

CITY OF SURREY

BY-LAW NO. 15384

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 those portions of land shown on the Survey Plan attached hereto and forming part of this By-law as Schedule A, certified correct by Bruce McTaggart B.C.L.S. on the 13th day of May 2004, having a total area of 2,754 square metres, called Block A and more particularly described as follows:

Portion of Parcel Identifier: 011-550-465
Lot 17 Except: Firstly: Part on Statutory Right of Way Plan 5719
Secondly: Part Subdivided by Plan 15624 Section 15 Block 5 North Range 2 West New Westminster District Plan 5347, and containing 1, 377 square metres:

Portion of 13495 King George Highway

Portion of Parcel Identifier: 011-154-594
Lot 18 Except: Firstly: Part on Statutory Right of Way Plan 5719
Secondly: Part Subdivided by Plan 15624 Section 15 Block 5 North Range 2 West New Westminster District Plan 5347, and containing 1,377 square metres:

Portion of 13503 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 multiple unit residential buildings* and related *amenity spaces*, which are developed in accordance with a *comprehensive design*.

B. Permitted Uses

The *Lands* and *structures* shall be used for *multiple unit residential buildings*.

C. Lot Area

Not applicable to this Zone.

D. Density

1. The maximum *floor area ratio* shall not exceed 1.5.
2. Indoor Amenity Space: The *amenity space* required in Sub-section J.1(b) of this Zone, is excluded from the calculation of *floor area ratio*.

E. Lot Coverage

The maximum *lot coverage* shall be 40%.

F. Yards and Setbacks

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

Use	Setback	Front Yard	Rear Yard	Northern Side Yard	Southern Side Yard
<i>Principal and Accessory Buildings and Structures</i>		5.4 m. ¹ [18 ft.]	7.5 m. [25 ft.]	7.5 m. [25 ft.]	2.5 m. [8 ft.]

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

¹ Notwithstanding the definition of *Setbacks* in Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended, eaves may encroach up to 1.5 m [5 ft.] into the required *front yard setback*.

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 17 metres [56 feet].
2. *Accessory buildings and structures:* The *building height* shall not exceed 4.5 metres [15 feet].

H. Off-Street Parking

1. Resident and visitor *parking spaces* shall be provided as stated in Table C.6, Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.
2. Parking within the required *front yard setbacks* is not permitted.
3. No parking shall be permitted in the front of the main entrance of a *multiple unit residential building*, except for the purpose of short-term drop-off or pick-up and parking for the disabled.
4. *Tandem parking* for *multiple unit residential buildings* is not permitted.
5. Notwithstanding Section 6(f) of Part 5 Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended visitor *parking spaces* may be behind security gates.

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. *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 *side yard setbacks*; and
 - (b) Indoor *amenity space*, in the amount of 3.0 square metres [32 sq.ft.] per *dwelling unit*.
2. *Balconies* are required for all *dwelling units* which are not *ground-oriented* and shall be a minimum of 5% of the *dwelling unit* size or 4.6 square metres [50 sq.ft.] per *dwelling unit*, whichever is greater.

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-45 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. Notwithstanding Section E.3(b) of Part 4, General Provisions, of Surrey Zoning By-law, 1993, No. 12000, as amended, garbage containers and passive recycling containers may be located within the rear yard *setback*.
 5. 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.
 6. *Sign* regulations are as set out in Surrey Sign By-law, 1999, No. 13656, as amended.
 7. Special *building setbacks* are as set out in Part 7 Special Building Setbacks, of Surrey Zoning By-law, 1993, No. 12000, as amended.
 8. *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-45 Zone.
 9. Surrey Tree Preservation By-law, 1996, No. 12880, as amended.
 10. 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, 2004, No. 15384."

READ A FIRST AND SECOND TIME on the 17th day of May, 2004.

PUBLIC HEARING HELD thereon on the 7th day of June, 2004.

