

CITY OF SURREY

BYLAW NO. 20777

A Comprehensive Development bylaw to amend Surrey Zoning By-law, 1993, No. 12000, as amended  
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THE COUNCIL of the City of Surrey ENACTS AS FOLLOWS:

1. Surrey Zoning By-law, 1993, No. 12000, as amended, is hereby further amended, pursuant to the provisions of Section 479 of the *Local Government Act*, R.S.B.C. 2015 c. 1, as amended, for the following lands:

**Address:** As described in Appendix "A".  
**Legal:** As described in Appendix "A".  
**PID:** As described in Appendix "A".

as follows:

- (a) by creating a new Comprehensive Development Zone 91 (CD 91), attached as Appendix "A" and forming part of this bylaw;
- (b) by changing the zoning classification shown in Schedule A, Zoning Maps, as follows:  
FROM: SINGLE FAMILY RESIDENTIAL ZONE (RF)  
TO: COMPREHENSIVE DEVELOPMENT ZONE (CD); and
- (c) by amending Part 52, Comprehensive Development Zone, Section C. Comprehensive Development Zones, by adding a new CD Zone "CD 91" as follows:

CD Zone ID	Civic Address	Legal Description	CD Bylaw No.	Replaces Bylaw No.
"CD 91	(a) 8495 - 164 Street (b) 8483 - 164 Street	(a) Lot 2, Plan LMP45256 (b) Lot 3, Plan LMP45256	20777	N/A

2. This Bylaw shall be cited for all purposes as "Surrey Comprehensive Development Zone 91 (CD 91), Bylaw, 2022, No. 20777".

PASSED FIRST READING on the 3rd day of October, 2022.

PASSED SECOND READING on the 3rd day of October, 2022.

PUBLIC HEARING HELD thereon on the th day of, 20 .

PASSED THIRD READING on the th day of, 20 .

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the th day of, 20 .

\_\_\_\_\_MAYOR

\_\_\_\_\_CLERK

APPENDIX "A"

**COMPREHENSIVE DEVELOPMENT ZONE 91 (CD 91)**

In this Comprehensive Development Zone 91 (CD 91), **Part 23, Multiple Residential 45 (RM-45) Zone**, as well as all other applicable regulations of Surrey Zoning By-law, 1993, No. 12000, as amended, (the "Zoning By-law") apply to the following lands:

Address	Legal Descriptions	PID
8495 – 164 Street	Lot 2 Section 25 Township 2 NWD Plan LMP45256	024-734-217
8483 – 164 Street	Lot 3 Section 25 Township 2 NWD Plan LMP45256	024-734-233

(collectively the "Lands")

**except as follows:**

**1. Density**

Delete sub-section D.2. in Section D. Density and replace it with a new sub-section D.2. as follows:

"2. Permitted Density Increases:

If amenity contributions are provided in accordance with Schedule G, *density* may be increased as follows:

(a) Maximum *floor area ratio* of 2.21, excluding:

- i. The indoor *amenity space* requirement (pursuant to Section J.1. of this Zone)."

**2. Lot Coverage**

Delete Section "E. Lot Coverage" and replace it with a new Section "E. Lot Coverage" as follows:

"E. **Lot Coverage**

The maximum *lot coverage* for all *buildings* and *structures* shall be 51%."

**3. Yards and Setbacks**

Delete Section "F. Yards and Setbacks" and replace it with a new Section "F. Yards and Setbacks" as follows:

"F. **Yards and Sebacks**

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

USES:	SETBACKS:			
	Front Yard	Rear Yard	Side Yard	Street Side Yard
<i>Principal Building</i>	4.5 m	6.0 m	4.5 m	4.5 m

1 Notwithstanding Section A.3.(d) of Part 5, Off-Street Parking and Loading/Unloading, *parking - underground* may be located up to 0 m of any *lot line*.

2 Notwithstanding the definition of *setback* in Part 1, Definitions, patios may encroach up to 2.0 m into the required *setbacks*.

3 Notwithstanding Section A.26.(b) of Part 4, General Provisions, stairs with more than three risers may encroach into the *setbacks*."

**4. Height of Buildings**

Delete sub-section G.1. in Section G. Height of Buildings and replace it with a new sub-section G.1. as follows:

"1. Principal Buildings:

*Principal building height* shall not exceed 16 m."

**5. Subdivision**

Delete sub-section K.1 in Section "K. Subdivision" and replace it with a new sub-section K.1 as follows:

"1. Minimum Lot Sizes:

*Lots* created through subdivision except strata lots, shall conform to the following minimum standards:

- (a) *Lot Area:* Minimum 1,700 sq. m;
- (b) *Lot Width:* Minimum 35 m; and
- (c) *Lot Depth:* Minimum 44 m."