

CITY OF SURREY

BY-LAW NO. 14510

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

As amended by Bylaw No: 17731, 10/01/12; 18264, 09/08/14

.....

THIS IS A CONSOLIDATED BY-LAW PREPARED BY THE CITY OF SURREY FOR CONVENIENCE ONLY. THE CITY DOES NOT WARRANT THAT THE INFORMATION CONTAINED IN THIS CONSOLIDATION IS CURRENT. IT IS THE RESPONSIBILITY OF THE PERSON USING THIS CONSOLIDATION TO ENSURE THAT IT ACCURATELY REFLECTS CURRENT BY-LAW PROVISIONS.

THE CITY 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 Local Government Act, R.S.B.C. 1996 c. 323, as amended 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" of Surrey Zoning By-law, 1993, No. 12000, as amended as follows:

FROM: ONE-ACRE RESIDENTIAL ZONE (RA)
TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

Parcel Identifier: 002-178-401
Lot 2, Section 11, Township 2, New Westminister District, Plan 8346

(15355 - Highway 10 = 56 Avenue)

Parcel Identifier: 007-582-480
Lot 3, Except: Parcel "N" (By-law Plan 62480), Section 11, Township 2, New Westminister District, Plan 18404

(5646 - 152 Street)

Parcel Identifier: 013-214-829
Parcel "C" (Reference Plan 5332) South Half of the South West Quarter of the South West Quarter, Section 11, Township 2, New Westminister District, Except: Part Road on Plan NWP 87633

(15369 Highway #10 = 56 Avenue)

Parcel Identifier: 009-684-662

Parcel "D" (Reference Plan 5333), South Half of the South West Quarter of the South West Quarter, Section 11, Township 2, New Westminster District, Except: Part Road on Plan NWP 87633

(15395 Highway #10 = 56 Avenue)

Portion of land shown on a survey plan attached hereto and forming part of this By-law as Schedule A, certified correct by Eugene Oliver Wong, B.C.L.S., on the 23rd day of August, 2001, containing 20,090 square metres, and more particularly described as follows:

Parcel Identifier: 002-179-172

Portion of Lot 1 Except: Firstly: The North 293.3 Feet; Secondly: Part Subdivided by Plan 18404; Thirdly: Parcel A (By-law Plan 61770); Fourthly: Parcel B (By-law Plan 61770); Fifthly: Part Subdivided by Plan LMP 38645; Section 11, Township 2, New Westminster District, Plan 8346

(Portion of 15303 Highway #10 = 56 Avenue)

Portion of land shown on a survey plan attached hereto and forming part of this By-law as Schedule A, certified correct by Eugene Oliver Wong, B.C.L.S., on the 23rd day of August, 2001, containing 187 square metres, and more particularly described as follows:

Parcel Identifier: 024-203-971

Portion of Lot 1, Section 11, Township 2, New Westminster District, *Plan LMP 38645*

(Portion of 5620 - 152 Street)

FROM: GENERAL AGRICULTURE ZONE (A-1)

TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

Parcel Identifier: 001-981-323

The North 293.3 ft. of Lot 1 Except: Firstly: Parcel M (By-law Plan 62480) Secondly: Part Dedicated Road on Plan LMP 32940, New Westminster District, Plan 8346

(5676 - 152 Street)

(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 comprehensively planned commercial and ground-oriented, low density housing development.

The *Lands* are divided into blocks A, B and C as shown on Schedule B which is attached hereto and forms part of this By-law.

B. Permitted Uses

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

1. Block A

(a) *Retail stores:*

i. Including a *small-scale drug store* provided:

- a. There is not more than one *small-scale drug store* on the *Lands*;
- b. The *small-scale drug store* not exceed a total *gross floor area* of 279 square metres [3,000 sq. ft.];
- c. The *small-scale drug store* is operated in conjunction with offices of medical doctors who are licensed with the College of Physicians and Surgeons, and the *gross floor area* of the medical doctors' offices is a minimum of 140 square metres [1,500 sq. ft.]; and
- d. The *small-scale drug store* is contained in the same *principal building* as the medical doctors' offices.

ii. Excluding the following:

- a. *Adult entertainment stores*; and
- b. *Secondhand stores* and *pawnshops*.

