

CITY OF SURREY

BY-LAW NO. 16676

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: ONE-ACRE RESIDENTIAL ZONE (RA)

TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

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Parcel Identifier: 005-801-460  
Lot 36 Section 22 Township 8 New Westminster District Plan 59708  
  
7334 - 194 Street

As shown on the Survey Plan attached hereto and forming part of this By-law as Schedule "A", certified correct by Ken Schuurman, B.C.L.S. on the 4<sup>th</sup> day of October, 2007, containing 0.670 hectares called Block B

(hereinafter referred to as the "*Lands*")

2. The following regulations shall apply to the *Lands*:

**A. Intent**

This Comprehensive Development Zone is intended to medium *density, ground-oriented multiple 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. The *unit density* shall not exceed 2.5 *dwelling units* per hectare [1 u.p.a.]. The maximum *unit density* may be increased to that prescribed in Section D.2 of this Zone if amenities are provided in accordance with Schedule G of Surrey Zoning By-law, 1993, No. 12000, as amended, up to a maximum of 52.6 *dwelling units* per hectare [21.3 u.p.a.].
2. The *floor area ratio* shall not exceed 0.78.

**E. Lot Coverage**

The *lot coverage* shall not exceed 41%.

**F. Yards and Setbacks**

1. *Principal buildings* and *accessory buildings and structures* shall be sited in accordance with the following minimum *setbacks*:
  - (a) *Front Yard* - 6.4 metres [21 ft.] to the *building* face, 4.8 metres [16 ft.] to the porch;
  - (b) *Rear Yard* - 4.6 metres [15 ft.] to the *building* face, 3.0 metres [10 ft.] to the columns;
  - (c) *Side Yard (north)* - 8.0 metres [26 ft.] to the *building* face; 5.2 metres [17 ft.] to the porch;
  - (d) *Side Yard on a Flanking Street* – 8.4 metres [27.5 ft.] to the *building* face, 6.9 metres [22.5 ft.] to the porch.

**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 13 metres [43 ft.].
2. *Accessory buildings and structures*:

- (a) Indoor *amenity space buildings*: The *building height* shall not exceed 11 metres [36 ft.]; and
- (b) Other *accessory buildings and structures*: The *building height* shall not exceed 4.5 metres [15 ft.].

## **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. 50% of all required resident *parking spaces* shall be provided as *underground parking* or as *parking within building envelope*.

## **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 *setbacks*; and
  - (b) 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:

| <i>Lot Size</i>           | <i>Lot Width</i>      | <i>Lot Depth</i>       |
|---------------------------|-----------------------|------------------------|
| 0.569 ha.<br>[1.308 acre] | 80 metres<br>[262 ft] | 70 metres<br>[230 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-30 Zone as set forth in the Surrey Subdivision and Development By-law, 1986, No. 8830, as amended or any subsequent applicable "Subdivision and Development By-law".
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 Off-Street Parking, 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.
8. *Building* permits shall be subject to Surrey Development Cost Charge By-law, 2008, No. 16494, as amended, and the development cost charges shall be based on the RM-30 Zone.

9. Surrey Tree Protection By-law, 2006, No. 16100, as amended.
10. Development permits may be required in accordance with the Surrey *Official Community Plan*, 1996, By-law No. 12900, as amended.
11. Provincial licensing of *child care centres* is regulated by the Community Care and Assisted Living Act R.S.B.C. 2002. c. 75, 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, 2008, No. 16676."

READ A FIRST AND SECOND TIME on the 26th day of May, 2008.

PUBLIC HEARING HELD thereon on the 16th day of June, 2008.

READ A THIRD TIME, AS AMENDED, ON THE 4<sup>th</sup> day of May, 2009.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the 4<sup>th</sup> day of May, 2009.

