

CITY OF SURREY

BYLAW NO. 21175

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 187 (CD 187), 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: COMMUNITY COMMERCIAL ZONE (C-8)  
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 187" as follows:

CD Zone ID	Civic Address	Legal Description	CD Bylaw No.	Replaces Bylaw No.
"CD 187"	(a) 13561 Bentley Road (b) 13569 Bentley Road	(a) Lot 1, Plan 9938 (b) Lot 2, Plan 9938	21175	N/A"

2. This Bylaw shall be cited for all purposes as "Surrey Comprehensive Development Zone 187 (CD 187), Bylaw, 2024, No. 21175".

PASSED FIRST READING on the            th day of            , 20   .

PASSED SECOND READING 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 187 (CD 187)

This Comprehensive Development Zone 187 (CD 187) 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
13561 Bentley Road	Lot 1 Section 15 Block 5 North Range 2 West NWD Plan 9938	011-439-611
13569 Bentley Road	Lot 2 Section 15 Block 5 North Range 2 West NWD Plan 9938	011-439-629

(collectively the "*Lands*")

#### A. Intent

This Comprehensive Development Zone is intended to accommodate and regulate the development of medium *density, multiple unit residential buildings* and *ground-oriented multiple unit residential buildings* and related *amenity spaces*, which are developed in accordance with a *comprehensive design*, and *care facilities* which may be subject to the Community Care and Assisted Living Act, as amended.

#### B. Permitted Uses

*Lands, buildings* and *structures* shall only be used for the following uses, or a combination thereof:

##### Principal Uses:

1. *Multiple unit residential buildings* and *ground-oriented unit residential buildings*; and
2. *Care Facilities*, regulated by the Community Care and Assisted Living Act, as amended.

##### Accessory Uses:

3. Office uses limited to physical and mental health services and counselling services; and
4. *Community services*.

#### C. Lot Area

Not applicable to this Zone.

#### D. Density

1. Maximum Density:

Maximum *density* shall be as follows:

- (a) 1 *dwelling unit*; and
- (b) The lesser of *floor area ratio* of 0.1 or *building area* of 300 sq. m.

2. Permitted Density Increases:

If amenity contributions are provided in accordance with Schedule G, *density* may be increased to a maximum *floor area ratio* of 3.60.

#### E. Lot Coverage

The maximum *lot coverage* for all *buildings* and *structures* shall be 64%.

**F. Yards and Setbacks**

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

USES:	SETBACKS:			
	Front Yard (south- east)	Rear Yard (north- west)	Side Yard (south- west)	Side Yard (north- east)
<i>Principal Buildings and Structures</i> Greater than 10 sq. m. in Size	2.5 m	2.5 m	0.0 m	1.5 m

1 Notwithstanding the definition of *setback* in Part 1, Definitions, *decks*, canopies, roof overhangs and architectural screening may encroach into the required *setbacks*.

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

**G. Height of Buildings**

1. Principal Buildings:  
*Principal building height* shall not exceed 22 m.
2. Structures:  
*Structure height* shall not exceed 6.0 m.

**H. Off-Street Parking and Loading/Unloading**

1. Parking Calculations:  
Refer to Table D.1. of Part 5 Off-Street Parking and Loading/Unloading.
2. Notwithstanding Table D.1. of Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended, no off-street *parking spaces* shall be provided.
3. Notwithstanding Table D.5. of Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended, no secure *bicycle spaces* shall be provided.

**I. Landscaping and Screening**

1. General Landscaping:
  - (a) 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;
  - (b) Along the developed portions of the *lot* which abut a *highway*, a continuous *landscaping* strip a minimum of 1.5 m wide shall be provided within the *lot*; and
  - (c) *Highway* boulevards abutting a *lot* shall be seeded or sodded with grass, except at *driveways*.
2. Refuse:  
Garbage containers and *passive recycling containers* shall be completely screened by a minimum of a 2.5 m high *building*, solid decorative fence, *landscaping* screen or combination thereof.

**J. Special Regulations**

1. Amenity Spaces:  
Outdoor *amenity space*, subject to Section B.6. of Part 4, General Provisions, shall be provided on the *lot* in the amount of 12 sq. m.

**K. Subdivision**

1. Minimum Lot Sizes:

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

- (a) *Lot Area*: Minimum 1,000 sq. m;
- (b) *Lot Width*: Minimum 40 m; and
- (c) *Lot Depth*: Minimum 20 m.

**L. Other Regulations**

Additional land use regulations may apply as follows:

- 1. Prior to any use, the *Lands* must be serviced as set out in Part 2 Uses Limited, of the Zoning Bylaw and in accordance with the servicing requirements for the RM-70 Zone as set forth in the Surrey Subdivision and Development By-law, 1986, No. 8830, as amended.
- 2. *Building* permits shall be subject to Surrey Development Cost Charge Bylaw, 2021, No. 20291, as may be amended or replaced from time to time, and the development cost charges shall be based on the RM-70 Zone for the residential portion.
- 3. Development permits, pursuant to the *OCP*.
- 4. Trees and vegetation, pursuant to Surrey Tree Preservation Bylaw, as amended.
- 5. Sign regulations, pursuant to Surrey Sign By-law, as amended.