

CITY OF SURREY

BY-LAW NO. 15140

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

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

Parcel Identifier: 023-869-356  
Lot 2 Except: Firstly; Part Subdivided by Plan LMP35777 Secondly; Part Subdivided by Plan LMP51807 Thirdly; Part Subdivided by Plan LMP 53881 Section 26 Township 1 New Westminster District Plan LMP34571

3300 - 157A Street

(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 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 provided such uses are part of a *comprehensive design*:

*Single family dwellings and duplexes.*

**C. Lot Area**

Not applicable to this Zone.

**D. Density**

For the purpose of *building* construction:

1. The maximum *density* shall not exceed that prescribed in Sub-sections D.2 and D.3 of this Zone
2. *Single Family Dwellings and Duplexes:*
  - (a) The maximum *unit density* shall be 16 *dwelling units* per hectare [7 u.p.a.] calculated for the entire *Lands*;
  - (b) For *building* construction within a *lot*:
    - i. Block A: The *floor area ratio*\* shall not exceed 0.55 for each strata *lot* within Block A.
    - ii. Block B: Notwithstanding the definition of *floor area ratio* in Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended, the *floor area ratio*\* shall not exceed 0.40 for each strata *lot* based on the entire area of Block B as shown in Schedule A.  
  
\* 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*.
3. Notwithstanding Sub-section D.3 of this Zone, the maximum allowable floor area for each strata *lot* shall be as follows:
  - (a) Block A: 280 square metres [3,014 sq.ft.].
  - (b) Block B: 260 square metres [2,800 sq. ft.].

**E. Lot Coverage**

The maximum *lot coverage* for each strata *lot* shall be as follows:

1. Block A: 45%
2. Block B: 42%

**F. Yards and Setbacks**

*Buildings* and *structures* shall be sited from all *lot* lines in accordance with Schedule B, which is attached hereto, and forms part of this By-law. (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 9 metres [30 feet].
2. *Accessory buildings and structures:* The *building height* shall not exceed 3 metres [10 feet] except that where the roof slope and construction materials of an *accessory building* are the same as that of the *principal building* the *building height* of the *accessory building* may be increased to 5.0 m [16 ft.].

**H. Off-Street Parking**

1. Resident and visitor *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 *parking within the building envelope*.

**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*.

**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*.

**K. Subdivision**

1. For the purpose of subdivision:
  - (a) Where amenities are not provided in accordance with Schedule G of Surrey Zoning By-law, 1993, No. 12000, as amended, the *lots* created shall conform to the minimum standards prescribed in Section K of Part 12 One Acre Residential Zone (RA) of Surrey Zoning By-law, 1993, No. 12000, as amended; and
  - (b) Where amenities are provided in accordance with Schedule G of Surrey Zoning By-law, 1993, No. 12000, as amended, the *lots* created shall conform to the minimum standards prescribed in Sub-section K.2 of this Zone.
2. *Lots* created through subdivision in this Zone shall conform to the following minimum standards:

	<b>Strata Lot Size</b>	<b>Strata Lot Width</b>	<b>Strata Lot Depth</b>
Block A Strata Lots	487 sq. m. [5,240 sq.ft.]	15 metres [50 ft.]	29 metres [95 ft.]
Block B Strata Lots	379 sq. m. [4,080 sq. ft.]	14.9 metres [49 ft.]	27.4 metres [90 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.

3. This By-law shall be cited for all purposes as "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2003, No. 15140."

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

PUBLIC HEARING HELD thereon on the 27th day of October, 2003.

READ A THIRD TIME 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 5th day of April, 2004.

