

CITY OF SURREY

BY-LAW NO. 17332

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

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:

- (a) FROM: SINGLE FAMILY RESIDENTIAL GROSS DENSITY ZONE (RF-G)  
TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

---

Parcel Identifier: 019-177-089  
Lot 2 South West Quarter Section 16 Township 2 New Westminster District Plan  
LMP 21739  
6670-138 Street

- (b) FROM: SINGLE FAMILY RESIDENTIAL ZONE (RF)  
TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

---

Parcel Identifier: 008-349-894  
Lot 17 South West Quarter Section 16 Township 2 New Westminster District Plan  
2163  
13864- Hyland Road

(hereinafter both 1. (a) and (b) shall be 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, low density, ground-oriented multiple unit residential buildings, related amenity spaces and open space*, which are to be developed in accordance with a *comprehensive design*.

The *Lands* are divided into Blocks A and B as shown on the Survey Plan attached hereto and forming part of this By-law as Schedule A, certified correct by Gary Sundvick, B.C.L.S. on the 17<sup>th</sup> day of January, 2011.

**B. Permitted Uses**

1. Block A

(a) *Land and structures* shall be used for the following uses only, or for a combination of such uses, provided such combined uses are part of a *comprehensive design*:

i. *Ground-oriented multiple unit residential buildings.*

ii. *Child care centres*, provided that such centres:

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

a. Do not exceed a total area of 3.0 square metres [32 square feet] per *dwelling unit*; and

2. Block B

The *Lands* shall be used only as *open space* for the protection of a riparian area.

**C. Lot Area**

Not applicable to this Zone.

**D. Density**

1. A maximum of 43 *dwelling units*.

2. (a) The *floor area ratio* shall not exceed 0.80;

(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*; and

(c) Indoor Amenity Space: The indoor *amenity space* required in Sub-section J.1(b) of this Zone is excluded from the calculation of *floor area ratio*.

**E. Lot Coverage**

The *lot coverage* shall not exceed 25%.

## F. Yards and Setbacks

Notwithstanding the definition of *setbacks* in Surrey Zoning By-law, 1993, No. 12000, as amended, *buildings* and *structures* shall be sited in accordance with the following minimum *setbacks* from the *lot lines* as show in Schedule B which is attached hereto and forms part of this By-law:

1. *Front Yard* (Hyland Road): 6.1 metres [20 feet] to the *building* face and 5.0 metres [16.4 feet] to the balcony;
2. *Rear Yard* (South): 7.5 metres [25 feet];
3. *Side Yard #1* (West): 2.8 metres [9 feet];
4. *Side Yard #2* (East): 3.7 metres [12 feet] to the *building* face and 2.1 metres [6.9 feet] to the balcony;
5. *Side Yard #3* (North): 7.5 metres [25 feet]; and
6. *Side Yard #4* (East): 4.4 metres [14.4 feet] to the *building* face and 3.8 metres [12.4 feet] to the balcony.

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

## 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. All required resident *parking spaces* shall be provided as *underground parking* or as *parking within building envelope*.

3. *Tandem parking* is permitted, subject to the following:
  - (a) *Parking spaces* provided as *tandem parking* must be enclosed and attached to each *dwelling unit*;
  - (b) *Parking spaces* provided as *tandem parking* must be held by the same owner; and
  - (c) Access to *parking spaces* provided as *tandem parking* is not permitted within 6 metres [20 feet] 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 than 1.5 metres [5 feet] 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 feet] 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 square feet] per *dwelling unit*; and
  - (b) Indoor *amenity space*, in the amount of 3.0 square metres [32 square feet] per *dwelling unit*.
2. *Child care centres* shall be located on the *lot* such that these centres 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>Lot Size</b>	<b>Lot Width</b>	<b>Lot Depth</b>
9,500 sq.m. [2.3 acres]	30 metres [ 98 feet]	30 metres [ 98 feet]

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 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, 2010, No. 17111, as may be amended or replaced from time to time, and the development cost charges shall be based on the RM-15 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, 2010, No.17332."

