

CITY OF SURREY

BYLAW NO. 21312

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 229 (CD 229), 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 229" as follows:

CD Zone ID	Civic Address	Legal Description	CD Bylaw No.	Replaces Bylaw No.
"CD 229	16982 - 20 Avenue	Lot 4, Plan 5951	21312	N/A"

2. This Bylaw shall be cited for all purposes as "Surrey Comprehensive Development Zone 229 (CD 229), Bylaw, 2024, No. 21312".

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 229 (CD 229)

In this Comprehensive Development Zone 229 (CD 229), **Part 22, Multiple Residential 30 Zone (RM-30)**, 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:

The lands are divided into Blocks A and B, as shown outlined in bold on the Survey Plan, attached hereto and forming part of this Bylaw as Schedule A, certified correct by Gene Paul Nikula, B.C.L.S. on the 6th day of December, 2023.

Block A		
Address	Legal Descriptions	PID
16982 – 20 Avenue (portion of)	That portion Lot 4 Section 18 Township 7 NWD Plan 5951 shown outlined in bold, labelled as Block A on the Survey Plan, attached hereto as Schedule A, certified correct by Gene Paul Nikula, B.C.L.S. on the 6th day of December, 2023, containing 0.232 ha	001-044-613 (portion of)

Block B		
Address	Legal Descriptions	PID
16982 – 20 Avenue (portion of)	That portion Lot 4 Section 18 Township 7 NWD Plan 5951 shown outlined in bold, labelled as Block B on the Survey Plan, attached hereto as Schedule A, certified correct by Gene Paul Nikula, B.C.L.S. on the 6th day of December, 2023, containing 1.791 ha	001-044-613 (portion of)

(collectively the "Lands")

except as follows:

1. Intent

Delete Section "A. Intent" and replace it with a new Section "A. Intent" as follows:

"A. Intent

This Comprehensive Development Zone is intended to accommodate and regulate the development of *ground-oriented multiple unit residential buildings*, and related limited commercial uses, which are to be developed in accordance with a *comprehensive design*."

2. Permitted Uses

Delete Section "B. Permitted Uses" and replace it with a new Section "B. Permitted Uses" as follows:

"B. Permitted Uses

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

Block A:

Principal Uses:

1. *Ground-oriented multiple unit residential buildings.*

Accessory Uses:

2. The following *accessory uses* may be permitted, provided that such uses are located on the ground level within a *ground-oriented dwelling unit* and occupy no more than 30% of the floor area of the *dwelling unit*, and further provided that such use shall be operated by the occupant of the *dwelling unit* in which they are located:

- (a) *Personal service uses* excluding *body rub parlours*.
- (b) *Office uses* excluding *social escort services, methadone clinics* and *marijuana dispensaries*.
- (c) *General service uses* excluding *funeral parlours, banks and drive-through banks, veterinary clinics, adult educational institutions, vehicle rentals, and appliance repair shops*.
- (d) *Retail stores* excluding *adult entertainment stores, secondhand stores and pawnshops, convenience stores, retail warehouses, flea markets, and auction houses*.
- (e) *Eating establishments* excluding *drive-through restaurant, and eating establishments* regulated under the Liquor Control and Licensing Act, as amended.

Block B:

Principal Uses:

1. *Ground-oriented multiple unit residential buildings*.

Accessory Uses:

2. *Child care centres*, provided that such centres:
 - (a) Do not constitute a singular use on the *lot*; and
 - (b) Are regulated by the Community Care and Assisted Living Act, as amended, and the Child Care Licensing Regulation, as amended.
3. *Short-Term Rental* in accordance with Section B.7. of Part 4 General Provisions."

3. 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

Block A:

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

USES:	SETBACKS:		
	Front Yard (North)	Side Yard (East)	Side Yard (West)
<i>Principal Building and Accessory Buildings and Structures</i> ^{1,2}	3.5 m	3.0 m	4.5 m

Block B:

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

USES:	SETBACKS:			
	Front Yard	Side Yard (West)	Street Side Yard (Lot 1: South; Lot 2: North)	Street Side Yard (Lot 2: South)
<i>Principal Building and Accessory Buildings and Structures</i> ^{1,2}	5.0 m	3.0 m	6.0 m	4.0 m

