

CITY OF SURREY

BY-LAW NO. 14868

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)

All or portions of land shown on a Survey Plan attached hereto and forming part of this by-law as Schedule A, certified correct by R. Janzen, B.C.L.S. on the 19th day of November, 2002, containing 2.13 hectares, called Block A and more particularly described as follows:

Portion of Parcel Identifier: 024-832-685  
Lot 134 Section 12 Township 2 New Westminster District Plan  
LMP46878

(Portion of 16597 - 60 Avenue)

Parcel Identifier: 011-268-930  
Parcel "A" (Explanatory Plan 51675) Lot 5 Section 12 Township 2 New  
Westminster District Plan 6427

(16615 - 60 Avenue)

Parcel Identifier: 024-832-693  
Lot 135 Section 12 Township 2 New Westminster District Plan  
LMP46878

(16653 - 60 Avenue)

Portion of land shown on a Survey Plan attached hereto and forming part of this by-law as Schedule A, certified correct by R. Janzen, B.C.L.S. on the 19th day of November, 2002, containing 0.165 hectares, called Block B and more particularly described as follows:

Portion of Parcel Identifier: 024-832-685  
Lot 134 Section 12 Township 2 New Westminster District Plan LMP46878

(Portion of 16597 - 60 Avenue)

(hereinafter referred to as the "*Lands*")

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

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

**A. Intent**

This Comprehensive Development Zone is intended to accommodate and regulate the development of *low density, ground-oriented multiple-unit residential buildings* and a limited accessory commercial component, which are to be developed in accordance with a *comprehensive design*.

**B. Permitted Uses**

1. *Lands* and *structures* in Block A 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*:

- (a) *Ground-oriented multiple unit residential buildings*; 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 floor area of 3.0 square metres [32 sq. ft.] per *dwelling unit*.

2. *Lands* and *structures* in Block B shall be used for *ground-oriented multiple residential buildings* with a minimum of one of the following *accessory* uses in each *dwelling unit*:

- (a) *Eating establishments* excluding the following:
  - i. *Drive-through restaurants*; and
  - ii. *Eating establishments* licensed by the Liquor Control and Licensing Act, R.S.B.C. 1996, chapter 267 as amended;
- (b) Office uses excluding the following:
  - i. *Social escort services*; and

- ii. *Methadone clinics;*
- (c) *Personal service uses* limited to the following:
  - i. Barbershop;
  - ii. Beauty parlour;
  - iii. Repair of clothing; and
  - iv. Shoe repair shop;
- (d) *General service uses* limited to the following:
  - i. Dressmaking and tailoring shops;
  - ii. Photography and film processing services; and
  - iii. Photocopying services; and
- (e) *Retail stores* excluding the following:
  - i. *Adult entertainment stores;*
  - ii. Auction houses; and
  - iii. *Secondhand stores and pawnshops.*

**C. Lot Area**

Not applicable to this Zone.

**D. Density**

1. The maximum *unit density* shall not exceed 2.5 *dwelling units* per hectare [1 u.p.a.] and the maximum *floor area ratio* shall not exceed 0.10.
2. The maximum *unit density* shall be increased to 36 *dwelling units* per hectare [15 u.p.a.] and the maximum *floor area ratio* shall be increased to 0.63 if amenities are provided in accordance with Schedule G of Surrey Zoning By-law, 1993, No. 12000, as amended, and subject to the following:

- (a) The total number of *dwelling units* in Block A shall not exceed 73;
  - (b) The total number of *dwelling units* in Block B shall not exceed 4; and
  - (c) A maximum of 45 square metres [500 sq.ft.] of each *dwelling unit* in Block B is used for the commercial uses permitted in Sub-section B.2 of this Zone and shall be located on the main floor of the *dwelling unit*.
3. Notwithstanding Sub-section D.2(c), additional floor area for commercial use on the main floor may be located within the in-ground basement of a *dwelling unit* in Block B.
  4. 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 spaces* shall be included in the calculation of *floor area ratio*.

**E. Lot Coverage**

The maximum *lot coverage* for the combined Block A and Block B shall be 45%.

**F. Yards and Setbacks**

1. *Principal buildings* on Block A and Block B shall be sited in accordance with the following minimum *setbacks*:
  - (a) *Front yard* on 166 Street: 3 metres [10 feet]; and
  - (b) *Side yard* on 60 Avenue: 3 metres [10 feet]; and
  - (c) *East side yard*: 6.0 metres [20 feet]; and
  - (d) *North side yard*: 7.5 metres [25 feet].
2. *Accessory buildings* 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 Provisions 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 10.0 metres [33 feet].
2. Accessory buildings and structures: The *building height* shall not exceed 4.5 metres [15 feet].

#### **H. Off-Street Parking and Loading/Unloading**

1. Resident and visitor *parking spaces* shall be provided as stated in Table C.6, Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.
2. Fifty percent (50%) of all required resident *parking spaces* shall be provided as *underground parking* or as *parking* within *building* envelope.
3. Parking within the required *setbacks* is not permitted.
4. Notwithstanding Sub-section C.1 of Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended, *parking spaces* are not required for the commercial uses permitted on Sub-section B.2 of this Zone.

#### **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. *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* shall be provided and shall not be located within the required *setback*; and

- (b) Indoor *amenity space*, in the amount of 3.0 square metres [32 ft.] per *dwelling unit*, of which a maximum of 1.5 square metres [16 sq.ft.] per *dwelling unit* may be devoted to a *child care centre*.

