

CITY OF SURREY

BY-LAW NO. 13024

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, (the "Zoning By-law"), is hereby further amended, pursuant to the provisions of Section 963 of the Municipal Act R.S.B.C. 1979 Chapter 290 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 the Zoning By-law, as follows:

FROM "SINGLE FAMILY RESIDENTIAL ZONE (RF)"
TO "COMPREHENSIVE DEVELOPMENT ZONE (CD)"

That portion of Lot "A" (T35963), Section 18, Township 1, New Westminster District, Plan 15903, shown in heavy outline on Survey Plan attached hereto as Schedule 1, prepared by Allan Olsen, B.C.L.S., on the 17th day of February, 1997, and containing 1332 square metres and called Block A; and

(Portion of 1846 - 126 Street)

That portion of Lot "A" (T35963), Section 18, Township 1, New Westminster District, Plan 15903, shown in heavy outline on Survey Plan attached hereto as Schedule 1, prepared by Allan Olsen, B.C.L.S., on the 17th day of February, 1997, and containing 1332 square metres and called Block B.

(Portion of 1846 - 126 Street)

(hereinafter referred to as the "Lands")

2. The following regulations shall apply to the Lands:

A. Intent

This Comprehensive Development Zone is intended to facilitate the development of the Lands to accommodate single family homes. The Lands are divided into Blocks A and B, as shown on Schedule 1 which is attached hereto and forms part of this By-law.

B. Permitted Uses

The Lands and Structure shall be used pursuant to Section B, Permitted Uses of Part 16, Single Family Residential Zone of the Zoning By-law, provided that one single family dwelling shall be permitted on one Lot.

C. Lot Area

Not applicable to 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 the Zoning By-law, all covered areas used for parking shall be included in the calculation of FAR; and
- (b) For building construction within a Lot:
 - i. The FAR shall not exceed 0.52 for a Lot of 560 square metres [6,000 sq. ft.] or less and 0.48 for a Lot in excess of 560 square metres [6,000 sq. ft.] 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 10 square metres [105 sq. ft.] in size that the area in excess of 10 square metres [105 sq. ft.] shall be included as part of the floor area for the purpose of calculating FAR;

- ii. The maximum permitted floor area of a second storey for a Principal Building shall not exceed 80% of the floor area of the first storey including attached garage, but not including any portion of the Structure located within 7.5 metres [25 ft.] of the front lot line. The reduced floor area of the second storey shall be accomplished by an offset at the second storey level from the wall at the main floor level from either the front or side walls at the main floor level or a combination thereof; and

Notwithstanding sub-sections D.1.(b)(i) and (ii),

- iii.
 - a. the maximum allowable floor area permitted on Block A as shown on Schedule 1 shall be 349.0 square metres [3,756 sq. ft.].
 - b. the maximum allowable floor area permitted on Block B as shown in Schedule 1 after an additional Lot is created in accordance with Section K, Subdivision, of this By-law, shall be 330.0 square metres [3,550 sq. ft.].
 - c. the permitted floor area on Blocks A and B as shown on Schedule 1 shall include the area set aside for a carport or a garage.

E. Lot Coverage

The maximum Lot Coverage shall be 40% of Blocks A and B as shown on Schedule 1.

F. Yard and Setback

Building and Structure shall be sited as follows:

| | Front Yard | Rear Yard | Side Yard * |
|--------------------|--------------------|--------------------|------------------|
| Principal Building | 7.5 m. [25 ft.] | 7.5 m. [25 ft.] | 1.8 m [6 ft.] |
| Accessory Building | 18.0 m [60 ft.] | 1.8 m [6 ft.] | 1.0 m [3 ft.] |

* The side yard may be reduced to not less than 1.2 metres [4 ft.] provided that the opposite side yard on the lot is at least 2.4 metres [8 ft.].

G. Height of Buildings

1. Principal Building

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

2. Accessory Building and Structure

The Building Height shall not exceed 4.0 metres [13 ft.].

H. Off-Street Parking

Off-street parking shall be as per Section H Off-street Parking of Part 16, Single Family Residential Zone of the Zoning By-law.

I. Landscaping

Landscaping shall be as per Section I Landscaping of Part 16, Single Family Residential Zone of the Zoning By-law.

J. Special Regulations

1. Building siting and elevations for the Principal Building erected on Block A shall be in general accordance with the plans attached hereto as Schedule 2 which form part of this By-law.
2. Minor variations to the site plans and Building elevations, as shown in Schedule 2 may be permitted, provided that such variations do not increase density and affect the general character of the said proposed Building.

