

CITY OF SURREY

BY-LAW NO. 16289

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)

Portion of Parcel Identifier: 007-791-992

Portion of Lot 7 Except: Part Outlined in Red on Plan 5719 Section 15 Block 5 North Range 2 West New Westminster District Plan 5347

Portion of 13391 King George Highway

Shown as Block A on Schedule A attached hereto and forming part of this by-law certified correct by Gene Paul Nikula, B.C.L.S. on the 19<sup>th</sup> day of February, 2007 containing 3,535.6 square metres.

(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* and related *amenity spaces* which are to be developed in accordance with a *comprehensive design*.

**B. Permitted Uses**

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

**C. Lot Area**

Not applicable to this Zone.

**D. Density**

1. For the purpose *building* construction:

- (a) The number of *dwelling units* shall not exceed 16; and
- (b) The *floor area ratio* shall not exceed 0.8.

**E. Lot Coverage**

The maximum *lot coverage* shall be 35%.

**F. Yards and Setbacks**

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

<b>Use</b>	<b><i>Setback</i></b>	<b><i>Front</i></b> <b><i>Yard</i></b>	<b><i>Rear</i></b> <b><i>Yard</i></b>	<b><i>Northern</i></b> <b><i>Side Yard</i></b>	<b><i>Southern</i></b> <b><i>Side Yard</i></b>
<i>Principal and Accessory Buildings and Structures</i>		4.5 m. [15 ft.]	4.5 m. [15 ft.]	7.5 m. [25 ft.]	4.5 m. [15 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 metres [36 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.

**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**

*Amenity space* shall be provided on the *lot* as follows:

1. Outdoor *amenity space*, in the amount of 3.0 square metres [32 sq.ft.] per *dwelling unit*; and
2. Indoor *amenity space*, 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:

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<i>Lot Size</i>	<i>Lot Width</i>	<i>Lot Depth</i>
2,000 sq. m. [0.5 acres]	30 metres [100 ft.]	90 metres [300 ft.]

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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, **2006, No. 15973**, as amended, and the development cost charges shall be based on the RM-30 Zone in City Centre.
8. Surrey Tree Preservation By-law, **2006, No. 16100**, 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, 2007, No. 16289."

READ A FIRST AND SECOND TIME on the 26th day of February, 2007.

PUBLIC HEARING HELD thereon on the 2nd day of April, 2007.

READ A THIRD TIME ON THE 2nd day of April, 2007.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the 3rd day of December, 2007.

\_\_\_\_\_ MAYOR

\_\_\_\_\_ CLERK

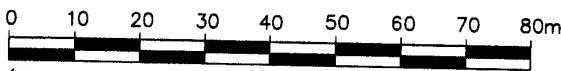
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**SURVEY PLAN TO ACCOMPANY CITY OF SURREY  
BYLAW NO. 16289 OVER PART OF LOT 7 EXCEPT:  
PART OUTLINED RED ON PLAN 5719,  
SECTION 15 BLOCK 5 NORTH RANGE 2 WEST  
N.W.D. PLAN 5347**

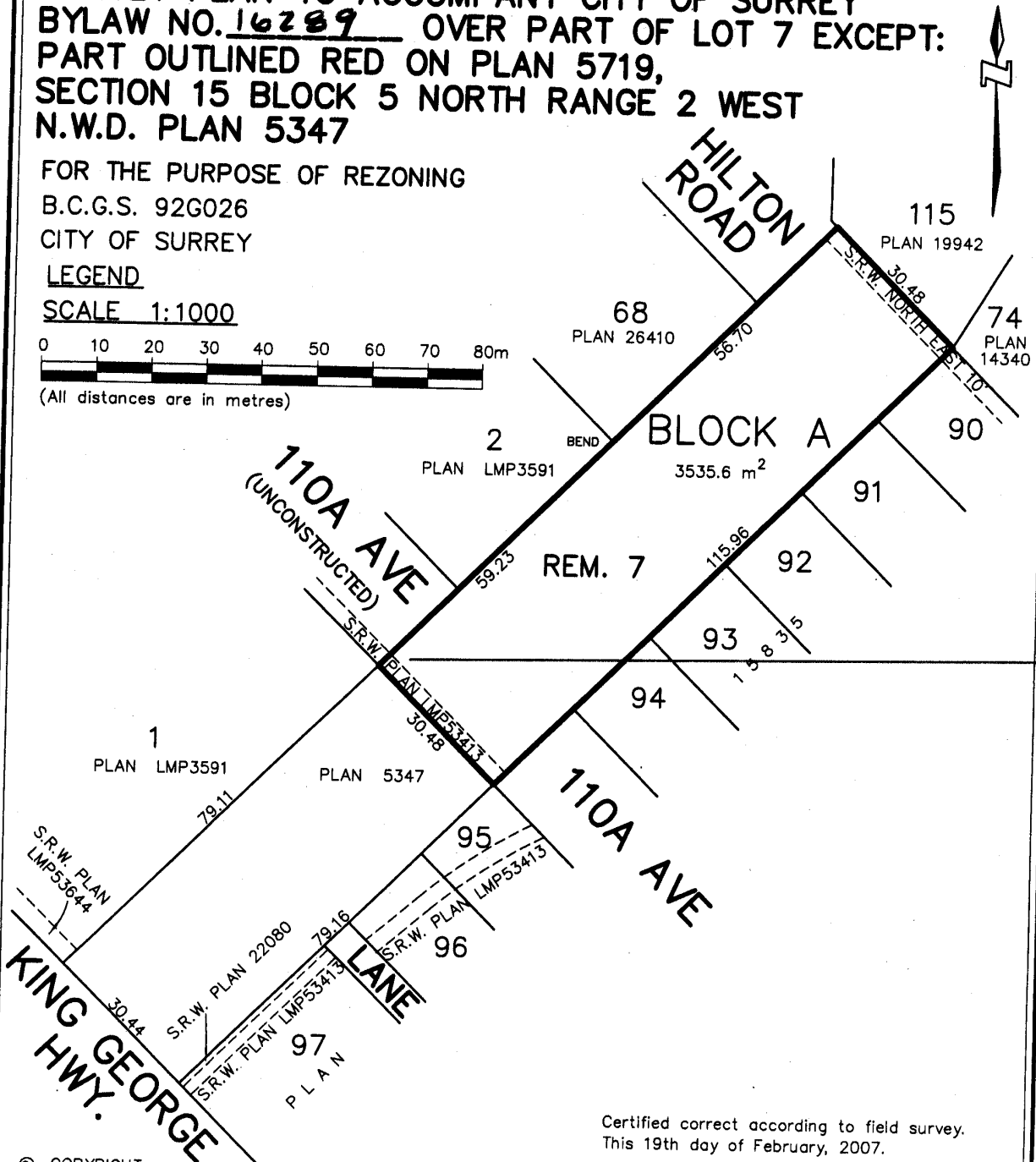
FOR THE PURPOSE OF REZONING  
B.C.G.S. 92G026  
CITY OF SURREY

**LEGEND**

**SCALE 1:1000**



(All distances are in metres)



Certified correct according to field survey.  
This 19th day of February, 2007.

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**DHALIWAL AND ASSOCIATES**  
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File: 0607002-Z01.DWG

GENE PAUL NIKULA B.C.L.S. 803

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

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