

CITY OF SURREY

BYLAW NO. 21314

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 232 (CD 232), 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 232" as follows:

CD Zone ID	Civic Address	Legal Description	CD Bylaw No.	Replaces Bylaw No.
"CD 232"	(a) 13760 Bentley Road (b) 13782 Harper Road (c) Portion of 13758 Bentley Road (also 13795 Berg Road and 13790 Harper Road) (d) Portion of lane	(a) Lot 1, Plan 21615 (b) Lot 2, Plan 21615 (c) Lot 2, Plan EPP118312	21314	N/A"

2. This Bylaw shall be cited for all purposes as "Surrey Comprehensive Development Zone 232 (CD 232), Bylaw, 2024, No. 21314".

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 232 (CD 232)**

In this Comprehensive Development Zone 232 (CD 232), **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:

<b>Address</b>	<b>Legal Descriptions</b>	<b>PID</b>
13760 Bentley Road	Lot 1 Section 14 Block 5 North Range 2 West NWD Plan 21615	010-512-888
13782 Harper Road	Lot 2 Section 14 Block 5 North Range 2 West NWD Plan 21615	009-609-407
Portion of 13758 Bentley Road (also 13795 Berg Road and 13790 Harper Road)	That portion of Lot 2 Section 14 Block 5 North Range 2 West NWD Plan EPP118312 shown outlined in bold, labelled as Block 1 on the Survey Plan, attached hereto as Schedule A, certified correct by Connie Procyshyn, B.C.L.S on the 3rd day of July 2024, containing 401.6 sq. m.	Portion of 031-892-647
Portion of lane	Portion of lane as shown outlined in bold, labelled as Block 2 on the Survey Plan, attached hereto as Schedule A, certified correct by Connie Procyshyn, B.C.L.S on the 3rd day of July 2024, containing 184.2 sq. m.	

(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 medium *density*, medium rise, *multiple unit residential buildings* and related *amenity spaces*, which are to be development in accordance with a *comprehensive design*."

**2. Permitted Uses**

Delete Sub-Section B.2. in Section B. Permitted Uses.

**3. 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 2.54, 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 (pursuant to Section H.5. of this Zone)."

**4. 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 45%."

**5. 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 (Northwest)	Rear Yard (Southeast)	Side Yard (Southwest)	Street Side Yard (Northeast)
<i>Principal Building and Structures</i>	6.0 m	7.5 m	9.49 m	6.0 m

- 1 Notwithstanding Section A.3.(d) of Part 5, Off-Street Parking and Loading/Unloading, *parking - underground* may be located up to 0.5 m of any *lot line*.
- 2 Notwithstanding the definition of *setback* in Part 1, Definitions, a canopy located along the northwest and northeast façade may encroach up to 1.3 m into the required *setbacks*.
- 3 Notwithstanding the definition of *setback* in Part 1, Definitions, balconies may encroach up to 2.0 m into the required *setbacks*.
- 4 Notwithstanding Section B.26.(b) of Part 4, General Provisions, stairs with more than three risers may encroach into the *setbacks*."

**6. Height of Buildings**

Delete Sub-Section G.1. in Section G. Height of Buildings and replace it with a new Sub-Section G.1. as follows:

**"1. Principal Buildings:**

*Principal building height* shall not exceed 21.0 m."

**7. Landscaping and Screening**

Delete Section "I. Landscaping and Screening" and replace it with a new Section "I. Landscaping and Screening" as follows:

**"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; and
- (b) *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 located within the *parking - underground* or within a *building*."

**8. Special Regulations**

Delete Section "J. Special Regulations" and replace it with a new Section "J. Special Regulations" as follows:

**"J. Special Regulations**

1. Amenity Spaces:

*Amenity space*, subject to Section B.6. of Part 4, General Provisions, shall be provided on the *lot* as follows:

(a) Outdoor *amenity space* in the amount of:

- i. 3.0 sq. m per *dwelling unit*; and
- ii. 1.0 sq. m per *lock-off suite*; and
- iii. 4.0 sq. m per *micro unit*;

(b) Outdoor *amenity space* shall not be located within the required *setbacks*;

(c) Indoor *amenity space* in the amount of:

- i. 3.0 sq. m per *dwelling unit*; and
- ii. 1.0 sq. m per *lock-off suite*; and
- iii. 4.0 sq. m per *micro unit*; and

(d) Indoor *amenity space* devoted to a *child care centre* shall be a maximum of 1.5 sq. m per *dwelling unit*.

2. Balconies:

*Balconies* are required for all *dwelling units* which are not *ground-oriented* and shall be a minimum of 5% of the *dwelling unit* size or 4.6 sq. m per *dwelling unit*, whichever is greater."

**9. Subdivision**

Delete Section "K. Subdivision" and replace it with a new Section "K. Subdivision" as follows:

**"K. Subdivision**

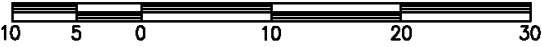
1. Minimum Lot Sizes:

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

- (a) *Lot Area*: Minimum 2,400 sq. m;
- (b) *Lot Width*: Minimum 35 m; and
- (c) *Lot Depth*: Minimum 65 m."