K. Subdivision

The Lands may be subdivided as shown in Schedule 1.

L. Other Regulations

In addition, land use regulations including the following are applicable:

1. Part 1 Definitions of the Zoning By-law.

2. Prior to any use, the Lands must be serviced as set out in Part 2 Uses Limited, of the Zoning By-law and in accordance with the servicing requirements for the "Single Family Residential Zone (RF)" Zone as set forth in "Surrey Subdivision and Development By-law, 1986, No. 8830," as amended.
 3. Part 4 General Provision of the Zoning By-law.
 4. Part 5 Off-Street Parking of the Zoning By-law.
 5. Part 6 Signs of the Zoning By-law.
 6. Part 7 Special Building Setbacks of the Zoning By-law.
 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 "Single Family Residential Zone (RF)" Zone of the Zoning By-law.
 8. "Tree Preservation By-law, 1996, No. 12880," as amended.
3. This By-law shall be cited for all purposes as "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 1997, No. 13024."

PASSED FIRST AND SECOND READING on the 17th day of February, 1997.

PUBLIC HEARING HELD thereon on the 24th day of March, 1997.

PASSED THIRD READING on the 24th day of March, 1997.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the 7th day of April, 1997.

_____ MAYOR

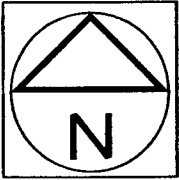
_____ CLERK

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SURVEY PLAN OF LOT "A" (T35963) SECTION 18, TOWNSHIP 1, NEW WESTMINSTER DISTRICT, PLAN 15903

