

CITY OF SURREY

BY-LAW NO. 12973

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 "SUBURBAN RESIDENTIAL ZONE (RS)"
TO "COMPREHENSIVE DEVELOPMENT ZONE (CD)"

Lot 1 Except: Part Subdivided by Plan 31721, Section 16,
Township 8, New Westminster District, Plan 8613;

(18452 - 68 Avenue)

Lot 4, Section 16, Township 8, New Westminster District,
Plan 8613;

(18526 - 68 Avenue)

Lot 9, Section 16, Township 8, New Westminster District,
Plan 32437; and

(6682 - 184 Street)

Lot 8, Section 16, Township 8, New Westminster District,
Plan 32437.

(6698 - 184 Street)

(hereinafter referred to as "the Lands")

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

Lot 10, Section 16, Township 8, New Westminster District,
Plan 33216;

(6666 - 184 Street)

North 98 Feet Lot 2, Section 16, Township 8, New
Westminster District, Plan 8613; and

(6726 - 184 Street)

Lot 6, Section 16, Township 8, New Westminster District,
Plan 31721.

(6788 - 184 Street)

(hereinafter referred to as "the Lands")

2. The following regulations shall apply to the Lands herein and portions thereof more specifically described as Block A, Block B, and Block C as indicated on Schedule I attached hereto and forming part of this By-law:

A. INTENT

This Comprehensive Development Zone is intended to accommodate and regulate the provision of single family dwellings on small urban residential lots in a comprehensively planned community. The Lands are divided into Blocks A, B, and C, as shown on Schedule I which is attached hereto and forms part of this By-law.

B. PERMITTED USES

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

1. One single family dwelling.

C. LOT AREA

Not applicable to this By-law.

D. DENSITY

1. For the purpose of subdivision in all Neighbourhood Concept Plan and Infill Areas as described and outlined on the map attached as Schedule F, Map of Neighbourhood Concept Plan and Infill Areas of "Surrey Zoning By-law, 1993, No. 12000," as amended, the maximum density shall not be 1 dwelling unit per acre and the dimensions of the lots created in a subdivision shall be in accordance with Section K of the RA Zone of "Surrey Zoning By-law, 1993, No. 12000," as amended. The maximum density shall be increased to exceed 10 dwelling units per acre (24.75 u.p.ha.) and Section K.1 of this By-law shall apply if amenities are provided in accordance with Schedule G, Amenity Requirements in Neighbourhood Concept Plan (NCP) and Infill Areas, of "Surrey Zoning By-law, 1993, No. 12000," as amended.
2.
 - (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, all covered areas used for parking shall be included in the calculation of FAR;
 - (b) For building construction within a lot, the maximum floor area ratio (FAR) for Block A, Block B, and Block C shall not exceed 0.7.

E. LOT COVERAGE

The maximum lot coverage shall be as follows:

1. For those lots within Block A - 50%

2. For those lots within Block B - 50%
3. For those lots within Block C - 50%

F. YARD AND SETBACKS

1. Buildings and structures permitted under Section B.1 of this By-law shall be situated in accordance with the following minimum setbacks:

Use	Front Yard Setback	Rear Yard Setback	Side Yard Setback	Side Yard on Flanking Street Setback
Principal Buildings:				
Block A	2.6 m [8.5 ft.]	8.5 m [27.8 ft.]	1.2 m [4.0 ft.]	2.5 m [8.2 ft.]
Block B	2.6 m [8.5 ft.]	8.5 m [27.8 ft.]	1.2 m [4.0 ft.]	2.5 m [8.2 ft.]
Block C	6.0 m [19.7 ft.]	7.5 m [24.6 ft.]	1.2 m* [4.0 ft.]	2.5 m [8.2 ft.]
Accessory Buildings And Structures:				
Blocks A, B, & C	18.0 m [60 ft.]	0.75 m [2.5 ft.]	1.0 m [3 ft.]	2.5 m [8.2 ft.]

* One side yard on each single family dwelling located in Block C of attached Schedule I may be reduced to a zero "0" setback providing the appropriate building code requirements are adhered to.