(b) *Personal service uses* excluding *body rub parlours*;

(c) *General service uses* excluding funeral parlours;

(d) *Beverage container return centres* provided that:

- i. the use is confined to an enclosed *building*; and
- ii. the *building* is a maximum of 279 square metres [3,003 sq.ft.];

(e) *Eating establishments*;

(f) Office uses excluding:

- i. social escort services
- ii. *methadone clinics*;

(g) *Parking Facilities*;

- (h) *Community services; and*
- (i) *Child care centres.*
- (j) *Indoor recreational facilities.*
- (k) *Entertainment uses provided that the total gross floor area shall not exceed 324 square metres [3,488 sq.ft.].*

2. Block B

- (a) *Single family dwellings and duplexes provided that they form part of a comprehensive design; and*
- (b) *Child care centres, provided that such centres:*
 - i. *Do not constitute a singular use on the lot; and*
 - ii. *Do not exceed a total area of 3.0 square metres [32 sq.ft.] per dwelling unit.*

3. Block C

- (a) *One single family dwelling; and*
- (b) *Accessory uses including the following:*
 - i. *Bed and breakfast use in accordance with Section B.2, Part 4 General Provisions of Surrey Zoning By-law 1993, No. 12000, as amended; and*
 - ii. *The keeping of boarders or lodgers in accordance with Section B.2, Part 4 General Provisions, of Surrey Zoning By-law, 1993, No. 12000, as amended.*

C. Lot Area

Not applicable to this Zone.

D. Density

1. Block A

The maximum *floor area ratio* shall not exceed 0.26.

2. Block B

The maximum unit *density* shall not exceed 13.6 *dwelling units* per hectare [5.5 *dwelling units* per acre]; provided that the total number of units shall not exceed 45.

3. Block C

- (a) i. For the purpose of this Section and notwithstanding the definition of *floor area ratio* in Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended, all covered areas used for parking shall be included in the calculation of *floor area ratio*; and
- ii. For building construction within a lot the *floor area ratio* shall not exceed 0.32, provided that, of the resulting allowable floor area, 45 square metres [480 sq.ft.] shall be reserved for use only as a garage or carport, and 10 square metres [105 sq.ft.] shall be reserved for use only as *accessory buildings and structures*.

E. Lot Coverage

1. Block A

The maximum *lot coverage* shall be 26%.

2. Block B

The maximum *lot coverage* shall be 40%.

3. Block C

The *maximum lot coverage* shall be 25 %.

F. Yards and Setbacks

1. Block A

Buildings and structures shall be sited in accordance with the following minimum *setbacks*:

- (a) *Front Yard* 7.5 metres [25 feet]
- (b) *Rear Yard* 7.5 metres [25 feet]
- (c) *Side Yard on Flanking Street* 7.5 metres [25 feet]
- (d) *North Side Yard* 7.5 metres [25 feet]

2. Block B

Buildings and structures shall be sited in accordance with the following minimum *setbacks*:

- (a) *Front Yard* 7.5 metres [25 feet]

- (b) *Rear Yard* 7.5 metres [25 feet]
- (c) *South Side Yard'* 7.5 metres [25 feet]
- (d) *North Side Yard'* 7.5 metres [25 feet]

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

3. Block C

Buildings and structures shall be sited in accordance with the following minimum setbacks:

| Use | Setback | <i>Front Yard</i> | <i>Rear Yard</i> | <i>Side Yard</i> | <i>Side Yard on Flanking Street</i> |
|---|----------------|---------------------|-------------------|-------------------|-------------------------------------|
| <i>Principal Building</i> | | 7.5 m [25 ft.] | 7.5 m [25 ft.] | 3.0 [10 ft.] | 7.5 m [25 ft.] |
| <i>Accessory Buildings and Structures Greater Than 10 square metres [105 sq. ft.] in size</i> | | 18.0 m. [60 ft.] | 1.8 m. [6 ft.] | 1.0 m. [3 ft.] | 7.5 m. [25 ft.] |
| <i>Other Accessory Buildings and Structures</i> | | 18.0 m. [60 ft.] | 0.0 m. | 0.0 m. | 7.5 m. [25 ft.] |

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

¹ The *side yard setback* for a one-storey garage not exceeding 13.7 metres [45 sq.ft.] in horizontal length may be reduced to 4.57 metres [15 ft.].

