

CITY OF SURREY

BY-LAW NO. 14843B

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

Portions of land shown on a Survey Plan attached hereto and forming part of this by-law as Schedule A, certified correct by Johnson Tam, B.C.L.S. on the 14th day of August, 2002, containing 1.50 hectares, called Block B more particularly described as follows:

- (a) Portion of Parcel Identifier: 006-673-708  
Lot 20 Section 12 Township 2 New Westminster District Plan 36688  
  
(Portion of 6163 - 168 Street)
- (b) Portion of Parcel Identifier: 007-343-841  
Lot 19, Section 12, Township 2, New Westminster District Plan 36688  
  
(Portion of 6189 - 168 Street)
- (c) Portion of Parcel Identifier: 004-276-604  
Lot 28 Section 12 Township 2 New Westminster District Plan 50999  
  
(Portion of 6199 - 168 Street)
- (d) Portion of Parcel Identifier: 005-327-644  
Lot 29 Section 12 Township 2 New Westminster District Plan 55087  
  
(Portion of 6219 - 168 Street)

- (e) Portion of Parcel Identifier: 005-327-679  
Lot 30 Except: Part Subdivided by Plan LMP40631 Section 12 Township 2 New  
Westminster District Plan 55087

(Portion of 16770 - 63 Avenue)

FROM: ONE-ACRE RESIDENTIAL ZONE (RA)  
AND: GENERAL AGRICULTURAL ZONE (A-1)  
TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

- (f) Portion of Parcel Identifier: 002-340-160  
Lot 39 Section 12 Township 2 New Westminster District Plan 60048

(Portion of 16715 - 61 Avenue)

((a), (b), (c), (d), (e), and (f) are collectively hereinafter referred to as the "*Lands*"  
and defined as Block B herein attached as Schedule A)

(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 *family oriented, 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. *Single family dwellings* provided that they form part of a *comprehensive design*.
2. *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**

Refer to Section D and E of this Zone.

**D. Density**

For the purpose of *building* construction:

1. Where amenities are provided in accordance with Schedule G of Surrey Zoning By-law, 1993, No. 12000, as amended, the *unit density* shall not exceed 37 *dwelling units* per hectare [15 u.p.a.] and the *floor area ratio* shall not exceed 0.60.
2. For the purpose of this Section and notwithstanding the definition of *floor area ratio* in Part I 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*.

**E. Lot Coverage**

The maximum *lot coverage* shall be 35%.

**F. Yards and Setbacks**

1. *Principal buildings* shall be sited in accordance with the following minimum *setbacks*:
  - (a) *Front Yard* - 3 metres [10 feet];
  - (b) *Side Yard* (north) - 2 metres [7 feet];
  - (c) *Side Yard* (south) - 2 metres [7 feet]; and
  - (d) *Rear Yard* - 6 metres [20 ft.].
2. *Accessory building* and *structures* shall be sited not less than 7.5 metres [25 ft.]; from all *lot lines*.
3. Notwithstanding Sub-section E.17(b) of Part 4 General Provision of Surrey Zoning By-law, 1993, No. 12000, as amended, stairs may encroach into the *building setback* area, provided such stairs consist of six (6) risers or less, as measured from the *finished grade*.

**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. Resident, visitor and employee *parking spaces* shall be provided as stated in Table C.6, Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 2993, No. 12000, as amended.
2. Fifty per cent (50%) of all required resident *parking spaces* shall be provided as *underground parking* or as *parking within the building envelope*.
3. Parking within the required *setbacks* is not permitted.

## **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* and shall not be located within the required *setbacks*.
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**

*Lots* created through subdivision shall conform to the following minimum standards:

<i>Lot Size</i>	<i>Lot Width</i>	<i>Lot Depth</i>
1,500 sq. m. [3.7 acre]	255 metres [837 ft.]	50 metres [164 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, however, in the event that there is a conflict with the provisions in this Comprehensive Development Zone and other provisions in Surrey Zoning By-law, 1993, No. 12000, as amended, the provisions in this Comprehensive Development Zone shall take precedence:

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 Parking and Loading/Unloading, of Surrey Zoning By-law, 1993, No. 12000, as amended.
5. *Sign* regulations are as set out in Surrey Sign By-law, 1999, No. 13656, 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, 2002, No. 14650, as amended, and the development cost charges shall be based on the RM-10 Zone.
8. Surrey Tree Preservation By-law, 1996, No. 12880, as amended.
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. c. 60, as amended, and the Regulations pursuant thereto including without limitation 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, 2002, No. 14843B."