READ A FIRST TIME on the 13th day of December, 2010.

READ A SECOND TIME AS AMENDED on the 28th day of February, 2011.

PUBLIC HEARING HELD thereon on the 10th day of January, 2011.

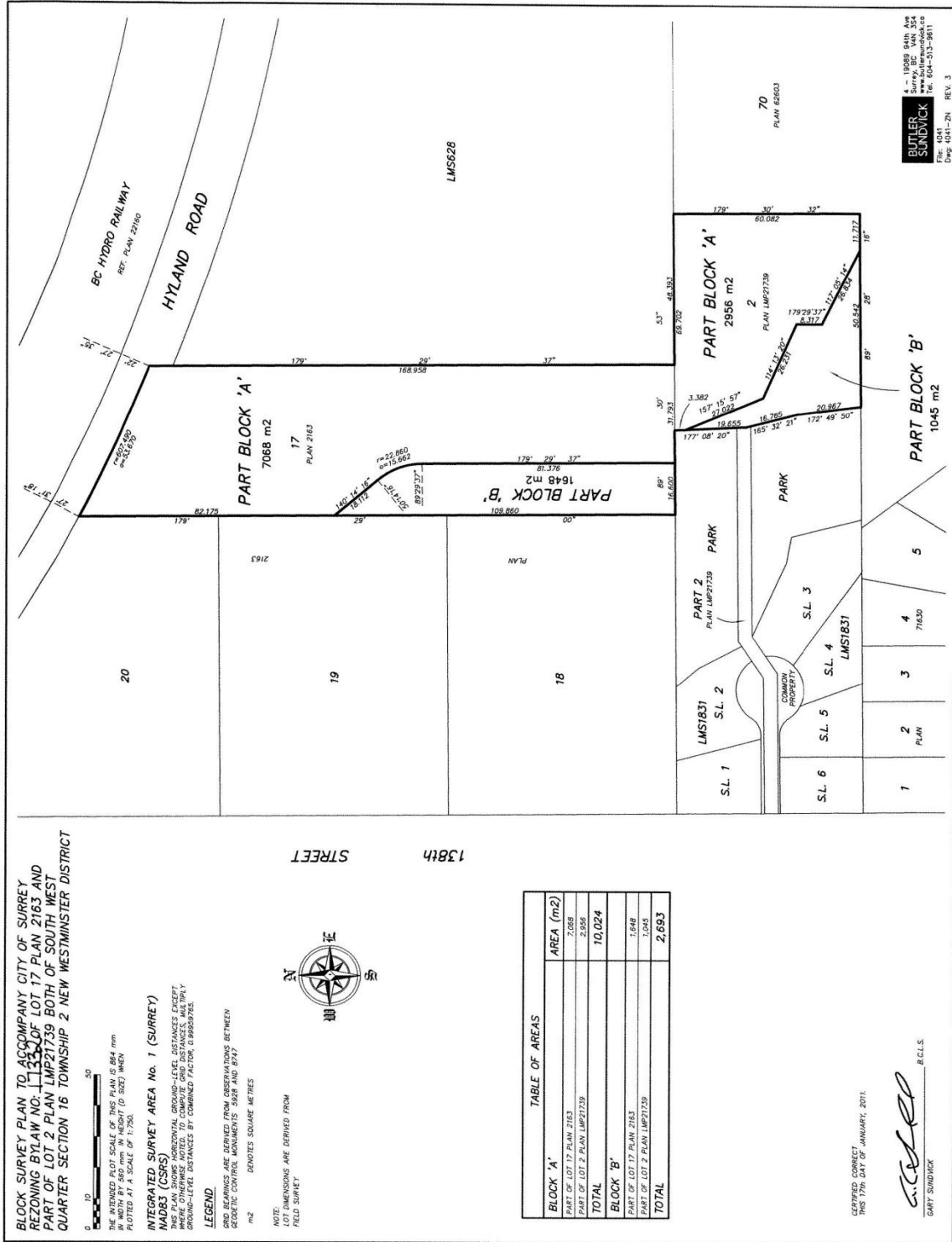
READ A THIRD TIME AS AMENDED ON THE 28th day of February, 2011.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the 28th day of November, 2011.

