

CITY OF SURREY

BY-LAW NO. 12949

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:

(a) FROM "HALF-ACRE RESIDENTIAL GROSS DENSITY ZONE (RH-G)"
TO "COMPREHENSIVE DEVELOPMENT ZONE (CD)"

Lot 1, Section 24, Township 2, New Westminster District,
Plan LMP12412.

(16626 - 78 Avenue)

(hereinafter referred to as "the lands")

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

North East 50 Feet by 250 Feet Lot 3, Section 24,
Township 2, New Westminster District, Plan 8239, Having
a Frontage of 50 Feet on Baldwin Road and a Depth of 250
Feet along the East Boundary of said Lot.

(16642 - 78 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 accommodate and regulate single family housing on small suburban lots.

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.
2. Accessory uses including the following:
 - (a) Bed and breakfast use in accordance with Section B.2, Part 4 General Provisions, of "Surrey Zoning By-law, 1993, No. 12000," as amended; and
 - (b) The keeping of boarders or lodgers in accordance with Section B.2, Part 4 General Provisions, of "Surrey Zoning By-law, 1993, No. 12000," as amended.

C. LOT AREA

Not applicable in this Zone.

D. DENSITY

1. (a) For the purpose of this Section and notwithstanding the definition of floor area ratio (FAR) in Part 1 Definitions, of "Surrey Zoning By-law, 1993, No. 12000," as amended covered areas used for parking shall be included in the calculation of FAR; and

- (b) For building construction within a lot, the floor area ratio (FAR) shall not exceed 0.32, provided that, of the resulting allowable floor area, 45 square metres [480 sq. ft.] shall be reserved for use only as a garage or carport, and 10 square metres [105 sq. ft.] shall be reserved for use only as accessory buildings and structures.

E. LOT COVERAGE

The maximum lot coverage shall be 25%.

F. YARD AND SETBACKS

- 1. Buildings and structures shall be situated as follows:

Use	Setback	Front Yard	Rear Yard	Side Yard	Side Yard on Flanking Street
Principal Building		7.5 m. [25 ft.]	7.5 m. [25 ft.]	3.0 m. [10 ft.]	7.5 m. [25 ft.]
Accessory Buildings and Structures		18.0 m. [60 ft.]	1.8 m. [6 ft.]	1.0 m. [3 ft.]	7.5 m. [25 ft.]

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

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: 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

1. A minimum of 2 off-street parking spaces shall be provided.
2. Where boarders or lodgers or bed and breakfast users are accommodated the following shall be provided:
 - (a) Where 3 patrons or less are accommodated, 1 parking space shall be provided; and
 - (b) Where more than 3 patrons are accommodated, 2 parking spaces 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 to:
 - (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 3.
4. 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.4(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 lines; and
- (c) Adequate screening, as described in Section I.2 of this By-law is provided.

I. LANDSCAPING

- 1. All development 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) 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 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.

J. SPECIAL REGULATIONS

Not applicable to this Zone.

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>
Regular Standard Lots	1,300 square metres [14,000 sq. ft]	30 metres [100 ft.]	30 metres [100 ft.]
Permissible Reduction as set out below*	1,120 square metres [12,000 sq. ft.]	24 metres [80 ft.]	30 metres [100 ft.]

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

* Permissible reduction for up to 50% of the lots within a plan of subdivision where 15% or more of the lands subdivided are set aside as open space pursuant to Section D.1 of this By-law.

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 RH-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, 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 RH-G Zone.
8. Development permits may be required in accordance with the Official Community Plan, as amended.

9. 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.

3. This By-law shall be cited for all purposes as "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 1996, No. 12949."

PASSED FIRST AND SECOND READING on the 8th day of October, 1996.

PUBLIC HEARING HELD thereon on the 4th day of November, 1996.

PASSED THIRD READING on the 18th day of November, 1996.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the 23rd day of June, 1997.

_____MAYOR

_____CLERK