

CITY OF SURREY

BY-LAW NO. 12915

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 "GENERAL AGRICULTURE ZONE (A-1)"
TO "COMPREHENSIVE DEVELOPMENT ZONE (CD)"

Lot 1, Section 10, Township 8, New Westminster District,
Plan 8516.

(19492 Fraser Highway)

(hereinafter referred to as "the Lands")

2. Schedule 1 sets out a plan of the Lands creating three areas namely Block "A", Block "B" and Block "C" and it is attached hereto and shall form part of this By-law.
3. The following regulations shall apply to the Lands herein:

A. INTENT

This Comprehensive Development Zone is intended for single family housing on small lots, with appropriate public open space dedication and improvements.

B. PERMITTED USES

The Lands and structures thereon shall be used for the following uses only:

1. One single family dwelling within a lot and customary accessory buildings or structures for each lot created through subdivision as set out in Section K of this By-law.

C. LOT AREA

Not applicable to this By-law.

D. DENSITY

1. For the purpose of subdivision, the maximum density shall not exceed 18.5 dwelling units per gross hectare [7.5 units per gross acre].
2. For the purpose of this Section and notwithstanding the definition of floor area ratio (FAR) in Part 1, Definitions of the "Surrey Zoning By-law, 1993, No. 12000," as amended:
 - (a) For building construction for each lot within Block "B" and Block "C," as shown on Schedule 1, the floor area ratio (FAR) shall not exceed 0.55, provided that of the resulting allowable floor area, 28 square metres [300 sq. ft.] shall be reserved for use as a garage. Carports shall not be allowed.

Notwithstanding the above, the maximum allowable floor area of the single family dwelling, including the floor area reserved for use as a garage, for each lot within Block "B" and Block "C" shall not exceed 186 square metres [2,000 sq. ft.].

- (b) For building construction for each lot within Block "A" as shown on Schedule 1, the floor area ratio (FAR) shall not exceed 0.65, provided that of the resulting allowable floor area, 28 square metres [300 sq. ft.] shall be reserved for use as a garage. Carports shall not be allowed.

Notwithstanding the above, the maximum allowable floor area of the single family dwelling, including the floor area reserved for use as a garage, for each lot within Block "A" shall not exceed 218 square metres [2,350 sq. ft.].

- (c) Any accessory building greater than 5 sq. m [54 sq. ft.] in area, the area in excess of 5 sq. m [54 sq. ft.] shall be included for the purpose of calculating the floor area ratio.

E. LOT COVERAGE

The maximum lot coverage shall be 45%.

F. YARD AND SETBACKS

- 1. Principal and accessory buildings and structures shall be situated as follows:

| | Principal Building | Accessory Building |
|------------------------------|---------------------|---------------------|
| Front Yard | 6.5 metres [21 ft.] | 7.5 metres [25 ft.] |
| Rear Yard | 7.5 metres [25 ft.] | 1.8 metres [6 ft.] |
| Side Yard | 1.2 metres [4 ft.] | 1 metre [3 ft.] |
| Side Yard on Flanking Street | 3.6 metres [12 ft.] | 7.5 metres [25 ft.] |

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 buildings:

- (b) The height shall not exceed 9 metres [30 ft.] where the roof slope is greater than 1:4.
- (a) The height shall not exceed 7.3 metres [24 ft.] where the roof slope is less than 1:4.

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

- 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 or boat is permitted within the front yard setback, or within the required side yards adjacent the 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 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) of this By-law, no outside parking or storage of a house trailer 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 line; and
 - (c) where adequate screening, as described in Section I.2 of this By-law, is provided.

I. LANDSCAPING

1. All developed portions of the lot not covered by buildings, structure 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) on a corner lot, this required landscaping shall not be located in an area bounded by the intersection 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 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 metres [6 ft.] high solid fence.

3. The open space set aside pursuant to Section A. of this By-law 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 By-law.

K. SUBDIVISION

Lots created through subdivision in accordance with Section D of this By-law shall conform to the following minimum standards:

Lot Size 300 square metres [3,230 sq. ft.]
Lot Width: 10.5 metres [34 ft.]

Lot Depth 27 metres [88.6 ft.]

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 RF-G 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. Sign regulations are as set out in Part 6 Signs, "Surrey Zoning By-law, 1993, No. 12000," as amended.
6. Special building setbacks are as set out in Part 7 Special Building Setbacks, of "Surrey Zoning By-law 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. Provincial licensing of child care centres is regulated by the Community Care Facility Act R.S.B.C. 1979, c. 57 and the Child Care Regulations set out under B.C. Reg 319/89/213.

4. This By-law shall be cited for all purposes as "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 1996, No. 12915."

PASSED FIRST AND SECOND READING on the 10th day of September, 1996.

PUBLIC HEARING HELD thereon on the 7th day of October, 1996.