READ A FIRST AND SECOND TIME on the 4th day of November, 2002.

PUBLIC HEARING HELD thereon on the 18th day of November, 2002.

READ A THIRD TIME ON THE 18th day of November, 2002.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the 27th day of October, 2003.

\_\_\_\_\_ MAYOR

\_\_\_\_\_ CLERK

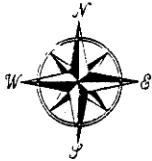
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SURVEY PLAN TO ACCOMPANY SURREY REZONING BYLAW No. **14843B** OF

- 1) LOT 30, PLAN 55087 EXCEPT PART SUBDIVIDED BY PLAN LMP40631
- 2) LOT 29, PLAN 55087
- 3) LOT 28, PLAN 50999
- 4) LOT 19, PLAN 36688
- 5) LOT 20, PLAN 36688
- 6) LOT 39, PLAN 60048
- 7) LOT 69, PLAN LMP46878

APPENDIX II

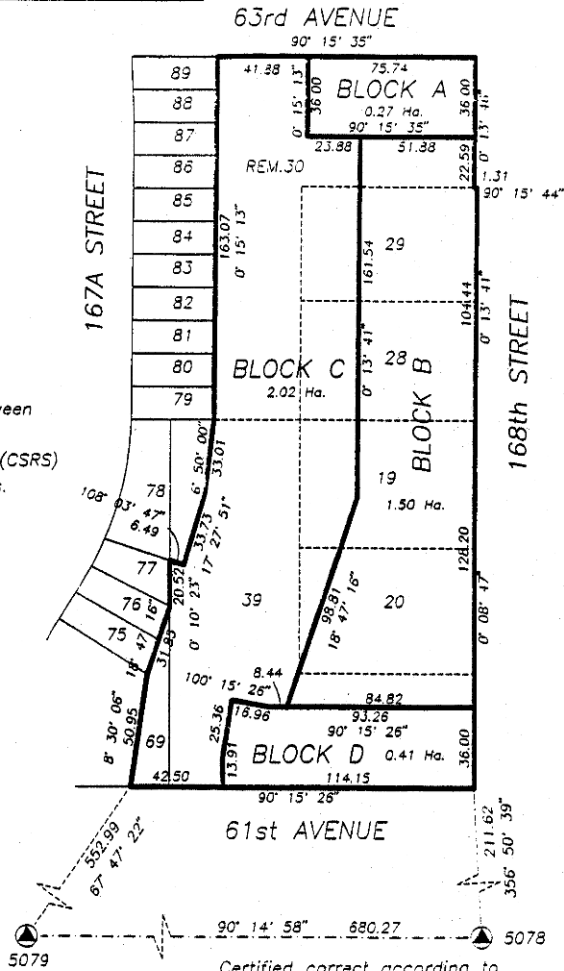
ALL OF SECTION 12 TOWNSHIP 2 NEW WESTMINSTER DISTRICT



SCALE: 1:2500

**LEGEND:**

- ▲ Control Monument Found
- Grid bearings are derived from observations between control monuments 5078 and 5079.
- Integrated Survey Area No. 1, (SURREY), NAD83 (CSRS)
- This plan shows ground level measured distances.
- Prior to computation of U.T.M. co-ordinates, multiply by combined factor of 0.9996015.



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 E-mail: jctam@telus.net  
 Job No. 1796  
 Drawn By: JT

Certified correct according to  
 Land Title Office records  
 this 14th day of August, 2002.

*[Signature]*  
 B.C.L.S.

DWG No. MB-0618