

CITY OF SURREY

BY-LAW NO. 15089

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: SINGLE FAMILY RESIDENTIAL ZONE (RF)  
TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

All or portions of land shown on the Survey Plan attached hereto and forming part of this By-law as Schedule A, certified correct by D.S. Martens, B.C.L.S. on the 18th day of June, 2004, containing 0.4093 ha, called Block 1 and more particularly described as follows:

Portion of Parcel Identifier: 011-080-752  
Lot 13 Except: Firstly: Part on Highway Plan 27181 Secondly: Part Subdivided by Plan 34313 Thirdly: Part Road on Plan LMP 6198 Section 15 Block 5 North Range 2 West New Westminster District Plan 4172

Portion of 13352 King George Highway

Parcel Identifier: 008-602-905  
Parcel A (Explanatory Plan 12286) Lot 12 Except: Firstly: Part on Statutory Right-of-Way Plan 27181 Secondly: Part Road on Plan LMP 6198 Section 15 Block 5 North Range 2 West New Westminster District Plan 4172

13362 King George Highway

(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 medium *density, ground-oriented multiple unit residential buildings* 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 *ground-oriented multiple unit residential buildings*

**C. Lot Area**

Not applicable to this Zone.

**D. Density**

1. The maximum number of *dwelling units* shall not exceed 22; and
2. The maximum *floor area ratio* shall not exceed 0.70.

**E. Lot Coverage**

The maximum *lot coverage* shall be 45%.

**F. Yards and Setbacks**

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

<b>Use</b>	<b><i>Setback</i></b>	<b><i>Front</i></b> <b><i>Yard</i></b>	<b><i>Rear</i></b> <b><i>Yard</i></b>	<b>Northern</b> <b><i>Side Yard</i></b>	<b>Southern</b> <b><i>Side Yard</i></b>
<i>Principal and Accessory Buildings and Structures</i>		6.5 m. [21 ft.]	0.90 m. [3 ft.]	3.0 m. [10 ft.]	7.5 m. [25 ft.]

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

**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 11 metres [36 feet].
2. *Accessory buildings and structures:* The *building height* shall not exceed 4.5 metres [15 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 this 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. *Dwelling units with parking spaces* provides as *tandem parking* for *ground-oriented multiple unit residential buildings* shall be permitted as follows:
  - (a) *Tandem parking* must be enclosed and attached to each *dwelling unit* if the *dwelling units* are *ground-oriente*; and
  - (b) Both *parking spaces* provided as *tandem parking* must be held by the same owner.

## **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**

*Amenity space* shall be provided on the *lot* as follows:

1. Outdoor *amenity space*, in the amount of 3.0 square metres [32 sq.ft.] per *dwelling unit*; and
2. Indoor *amenity space*, in the amount of 3.0 square metres [32 sq.ft.] per *dwelling unit*.

**K. Subdivision**

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

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<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.]

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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-30 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-30 Zone in City Centre.
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.

3. This By-law shall be cited for all purposes as "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2003, No. 15089."

READ A FIRST AND SECOND TIME on the 7th day of July, 2003.

PUBLIC HEARING HELD thereon on the 21st day of July, 2003.

READ A THIRD TIME, AS AMENDED, ON THE 26th day of July, 2004.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the 26th day of July, 2004.

