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 224 (CD 224), 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 224" 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 224&quot;</td>
<td>16300 - 104 Avenue</td>
<td>Portion of Section 26, Plan 28411</td>
<td>21297</td>
<td>N/A</td>
</tr>
</tbody>
</table>

2. This Bylaw shall be cited for all purposes as "Surrey Comprehensive Development Zone 224 (CD 224), Bylaw, 2024, No. 21297".

PASSED FIRST READING on the 24th day of June, 2024.
PASSED SECOND READING on the 24th day of June, 2024.
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
This Comprehensive Development Zone 224 (CD 224) 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>16300 – 104 Avenue</td>
<td>Portion of Section 26 Block 5 North Range 1 West NWD Shown Dedicated as Arterial Highway on Plan 28411; That Portion being formally Lots 8 and 9, Section 26, Block 5 North, Range 1 West, NWD, Plan 1670, labelled as Block A on the Survey Plan, attached hereto as Schedule A, certified correct by Joginder Singh Riar, B.C.L.S. on the 27th day of March, 2024 containing a total combined area of 8,802.3 sq. m.</td>
<td></td>
</tr>
</tbody>
</table>

(collectively the "Lands")

A. **Intent**
   This Zone is intended to accommodate limited office uses, a parking facility and an ambulance station.

B. **Permitted Uses**
   Lands, buildings and structures shall only be used for the following uses, or a combination thereof:
   
   Principal Uses:
   1. Ambulance station.
   2. Office uses excluding the following:
      i. Social escort services;
      ii. Methadone clinics; and
      iii. Marijuana dispensaries.
   3. Community services.
   4. Parking facility.

C. **Lot Area**
   Not applicable to this Zone.

D. **Density**
   Maximum Density:
   Maximum density shall be limited to a maximum buildable area of 500 sq. m.

E. **Lot Coverage**
   Not applicable to this Zone.

F. **Yards and Setbacks**
   Not applicable to this Zone.

G. **Height of Buildings**
   1. **Principal Buildings:**
      Principal building height shall not exceed 7.5 m.
   2. **Accessory Buildings:**
      Accessory building height shall not exceed 4.5 m.
   3. **Structures:**
      Structure height shall not exceed 4.5 m.
H. Off-Street Parking and Loading/Unloading
Parking Calculations:
A minimum of 20 off-street parking spaces shall be provided.

I. Landscaping and Screening
General Landscaping:
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.

J. Special Regulations
Not applicable to this Zone.

K. Subdivision
Not applicable to this Zone.

L. Other Regulations
Additional land use regulations may apply as follows:
1. All Federal legislation including, without limitation, the Fisheries Act, the Railway Safety Act, and the Aeronautics Act;
2. All Provincial legislation including, without limitation, the Community Charter, the Local Government Act, the Local Government Zoning Bylaw Regulation, the Land Title Act, the Riparian Areas Protection Act, the Water Sustainability Act, the Transportation Act, the Railway Act, the British Columbia Railway Act, and the Agricultural Land Commission Act;
3. All City of Surrey bylaws, policies, and regulations including, without limitation, the Official Community Plan Bylaw, as amended, Development Permits, Hazard Lands Development Permit Guidelines, Sensitive Ecosystem Development Permit Guidelines, the Subdivision and Development Bylaw, as amended, the Development Cost Charge Bylaw, as amended, the Surrey Sign Bylaw, as amended, the Surrey Building Bylaw, as amended, and the Surrey Tree Protection Bylaw, as amended, if these do not restrict or prohibit the density otherwise permitted under this CD Zone;
4. Subdivision requirements of the Approving Officer;
5. Heritage designation bylaws, as amended, and heritage revitalization agreements, if these do not restrict or prohibit the density otherwise permitted under this CD Zone;
6. Covenants registered in the Land Title Office in favour of the City under Section 219 of the Land Title Act; and
7. Regulations pursuant to any Acts
A PORTION OF SECTION 26 BLOCK 5 NORTH RANGE 1
WEST, NEW WESTMINSTER DISTRICT SHOWN DEDICATED
AS ARTERIAL HIGHWAY ON PLAN 28411; THAT
PORTION BEING FORMERLY LOTS 8 AND 9 SECTION 26
BLOCK 5 NORTH RANGE 1 WEST, NEW WESTMINSTER
DISTRICT, PLAN 1670
FOR REZONING PURPOSES
SCALE 1:1000

INTEGRATED SURVEY AREA NO. 1,
CITY OF SURREY, NAD83(CSRS)4.0.0.8C.1.MVRO.

THIS PLAN SHOWS HORIZONTAL GROUND LEVEL DISTANCES
UNLESS OTHERWISE SPECIFIED.

GRID BEARINGS ARE DERIVED FROM GSSS DUAL FREQUENCY
OBSERVATIONS AND ARE REFERRED TO THE CENTRAL
MERIDIAN OF UTM ZONE 10. (123° WEST LONGITUDE)

LEGEND
m² INDICATES SQUARE METRES

MATSON PECK & TOPLISS
SURVEYORS & ENGINEERS
#320 - 11120 HORSESHOE WAY
RICHMOND, B.C., V7A 5H7
PH: 604-270-9331
FAX: 604-270-4137
CADFILE: 20067-002-BLOCK-001.DWG

CERTIFIED CORRECT THIS 27th DAY OF MARCH, 2024
JOGINDER SINGH RIAR, BCLS 863