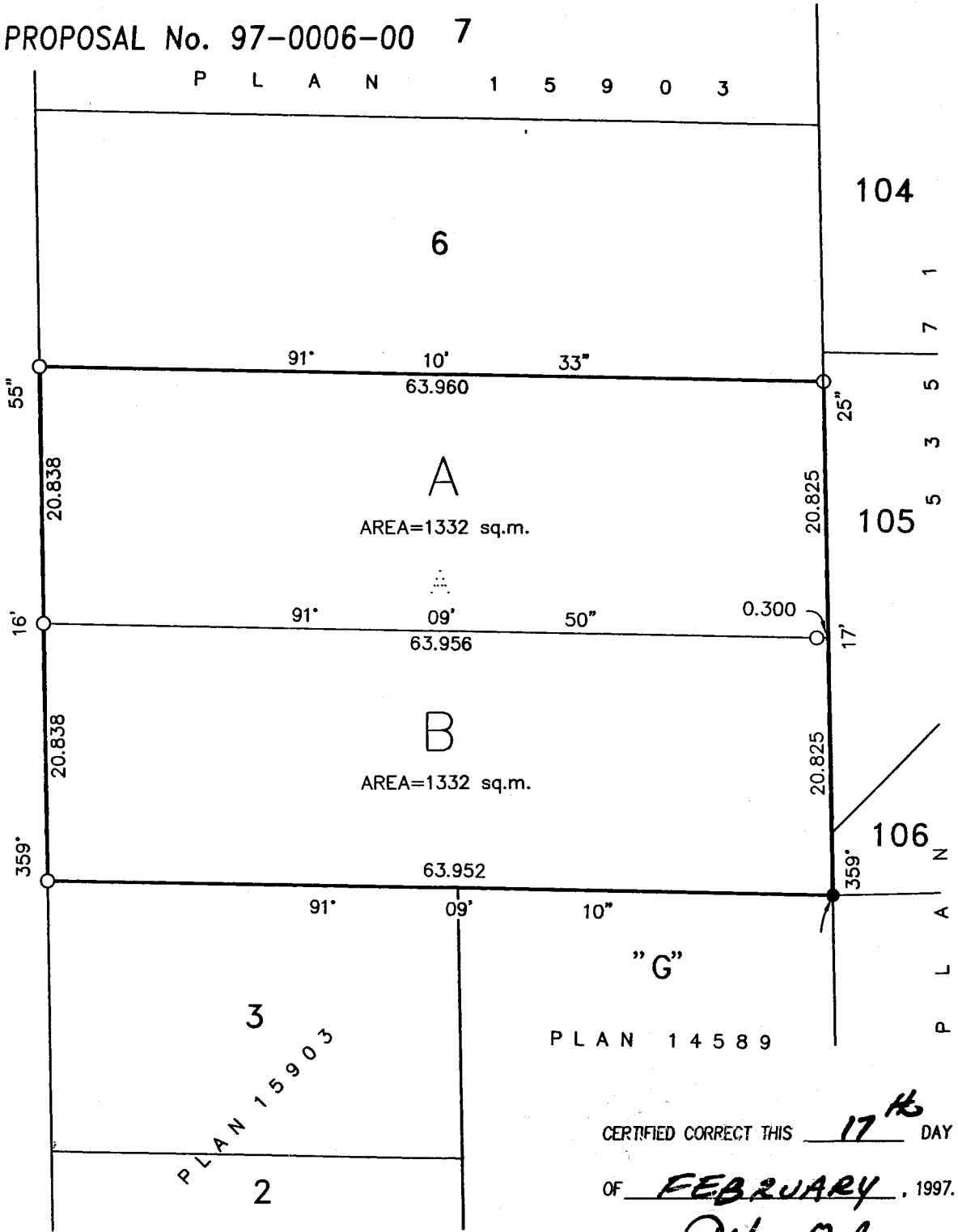
DEVELOPMENT PROPOSAL No. 97-0006-00 7

SCALE-1:500



1 2 6 t h
S T R E E T

P L A N 1 5 9 0 3



OLSEN & ASSOCIATES
BRITISH COLUMBIA
LAND SURVEYORS

204-15585 24th AVE.,
SURREY, B.C.
V4A 2J4

Telephone : 531-4067
Fax : 531-5811

P L A N 1 5 9 0 3

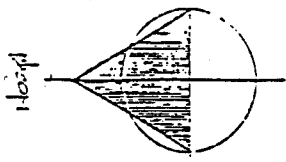
P L A N 1 4 5 8 9

CERTIFIED CORRECT THIS 17th DAY

OF FEBRUARY, 1997.

Allo Olsen.
B.C.L.S.