G. Height of Buildings

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

1. Block A

- (a) *Principal buildings:* The *building height* shall not exceed 8.0 metres [26 feet]; and
- (b) *Accessory buildings and structures:* The *building height* shall not exceed 4 metres [13 feet].

2. Block B
 - (a) Principal buildings: The *building height* shall not exceed 5.7 metres [18 feet]; and
 - (b) Accessory buildings and structures: The *building height* shall not exceed 4.0 metres [13 feet].
3. Block C
 - (a) Principal buildings: The *building height* shall not exceed 9 metres [30 feet]; and
 - (b) Accessory buildings and structures: The *building height* shall not exceed 4.0 metres [13 feet] except that where the roof slope and construction materials of an *accessory building* are the same as that of the *principal building*, the *building height* of the *accessory building* may be increased to 5 metres [16.5 ft.].

H. Off-Street Parking

1. Block A

Refer to Table C.2, Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.
2. Block B
 - (a). Resident, visitor and employee *parking spaces* as stated in Table C.6, Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.
 - (b) Fifty percent (50%) of all required resident *parking spaces* shall be provided as *underground parking* or as *parking within the building envelope*.
 - (c) Parking within the required *setbacks* is not permitted.
3. Block C
 - (a) Resident *parking spaces* shall be provided as stated in Table C.6 of Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.
 - (b) Outside parking or storage of *campers*, boats and *vehicles* including cars, trucks and *house trailers* ancillary to the residential use shall be limited as follows:
 - i. A maximum of 2 cars or trucks;
 - ii. *House trailers*, *campers* or boats, provided that the combined total shall not exceed 2; and

- iii. The total amount permitted under (a) and (b) shall not exceed 3.
- (c) No outside parking or storage of a *house trailer* or boat is permitted within the front yard setback, or within the required *side yards* adjacent the single family dwelling, or within 1 metre [3 ft.] of the *side lot line*, except as follows:
 - i. On *lots* which have no vehicular access to the rear yard or where access is not feasible through modification of landscaping or fencing or both, either 1 *house trailer* or 1 boat may be parked in the front *driveway* or to the side of the front *driveway* or in the *side yard*, but no closer than 1 metre [3 ft.] to a *side lot line* nor within 1 metre [3 ft.] of the *front lot line* subject to the residential parking requirements stated in Table C.6 of Part 5 Off-Street Parking and Loading/Unloading of this By-law.

I. Landscaping

1. Block A

- (a) 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;
- (b) 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*;
- (c) 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*;
- (d) Except in those portions where a *building* abuts the *lot line*, screen planting at least 1.5 metres [5 ft.] high in a strip at least 1.5 metres [5 ft.] wide and a solid decorative fence at least 1.5 metres [5 ft.] high shall be provided along all *lot lines* separating the developed portion of the *lot* from any *residential lot*;
- (e) Loading areas, garbage containers and *passive recycling containers* shall be screened from any adjacent *residential lot*, to a height of at least 2.5 metres [8 ft.] by *buildings*, a *landscaping* screen, a solid decorative fence, or a combination thereof; and
- (f) Open display or storage shall be completely screened to a height of at least 2.5 metres [8 ft.] by *buildings* and/or solid decorative fence and/or substantial *landscaping* strips of not less than 1.5 metres [5 ft.] in width. No display or storage of material shall be piled up to a height of 2.5 metres [8 ft.] within 5 metres [16 ft.] of the said screens

and in no case shall these materials be piled up to the height of more than 3.5 metres [11.5 ft.].

2. Block B

- (a) 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;
- (b) 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*;
- (c) 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*;
- (d) 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.*

3. Block C

- (a) 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;
- (b) The parking or storage of *house trailers* or boats shall be adequately screened by compact evergreen trees or shrubs at least 1.8 metres [6 ft.] in height and located between the said *house trailer* or boat and any point on the lot line within 7.5 metres [25 ft.] of the said *house trailer* or boat, in order to obscure the view from the abutting *lot* or street, except:
 - i. on a *corner lot*, this required landscape screening shall not be located in an area bounded by the intersecting *lot lines* at a street corner and a straight line joining points 9 metres [30 ft.] along the said *lot lines* from the point of intersection of the 2 *lot lines*;
 - ii. where the *driveway* or the parking area is used for parking or storage of a *house trailer* or boat, the landscape screen is not required with the said *driveway*; and
 - iii. in the case of *rear yards*, this screening requirement may be provided by a 1.8 metre [6 ft.] high solid fence.

