CITY OF SURREY

BYLAW NO. 20723

A Comprehensive Development bylaw to amend Surrey Zoning By-law, 1993, No. 12000, as amended

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 78 (CD 78), 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 (12) ZONE (RF-12)
      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 78" as follows:

<table>
<thead>
<tr>
<th>CD Zone ID</th>
<th>Civic Address</th>
<th>Legal Description</th>
<th>CD Bylaw No.</th>
<th>Replaces Bylaw No.</th>
</tr>
</thead>
<tbody>
<tr>
<td>&quot;CD 78&quot;</td>
<td>10261 - 166A Street (portion of)</td>
<td>Portion of Lot 6, Plan EPP60087</td>
<td>20723</td>
<td>N/A</td>
</tr>
</tbody>
</table>

2. This Bylaw shall be cited for all purposes as "Surrey Comprehensive Development Zone 78 (CD 78), Bylaw, 2022, No. 20723".

PASSED FIRST READING on the 25th day of July, 2022.
PASSED SECOND READING on the 25th day of July, 2022.
PUBLIC HEARING HELD thereon on the th day of, 20 .
PASSED THIRD READING on the th day of, 20 .
RECEIVED APPROVAL FROM THE MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE on the 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
COMPREHENSIVE DEVELOPMENT ZONE 78 (CD 78)

In this Comprehensive Development Zone 78 (CD 78), **Part 16B, Single Family Residential (13) 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:

<table>
<thead>
<tr>
<th>Address</th>
<th>Legal Descriptions</th>
<th>PID</th>
</tr>
</thead>
<tbody>
<tr>
<td>10261 - 166A Street (portion of)</td>
<td>Portion of Lot 6 Section 25 Block 5 North Range 1 West NWD Plan EPP60087 as outlined in bold, labelled Block A on the Survey Plan attached hereto and forming part of this Bylaw, as Schedule A, certified correct by Sean Costello, B.C.L.S. on the 15 day of July, 2022 containing 311.4 square metres.</td>
<td>030-006-431 (portion of)</td>
</tr>
</tbody>
</table>

(collectively the "Lands")

**except as follows:**

1. **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 Setbacks**

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

<table>
<thead>
<tr>
<th>USES:</th>
<th>SETBACKS:</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Front Yard</td>
</tr>
<tr>
<td>Principal Building</td>
<td>4.0 m(^1)</td>
</tr>
<tr>
<td>Accessory Buildings and Structures</td>
<td>Not permitted</td>
</tr>
</tbody>
</table>

1. The front yard setback of the principal building may be reduced to a minimum of 2.0 m by an unenclosed and uninhabitable space such as a porch or veranda, provided that the said porch or veranda is covered from above and is an integral part of the principal building.

2. The rear yard setback of the principal building may be reduced to a minimum of 4.15 m for a maximum of 60% of the width of the rear of the principal building and at the first floor by an unenclosed deck with a maximum area of 9.5 sq. m which may be covered by a sloped roof, and by stairways with more than 3 risers.

2. **Subdivision**
   
   Delete sub-section K.2, in Section K. Subdivision and replace it with a new sub-section K.2. as follows:
   
   "**2. Permitted Lot Size Reductions:**

   In accordance with the permitted unit density increases in Section D. of this Zone, if amenity contributions are provided in accordance with Schedule G, lots created through subdivision may be reduced to the following minimum standards:

   (a) Corner Lot Area: Type II - minimum 311 sq. m;
   (b) Corner Lot Width: Type II - minimum 13.7 m; and
   (c) Corner Lot Depth: Type II - minimum 22 m."