SCHEDULE 2

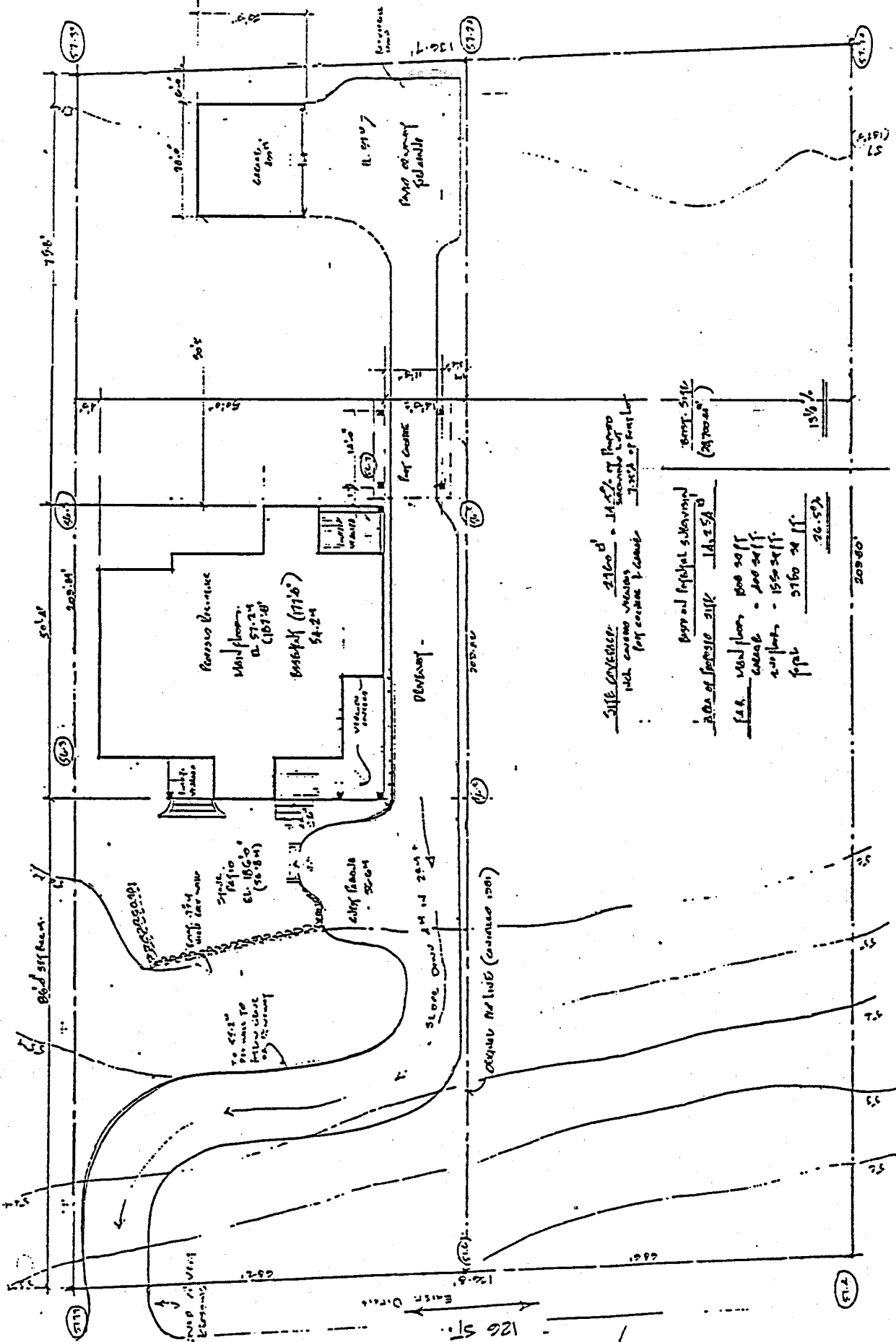


Graphic Square
DESIGN CONSULTANT

Site Plan

REVISIONS
BY MR. B. C. [unclear]
DATE - 12-10-57

| | |
|--------------|----------|
| DATE: 1/5/58 | PROJECT: |
| BY: J. A. H. | SCALE: |
| DRAWING NO.: | |



Site Contour: 2160' = 14.5% of Proposed
with existing contours. 3.5% of total lot
area.

Area of Proposed Site: 14,250'²
Area of Existing Site: 20,000'²

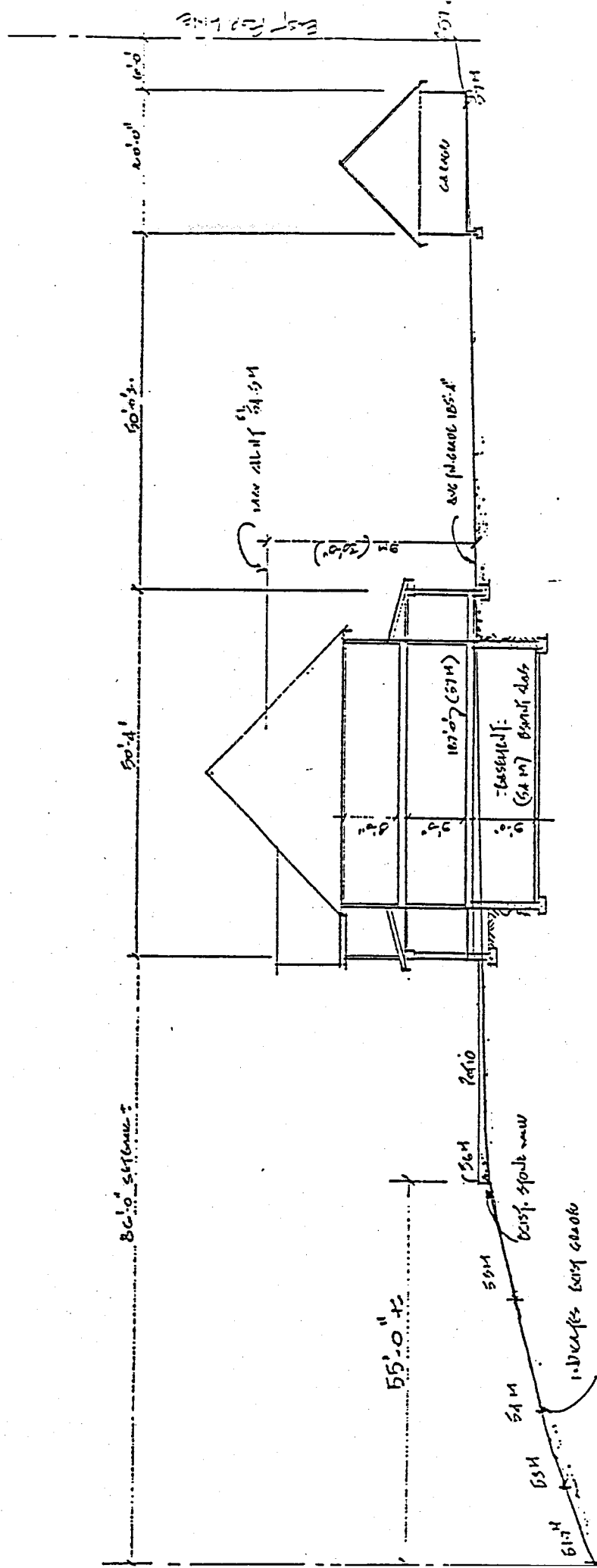
Site Contour: 2160' = 14.5% of Proposed
with existing contours. 3.5% of total lot
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Area of Proposed Site: 14,250'²
Area of Existing Site: 20,000'²