\_\_\_\_\_ MAYOR

\_\_\_\_\_ CLERK

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SEH 4/29/13 2:00 PM

# SCHEDULE A

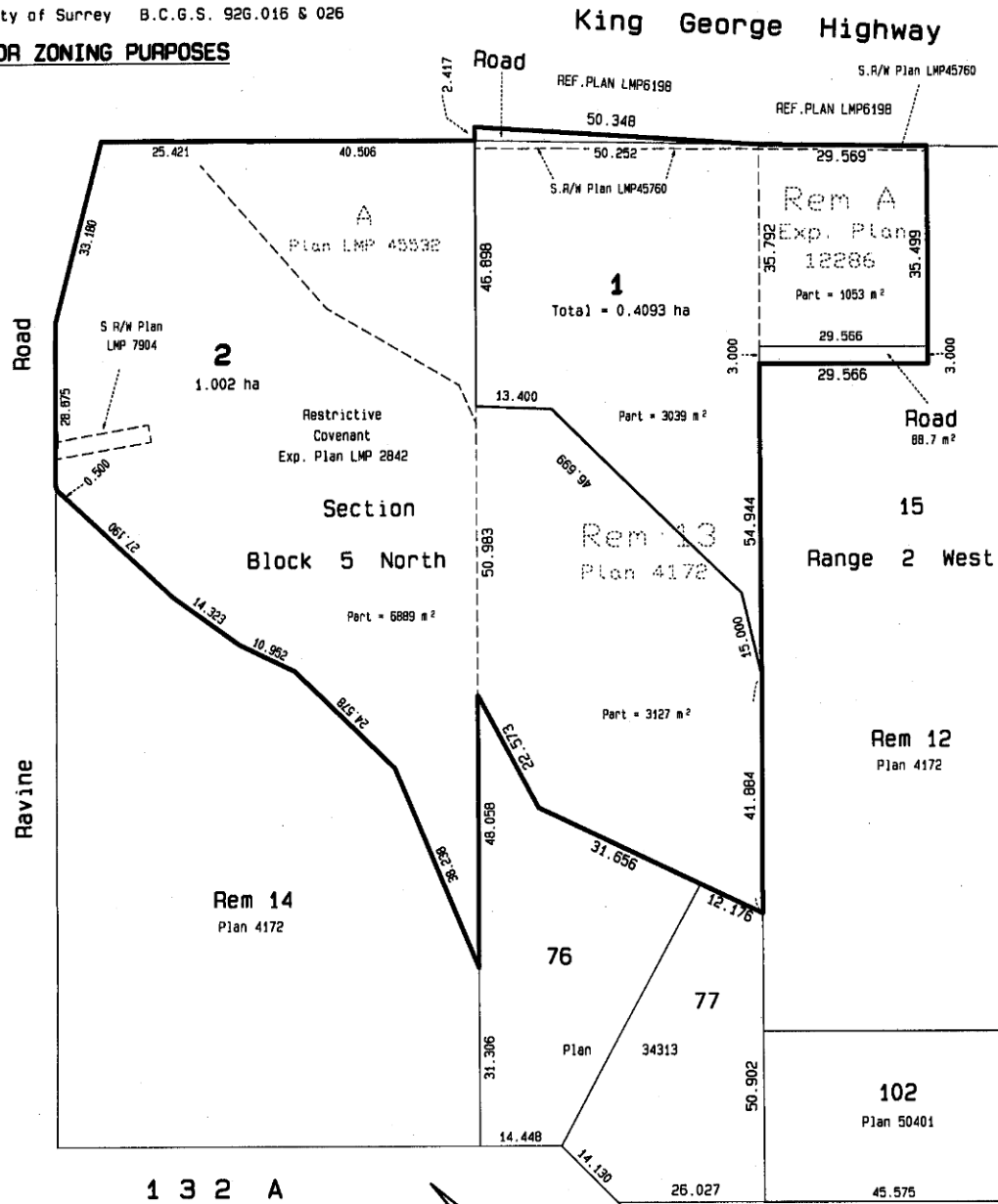
**SURVEY PLAN TO ACCOMPANY A CITY OF SURREY BYLAW No. 15089 OVER PART OF**

- 1. PARCEL 'A', EXPLANATORY PLAN 12286, EXCEPT PART SHOWN ON PLAN LMP6198**
- 2. LOT 13, PLAN 4172, EXCEPT: a.) PART ON HIGHWAY PLAN 27181  
b.) PART SUBDIVIDED BY PLAN 34313, c.) PART ROAD ON PLAN LMP6198**
- 3. PARCEL A, PLAN LMP 45532**

**ALL OF SECTION 15, BLOCK 5 NORTH, RANGE 2 WEST  
NEW WESTMINSTER DISTRICT**

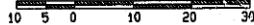
City of Surrey B.C.G.S. 926.016 & 026

**FOR ZONING PURPOSES**



1 3 2 A

**SCALE 1:750**



All distances are in metres.

**D. S. Martens**  
B. C. Land Surveyor  
21457 78th Avenue  
Langley B.C. V2Y 2E9  
Fax/Phone 888-2665

CERTIFIED CORRECT ACCORDING TO  
A FIELD SURVEY COMPLETED  
THIS 18th DAY OF JUNE, 2004.

*[Signature]*  
British Columbia Land Surveyor