J. Special Regulations

1. Block A

- (a) Garbage containers and *passive recycling containers* shall not be located within any required *setback* adjacent any *residential lot*;
- (b) The outdoor storage or display of any goods, materials or supplies is specifically prohibited, notwithstanding any other provision in this Part;
- (c) *Child care centres* shall be located on the *lot* such that these centres have direct access to an *open space* and play area within the *lot*;
- (d) Land and *structures* shall be used for the uses permitted in this Zone only if such uses do not emit noise in excess of 70 dB measured at any point on any boundary of the *lot* on which the use is located, provided that where a *lot* abuts a *lot* other than an *industrial lot* the noise level shall not exceed 60 dB.

2. Block B

- (a) *Amenity space* shall be provided on the *lot* as follows:
 - (a) Outdoor *amenity space*, in the amount of 3.0 square metres [32 sq.ft.] per *dwelling unit* and shall not be located within the required *setbacks*; and
 - (b) *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(2)(a) of this Zone; and
 - (b) Have direct access to an *open space* and play area within the *lot*.

3. Block C

Not applicable to this Block.

K. Subdivision

1. Block A

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

| <i>Lot Size</i> | <i>Lot Width</i> | <i>Lot Depth</i> |
|-----------------------------|------------------------|------------------------|
| 2,000 sq. m. [0.5 acres] | 30 metres [100 ft.] | 30 metres [100 ft.] |

2. Block B

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

| (a) <i>Lot Size</i> | <i>Lot Width</i> | <i>Lot Depth</i> |
|-----------------------------|------------------------|------------------------|
| 2,000 sq. m. [0.5 acres] | 30 metres [100 ft.] | 30 metres [100 ft.] |

excluding the area outlined in bold on the Subdivision Plan attached as Schedule "C".

(b) The area outlined in bold totaling 1,118 square metres on the Subdivision Plan attached as Schedule "C" or the smaller portion thereof which together total 1,118 square metres.

3. Block C

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

| | <i>Lot Size</i> | <i>Lot Width</i> | <i>Lot Depth</i> |
|-------------|------------------------------|--------------------------|------------------------|
| Subdivision | 929 sq.m. [10,000 sq.ft.] | 24.38 metres [80 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 to all statutes, by-laws, orders, regulations or agreements, the following are applicable:

1. Blocks A, B and C

- (a) Definitions are as set out in Part 1 Definitions, of Surrey Zoning By-law, 1993, No. 12000, as amended;
- (b) General provisions are as set out in Part 4 General Provisions, of Surrey Zoning By-law, 1993, No. 12000, as amended;
- (c) Additional off-street parking requirements are as set out in Part 5 Parking and Loading/Unloading, of Surrey Zoning By-law, 1993, No. 12000, as amended;
- (d) *Sign* regulations are as set out in Surrey Sign By-law, 1999, No. 13656, as amended;
- (e) Special *building setbacks* are as set out in Part 7 Special Building Setbacks, of Surrey Zoning By-law, 1993, No. 12000, as amended; and
- (f) Surrey Tree Preservation By-law, 1996, No. 12880, as amended.

2. Blocks A and B

- (a) Development permits may be required in accordance with the Surrey *Official Community Plan*, 1996, By-law No. 129000, as amended; and
- (b) Provincial licensing of *child care centres* is regulated by the Community Care Facility Act R.S.B.C. 1996. c. 60, as amended, and the Regulations pursuant thereto including without limitation B.C. Reg 319/89/213.

3. Block A

- (a) 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 an in accordance with the servicing requirements for the C-8 Zone as set forth is Surrey Subdivision and Development By-law, 1986, No. 8830, as amended; and
- (b) *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 C-8 Zone.

4. Block B

- (a) 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 an in accordance with the servicing requirements for the RM-10 Zone as set forth is Surrey Subdivision and Development By-law, 1986, No. 8830, as amended; and

- (b) *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.