\_\_\_\_\_ MAYOR

\_\_\_\_\_ CLERK

SCHEDULE A



BLOCK SURVEY PLAN TO ACCOMPANY CITY OF SURREY  
 REZONING BYLAW NO. 1330 OF LOT 17 PLAN 2163 AND  
 PART OF LOT 2 PLAN LMP21739 BOTH OF SOUTH WEST  
 QUARTER SECTION 16 TOWNSHIP 2 NEW WESTMINSTER DISTRICT

VERTICAL SCALE: 1:500  
 HORIZONTAL SCALE: 1:500  
 IN WIDTH BY 500 mm IN HEIGHT (TO SIZE) WHEN  
 PLOTTED AT A SCALE OF 1:750.

INTEGRATED SURVEY AREA No. 1 (SURREY)  
 MADD3 (CSRS)  
 THIS PLAN SHOWS HORIZONTAL GROUND-LEVEL DISTANCES EXCEPT  
 WHERE OTHERWISE NOTED. TO COMPUTE GRID DISTANCES, MULTIPLY  
 GROUND-LEVEL DISTANCES BY CORRECTION FACTOR, 1.000000000.

LEGEND  
 GRID BEARINGS ARE DERIVED FROM OBSERVATIONS BETWEEN  
 GEODETIC CONTROL MONUMENTS 598R AND 8747  
 m<sup>2</sup> DENOTES SQUARE METRES



STREET

138th

TABLE OF AREAS

BLOCK 'A'	AREA (m <sup>2</sup> )
PART OF LOT 17 PLAN 2163	7,068
PART OF LOT 2 PLAN LMP21739	2,956
TOTAL	10,024
BLOCK 'B'	1,848
PART OF LOT 17 PLAN 2163	1,045
TOTAL	2,893

CERTIFIED CORRECT  
 THIS 17th DAY OF JANUARY, 2011.

*[Signature]*  
 GARY SANDVICK B.C.L.S.

BUTLER  
 SANDVICK  
 SURVEYORS  
 104-312-9011  
 www.butlersandvick.ca  
 File: 041-2N REV. 3  
 Date: 04/11/2011

BLOCK SURVEY PLAN TO ACCOMPANY CITY OF SURREY  
 ZONING BYLAW NO. OF LOT 17 PLAN 2163 AND  
 PART OF LOT 2 PLAN LMP21739 BOTH OF SOUTH WEST  
 QUARTER SECTION 16 TOWNSHIP 2 NEW WESTMINSTER DISTRICT