\_\_\_\_\_ MAYOR  
\_\_\_\_\_ CLERK

**SCHEDULE A**

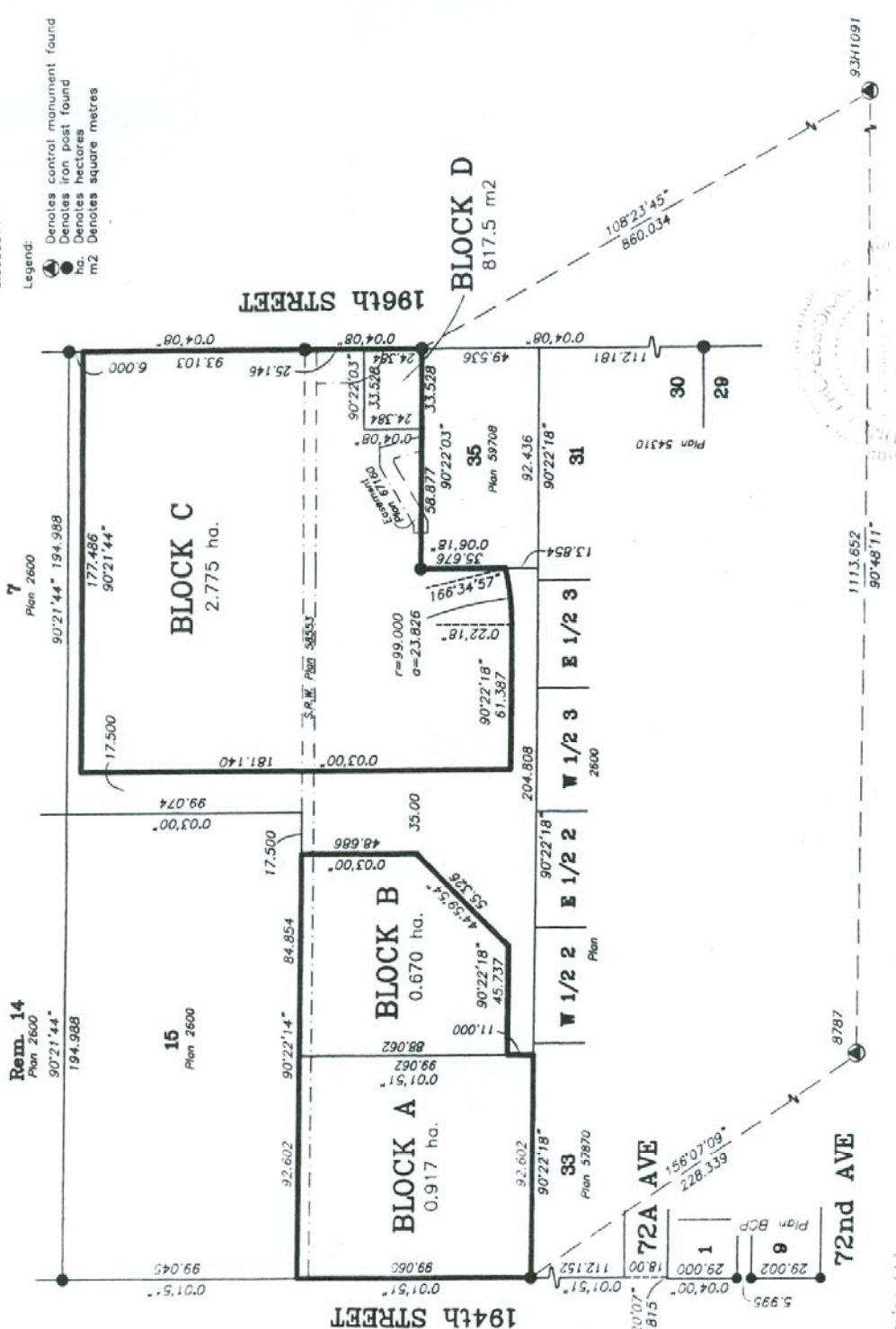
**SURVEY PLAN TO ACCOMPANY CITY OF SURREY REZONING BYLAW NO. 16676  
OF LOTS 34 AND 36, PLAN 59708 AND LOT 6, PLAN 2600  
ALL OF SECTION 22, TOWNSHIP 8, N.W.D.**

City of Surrey B.C.G.S. 92G.017

Integrated Survey Area No. 1, Surrey, B.C. grid bearings are derived from observations between Control Monuments 8787 & 93H1081 NAD 83 (CSRS). This Plan shows ground level measured distances. Prior to computation of U.T.M. coordinates, multiply by combined factor 0.99999371

**Legend:**

- Denotes control monument found
- Denotes iron post found
- ha. Denotes hectares
- m<sup>2</sup> Denotes square metres



Certified correct this 4th day of October, 2007.

Ken W. Schuurman, B.C.L.S.

File: 4310-ZONING

This plan lies within the Greater Vancouver Regional District

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