5. Block C

- (a) 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 an in accordance with the servicing requirements for the RH-G Zone as set forth is Surrey Subdivision and Development By-law, 1986, No. 8830, as amended; and
- (b) *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 RH-G Zone.

- 3. This By-law shall be cited for all purposes as "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2001, No. 14510."

READ A FIRST AND SECOND TIME on the 4th day of September, 2001.

PUBLIC HEARING HELD thereon on the 18th day of September, 2001.

READ A THIRD TIME, AS AMENDED on the 9th day of June, 2003.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the 9th day of June, 2003.

_____ MAYOR

_____ CLERK

PROPOSED SUBDIVISION PLAN OF PART OF LOT 2 PLAN BCP
 AND LOTS 176, 177, 178, 180, 181 & 182 PLAN 68218, ALL OF
 SECTION 11 TOWNSHIP 2 NEW WESTMINSTER DISTRICT

SCALE 1:1000

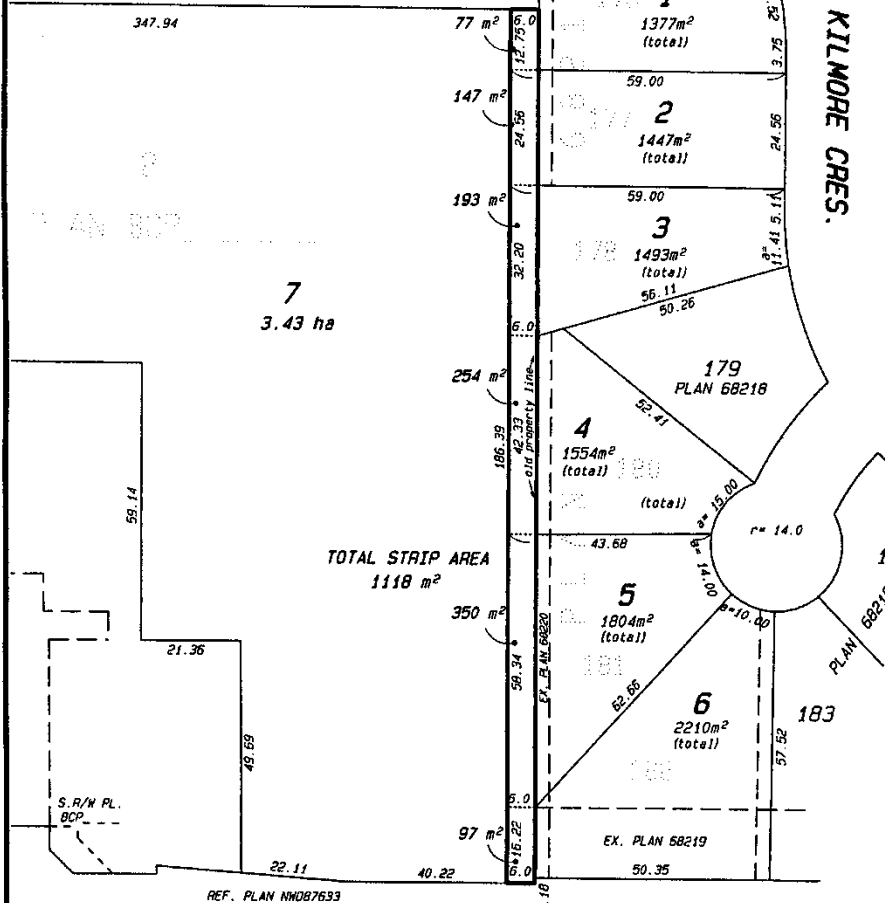


All distances are in metres.

Dimensions are based on Land Title Office records
 and are subject to change upon completion of
 legal field survey.

REDUCED

REM B
 EX. PLAN 12670



HIGHWAY No. 10

© COPYRIGHT
 DHALIMAL & ASSOCIATES
 LAND SURVEYING INC.
 121-13140 80th Avenue
 Surrey, B.C.
 V3W 3B2
 (ph) 501-6188
 (fx) 501-6189
 File: Y010028.SK3

DATED: JUNE 4, 2003

F:\jose.yip\01028\y010028.sk3 05-06-2003