

CITY OF SURREY

BY-LAW NO. 15576

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)"

Parcel Identifier: 000-824-879  
Parcel "A" Section 32 Township 2 New Westminster District Explanatory Plan 68556

8916 - 128 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 low *density, ground-oriented multiple unit residential buildings* 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 such uses:

1. *Ground-oriented multiple unit residential buildings.*
2. *Child care centres*, provided that such centres:
  - (a) Do not constitute a singular uses on the *lot*; and
  - (b) Do not exceed a total area of 3.0 square metres [32 sq. ft.] per *dwelling unit*.

**C. Lot Area**

Not applicable to this Zone.

**D. Density**

1. The maximum number of *dwelling units* on the *lot* shall not exceed 11.
2. For *building* construction on the *lot*, the maximum *floor area ratio* shall not exceed 0.60, excluding all covered areas used for parking.

**E. Lot Coverage**

The maximum *lot coverage* shall be 40%.

**F. Yards and Setbacks**

*Buildings* and *structures* shall be sited with the minimum *building setbacks* as follows:

1. West *front yard*: 6.0 metres [20 ft.];
2. East *rear yard*: 4.5 metres [14 ft.];
3. North *side yard*: 7.5 metres [25 ft.]; and
4. South *side yard*: 3.6 metres [12 ft.].

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 11.0 metres [36 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. One hundred (100%) of all required resident *parking spaces* shall be provided within the *building* envelope.

## **I. Landscaping**

1. All portions of the *lot* not covered by the *principal buildings* and *accessory buildings* and *structures*, non-porous or paved surfaces 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.] on width shall be provided on 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 the *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 *setback* area; 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 center*.
2. *Child care centers* shall be located on the *lot* such that these centers:
  - (a) Are accessed from a *highway*, independent from the access to the *residential uses* permitted in Section B of this Zone; and
  - (b) Have direct access to an *open space* and play area within the *lot*.

**K. Subdivision**

*Lots* created through subdivision in this Zone shall conform to the following minimum standards:

<b><i>Lot Size</i></b>	<b><i>Lot Width</i></b>	<b><i>Lot Depth</i></b>
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-15 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-15 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, 2004, No. 15576."

READ A FIRST AND SECOND TIME on the 29th day of November, 2004.

PUBLIC HEARING HELD thereon on the 13th day of December, 2004.

READ A THIRD TIME ON THE 13th day of December, 2004.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the 25th day of September, 2006.

\_\_\_\_\_ MAYOR

\_\_\_\_\_ CLERK