

CITY OF SURREY

BY-LAW NO. 15114

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)

Parcel Identifier: 025-737-309
Lot 232 Section 16 Township 8 New Westminster District Plan BCP6715

7067 - 189 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 *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 uses provided such uses are part of a *comprehensive design*.

1. *Single family dwellings.*
2. *Duplexes.*

C. Lot Area

Not applicable to this Zone.

D. Density

1. For the purpose of *building* construction, 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 0.1. The maximum *unit density* and *floor area ratio* may be increased to that prescribed in Sub-section D.2 of this Zone, if amenities are provided in accordance with Schedule G of Surrey Zoning By-law, 1993, No. 12000, as amended.
2. The maximum *unit density* shall not exceed 26 *dwelling units* per hectare [10.5 u.p.a.] and the maximum *floor area ratio* shall not exceed 0.55.

E. Lot Coverage

The maximum *lot coverage* shall be 40%.

F. Yards and Setbacks

1. *Principal buildings* shall be sited in accordance with the following minimum *setbacks*:
 - (a) *Front Yard* (East) - 3.5 metres [11 ft.] except at north-east corner where it may be reduced to 2.4 metres [8 feet];
 - (b) *Rear Yard* (West) - 2.5 metres [8 ft.] as measured to the eastern edge of the right-of-way;
 - (c) *North Side* - 2.5 metres [8 ft.];
 - (d) *South Yard* - 5.0 metres [16 ft.];
 - (e) *East Yard* - 3.5 metre, [11 ft.]; and
 - (f) *Side Yard* on *Flanking Street* (North) - 2.5 metres [8 ft.] except at north-east corner where it may be reduced to 2.4 metres [8 ft.].
2. *Accessory buildings* and *structures* shall be sited not less than 4.5 metres [15 ft.] from all *lot lines*.

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 4.5 metres [15 feet].

H. Off-Street Parking

1. Off-street *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. Each required off-street *parking space*, except visitor *parking spaces*, shall be enclosed in a garage forming an integral part of the *principal building*.

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 1.0 metre [3 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 *driveway*.

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*, which may 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*.

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 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. 15114."

READ A FIRST AND SECOND TIME on the 8th day of September , 2003.

PUBLIC HEARING HELD thereon on the 29th day of September, 2003.

READ A THIRD TIME, AS AMENDED ON THE 27th day of October, 2003.

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