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 in this Zone shall conform to the following minimum standards:

<i>Lot Size</i>	<i>Lot Width</i>	<i>Lot Depth</i>
20,000 sq. m [5 acres]	120 metres [394 ft]	130 metres [425 ft.]

Dimensions shall be measured in accordance with Section E.21, Part 4 General Provisions, of the 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-15 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, 1993, No. 11951, as amended, and the development cost charges shall be based as follows:
  - (a) *Dwelling Units:* RM-15
  - (b) Commercial Floor Area in Block B: C-4
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. 14868."

READ A FIRST AND SECOND TIME on the 25th day of November, 2002.

PUBLIC HEARING HELD thereon on the 9th day of December, 2002.

READ A THIRD TIME ON THE 9th day of December, 2002.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the 24th day of March, 2003.

\_\_\_\_\_ MAYOR

\_\_\_\_\_ CLERK

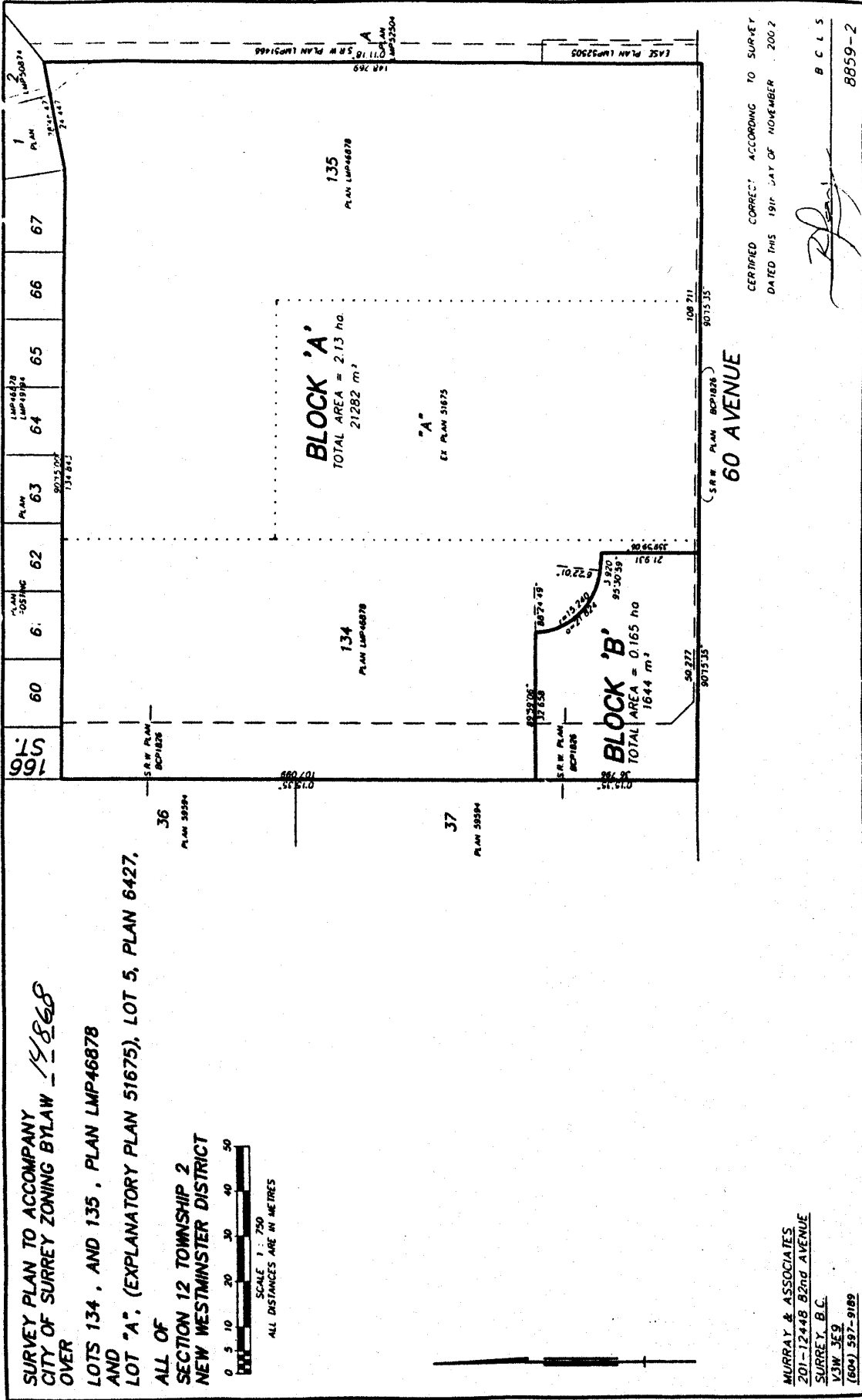
**SURVEY PLAN TO ACCOMPANY  
CITY OF SURREY ZONING BYLAW 14868**

**LOTS 134, AND 135, PLAN LMP46878  
AND  
LOT "A": (EXPLANATORY PLAN 51675), LOT 5, PLAN 6427,**

**ALL OF  
SECTION 12 TOWNSHIP 2  
NEW WESTMINSTER DISTRICT**



SCALE 1 : 750  
ALL DISTANCES ARE IN METRES



CERTIFIED CORRECT ACCORDING TO SURVEY  
DATED THIS 19th DAY OF NOVEMBER 2002

MURRAY & ASSOCIATES  
201-12448 82nd AVENUE  
SURREY, B.C.  
V3W 3E9  
(604) 597-9189

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