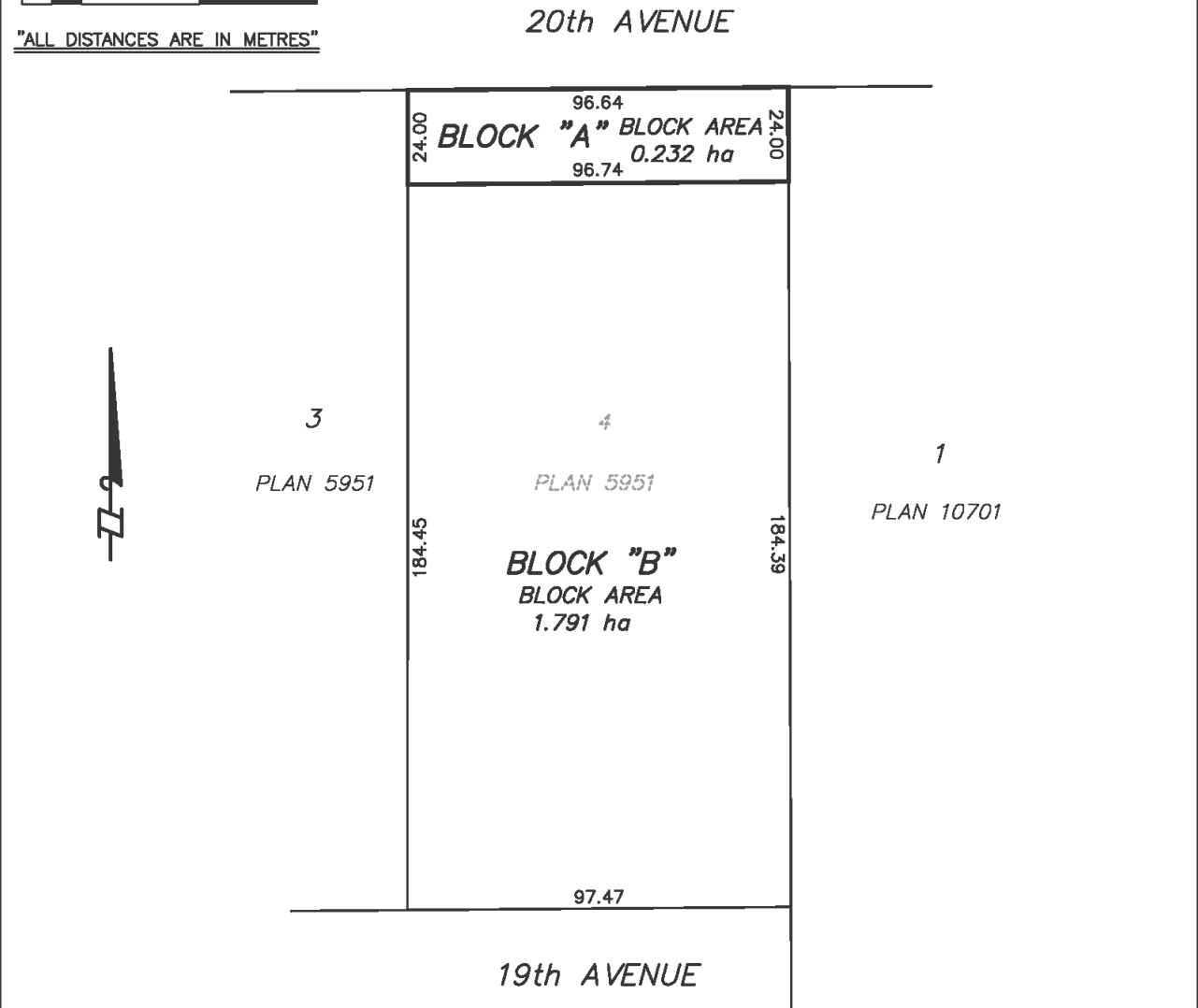
1 Notwithstanding the definition of *setback* in Part 1 Definitions of the Zoning By-law, decks, canopies and roof overhangs may encroach into the required *setbacks*.

2 Notwithstanding Sub-section B.26(b) of Part 4 General Provisions of the Zoning By-law, stairs with more than three risers may encroach into the required *setbacks*."

**SURVEY PLAN TO ACCOMPANY CITY OF SURREY
ZONING BYLAW No. 21312 OF LOT 2 SECTION 18 TOWNSHIP 7
NEW WESTMINSTER DISTRICT PLAN 10701**

CITY OF SURREY
B.C.G.S. 92G.007
SCALE = 1:1500
15M 0 30 60M

"ALL DISTANCES ARE IN METRES"



CERTIFIED CORRECT ACCORDING TO
LAND TITLE OFFICE RECORDS DATED
THIS 6th DAY OF DECEMBER 2023

Gene Paul Nikula
GENE PAUL NIKULA B.C.L.S.(BC)

SOUTH FRASER LAND SURVEYING LTD.
B.C. LAND SURVEYORS
SUITE 202 - 19292 60th AVENUE
SURREY, B.C. V3S 3M2
TELEPHONE: 604 599-1886
FILE: 211424-ZONE

THIS PLAN LIES WITHIN THE
METRO VANCOUVER REGIONAL DISTRICT

211424-ZONE