

CITY OF SURREY

BY-LAW NO. 14390

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:

(a) Part 14 Half-Acre Residential Zone (RH) is amended in Section D. Density by renumbering the existing sub-section 1. (a) and (b) as sub-section 3. (a) and (b).

(b) Part 14 Half-Acre Residential Zone (RH) is amended in Section D. Density by inserting new sub-sections 1. and 2. as follows:

"1. For the purpose of subdivision in all Neighbourhood Concept Plan and Infill Areas as described and outlined on the maps attached as Schedule F to this By-law, the *unit density* shall not exceed 2.5 *dwelling units* per hectare [1.0 u.p.a.] and the dimensions of the *lots* created in a subdivision shall be in accordance with Sub-section K.1 of this Zone. The *unit density* shall not exceed 5.0 *dwelling units* per hectare [2.0 u.p.a.] and Sub-section K.2 of this Zone shall apply if amenities are provided in accordance with Schedule G of this By-law.

2. In areas other than those specified in Sub-section D.1 of this Zone, the *unit density* shall not exceed 5.0 *dwelling units* per hectare [2.0 u.p.a.]."

(c) Part 14 Half-Acre Residential Zone (RH) is amended in Section D. Density, under sub-section 3. (b) by deleting the words "Sub-section D.1(b)(i)" and inserting the words "Sub-section D.3(b)(i)" in their place.

(d) Part 14 Half-Acre Residential Zone (RH) is amended in Section K. Subdivision by renumbering the existing text as sub-section 3. and inserting the following as new sub-sections 1. and 2.:

"1. For subdivision of the land in all Neighbourhood Concept Plan and Infill Areas as described and outlined on the maps attached as Schedule F to this By-law, where amenities are not provided in accordance with Schedule G of this By-law, the *lots* created through subdivision shall conform to the following minimum standards:

Lot Size	Lot Width	Lot Depth
4,047 sq. m.	50 metres	60 metres
[1 acre]	[164 ft.]	[200 ft.]

Dimensions shall be measured in accordance with Section E.21, Part 4 General Provisions, of this By-law.

2. For subdivision of the land in all Neighbourhood Concept Plan and Infill Areas as described and outlined on the maps attached as Schedule F to this By-law, where amenities are provided in accordance with Schedule G of this By-law, the *lots* created shall conform to the minimum standards prescribed in Sub-section K.3 of this Zone."

(e) Part 14 Half-Acre Residential Zone (RH) is amended in Section K. Subdivision by deleting the words "3. Lots" and inserting the words "3. In areas other than those specified in Sub-sections D.1 and D.2 of this Zone, lots".

(f) Part 33 Institutional Zone (PI) is amended by deleting Section D. Density and inserting new Section D. as follows:

"D Density

1. In Neighbourhood Concept Plan and Infill Areas as described and outlined on the maps attached as Schedule F attached to this By-law, the *floor area ratio* shall not exceed 0.1 provided that the *gross floor area* on the *lot* does not exceed 300 square metres [3,230 sq. ft.]. The *floor area ratio* shall not exceed 0.50 if amenities are provided in accordance with Schedule G of this By-law.

2. In areas other than those specified in Sub-section D.1 of this Zone, the *floor area ratio* shall not exceed 0.50."

(g) Part 36 Community Commercial Zone (C-8) is amended by deleting Section D. Density and inserting new Section D. as follows:

"D. Density

1. In Neighbourhood Concept Plan and Infill Areas as described and outlined on the maps attached as Schedule F attached to this By-law, the *floor area ratio* shall not exceed 0.1 provided that the *gross floor area* on the *lot* does not exceed 300 square metres [3,230 sq. ft.]. The *floor area ratio* shall not exceed 0.80 if amenities are provided in accordance with Schedule G of this By-law.

2. In areas other than those specified in Sub-section D.1 of this Zone, the *floor area ratio* shall not exceed 0.80."

(h) Part 36A Community Commercial A Zone (C-8A) is amended by deleting Section D. Density and inserting new Section D. as follows:

"D. Density

1. In Neighbourhood Concept Plan and Infill Areas as described and outlined on the maps attached as Schedule F attached to this By-law, the *floor area ratio* shall not exceed 0.1 provided that the *gross floor area* on the *lot* does not exceed 300 square metres [3,230 sq. ft.]. The *floor area ratio* shall not exceed 0.80 if amenities are provided in accordance with Schedule G of this By-law.

2. In areas other than those specified in Sub-section D.1 of this Zone, the *floor area ratio* shall not exceed 0.80."

(i) Part 36B Community Commercial B Zone (C-8B) is amended by deleting Section D. Density and inserting new Section D. as follows:

"D. Density

1. In Neighbourhood Concept Plan and Infill Areas as described and outlined on the maps attached as Schedule F attached to this By-law, the *floor area ratio* shall not exceed 0.1 provided that the *gross floor area* on the *lot* does not exceed 300 square metres [3,230 sq. ft.]. The *floor area ratio* shall not exceed 0.80 if amenities are provided in accordance with Schedule G of this By-law.

