

CITY OF SURREY

BY LAW NO. 15350

A by law to amend the provisions of "Surrey Zoning By law, 1993, No. 12000," as amended.

.....

NOW, THEREFORE, the 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 as follows:
 1. **Part 15A Cluster Residential Zone (RC)**, is amended as follows:
 - (a) Amend Section D. Density by inserting a new Section D.1 as follows and renumbering the remaining sections accordingly:
 - “1. For the purpose of subdivision:
 - (a) In Neighbourhood Concept Plan and Infill Areas as described and outlined on the maps attached as Schedule F attached to this By-law, the maximum *unit density* shall not exceed 2.5 *dwelling units* per gross hectare [1 u.p.a.]. The maximum *unit density* may be increased to 3.95 *dwelling units* per hectare [1.6 u.p.a.] calculated on the basis of the entire *lot*, if amenities are provided in accordance with Schedule G of this By-law;
 - (b) In areas other than the ones in Sub-section D.1(a) of this Zone, the maximum *unit density* shall not exceed 3.95 *dwelling units* per hectare [1.6 u.p.a.], calculated on the basis of the entire *lot*.
 - (b) Amend Section D. Density by deleting from the renumbered Section D.2 the words “For the purpose of subdivision, the maximum *density* shall not exceed” and replacing them with the following:

“The maximum *unit density* may be increased from 3.95 *dwelling units* per hectare [1.6 u.p.a.] to”
 - (c) Amend Section D. Density by deleting from the renumbered Section D.3 the reference to “Sub-section D.1(a)” and replacing it with “Sub-section D.2(a).”
 - (d) Amend Section D. Density by deleting from the second footnote (**) of the renumbered Sub-section D.4(b), the words “Sub-section D.1(a)” and replacing them with “Sub-section D.2(a).”
 - (e) Amend Section E. Lot Coverage by deleting the reference in Sub-section E.1(b)iii to “Sub-section D.1(a)” and replacing it with “Sub-section D.2(a).”
 - (f) Amend Section I. Landscaping by deleting references in Sub-sections I.1.(b) and I.2(e) to “Section D.1” and replacing them with “Section D.2”.

(g) Amend Section J. Subdivision by deleting the words "Lots created through subdivision shall conform to the following minimum standards" and replacing them the following:

- “1. For subdivision of land in Neighbourhood Concept Plan and Infill Areas as described and outlined on maps attached as Schedule F of this By-law:
 - (a) Where amenities are not provided in accordance with Schedule G of this By-law, the *lots* created shall conform to the minimum standards prescribed in Section K of Part 12 One-Acre Residential Zone (RA) of this By-law; and
 - (b) Where amenities are provided in accordance with Schedule G of this By-law, the *lots* created shall conform to the minimum standards prescribed in Sub-sections J.2 or J.3 of this Zone.
2. *Lots* created through subdivision shall meet the dimensional requirements of the RH Zone.
3. *Lots* created through subdivision in accordance with Sub-section D.2(a) of this Zone, shall conform to the following minimum standards:”

2. This By law shall be cited for all purposes as "Surrey Zoning By law, 1993, No. 12000, Text Amendment By law, 2004, No. 15350."

PASSED FIRST AND SECOND READING on the 19th day of April, 2004.

PUBLIC HEARING HELD thereon on the 3rd day of May, 2004.

PASSED THIRD READING on the 3rd day of May, 2004.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the 3rd day of May, 2004.

_____MAYOR

_____CLERK