CITY OF SURREY

BYLAW NO. 20726

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 75 (CD 75), 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: ONE ACRE RESIDENTIAL ZONE (RA)
      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 75" 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 75&quot;</td>
<td>15290 - 66 Avenue</td>
<td>Lot 5, Plan 1442</td>
<td>20726</td>
<td>N/A</td>
</tr>
</tbody>
</table>

2. This Bylaw shall be cited for all purposes as "Surrey Comprehensive Development Zone 75 (CD 75), Bylaw, 2022, No. 20726".

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  .
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 75 (CD 75)

In this Comprehensive Development Zone 75 (CD 75), Part 47C, Business Park 3 (IB-3) 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>15290 – 66 Avenue</td>
<td>Lot 5 Section 14 Township 2 NWD Plan 1442</td>
<td>012-192-198</td>
</tr>
</tbody>
</table>

(collectively the "Lands")

except as follows:

1. **Permitted Uses**
   Delete the content of the sub-heading Accessory Uses in Section B. Permitted Uses in its entirety and replace as follows:

   "Accessory Uses"
   1. **Eating establishments** limited to a maximum of 150 square metres and excluding **drive-through restaurants**, pursuant to D.2 of this Zone;
   2. **Personal service uses**, limited to the following:
      (a) Barbershops;
      (b) Beauty parlours;
      (c) Cleaning and repair of clothing; and
      (d) Shoe repair shops.
   3. **General service uses**, excluding **drive-through banks**.
   4. **Caretaker unit(s)**, pursuant to D.3 of this Zone.

2. **Density**
   Delete Section "D. Density" and replace it with a new Section "D. Density" as follows:

   "D. Density"
   1. **Building Construction:**
      (a) **Maximum Density:**
          Maximum density shall be the lesser of floor area ratio of 0.1 or building area of 300 sq. m; and
      (b) **Permitted Density Increases:**
          If amenity contributions are provided in accordance with Schedule G, maximum density may be increased to a floor area ratio of 1.30.
   2. **Eating Establishments Floor Area:**
      Notwithstanding Section D.1. of this Zone, density for eating establishments shall be as follows:
      (a) **Eating establishments** with a gross floor area of 150 square metres are limited to a maximum of one on a lot; and
      (b) Where a lot has been subdivided by a strata plan, only one eating establishment is permitted within the strata plan, to a maximum gross floor area of 150 sq. m.
3. **Caretaker Unit:**

   Notwithstanding Section D.1. of this Zone, *density* for *caretaker units* shall be as follows:

   (a) One caretaker unit is permitted in each *principal building* < 2,800 sq. m in floor area;

   (b) Two caretaker units are permitted in each *principal building* >= 2,800 sq. m in floor area;

   (c) Maximum of two caretaker units area permitted on lots <4.0 ha in area;

   (d) Maximum of three caretaker units are permitted on lots >=4.0 ha in area;

   (e) The first caretaker unit on a lot shall be a maximum floor area of 140 sq. m;

   (f) Any additional caretaker units on a lot shall be a maximum floor area of 90 sq. m each;

   (g) Notwithstanding Sections D.4.(a) through (f) above, where a lot has been subdivided by a strata plan, only one caretaker unit, to a maximum of 140 sq. m in floor area, is permitted within the strata plan; and

   (h) Notwithstanding Sections D.4.(e) through (g) above, caretaker unit floor area shall be a maximum of 33% of the total floor area of each *principal building* within which the caretaker unit is contained.

3. **Yards and Setbacks**

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

   "F. Yard and Setbacks

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

<table>
<thead>
<tr>
<th>USES:</th>
<th>North Yard</th>
<th>South Yard</th>
<th>East Yard</th>
<th>West Yard</th>
</tr>
</thead>
<tbody>
<tr>
<td>Principal and Accessory Buildings and Structures</td>
<td>7.5 m</td>
<td>7.5 m</td>
<td>5.0 m$^1$</td>
<td>7.5 m</td>
</tr>
</tbody>
</table>

   $^1$ One (1) side yard setback may be reduced to 3.6 m if the side yard abuts land which is designated Commercial, Mixed Employment or Industrial in the OCP.

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 building height* shall not exceed 19.85 m."