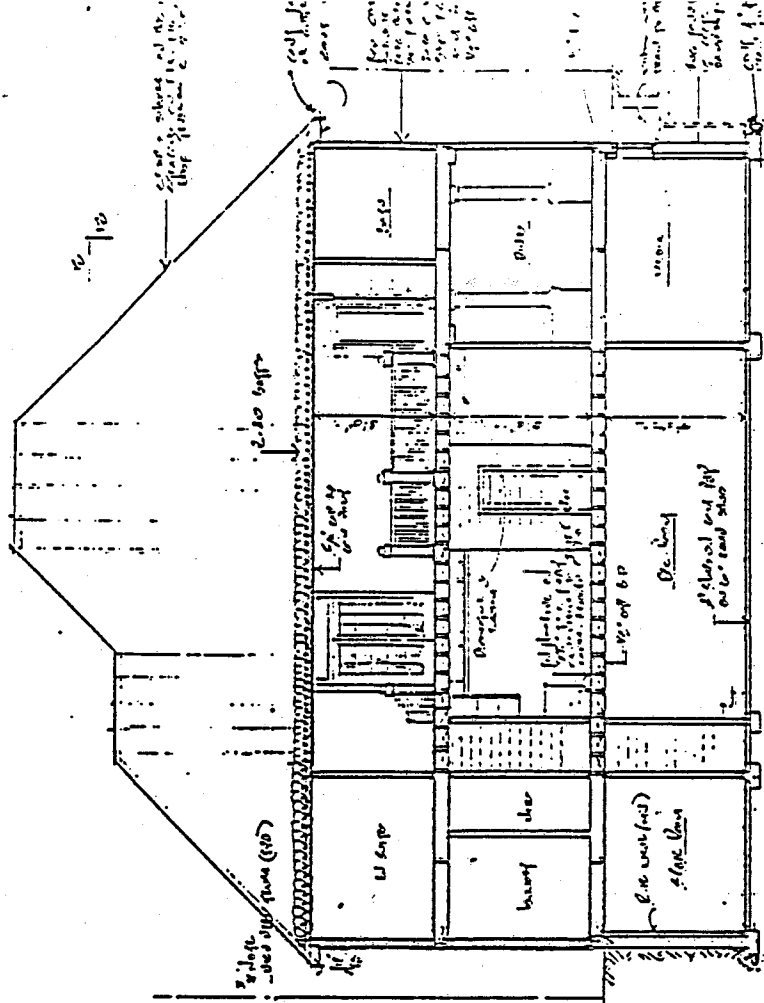
Site Contour: 2160' = 14.5% of Proposed
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Area of Existing Site: 20,000'²