G. HEIGHT OF BUILDINGS

The height of buildings permitted under this By-law shall be as follows:

- (a) Principal Building: The height shall not exceed:
 1. For Block A and Block B - 9.0 metres [29.5 ft.];

2. For Block C - The height may increase to 9.5 metres [32 ft.] where the use of a constant roof pitch consistent with neighbouring homes requires the increase in height.
- (b) Accessory Buildings & Structures: The height shall not exceed 4 metres [13 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.

I. LANDSCAPING

1. All developed portions of a 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 may 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) in the case of rear yards, this screening requirement may be provided by a 1.8-metre [6 ft.] high solid fence.

J. SPECIAL REGULATIONS

Not applicable to this Zone.

K. SUBDIVISION

- 1. Lots created through subdivision shall conform to the following minimum standard:

	Lot Size	Lot Width	Lot Depth
Block A*			
Lot Type A	215 sq. m [2,314 sq. ft.]	7.9 metres [25.9 ft.]	27.0 metres [88.5 ft.]
Lot Type B	230 sq. m [2,475 sq. ft.]	8.5 metres [27.8 ft.]	27.0 metres [88.5 ft.]
Lot Type C	245 sq. m [2,637 sq. ft.]	9.1 metres [29.8 ft.]	27.0 metres [88.5 ft.]
Block B	340 sq. m [3,660 sq. ft.]	12.9 metres [42.3 ft.]	27.0 metres [88.5 ft.]
Block C	228 sq. m [2,454 sq. ft.]	7.5 metres [24.6 ft.]	28.0 metres [91.8 ft.]

* For Block A, no more than 50% of the lots may be Type A lots, no less than 25% may be Type B lots and no less than 20% may be Type C lots.

L. OTHER REGULATIONS

In addition, land use regulations including the following are applicable; except where contradictions occur, the regulations contained in this By-law shall apply:

1. House Design Variation

The exterior design of a single family dwelling to be erected on a lot shall not be identical or similar to that of an existing or proposed dwelling on either side of the lot or directly across the street. A dwelling is deemed to have similar exterior design to an existing dwelling when:

- (a) The front elevation designs are identical or have insignificant variations in the disposition and articulation of design features; or
- (b) The front elevation designs are a mirror image to each other, with or without any variation in architectural details.

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. Definitions are as set out in Part 1 Definitions of "Surrey Zoning By-law, 1993, No. 12000," as amended.

4. General provisions on use are as set out in Part 4 General Provisions of "Surrey Zoning By-law, 1993, No. 12000," as amended.

5. 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.

6. Sign regulations are as set out in Part 6 Signs, of "Surrey Zoning By-law, 1993, No. 12000," as amended.

7. Subdivisions shall be subject to the "Tree Preservation By-law, 1996, No. 12880" and the "Surrey Development Cost Charge By-law, 1993, No. 11951" based on the RF-G Zone 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.

3. This By-law shall be cited for all purposes as "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 1996, No. 12973."

PASSED FIRST AND SECOND READING on the 25th day of November, 1996.

PUBLIC HEARING HELD thereon on the 20th day of January, 1997.

PASSED THIRD READING on the 27th day of January, 1997.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the 8th day of September, 1997.

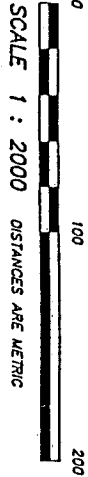
_____MAYOR

_____CLERK

SCHEDULE I

SURVEY PLAN TO ACCOMPANY CITY OF SURREY
 REZONING BYLAW NO. 12973 OF:

LOT 10, SEC. 16, TP. 8, N.W.D., PLAN 33216
 LOT 9, SEC. 16, TP. 8, N.W.D., PLAN 32437
 LOT 8, SEC. 16, TP. 8, N.W.D., PLAN 32437
 N. 98 FEET LOT 2, SEC. 16, TP. 8, N.W.D., PLAN 8613
 LOT 4, SEC. 16, TP. 8, N.W.D., PLAN 8613
 LOT 1 EXCEPT PART SUBDIVIDED BY PLAN 31721,
 SEC. 16, TP. 8, N.W.D., PLAN 8613
 LOT 6, SEC. 16, TP. 8, N.W.D., PLAN 31721



LEGEND
 THIS PLAN SHOWS GROUND - LEVEL MEASURED DISTANCES
 PRIOR TO COMPUTATION OF UTIL CO-ORDINATES MULTIPLY
 BY COMBINED FACTOR 0.9999970

