

CITY OF SURREY

BY-LAW NO. 16048

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

As amended by Bylaw No: 17128, 03/01/10

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THIS IS A CONSOLIDATED BY-LAW PREPARED BY THE CITY OF SURREY FOR CONVENIENCE ONLY. THE CITY DOES NOT WARRANT THAT THE INFORMATION CONTAINED IN THIS CONSOLIDATION IS CURRENT. IT IS THE RESPONSIBILITY OF THE PERSON USING THIS CONSOLIDATION TO ENSURE THAT IT ACCURATELY REFLECTS CURRENT BY-LAW PROVISIONS.

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

Portion of Parcel Identifier: 013-217-933
East Three Quarters of the North Half Legal Subdivision 13 Section 24 Township 1 New Westminster District Except: part Plan LMP54446, as shown in heavy outline on the Survey Plan attached hereto and forming part of this by-law as Schedule B, certified correct by Ray Janzen, B.C.L.S. on the 14th day of June 2006, containing 4.52 hectares, and called Block 1

Portion of 16100 - 32 Avenue

Parcel Identifier: 013-217-887
West quarter of the North Half Legal Subdivision 13 Section 24 Township 1 New Westminster District Except: Part Plan LMP54446

3164 - 160 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 *family-oriented, ground-oriented, low density housing, related amenity spaces and open space*, where *density bonus* is provided, which are to be developed in accordance with a *comprehensive design*.

The *Lands* are divided into Blocks A, B and C as shown on Schedule A which is attached hereto and forms part of this By-law.

B. Permitted Uses

1. Blocks A and C

The *Lands* and *structures* shall be used for the following uses only, or for a combination of such uses:

(a) *Single family dwellings, duplexes and ground-oriented multiple unit residential buildings* provided that they form part of a *comprehensive design*; and

(b) *Child care centres*, provided that such centres:

i. Do not constitute a singular use on the *lot*; and

ii. Do not exceed a total area of 3.0 square metres [32 sq.ft.] per *dwelling unit*.

2. Block B

The *Lands* shall be used only as *open space*.

C. Lot Area

Not applicable to this Zone.

D. Density

For the purpose of *building* construction:

1. The maximum *unit density* shall be 2.5 *dwelling units* per hectare [1 u.p.a.]. Where amenities are provided in accordance with Schedule G of Surrey Zoning By-law, 1993, No. 12000, as amended, the *unit density* may be increased as follows:

(a) Block A: 27 *dwelling units* per hectare [11 u.p.a.]; and

(b) Block C: 25 *dwelling units* per hectare [10 u.p.a.].

2. *Single family dwellings, duplexes, and ground-oriented multiple unit residential buildings:*
 - (a) The maximum *density* shall not exceed a *floor area ratio* of 0.1 or a floor area of 300 square metres [3,230 sq.ft.] whichever is smaller. Where amenities are provided in accordance with Schedule G of Surrey Zoning By-law, 1993, No. 12000, as amended, the following applies:
 - i. Block A: The *floor area ratio* shall not exceed 0.58; and
 - ii. Block C: The *floor area ratio* shall not exceed 0.54; and
 - (b) 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. Indoor Amenity Space: The space required in Sub-section J.1(b) of this Zone, is excluded from the calculation of *floor area ratio*.

E. Lot Coverage

1. Block A

The maximum *lot coverage* shall be 34%.

2. Block C

The maximum *lot coverage* shall be 36%.

F. Yards and Setbacks

Buildings and structures shall be sited not less than 5.0 metres [16 ft.] from all *lot lines* (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 9.5 metres [31 feet].
2. Accessory buildings and structures:
 - (a) Accessory buildings for indoor amenity space: The *building height* shall not exceed 9.5 metres [31 ft.].

- (b) Other accessory buildings and structures: The *building height* shall not exceed 4.5 metres [15 ft.].