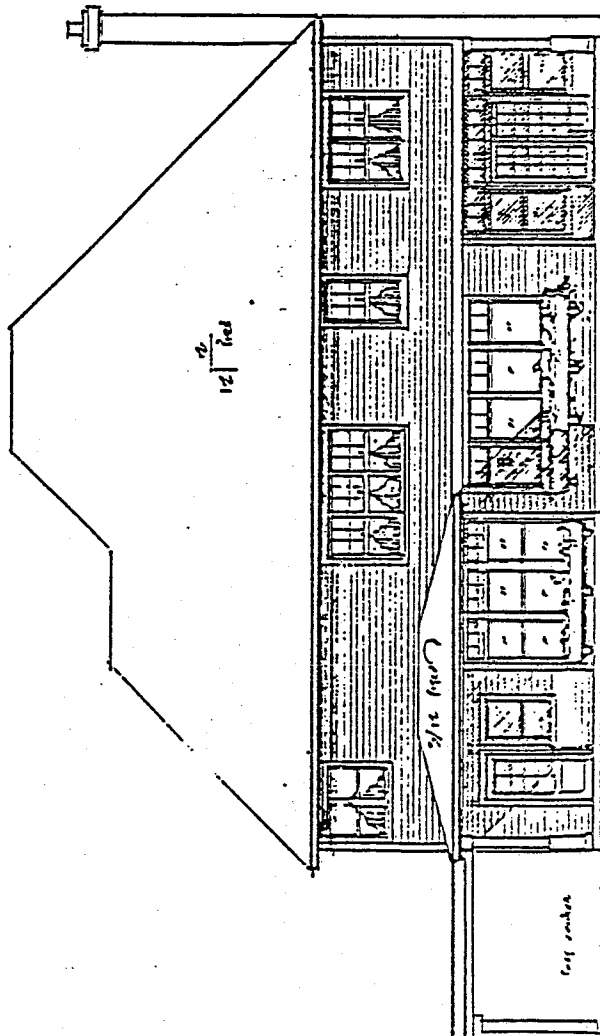




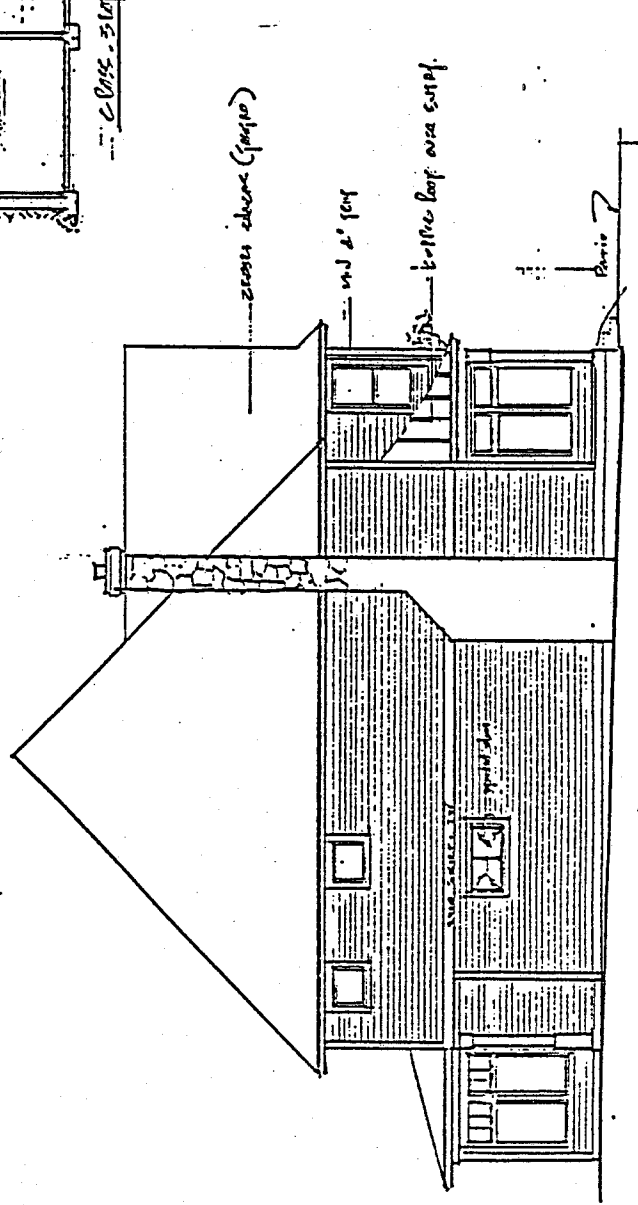
Longitudinal section thru lot & proposed block
 1/8" = 1' 0"