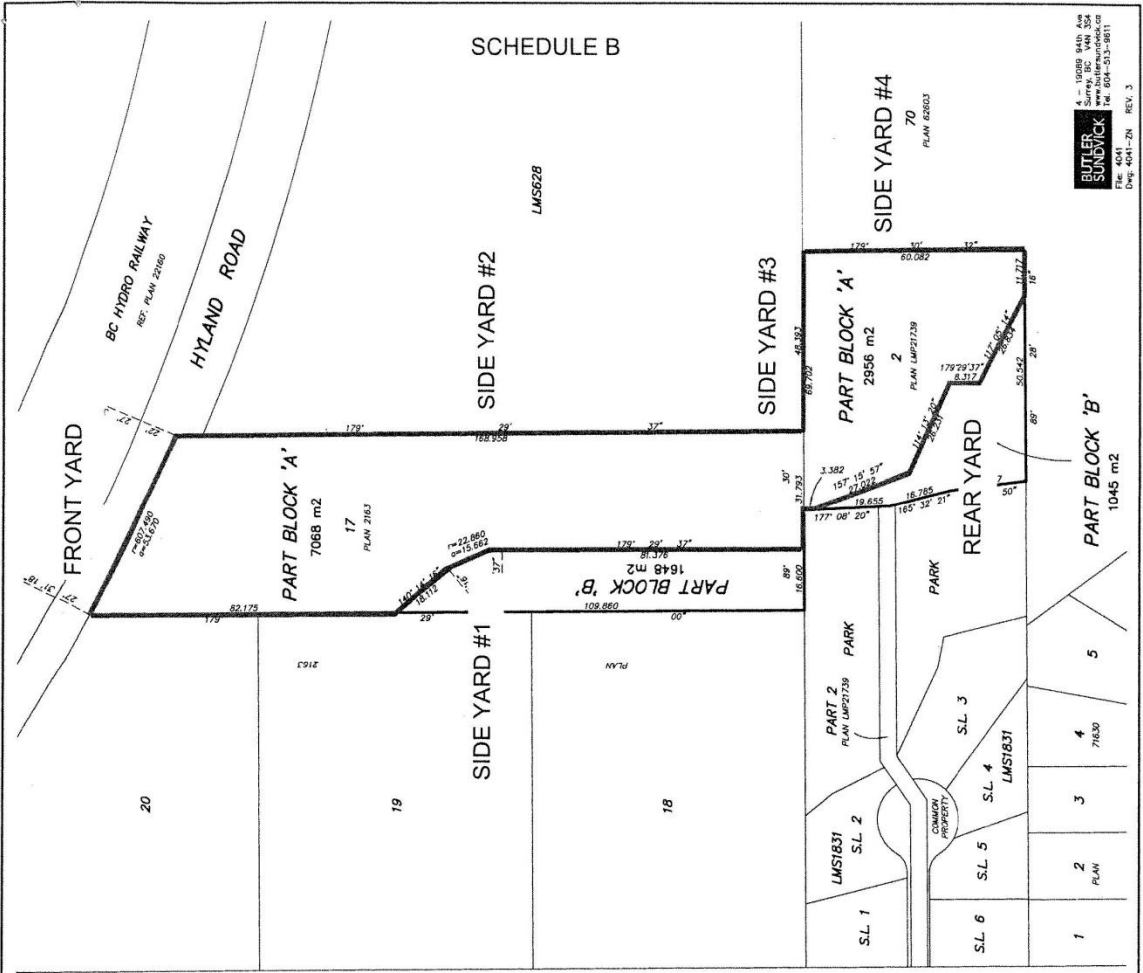
THE INTENDED PLOT SCALE OF THIS PLAN IS 864 mm  
 IN WIDTH BY 560 mm IN HEIGHT (0.582) WHEN  
 PLOTTED AT A SCALE OF 1:50.  
 INTEGRATED SURVEY AREA No. 1 (SURREY)  
 MADD3 (CSRS)  
 THIS PLAN SHOWS HORIZONTAL GROUND-LEVEL DISTANCES EXCEPT  
 WHERE SHOWN OTHERWISE. VERTICAL DISTANCES ARE  
 GROUND-LEVEL DISTANCES BY COMBINED FACTOR 0.9998765.

**LEGEND**  
 GRID BEARINGS ARE DERIVED FROM OBSERVATIONS BETWEEN  
 GEODETIC CONTROL MONUMENTS 5828 AND 5747  
 m2 DENOTES SQUARE METRES



138th STREET

TABLE OF AREAS	
BLOCK 'A'	AREA (m <sup>2</sup> )
PART OF LOT 17 PLAN 2163	7,069
PART OF LOT 2 PLAN LMP21739	2,956
<b>TOTAL</b>	<b>10,024</b>
BLOCK 'B'	
PART OF LOT 17 PLAN 2163	1,648
PART OF LOT 2 PLAN LMP21739	1,045
<b>TOTAL</b>	<b>2,693</b>



10000 11th Ave  
 Surrey, BC V4N 3Z6  
 www.butlersundrick.com  
**BUTLER  
 SUNDRIK**  
 Lic. 004-015-0011  
 Fax: 604-591-2611  
 Rev. 3

CERTIFIED CORRECT  
 THIS 17th DAY OF JANUARY, 2011.  
  
 GARY SUNDRIK  
 B.C.L.S.