

CITY OF SURREY

BY-LAW NO. 13762

A by-law to amend Surrey Zoning By-law, 1993, No. 12000,
as amended.

.....

The Council of the City of Surrey, in open meeting assembled, ENACTS AS FOLLOWS:

1. Surrey Zoning By-law, 1993, No. 12000, as amended, is hereby further amended, pursuant to the provisions of Section 903 of the Municipal Act R.S.B.C. 1996 Chapter 323, as amended, by changing the classification of the following parcels of land, presently shown upon the maps designated as the Zoning Maps and marked as Schedule "A" under Part 3 of Surrey Zoning By-law, 1993, No. 12000, as amended, as follows:

FROM "ONE-ACRE RESIDENTIAL ZONE (RA)"
TO "COMPREHENSIVE DEVELOPMENT ZONE (CD)"

Parcel Identifier: 011-992-042

North Half Lot 3 Except: Firstly: The West 33 Feet, Secondly: Part
Subdivided by Plan 36240; Section 27, Block 5 North, Range 1 West,
New Westminster District, Plan 1057

(10284 - 156 Street)

(hereinafter referred to as the "*Lands*")

2. The following regulations shall apply to the *Lands*:

A. Intent

This Comprehensive Development Zone is intended for single family housing on small *urban lots*, with substantial public *open space* set aside within the subdivision. This Zone is considered due to special amenities on the *Lands* such as mature vegetation, watercourses and ravines which are worthy of preservation.

B. Permitted Uses

The *Lands* and *structures* shall be used for the following uses only, or for a combination of such uses:

1. One *single family dwelling*.

C. Lot Area

Not applicable to this Zone.

D. Density

1. For the purpose of subdivision the maximum unit *density* shall not exceed 14.75 *dwelling units* per hectare [6 u.p.a.] calculated on the basis of the entire *lot*.
2. The maximum unit *density* of development may be increased from 14.75 *dwelling units* per hectare [6 u.p.a.] to 18.5 *dwelling units* per hectare [7.5 u.p.a.], both calculated on the basis of the entire *lot*, provided:
 - (a) *Open space* in an amount of not less than 15% of the *lot* area is preserved in its natural state or retained for park and recreational purposes;
 - (b) The said *open space* shall contain natural features such as a stream, ravine, stands of mature trees, or other land forms worthy of preservation, and/or contain heritage *buildings* or features, and/or contribute to a park designated in the *Official Community Plan*; and
 - (c) The said *open space* shall be accessible by the public from a *highway*.
3. *Undevelopable areas* may be included in *open space* set aside in Sub-section D.2(a), however, this *undevelopable area* shall be discounted by 50%.
4. (a) For purposes of this Section and notwithstanding the definition of *floor area ratio* in Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended:
 - (i) all covered areas used for parking shall be included in the calculation of *floor area ratio*; and
 - (ii) all areas on the second floor level that are open to the first floor level shall be included in the calculation of *floor area ratio*, unless such openings have an average vertical clear height of 3.7 metres [12 ft.] or less as measured from the first floor level to the ceiling above the said openings and in such cases the areas shall be excluded from the calculation of *floor area ratio*;

- (b) For *building* construction within a *lot*, the *floor area ratio* shall not exceed 0.59, provided that, of the resulting allowable floor area, 37 square metres [400 sq. ft.] shall be reserved for use only as a garage or carport and further provided that where an *accessory building* is greater than 5 square metres [50 sq. ft.] in size that the area in excess of 5 square metres [50 sq. ft.] shall be included as part of the floor area for the purposes of calculating *floor area ratio*; and
- (c) The maximum permitted floor area of a second floor level for a *principal building* shall not exceed 80% of the floor area of the first floor level including attached garage, but not including any portion of the *building* located within 7.5 metres [25 sq. ft.] of the *front lot line*. The reduced floor area of the second floor level shall be accomplished by a *setback* at the second floor level from the wall at the first floor level from either the front or side walls at the first floor level or a combination thereof.

E. Lot Coverage

The maximum *lot coverage* shall be 45%.