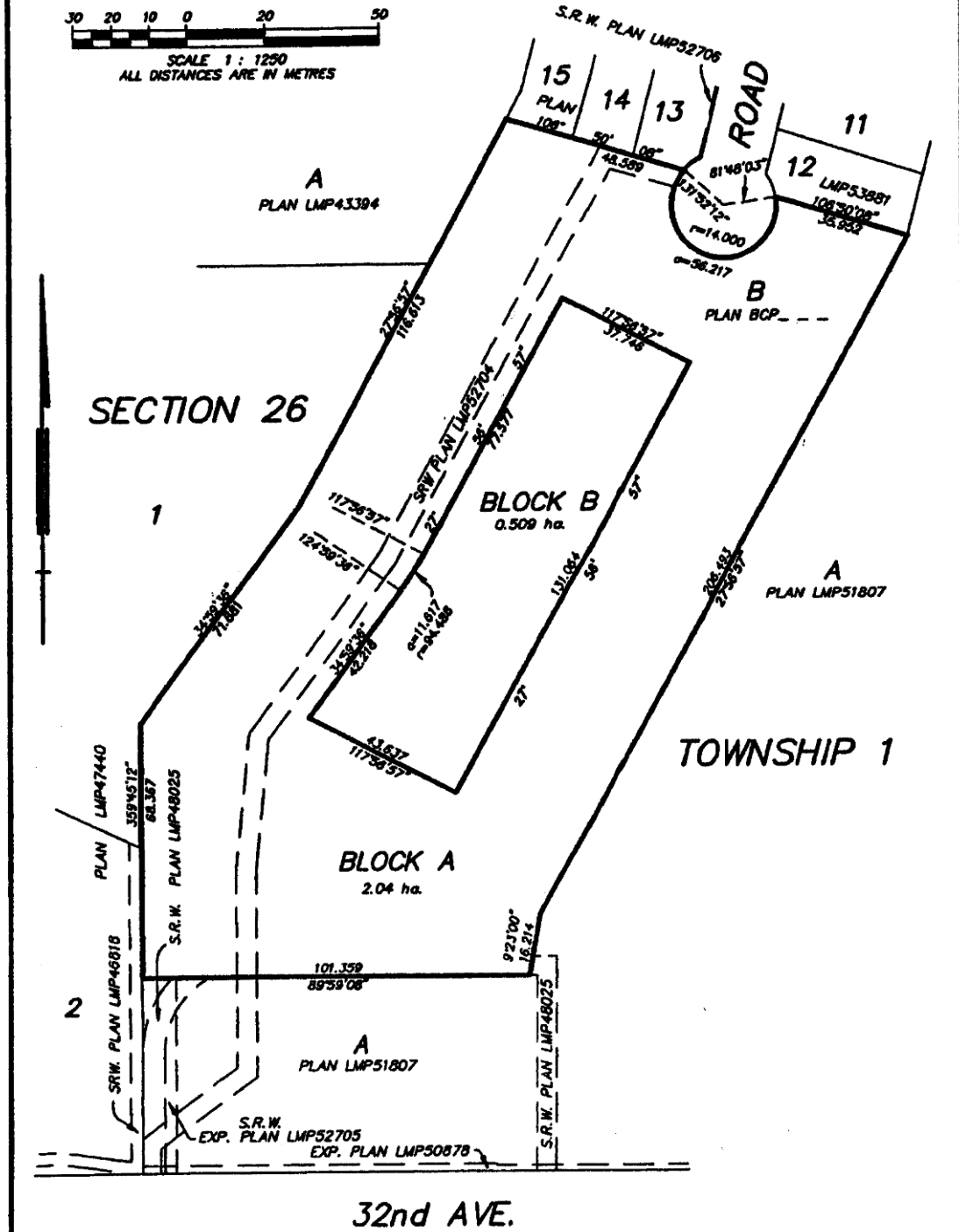
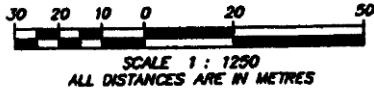
\_\_\_\_\_ MAYOR

\_\_\_\_\_ CLERK

h:\clerks\by-laws\bylaw library\adopted\15000\15000-15250\byl 15140.doc  
SEH 4/29/13 2:02 PM

**SURVEY PLAN OF LOT B, SECTION 26, TOWNSHIP 1,  
NEW WESTMINSTER DISTRICT, PLAN BCP\_ \_ \_ \_  
TO ACCOMPANY CITY OF SURREY ZONING BYLAW.**

**SCHEDULE A**



**32nd AVE.**

CERTIFIED CORRECT ACCORDING TO SURVEY.  
DATED THIS 5<sup>TH</sup> DAY OF SEPTEMBER, 2003.

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

*R. J. [Signature]* B. C. L. S.  
FILE 8082-365

