

CITY OF SURREY

BYLAW NO. 21195

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 192 (CD 192), 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: SINGLE FAMILY RESIDENTIAL ZONE (RF)
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 192" as follows:

CD Zone ID	Civic Address	Legal Description	CD Bylaw No.	Replaces Bylaw No.
"CD 192"	(a) 15432 – 17A Avenue (b) 15430 – 17A Avenue (c) 15410 – 17A Avenue	(a) Lot 63, Plan 14068 (b) Lot 64, Plan 14068 (c) Lot 65, Plan 14068	21195	N/A"

2. This Bylaw shall be cited for all purposes as "Surrey Comprehensive Development Zone 192 (CD 192), Bylaw, 2024, No. 21195".

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 192 (CD 192)

In this Comprehensive Development Zone 192 (CD 192), **Part 24, Multiple Residential 70 Zone (RM-70)**, 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
15432 – 17A Avenue	Lot 63 Section 14 Township 1 NWD Plan 14068	009-907-131
15430 – 17A Avenue	Lot 64 Section 14 Township 1 NWD Plan 14068	009-907-173
15410 – 17A Avenue	Lot 65 Section 14 Township 1 NWD Plan 14068	004-662-814

(collectively the "Lands")

except as follows:

1. **Density**

Delete Sub-section D.2 in Section "D. Density" and replace it with a new Sub-section "D.2 as follows:

"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 2.45, excluding:

- (a) The indoor amenity space requirement (pursuant to Section J.1 of this Zone); and
- (b) Up to a maximum of 170 sq. m of the secure bicycle parking area requirement (Section H.6 of this Zone).

2. **Lot Coverage**

Delete Section "E. Lot Coverage" and replace it with a new Section "E. Lot Coverage" as follows:

"E. **Lot Coverage**

The maximum *lot coverage* for all *buildings* and *structures* shall be 43%."

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**

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

USES:	SETBACKS:			
	Front Yard	Rear Yard	Side Yard	Street Side Yard
<i>Principal and Accessory Buildings and Structures</i>	7.5 m	4.5 m	4.5 m	4.5 m"

4. **Height of Buildings**

Delete Section "G. Height of Buildings" and replace it with a new Section "G. Height of Buildings" as follows:

"G. **Height of Buildings**

1. Principal Buildings:

Principal building height shall not exceed 19.4 m."