CITY OF SURREY

BYLAW NO. 20716

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 77 (CD 77), 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: DUPLEX RESIDENTIAL ZONE (RM-D)

      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 77" 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 77&quot;</td>
<td>12828 and 12830 - 14A Avenue</td>
<td>Lot &quot;A&quot;, Plan 2834</td>
<td>20716</td>
<td>N/A</td>
</tr>
</tbody>
</table>

2. This Bylaw shall be cited for all purposes as "Surrey Comprehensive Development Zone 77 (CD 77), Bylaw, 2022, No. 20716".

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
In this Comprehensive Development Zone 77 (CD 77), Part 16, Single Family Residential Zone (RF), 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>12828 and 12830 - 14A Avenue</td>
<td>Lot &quot;A&quot; Block 1 Section 8 Township 1 NWD Plan 2834</td>
<td>010-795-006</td>
</tr>
</tbody>
</table>

(collectively the "Lands")

**except as follows:**

1. **Density**
   Delete sub-section D.1 in Section D. Density and replace it with a new sub-section D.1 as follows:
   "1. **Subdivision:**
   For the purpose of subdivision:
   (a) **Maximum Unit Density:**
   Maximum unit density shall be 2.5 dwelling units per hectare; and
   (b) **Permitted Unit Density Increases:**
   If amenity contributions are provided in accordance with Schedule G, maximum unit density may be increased to 21.6 dwelling units per hectare."

2. **Subdivision**
   Delete Section K. Subdivision and replace it with a new Section K as follows:
   "1. **Minimum Lot Sizes:**
   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) **Lot Area:** Minimum 460 sq. m;
   (b) **Lot Width:** Minimum 15 m; and
   (c) **Lot Depth:** Minimum 28 m."