

CITY OF SURREY

BY-LAW NO. 16814

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)

Portion of Parcel Identifier: 005-028-795

Lot 20 Section 22 Township 8 New Westminster District Plan 40184

As shown on the Survey Plan attached hereto and forming part of this By-law as Schedule A, certified correct by G.A. Rowbotham, B.C.L.S. on the 14th day of November 2008, containing 0.625 hectares, called Block C.

Portion of 7324 - 192 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 *ground-oriented multiple residential buildings* and related *amenity spaces* which are to be developed in accordance with a *comprehensive design* where *density* bonus is provided.

B. Permitted Uses

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

C. Lot Area

Not applicable to this Zone.

D. Density

1. The *floor area ratio* shall not exceed 0.05 and the *unit density* shall not exceed 2.5 *dwelling units* per hectare [1 u.p.a.]. The maximum *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.
2. (a) The *floor area ratio* shall not exceed 0.9; and
(b) The maximum *unit density* shall not exceed 75 *dwelling units* per hectare [30 u.p.a.].
3. The *indoor amenity space* required in Sub-section J.1(b) is excluded from the calculation of *floor area ratio*.

E. Lot Coverage

The *lot coverage* shall not exceed 45%.

F. Yards and Setbacks

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

Use	Setback	Front Yard (193 Street)	Rear Yard (192A Street)	North Side Yard	South Side Yard
<i>Principal Buildings</i> and <i>Accessory Buildings</i> and <i>Structures</i>		2.7 m. [9.0 ft.]	2.7 m. [9.0 ft.]	6.0 m [20 ft.] to the <i>building</i> face; 4.0 m. [13 ft.] to the porch	2.6m. [8.5 ft.] to the <i>building</i> face; 2.2 m. [7.0 ft.] to the porch

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 13 metres [43 feet].

2. Accessory buildings and structures: The *building height* shall not exceed 5.0 metres [16.5 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. A minimum of 72.5% of all required resident *parking spaces* shall be provided as *parking within building envelope*.
3. *Tandem parking* is permitted, subject to the following:
 - (a) A minimum of one (1) of the *parking spaces* provided as *tandem parking* must be enclosed and attached to each *dwelling unit*;
 - (b) Notwithstanding footnote 3 in Section B.1 of Part 5 of Surrey Zoning By-law, 1993, No. 12000, as amended, the exterior parking spaces provided as tandem parking may be a minimum length of 4.8 metres [16 ft.]; and
 - (c) *Parking spaces* provided as *tandem parking* must be held by the same owner.

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>
5,328 sq. m. [1.32 acre]	48 metres [158 ft]	108 metres [354 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-30 Zone as set forth in the 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 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 may be amended or replaced from time to time, 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.
3. This By-law shall be cited for all purposes as "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2008, No. 16814."

READ A FIRST AND SECOND TIME on the 24th day of November, 2008.

PUBLIC HEARING HELD thereon on the 15th day of December, 2008.

READ A THIRD TIME AS AMENDED ON THE 13th day of July, 2009.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the 13th day of July, 2009 .

_____ MAYOR

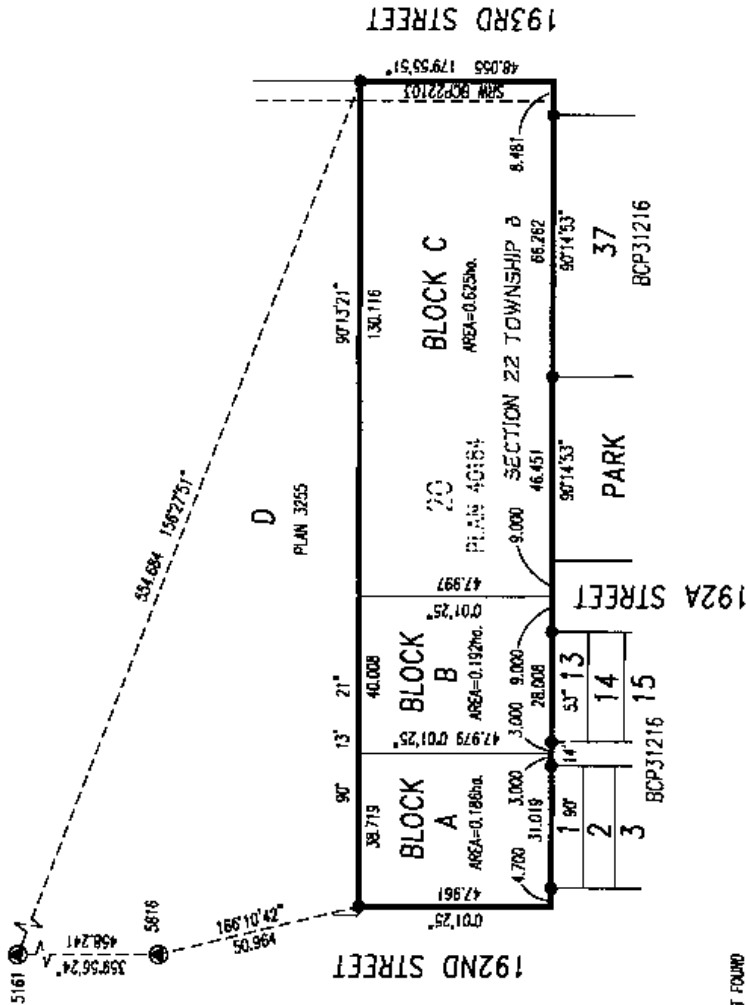
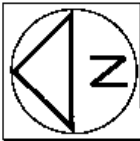
_____ CLERK

SURVEY PLAN TO ACCOMPANY CITY OF SURREY REZONING BYLAW 16814 OF:
 LOT 20, SECTION 22, TOWNSHIP 8, NEW WESTMINSTER DISTRICT, PLAN 40184

SCHEDULE A

SURREY FILE No. _____

SCALE - 1:1500



LEGEND

- INDICATES OLD IRON PEST FOUND
- INDICATES OLD CONTROL MONUMENT FOUND
- ac. HECTARES

OLSEN & ASSOCIATES
 B.C. LAND SURVEYORS

204-15585 24th AVE.
 SURREY, B.C. V4A 2J4
 Phone : 531-4067
 Fax : 531-5811

THIS PLAN SHOWS GROUND LEVEL MEASURED DISTANCES.
 PRIOR TO COMPUTATION OF GRID COORDINATES, MULTIPLY
 BY THE COMBINED FACTOR 0.9995983

GRID BEARINGS ARE DERIVED FROM OLD CONTROL
 MONUMENTS 5161 AND 5816

CAROL BOOTHOM

CERTIFIED CORRECT

Dated this 14th day of Nov., 2008

THIS DOCUMENT IS NOT VALID UNLESS
 ORIGINALLY SIGNED AND SEALED. ©

Our File - 1719487LAW2