Graft Squ
 DESIGN C
 Elevation
 Section

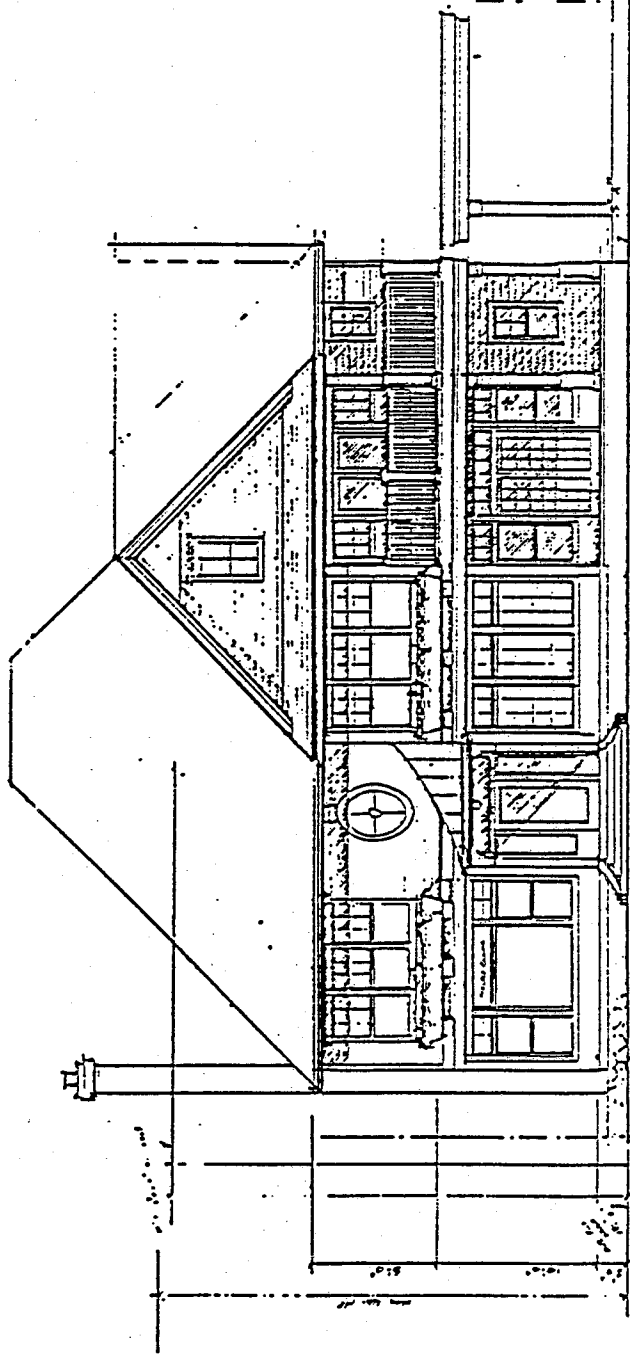


Front Elevation

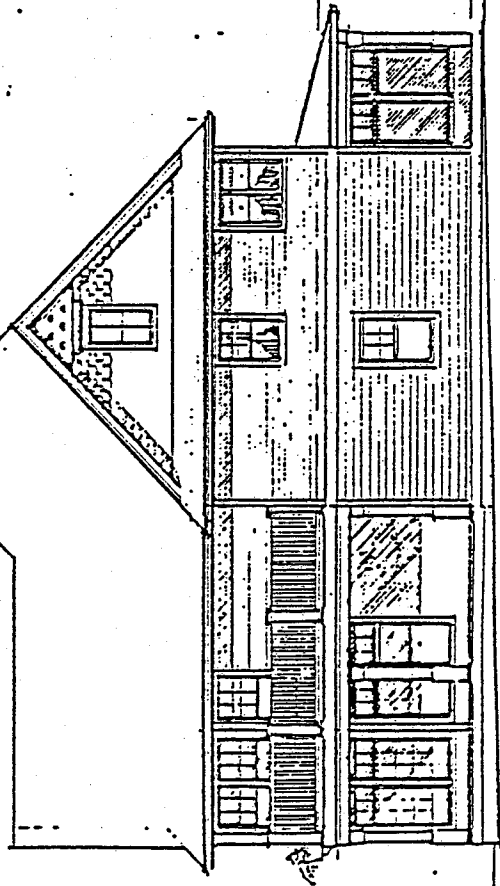


Side Elevation

Section



FRONT (WEST) ELEVATION

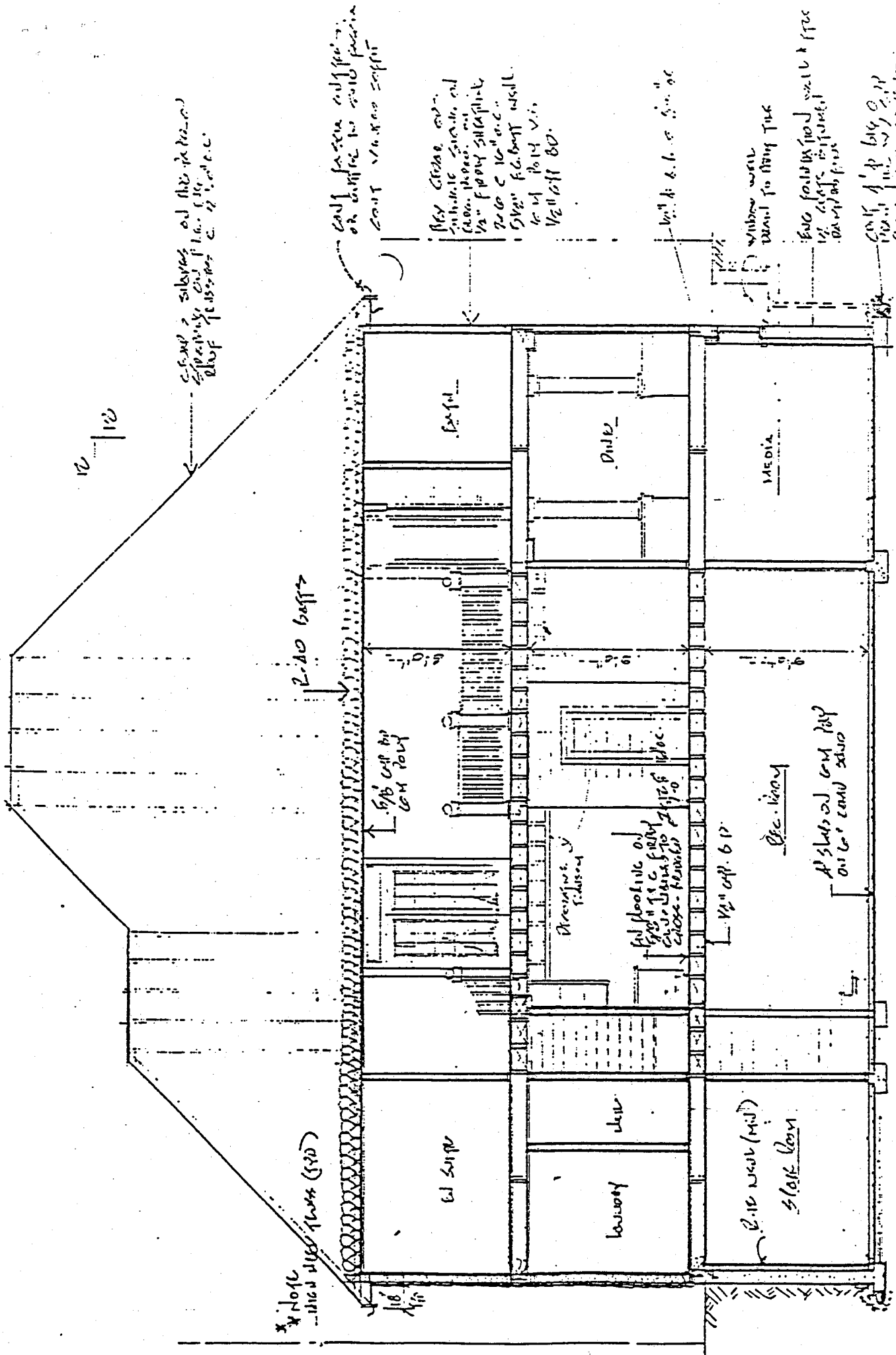


REAR (SOUTH) ELEVATION

Graphic Square
DESIGN CONSULTANTS

| | |
|-----------|--------------|
| DESIGNER: | DRAWN: |
| CHECKED: | DATE: |
| SCALE: | DRAWING NO.: |
| DATE: | 100: |

Destroy prints of this drawing bearing previous letter



can't see above of this section
 especially on floor level
 roof structure is 2" x 4" c.c.

can't see above of this section
 or above to roof
 can't see above

Key above and
 indicate structure
 above. Please note
 1/2" floor structure
 2" x 4" c.c.
 2" x 4" c.c. wall
 1/2" x 1/2" x 1/2" v.s.
 1/2" x 1/2" x 1/2"

1/2" x 1/2" x 1/2"

windows will
 drain to floor

can't see above of this section
 or above to roof
 can't see above

can't see above of this section
 or above to roof
 can't see above

2" x 4" c.c.

1/2" x 1/2" x 1/2"

Reception & Office

Full floor of
 1/2" x 1/2" c.c. floor
 cross-ventilation

1/2" x 1/2" x 1/2"

Reception

1/2" x 1/2" x 1/2"

1/2" x 1/2" x 1/2"

CROSS-SECTION A-A