F. Yard And Setbacks

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

<i>Use</i>	<i>Setback</i>	<i>Front Yard*</i>	<i>Rear Yard**</i>	<i>Side Yard</i>	<i>Side Yard on Flanking Street***</i>
<i>Principal Building</i>		7.5 m. [25 ft.]	7.5 m. [25 ft.]	1.8 m. [4 ft.]	7.5 m. [25 ft.]
<i>Accessory Buildings and Structures Greater Than 10 square metres [105 sq.ft.] in Size</i>		18.0 m. [60 ft.]	1.8 m [6 ft.]	1.0 m [3 ft.]	7.5 m [25 ft.]
<i>Other Accessory Buildings and Structures</i>		18.0 m [60 ft.]	0.0 m	0.0 m.	7.5 m. [25 ft.]

Measurements to be determined as per Part 1 Definitions, of Surrey Zoning By-law, 1993, No. 12000, as amended.

- * The *front yard setback* may be relaxed only at first floor level to 5.5 metres [18 ft.] for a maximum of 50% of the length of the front of the *single family dwelling* as long as at least 50% of the *setback* of the *principal building* remains 7.5 metres [25 ft.] or more.
- ** 50% of the length of the rear *building* face may have a *setback* at least 6.0 metres [20 ft.] from the *rear lot line* provided the remainder of the *building* face, not including *sundecks* has a *setback* at least 8.5 metres [28 ft.] from the *rear lot line*.
- *** The minimum *side yard setback* on a *flanking street* for a garage which forms part of a *principal building* may be reduced only at the first floor level to 5.5 metres [18 ft.], provided that the remainder of the *building* face has a *setback* of 7.5 metres [25 ft.] or more.

G. Height of Buildings

Measurements to be determined as per Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended.

1. *Principal building*:
 - (a) The *building height* shall not exceed 9 metres [30 feet]; and
 - (b) The *building height* of a *principal building* with a roof slope of less than 1:4 shall not exceed 7.3 metres [24 ft.].
2. *Accessory buildings and structures*: The *building height* shall not exceed 4 metres [13 ft.] except that where the roof slope and construction materials of an *accessory building* are the same as that of the *principal building*, the *building height* of the *accessory building* may be increased to 5 metres [16.5 ft.].

H. Off-Street Parking

1. A minimum of 2 off-street parking spaces shall be provided.
2. Outside parking or storage of *campers*, boats and *vehicles* including cars, trucks and *house trailers* ancillary to the residential use shall be limited as follows:
 - (a) A maximum of 2 cars or trucks;
 - (b) *House trailer, camper* or boat, provided that the combined total shall not exceed 1; and
 - (c) The total amount permitted under (a) and (b) shall not exceed 2.

3. No outside parking or storage of a *house trailer, camper* or boat is permitted within the *front yard setback*, or within the required *side yards* adjacent the *single family dwelling*, or within 1 metre [3 ft.] of the *side lot line*, except as follows:
 - (a) On *lots* which have no vehicular access to the *rear yard* or where access is not feasible through modification of *landscaping* or fencing or both, either 1 *house trailer* or 1 *camper*, or 1 boat may be parked in the front driveway or to the side of the front driveway or in the *side yard*, but no closer than 1 metre [3 ft.] to a *side lot line* nor within 1 metre [3 ft.] of the *front lot line* subject to the residential parking requirements stated in Section B.1 of Part 5 Parking, of Surrey Zoning By-law, 1993, No. 12000, as amended;
 - (b) Notwithstanding Sub-section H.3(a), no outside parking or storage of a *house trailer, camper* or boat is permitted on *corner lots* in an area bounded by the intersecting *lot lines* at a street corner and a straight line joining points 9 metres [30 ft.] along the said *lot lines* from the point of intersection of the two *lot lines*; and
 - (c) Adequate screening, as described in Section I.2 of this Zone is provided.