2. In areas other than those specified in Sub-section D.1 of this Zone, the *floor area ratio* shall not exceed 0.80."

(j) Part 37 Town Centre Commercial Zone (C-15) is amended by deleting Section D. Density and inserting new Section D. as follows:

"D. Density

1 In Neighbourhood Concept Plan and Infill Areas as described and outlined on the maps attached as Schedule F attached to this By-law, the *floor area ratio* shall not exceed 0.1 provided that the *gross floor area* on the *lot* does not exceed 300 square metres [3,230 sq. ft.]. The *floor area ratio* shall not exceed 1.50 if amenities are provided in accordance with Schedule G of this By-law, provided that not more than 67% of the developed floor area may be used as a *multiple unit residential building*.

2. In areas other than those specified in Sub-section D.1 of this Zone, the *floor area ratio* shall not exceed 1.50 provided that not more than 67% of the developed floor area may be used as a *multiple unit residential building*."

(k) Part 39 Highway Commercial Industrial Zone (CHI) is amended by deleting Section D. Density and inserting new Section D. as follows:

"D. Density

1. In Neighbourhood Concept Plan and Infill Areas as described and outlined on the maps attached as Schedule F attached to this By-law, the *floor area ratio* shall not exceed 0.1 provided that the *gross floor area* on the *lot* does not exceed 300 square metres [3,230 sq. ft.]. The *floor area ratio* shall not exceed 1.00 if amenities are provided in accordance with Schedule G of this By-law, provided that not more than a *floor area ratio* of 0.50 may be used or intended to be used for *tourist accommodation*.

2. In areas other than those specified in Sub-section D.1 of this Zone, the *floor area ratio* shall not exceed 1.00 provided that not more than a *floor area ratio* of 0.50 may be used or intended to be used for *tourist accommodation*."

(l) Part 42 Tourist Accommodation Zone (CTA) is amended by deleting Section D. Density and inserting new Section D. as follows:

"D. Density

1. In Neighbourhood Concept Plan and Infill Areas as described and outlined on the maps attached as Schedule F attached to this By-law, the *floor area ratio* shall not exceed 0.01 provided that the *gross floor area* on the *lot* does not exceed 15 square metres [161 sq. ft.]. If amenities are provided in accordance with Schedule G of this By-law, the *floor area ratio* shall not exceed the following:

a For the *lot* or portion of the *lot* used or intended to be used for *tourist accommodation* with or without *accessory uses* as permitted in Sections B.1 and B.3, the *floor area ratio* shall not exceed 0.50;

b For the *lot* or a portion of the *lot* used or intended to be used for *tourist trailer park* or *camp-site* with or without *accessory uses* as permitted in Sections B.2 and B.3:

i The number of trailers and camping spaces shall not exceed 50 per hectare [20 per acre]; and

ii The *floor area ratio* of the *accessory uses* as permitted in Section B.3 shall not exceed 0.1.

2. In areas other than those specified in Sub-section D.1 of this Zone:

a For the *lot* or portion of the *lot* used or intended to be used for *tourist accommodation* with or without *accessory uses* as permitted in Sections B.1 and B.3, the *floor area ratio* shall not exceed 0.50.

b For the *lot* or a portion of the *lot* used or intended to be used for *tourist trailer park* or *camp-site* with or without *accessory uses* as permitted in Sections B.2 and B.3:

i The number of trailers and camping spaces shall not exceed 50 per hectare [20 per acre]; and

ii The *floor area ratio* of the *accessory uses* as permitted in Section B.3 shall not exceed of 0.1."

(m) Part 44 Commercial Recreation Zone (CPR) is amended by deleting Section D. Density and inserting new Section D. as follows:

"D. Density

1. In Neighbourhood Concept Plan and Infill Areas as described and outlined on the maps attached as Schedule F attached to this By-law, the *floor area ratio* shall not exceed 0.01 provided that the *gross floor area* on the *lot* does not exceed 15 square metres [161 sq. ft.]. The *floor area ratio* shall not exceed 0.40 if amenities are provided in accordance with Schedule G of this By-law.
2. In areas other than those specified in Sub-section D.1 of this Zone, the *floor area ratio* shall not exceed 0.40."

(n) Part 45 Golf Course Zone (CPG) is amended by deleting Section D. Density and inserting new Section D. as follows:

"D. Density

1. In Neighbourhood Concept Plan and Infill Areas as described and outlined on the maps attached as Schedule F attached to this By-law, the *floor area ratio* shall not exceed 0.01 provided that the *gross floor area* on the *lot* does not exceed 15 square metres [161 sq. ft.]. The *floor area ratio* shall not exceed 0.10 if amenities are provided in accordance with Schedule G of this By-law.
2. In areas other than those specified in Sub-section D.1 of this Zone, the *floor area ratio* shall not exceed 0.10."

2. This By-law shall be cited for all purposes as "Surrey Zoning By-law, 1993, No. 12000, Text Amendment By-law, 2001, No. 14390."

PASSED FIRST AND SECOND READING on the 30th day of April, 2001.

PUBLIC HEARING HELD thereon on the 22nd day of May, 2001.

PASSED THIRD READING on the 22nd day of May, 2001.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the 22nd day of May, 2001.

_____MAYOR

_____CLERK

h:\by-laws\adopted\2001\clk14390.blw.doc

LN1 6/8/01 2:18 PM