

CITY OF SURREY

BY-LAW NO. 15159

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: COMPREHENSIVE DEVELOPMENT ZONE (CD)
(By-law No. 14229)
TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

Parcel Identifier: 025-136-895
Lot 2 Section 19 Township 2 New Westminster District Plan LMP 51366

12715 - 72 Avenue

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

Parcel Identifier: 008-267-472
Parcel "A" (Explanatory Plan 14140), Lot 16 Except: Parcel "E" (By-law Plan 77913) Section 19 Township 2 New Westminster District Plan 6216

12719 - 72 Avenue

(1(a) and (b) area 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* which are to be developed in accordance with a *comprehensive design*.

B. Permitted Uses

The *Lands* and *structures* shall be used for only *ground-oriented multiple unit residential buildings*.

C. Lot Area

Not applicable to this Zone.

D. Density

For the purpose of *building* construction:

1. The maximum *floor area ratio* shall be 0.90.
2. The maximum *unit density* shall be 47 *dwelling units* per hectare [19 u.p.a.].

E. Lot Coverage

The maximum *lot coverage* shall be 45%.

F. Yards and Setbacks

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

1. *Principal buildings* shall be sited in accordance with the following minimum *setbacks*:
 - (a) *Front Yard* - 7.5 metres, [25 feet];
 - (b) *Rear Yard* - 4.3 metres [14 feet]; and
 - (c) *Side Yard* - 6 metres [20 feet].
2. *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]; and
 - (c) *Side Yard* - 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 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. 2 *parking spaces* per *dwelling unit* for residents; and
2. 0.2 *parking spaces* per *dwelling unit* for visitors.
3. All required resident parking shall be provided as *parking within building envelope*.
4. *Tandem parking* shall be permitted as follows:
 - (a) *Tandem parking* must be enclosed and attached to each *dwelling unit*; and
 - (b) Both *parking spaces* 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

1. Outdoor *amenity space* shall be provided on the lot, in the amount of 3.0 square metres [32 sq.ft.] per *dwelling unit* and shall not be located within the required *setbacks* except the rear yard setback are.
2. Indoor amenity space shall be provided on the lots 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>
720 sq. m [0.18 acre]	24 metres [79 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-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.
 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. 15159."

READ A FIRST AND SECOND TIME on the 27th day of October, 2003

PUBLIC HEARING HELD thereon on the 17th day of November, 2003

READ A THIRD TIME ON THE 17th day of November, 2003.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the 1st day of March, 2004.

_____ MAYOR

_____ CLERK