H. Off-Street Parking

1. Resident, visitor and employee *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. Fifty percent (50%) of all required resident *parking spaces* shall be provided as *underground parking* or as *parking within building envelope*.
3. Parking within the required *setbacks* is not permitted.
4. *Tandem parking* is permitted, subject to the following:
 - (a) *Dwelling units* with *parking spaces* provided as *tandem parking* are permitted directly adjacent to an arterial *highway* only if:
 - i. there is an internal access to the parking area; or
 - ii. that *highway* has been reconstructed to a 5-lane cross-section; or
 - iii. "No Parking" restrictions are installed to preclude parking along the entire *frontage* of the *lot*.
 - (b) *Parking spaces* provided as *tandem parking* must be enclosed and attached to each *dwelling unit*;
 - (c) *Parking spaces* provided as *tandem parking* must be held by the same owner.
 - (d) *Parking spaces* provided as *tandem parking* are not permitted for *dwelling units* located within 6 metres [20 ft.] from *lot* entrances/exits.

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 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 20.0 square metres [215 sq.ft.] per *dwelling unit* within Block A and 39.0 square metres [420 sq.ft.] per *dwelling unit* within Block C, 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*.
2. *Child care centres* shall be located on the *lot* such that these centres:
 - (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

1. *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>
10,000 sq. m. [2.5 acres]	30 metres [100 ft.]	30 metres [100 ft.]

Dimensions shall be measured in accordance with Section E.21, Part 4 General Provisions, of the 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, 2006, No. 16048."

READ A FIRST AND SECOND TIME on the 26th day of June, 2006.

PUBLIC HEARING HELD thereon on the 10th day of July, 2006.

READ A THIRD TIME ON THE 10th day of July, 2006.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the 14th day of May, 2007.

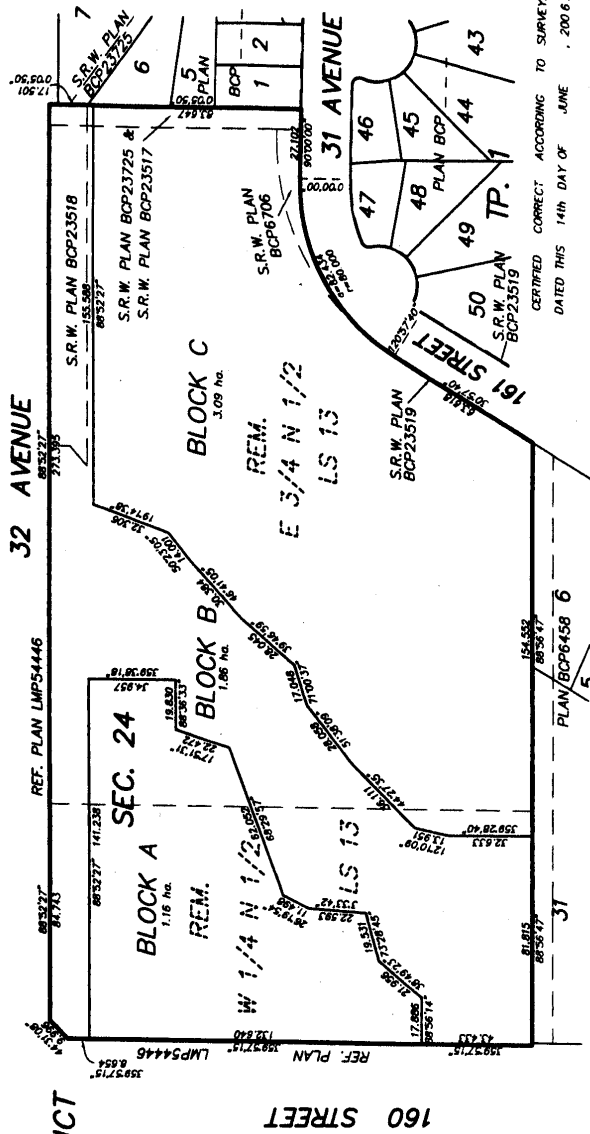
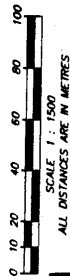
_____ MAYOR