READ A THIRD TIME AS AMENDED ON THE 7th day of June, 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

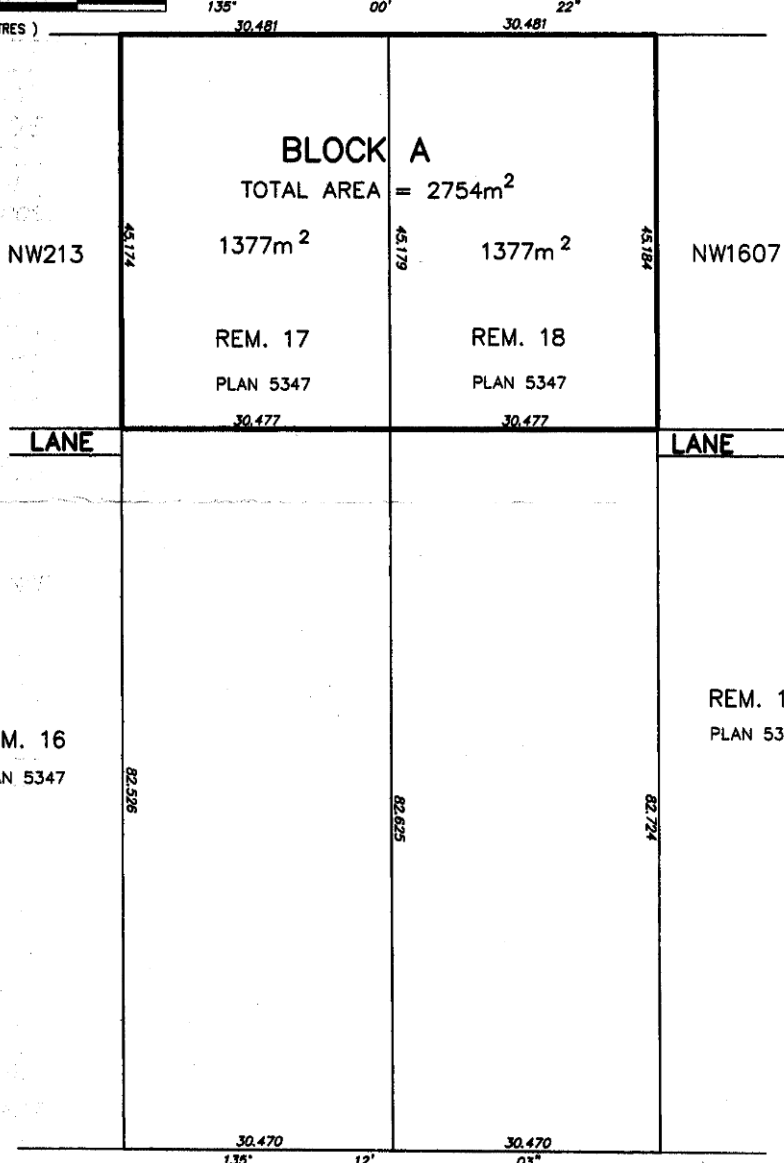
Schedule A

**SURVEY PLAN TO ACCOMPANY CITY OF SURREY
BYLAW NO. 15384 OVER PART OF
LOT 17 AND LOT 18, BOTH EXCEPT: FIRSTLY: PART
ON STATUTORY RIGHT OF WAY PLAN 5719 SECONDLY:
PART SUBDIVIDED BY PLAN 15624, SECTION 15
BLOCK 5 NORTH RANGE 2 WEST NEW WESTMINSTER
DISTRICT PLAN 5347
FOR ZONING PURPOSES
B.C.G.S. 92G017
CITY OF SURREY
SCALE : 1:500**



HILTON ROAD

(ALL DIMENSIONS ARE IN METRES)



KING GEORGE HWY.

**DHALIWAL AND ASSOCIATES
LAND SURVEYING INC.
121-13140 80th Avenue
Surrey, B.C. V3W 3B2
Phone: 604 501-6188
Fax: 604 501-6189
File: 0404003-201.FLX**

**THIS PLAN LIES WITHIN THE
GREATER VANCOUVER REGIONAL DISTRICT**

AGGART
 Certified correct according to filed survey.
 This is the true and correct copy of 15/04/2004.
 B.C. SURVEYING COMMISSION
 Bruce McLeod

B.C.L.S. 759

**THIS DOCUMENT IS NOT VALID UNLESS
ORIGINALLY SIGNED AND SEALED**