PASSED THIRD READING on the 21st day of October, 1996.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the 28th day of April, 1997.

_____ MAYOR

_____ CLERK

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EXPLANATORY PLAN TO ACCOMPANY CITY OF SURREY BYLAW NUMBER 12915 OF
 LOT 1,
 SECTION 10, TOWNSHIP 8,
 NEW WESTMINSTER DISTRICT,
 PLAN 8516.
 B.C.G.S. 92G.017

SCALE : 1:1000



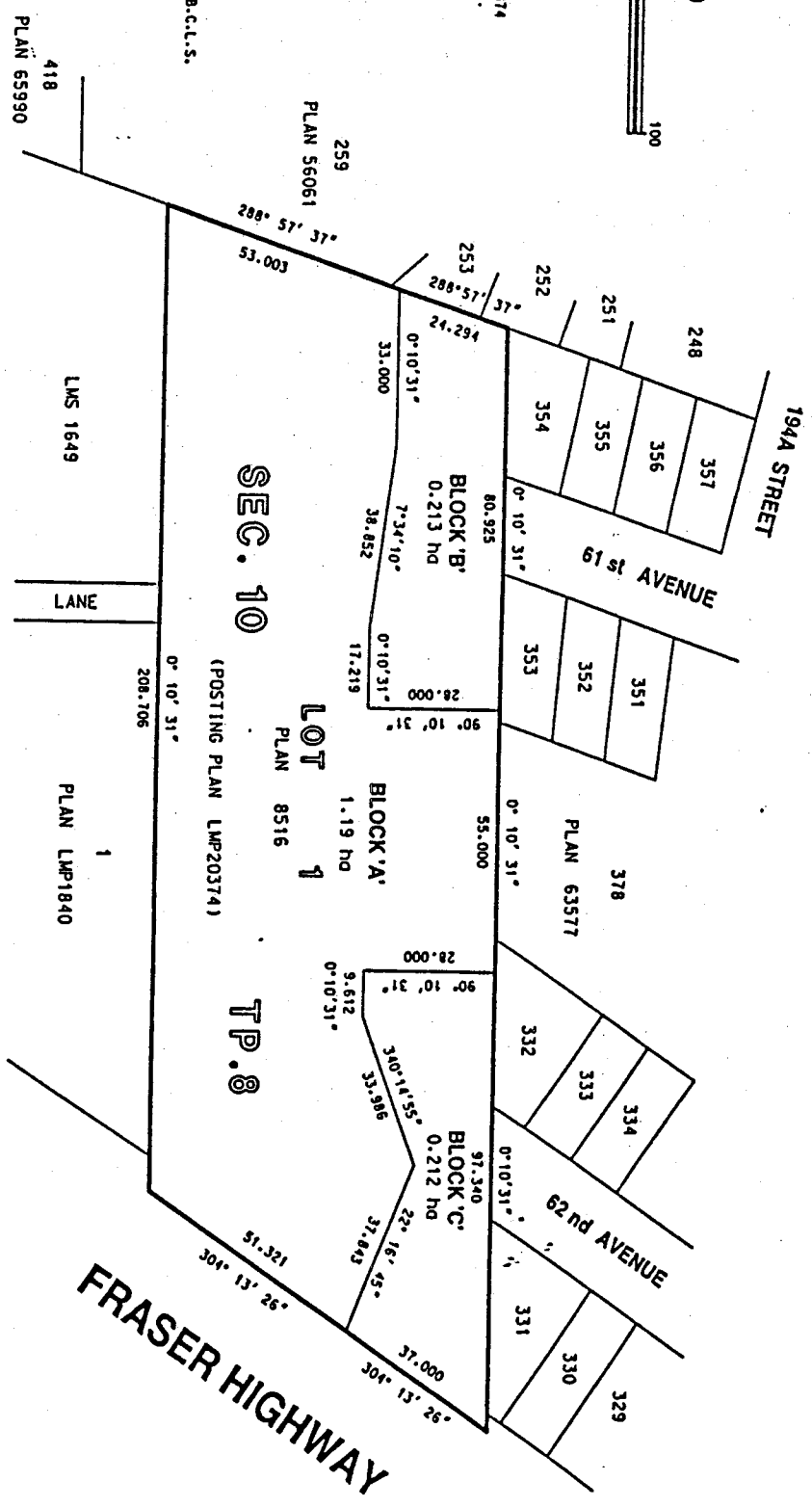
LEGEND

BEARINGS AND DISTANCES ARE ACCORDING TO POSTING PLAN LMP20374



CERTIFIED CORRECT
 ACCORDING TO LAND TITLE OFFICE RECORDS
 THIS 30th DAY OF AUGUST, 1996.

R. Robertson
 B.C.L.S.



THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT

MELBANK ASSOCIATES
 PROFESSIONAL LAND SURVEYORS
 13180-88TH AVENUE
 SURREY, B.C. V3V 3K3
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