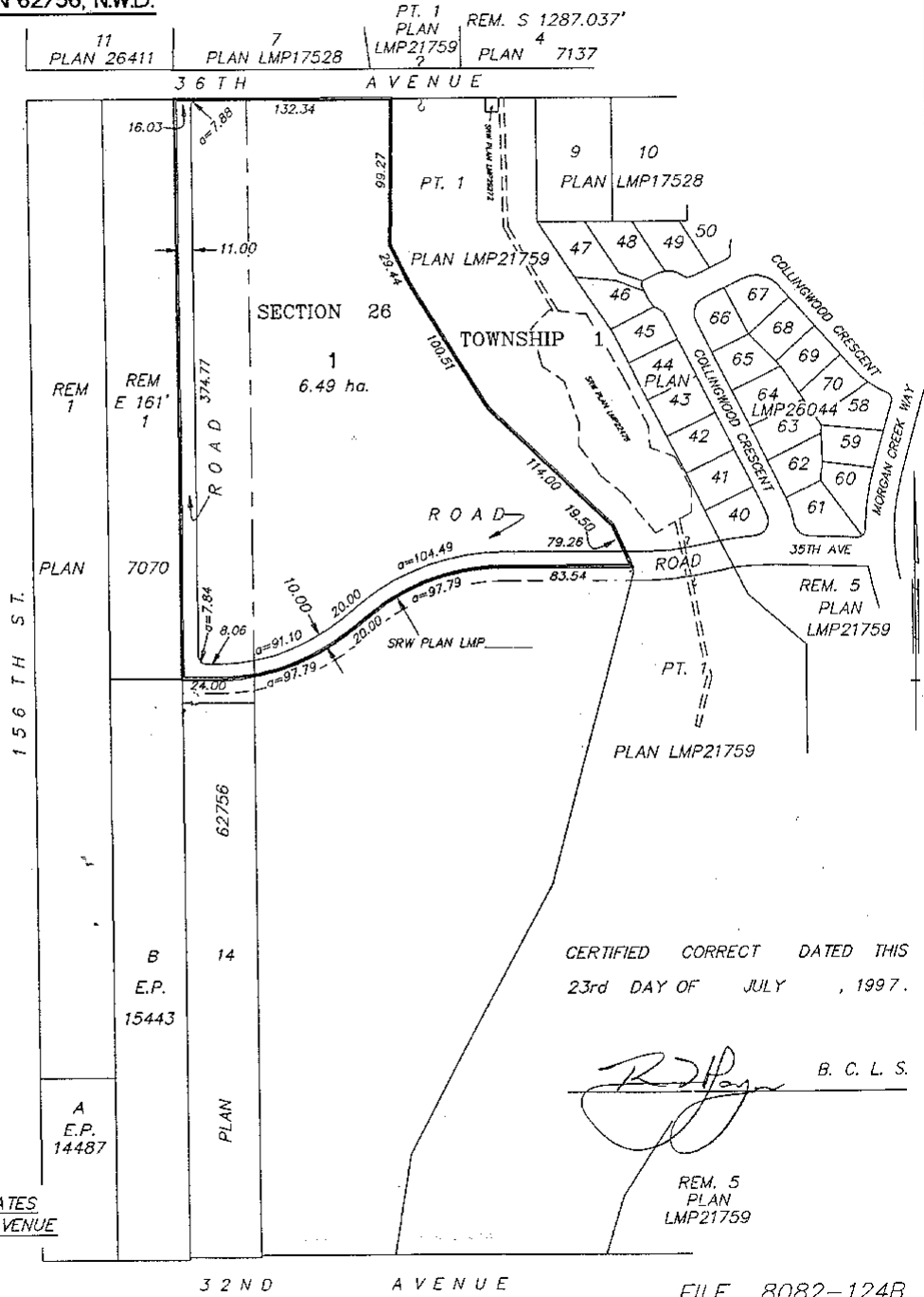
RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the 24th day of November, 1997.

_____MAYOR

_____CLERK

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**SURVEY PLAN TO ACCOMPANY CITY OF SURREY BYLAW No. 13209 FOR
PART OF LOT 1 PLAN LMP21759, LOT 8 PLAN LMP17528,
AND LOT 13 PLAN 62756, N.W.D.**



CERTIFIED CORRECT DATED THIS
23rd DAY OF JULY, 1997.
[Signature] B. C. L. S.

MURRAY & ASSOCIATES
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REM. 5
PLAN
LMP21759

FILE 8082-124B