I. Landscaping

1. 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.
2. The parking or storage of *house trailers, campers* or boats shall be adequately screened by compact evergreen trees or shrubs at least 1.8 metres [6 ft.] in height and located between the said *house trailer, camper* or boat and any point on the *lot line* within 7.5 metres [25 ft.] of the said *house trailer, camper* or boat, in order to obscure the view from the abutting *lot* or street, except:
 - (a) On a *corner lot*, this required landscape screening shall not be located in an area bounded by the intersecting *lot lines* at a street corner and a straight line joining points 9 metres [30 ft.] along the said *lot lines* from the point of intersection of the 2 *lot lines*;
 - (b) Where the driveway or the parking area is used for parking or storage of a *house trailer, camper* or boat, the landscape screen is not required within the said driveway; and
 - (c) In the case of *rear yards*, this screening requirement may be provided by a 1.8 metre [6 ft.] high solid fence.

3. The *open space* set aside pursuant to Sub-section D.2.(a) of this Zone, shall be improved with a basic level of *landscaping* work including brushing and seeding of the ground, limbing of low branches on trees and providing and constructing paths for public passage, wherever appropriate.

J. Special Regulations

Not applicable to this Zone.

K. Subdivision

1. *Lots* created through subdivision in accordance with Section D.1 of this Zone, shall conform to the following minimum standards:

	<i>Lot Size</i>	<i>Lot Width</i>	<i>Lot Depth</i>
Regular	560 sq. m.	18.0 metres	25 metres
Standard <i>Lots</i>	[5,000 sq.ft.]	[60 ft.]	[82 ft.]

Dimensions shall be measured in accordance with Section E.21, Part 4 General Provisions, of Surrey Zoning By-law, 1993, No. 12000, as amended.

2. *Lots* created through subdivision in accordance with Section D.2 of this Zone, shall conform to the following minimum standards:

	<i>Lot Size</i>	<i>Lot Width</i>	<i>Lot Depth</i>
Regular	440 sq. m.	18.0 metres	22 metres
Standard <i>Lots</i>	[4,736 sq.ft.]	[60 ft.]	[82 ft.]

Dimensions shall be measured in accordance with Section E.21, Part 4 General Provisions, of Surrey Zoning By-law, 1993, No. 12000, as amended.

L. Other Regulations

In addition to all statutes, by-laws, orders, regulations or agreements, the following are applicable:

1. Definitions are as set out in Part 1 Definitions, of Surrey Zoning By-law, 1993, No. 12000, as amended.
2. Prior to any use, the *Lands* must be serviced as set out in Part 2 Uses Limited, of Surrey Zoning By-law, 1993, No. 12000, as amended and in accordance with the servicing requirements for the RF-G Zone as set forth in Surrey Subdivision and Development By-law, 1986, No. 8830, as amended.
3. General provisions are as set out in Part 4 General Provisions, of Surrey Zoning By-law, 1993, No. 12000, as amended.

4. Additional off-street parking requirements are as set out in Part 5 Off-Street Parking, of Surrey Zoning By-law, 1993, No. 12000, as amended.
 5. *Sign* regulations are as set out in Surrey Sign By-law, 1999, No. 13656, as amended.
 6. Special *building setbacks* are as set out in Part 7 Special Building Setbacks, of Surrey Zoning By-law, 1993, No. 12000, as amended.
 7. *Building* permits shall be subject to the Surrey Building By-law, 1987, No. 9011, as amended, and the Surrey Development Cost Charge By-law, 1993, No. 11951, as amended, and the development cost charges shall be based on the RF-G Zone.
 8. Surrey Tree Preservation By-law, 1996, No. 12880, as amended.
 9. Development permits may be required in accordance with the Surrey *Official Community Plan*, 1996, By-law No. 12900, as amended.
 10. Provincial licensing of *child care centres* is regulated by the Community Care Facility Act R.S.B.C. 1996. c. 60, as amended, and the Child Care Regulations set out under B.C. Reg 319/89/213.
3. This By-law shall be cited for all purposes as "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 1999, No. 13762."

PASSED FIRST AND SECOND READING on the 21st day of June, 1999.

PUBLIC HEARING HELD thereon on the 19th day of July, 1999.

PASSED THIRD READING on the 19th day of July, 1999.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the 28th day of February, 2000.

_____MAYOR

_____CLERK