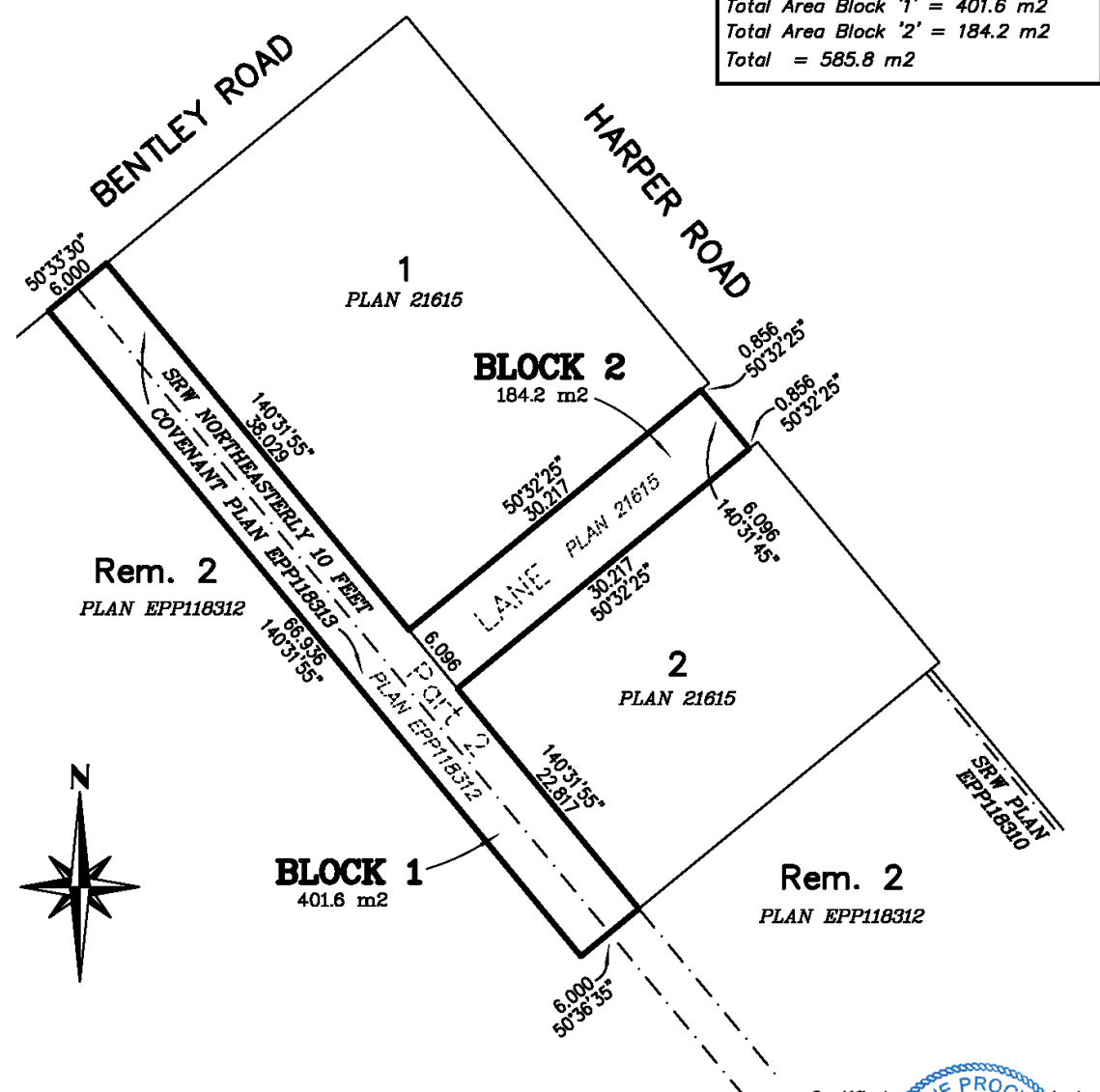
**SURVEY PLAN TO ACCOMPANY CITY OF SURREY REZONING  
 BYLAW # \_\_\_\_\_ OF PART OF LANE DEDICATED ON PLAN 21615  
 AND PART OF LOT 2 PLAN EPP118312, ALL OF SECTION 14  
 BLOCK 5 NORTH RANGE 2 WEST NWD**

SCALE 1:500



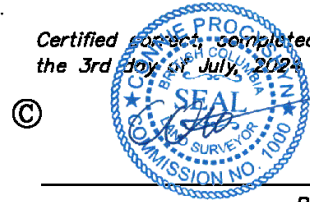
All Distances are in Metres.

Total Area Block '1' = 401.6 m<sup>2</sup>  
 Total Area Block '2' = 184.2 m<sup>2</sup>  
 Total = 585.8 m<sup>2</sup>



Onderwater Land Surveying  
 B.C. Land Surveyors  
 #104 - 5830 176 'A' Street  
 Cloverdale B.C.  
 WWW.ONDERWATER.CA  
 FILE: SR23-03\_RZ\_rev1

Certified correct, completed on  
 the 3rd day of July, 2022



B.C.L.S.