

CITY OF SURREY

BY-LAW NO. 14362

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

.....

NOW, THEREFORE, 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 as follows:

1. Part 1 - Definitions is amended by deleting the definition "Railway" and replacing it with the following definition:

"**Railway** means one or more rail lines including, without limitation, tracks, spurs, branch lines, extensions, and tramways, but excluding spurs and tracks which are located within a commercial or industrial zone and exclusively serve a commercial or industrial operation along the said spurs and tracks."

2. Part 1 - Definitions is amended by deleting the definition "Railway Land" and replacing it with the following definition:

"**Railway Land** means a piece of real property, which may or may not be a *lot* on which a *railway* is located or intended to be located as determined by the City, provided that where a *railway* is confined within a right-of-way, easement, or other charge registered in the Land Title Office, only that portion of the real property within the said right-of-way, easement, or other charge shall be regarded as *railway land*."

3. Part 4 - General Provisions is amended in Section E. Regulations Applicable to All Zones by deleting Section 23. "Subdivision of Railway Land" and replacing it with the following:

"23. Subdivision of *Railway Land* in Residential Zones

In any residential zone, notwithstanding the subdivision provision therein, *railway land* shall not be subdivided unless the *lots* and any portion thereof created by a subdivision under the provision of the zone are at least 50 metres [164 ft.] from the centerline of the closest existing or future *railway*. Where a *highway* is provided in a subdivision, the *highway* shall not be within the said 50-metre [164 ft.] distance."

4. Part 4 - General Provisions is amended in Section E. Regulations Applicable to All Zones by deleting Section 24. "Location of Buildings and Structures on Railway Lands" and replacing it with the following:

"24. Location of *Buildings* and *Structures* on *Railway Lands*:

Notwithstanding the *setback* requirements in the Zone, the *setbacks* of *buildings* and *structures* within the *railway land*, other than the *buildings* and *structures* for or accessory to the *railway*

operations, shall have a minimum distance of 57.5 metres [189 ft.] from the centerline of the closest existing or future *railway*."

5. Part 4 - General Provisions is amended in Section F. Regulations Applicable to Specific Zones by inserting new sub-section 2. as follows:

"2. Subdivision of *Railway Land* in Residential Zones (see Section E.23, Part 4 General Provisions, of this By-law)."

2. This By-law shall be cited for all purposes as "Surrey Zoning By-law, 1993, No. 12000, Text Amendment By-law, 2001, No. 14362."

PASSED FIRST AND SECOND READING on the 9th day of April, 2001.

PUBLIC HEARING HELD thereon on the 23rd day of April, 2001.

PASSED THIRD READING on the 23rd day of April, 2001.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the 30th day of April, 2001.

\_\_\_\_\_MAYOR

\_\_\_\_\_CLERK

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