

CITY OF SURREY

BY-LAW NO. 14889A

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:

- (a) FROM: GENERAL AGRICULTURE ZONE (A-1)
TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

Parcel Identifier: 000-825-760
Lot 18 Section 26 Township 1 New Westminster District Plan 1300

(15276 - 34 Avenue)

Portion of Parcel Identifier 017-498-929 Lot 1 Section 26 Township 1 New Westminster District Plan LMP1855, shown in heavy outline on a Survey Plan attached hereto and forming part of this by-law as Schedule A, certified correct by Allen Olsen, B.C.L.S. on the 18th day of November, 2002, containing 1,293 square metres, called Block B, and more particularly described as follows:

(Portion of 3270 - 152 Street)

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

A portion of Parcel Identifier: 018-011-136 Lot B Except: Part subdivided by Plan LMP42419 Section 26 Township 1 New Westminster District Plan LMP7260, shown in heavy outline on a Survey Plan attached hereto and forming part of this by-law as Schedule A, certified correct by Allan Olsen, B.C.L.S. on 18th day of November, 2002, containing 1,782 square metres, called Block C and more particularly described as follows:

(Portion of 15329 - 32 Avenue Diversion)

(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

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.]. The maximum *unit density* may be increased to 26 *dwelling units* per hectare [11 upa] if amenities are provided in accordance with Schedule G of Surrey Zoning By-law, 1993, No. 12000, as amended.
2. 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*.
 - (a) If amenities are not provided in accordance with Schedule G. of Surrey Zoning By-law, 1993, No. 12000, as amended the *floor area ratio* shall not exceed 0.10; or
 - (b) If amenities are provided in accordance with Schedule G of Surrey Zoning By-law, 1993, No. 12000, as amended, the *floor area ratio* shall not exceed 0.50.

3. *Indoor Amenity space*: The indoor *amenity space* required in Sub-section J.1(b) of this Zone, is excluded from the calculation of the *floor area ratio*.

E. Lot Coverage

The maximum *lot coverage* shall be 40%.

F. Yards and Setbacks

1. *Principal buildings* and *accessory 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* - 7.5 metres [25 feet]; and
 - (d) *Side Yard on Flanking Street* - 7.5 metres [25 feet].

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 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 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. Communal garbage containers and communal *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* and shall not be located within the required *setbacks*; and
 - (b) Indoor *amenity space*, in the amount of 3.0 square metres [32 sq.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> |
|---------------------------|-------------------------|-------------------------|
| 2,000 sq. m [0.5 acre] | 30 metres [100 ft] | 30 metres [100 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-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, 2003, No. 14889A."

READ A FIRST AND SECOND TIME on the 6th day of January, 2003.

PUBLIC HEARING HELD thereon on the 20th day of January, 2003.

READ A THIRD TIME ON THE 20th day of January, 2003.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the 23rd day of June, 2003.

_____ MAYOR

_____ CLERK

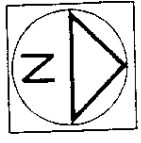
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SCHEDULE A

SURVEY PLAN TO ACCOMPANY CITY OF SURREY BYLAW NO. 1988918 OVER
 PORTIONS OF LOT 1 PLAN LMP1855 AND LOT B PLAN LMP7620
 EXCEPT PART SUBDIVIDED BY PLAN LMP42419. BOTH OF SECTION 26
 TOWNSHIP 1 NEW WESTMINSTER DISTRICT

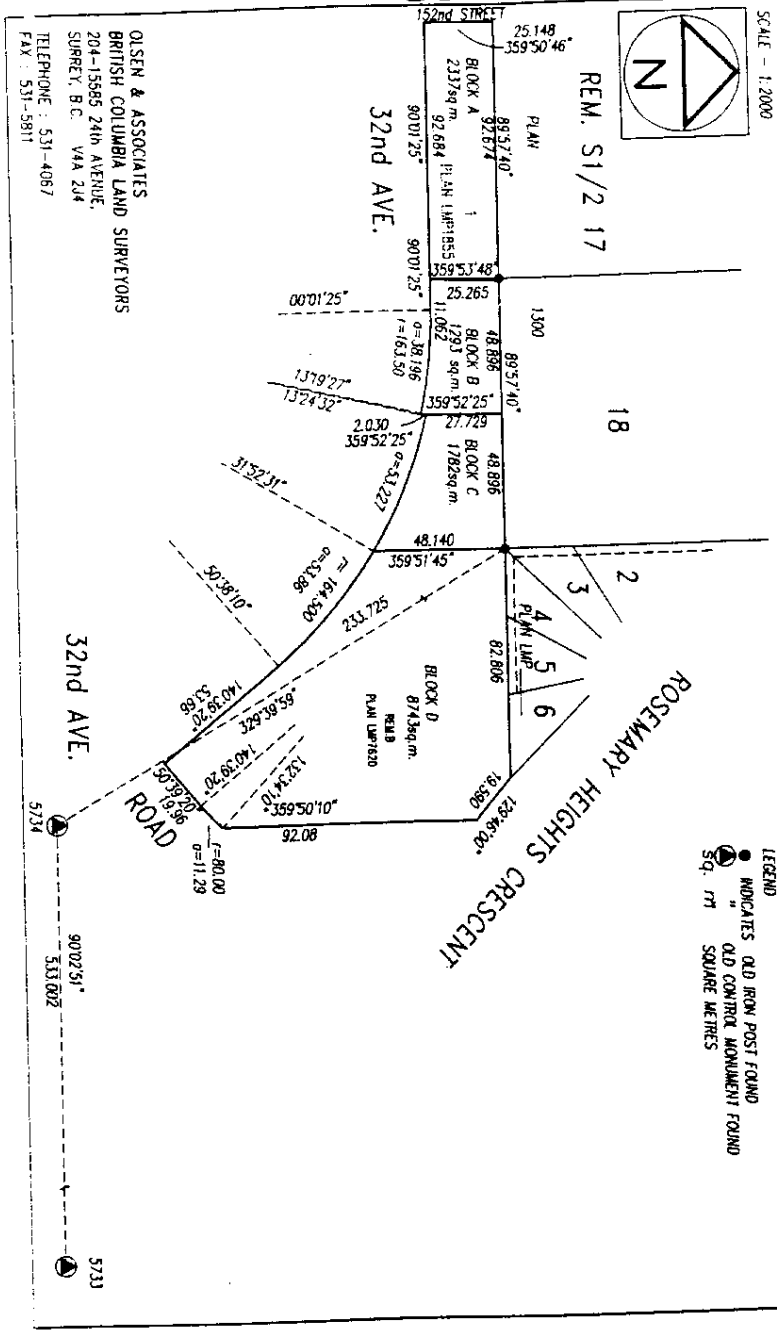
ALL OK

CERTIFIED CORRECT
 Dated this 18th day of NOVEMBER 2002
 THIS DOCUMENT IS NOT VALID UNLESS
 ORIGINALLY SIGNED AND SEALED.



SCALE - 1:2000

REM. S1/2 17



LEGEND
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 ○ " " OLD CONTROL MONUMENT FOUND
 SQ. M SQUARE METRES

OUSEN & ASSOCIATES
 BRITISH COLUMBIA LAND SURVEYORS
 204-15585 24th AVENUE
 SURREY, B.C. V4A 2J4
 TELEPHONE: 531-4067
 FAX: 531-5811