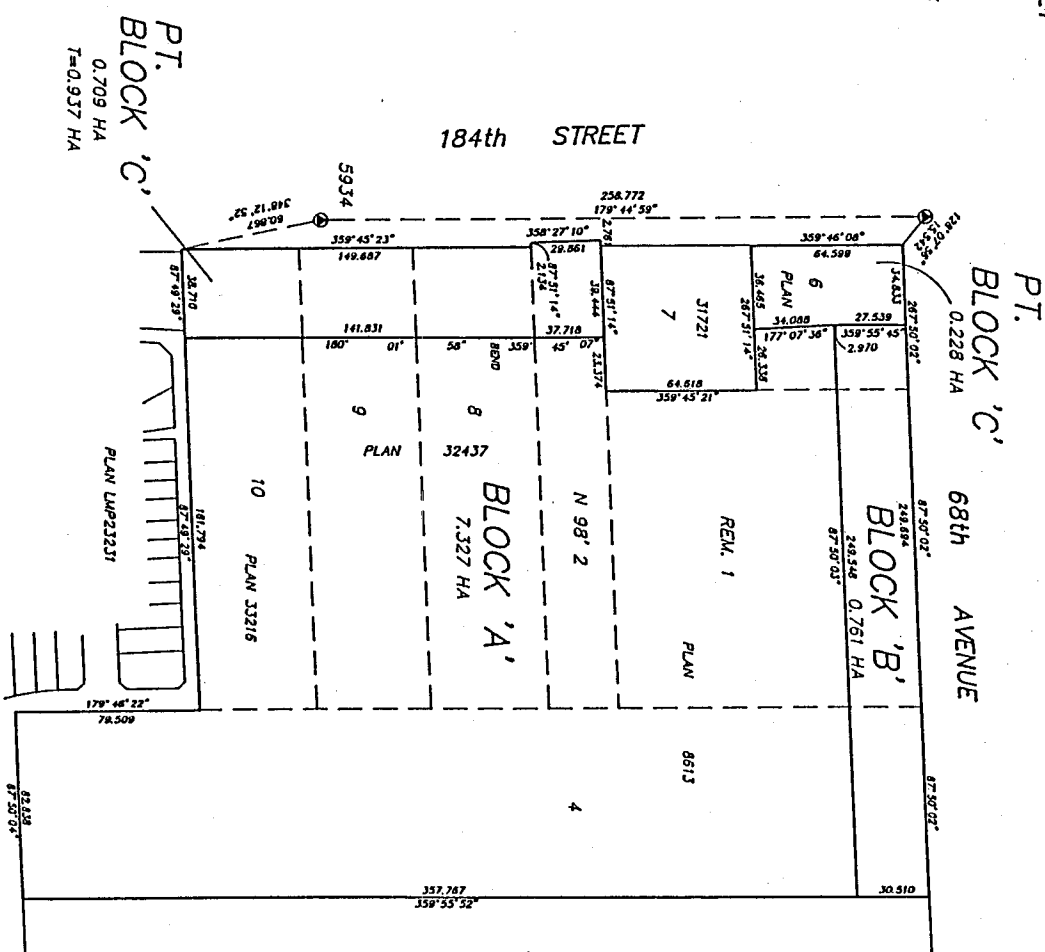
GRID BEARINGS ARE DERIVED FROM OBSERVATIONS BETWEEN
 CONTROL MONUMENTS 5934 AND 5154
 INTERGATED SURVEY AREA NUMBER 1, SURREY (NAD83)

- ⊙ DENOTES CONTROL MONUMENT FOUND
- DENOTES STANDARD IRON POST FOUND
- WT DENOTES WITNESS
- m² DENOTES SQUARE METRES



CERTIFIED CORRECT ACCORDING TO
 GROUND SURVEY COMPLETED ON THE 5 DAY OF NOVEMBER 1998

[Signature]
 B. C. L. S.
 THIS PLAN LIES WITHIN THE GREATER
 VANCOUVER REGIONAL DISTRICT



DYCK AND ASSOCIATES
 208 - 6846 - KING GEORGE HIGHWAY
 SURREY, B. C. V1W 4Z9
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