_____ CLERK

SCHEDULE A

SURVEY PLAN TO ACCOMPANY
 CITY OF SURREY BYLAW # 16048
 OVER
 EAST THREE-QUARTERS OF THE NORTH HALF LEGAL SUBDIVISION 13
 EXCEPT: FIRSTLY; PART PLAN LMP54446
 SECONDLY; PART SUBDIVIDED BY PLAN BCP
 AND
 WEST HALF OF THE NORTH HALF LEGAL SUBDIVISION 13
 EXCEPT: PART PLAN LMP54446
 30TH OF

SECTION 24, TOWNSHIP 1
 NEW WESTMINSTER DISTRICT
 B.C.G.S. 92G.007



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

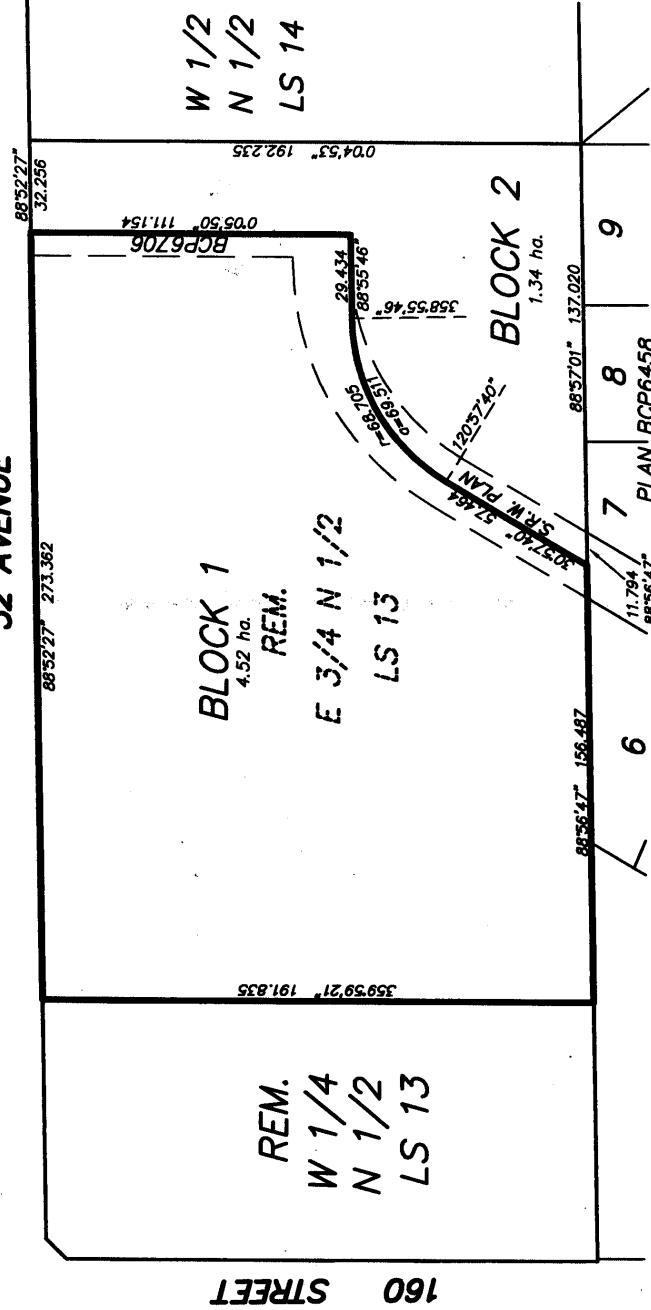
CERTIFIED CORRECT ACCORDING TO SURVEY
 DATED THIS 14th DAY OF JUNE, 2006.

[Signature]
 B.C.L.S.
 FILE 9157-18

SCHEDULE B

**SURVEY PLAN TO ACCOMPANY
CITY OF SURREY ZONING BYLAW - 16048
OVER PORTIONS OF EAST THREE-QUARTERS OF THE NORTH HALF
LEGAL SUBDIVISION 13, SECTION 24, TOWNSHIP 1,
EXCEPT: PART PLAN LMP54446
NEW WESTMINSTER DISTRICT**

32 AVENUE



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



[Signature]
B. C. L. S.
FILE 9157-20

CERTIFIED CORRECT ACCORDING TO SURVEY.
DATED THIS 14th DAY OF JUNE, 2006.