

CITY OF SURREY

BY-LAW NO. 12902

A by-law to amend "Surrey Zoning By-law, 1993, No. 12000."
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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 963 of the "Municipal Act," and 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 the said By-law No. 12000, is hereby amended as follows:

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

Lot 52, Section 28, Township 8, New Westminster
District, Plan 35509.

(19045 - 86 Avenue)

(hereinafter referred to as "the Lands")

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

A. INTENT

This Comprehensive Development Zone is intended to permit one secondary suite in an owner-occupied Suburban single family dwelling.

B. PERMITTED USES

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

1. One single family dwelling which may contain one secondary suite.

C. LOT AREA

Not applicable to this zone.

D. DENSITY

Not applicable to this zone.

E. LOT COVERAGE

The maximum lot coverage shall be 20%.

F. YARD AND SETBACKS

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

Use	<i>Setback **</i>	<i>Front Yard</i>	<i>Rear Yard</i>	<i>Side Yard</i>	Side Yard on Flanking Street
<i>Principal Building</i>		7.5 m (25 ft.)	7.5 m (25 ft.)	4.5 m (15 ft)	7.5 m (25 ft.)
<i>Accessory Buildings and Structures</i>		18.0 m (60 ft.)	1.8 m (6 ft.)	1.0 m (3 ft.)	7.5 m (25 ft.)
<i>Buildings and Structures For Uses Permitted Under Sec. B.2* & B.3 of the RF-SS Zone in the "Surrey Zoning By-law, 1993, No. 12000," as amended</i>		36.0 m (120 ft.)	7.5 m (25 ft.)	7.5 m (25 ft.)	36.0 m (120 ft.)

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

* *These setback requirements for hobby kennels do not apply if the hobby kennel forms part of or is attached to the principal building, however, the hobby kennel shall be located at the rear of the said building.*

** Where the lot is 700 square metres (7,500 sq. ft.) in area or less, the requirements in Section F. Yards and Setbacks of Part 16 Single Family Residential Zone RF of the "Surrey Zoning By-law, 1993, No. 12000," as amended shall apply.

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: The *height* shall not exceed 9 metres (30 ft.)
2. Accessory buildings and structures: The *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

Lots larger than 700 square metres (7,500 sq. ft.) in area to comply with Sub-sections 1, 2, and 3.

1. A minimum of 2 off-street parking spaces per *dwelling unit* shall be provided.
2. Where a licensed secondary suite exists, 1 additional off-street parking space shall be provided.
3. 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 trailers*, *campers* or boats, provided that the combined total shall not exceed 3; and

- (c) The total amount permitted under (a) and (b) shall not exceed 5.

Where the lot is 700 square metres (7,500 sq. ft.) in area or less, the requirements in Section H. Off-Street Parking of Part 16 Single Family Residential Zone RF of the "Surrey Zoning By-law, 1993, No. 12000," as amended shall apply.

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* 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* or boat and any point on the lot line within 7.5 metres (25 ft.) of the said *house trailer* or boat, in order to obscure the view from the abutting *lot* or street, except:
 - (a) where the driveway or the parking area is used for parking or storage of a *house trailer* or boat, the landscape screen is not required within the said driveway; and
 - (b) in the case of *rear yards*, this screening requirement may be provided by a 1.8 metres (6 ft.) high solid fence.

J. SPECIAL REGULATIONS

1. A secondary suite shall not exceed 90 square metres (968 sq. ft.) in size.

K. SUBDIVISION

Lots created through subdivision in this Zone shall conform to the following minimum standards:

<i>Lot Size</i>	<i>Lot Width</i>	<i>Lot Depth</i>
4,047 sq. m.	50 metres	60 metres
(1 acre)	(164 ft.)	(200 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, land use regulations including 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, 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 RA Zone as set forth in "Surrey Subdivision and Development By-law, 1986, No. 8830," as amended.
3. General provisions on use 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. The operation of a secondary suite shall require the property owner to apply for an annual business license which is subject to the "Business License By-law, 1976, No. 4747," as amended.

6. Sign regulations are as set out in Part 6 Signs, "Surrey Zoning By-law, 1993, No. 12000," as amended.
 7. Special building setbacks are as set out in Part 7 Special Building Setbacks, of "Surrey Zoning By-law, 1993, No. 12000," as amended.
 8. Building permits shall be subject to the "Surrey Building By-law, 1987, No. 9011," as amended.
 9. Development permits may be required in accordance with the Official Community Plan, as amended.
3. This By-law shall be cited for all purposes as "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 1996, No. 12902."

PASSED FIRST AND SECOND READING on the 30th day of July, 1996.

PUBLIC HEARING HELD thereon on the 1st day of October, 1996.

PASSED THIRD READING on the 8th day of October, 1996.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the 8th day of October, 1996.

_____MAYOR

_____CLERK