

CITY OF SURREY

BY-LAW NO. 13425

A by-law to amend Surrey Zoning By-law, 1993, No. 12000,
as amended.

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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 903 of the Municipal Act R.S.B.C. 1996 Chapter 323, 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 Surrey Zoning By-law, 1993, No. 12000, as amended, as follows:

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

Parcel Identifier: 023-950-692, Lot 1, Section 7, Township 2,
New Westminster District, Plan LMP 35545;

(6240 - 126 Street)

Parcel Identifier: 023-950-706, Lot 2, Section 7, Township 2,
New Westminster District, Plan LMP 35545;

(6232 - 126 Street)

Parcel Identifier: 023-950-714, Lot 3, Section 7, Township 2,
New Westminster District, Plan LMP 35545;

(6226 - 126 Street)

Parcel Identifier: 023-950-722, Lot 4, Section 7, Township 2,
New Westminster District, Plan LMP 35545;

(6218 - 126 Street)

Parcel Identifier: 023-950-731, Lot 5, Section 7, Township 2,
New Westminster District, Plan LMP 35545;

(6208 - 126 Street)

Parcel Identifier: 023-950-749, Lot 6, Section 7, Township 2,
New Westminster District, Plan LMP 35545;

(6205 - 126A Street)

Parcel Identifier: 023-950-757, Lot 7, Section 7, Township 2,
New Westminster District, Plan LMP 35545;

(6215 - 126A Street)

Parcel Identifier: 023-950-765, Lot 8, Section 7, Township 2,
New Westminster District, Plan LMP 35545;

(6223 - 126A Street)

Parcel Identifier: 023-950-773, Lot 9, Section 7, Township 2,
New Westminster District, Plan LMP 35545;

(6233 - 126A Street)

Parcel Identifier: 023-950-781, Lot 10, Section 7, Township 2,
New Westminster District, Plan LMP 35545;

(6247 - 126A Street)

Parcel Identifier: 023-950-790, Lot 11, Section 7, Township 2,
New Westminster District, Plan LMP 35545;

(6248 - 126A Street)

Parcel Identifier: 023-950-803, Lot 12, Section 7, Township 2,
New Westminster District, Plan LMP 35545;

(6236 - 126A Street)

Parcel Identifier: 023-950-811, Lot 13, Section 7, Township 2,
New Westminster District, Plan LMP 35545;

(6228 - 126A Street)

Parcel Identifier: 023-950-820, Lot 14, Section 7, Township 2,
New Westminster District, Plan LMP 35545;

(6212 - 126A Street)

Parcel Identifier: 023-950-838, Lot 15, Section 7, Township 2,
New Westminster District, Plan LMP 35545;

(6206 - 126A Street)

Parcel Identifier: 023-950-846, Lot 16, Section 7, Township 2,
New Westminster District, Plan LMP 35545;

(6203 - 126B Street)

Parcel Identifier: 023-950-854, Lot 17 Section 7, Township 2,
New Westminster District, Plan LMP 35545;

(6213 - 126B Street)

Parcel Identifier: 023-950-862, Lot 18, Section 7, Township 2,
New Westminster District, Plan LMP 35545;

(6225 - 126B Street)

Parcel Identifier: 023-950-871, Lot 19, Section 7, Township 2,
New Westminster District, Plan LMP 35545;

(6235 - 126B Street)

Parcel Identifier: 023-950-889, Lot 20, Section 7, Township 2,
New Westminster District, Plan LMP 35545;

(6241 - 126B Street)

Parcel Identifier: 023-950-897, Lot 21, Section 7, Township 2,
New Westminster District, Plan LMP 35545;

(6246 - 126B Street)

Parcel Identifier: 023-950-901, Lot 22, Section 7, Township 2,
New Westminster District, Plan LMP 35545;

(6238 - 126B Street)

Parcel Identifier: 023-950-919, Lot 23, Section 7, Township 2,
New Westminster District, Plan LMP 35545;

(6222 - 126B Street)

Parcel Identifier: 023-950-927, Lot 24, Section 7, Township 2,
New Westminster District, Plan LMP 35545;

(6216 - 126B Street)

Parcel Identifier: 023-950-935, Lot 25, Section 7, Township 2,
New Westminster District, Plan LMP 35545;

(6202 - 126B Street)

Parcel Identifier: 023-950-943, Lot 26, Section 7, Township 2,
New Westminster District, Plan LMP 35545;

(12715 - 62 Avenue)

Parcel Identifier: 023-950-951, Lot 27, Section 7, Township 2,
New Westminster District, Plan LMP 35545;

(12725 - 62 Avenue)

Parcel Identifier: 023-950-960, Lot 28, Section 7, Township 2,
New Westminster District, Plan LMP 35545;

(12731 - 62 Avenue)

Parcel Identifier: 023-950-978, Lot 29, Section 7, Township 2,
New Westminster District, Plan LMP 35545;

(12743 - 62 Avenue)

Parcel Identifier: 023-950-986, Lot 30, Section 7, Township 2,
New Westminster District, Plan LMP 35545;

(12757 - 62 Avenue)

Parcel Identifier: 023-950-994, Lot 31, Section 7, Township 2,
New Westminster District, Plan LMP 35545;

(12763 - 62 Avenue)

Parcel Identifier: 023-951-001, Lot 32, Section 7, Township 2,
New Westminster District, Plan LMP 35545;

(12779 - 62 Avenue)

Parcel Identifier: 023-951-010, Lot 33, Section 7, Township 2,
New Westminster District, Plan LMP 35545;

(12789 - 62 Avenue)

Parcel Identifier: 023-951-028, Lot 34, Section 7, Township 2,
New Westminster District, Plan LMP 35545;

(12786 - 62 Avenue)

Parcel Identifier: 023-951-036, Lot 35, Section 7, Township 2,
New Westminster District, Plan LMP 35545;

(12772 - 62 Avenue)

Parcel Identifier: 023-951-044, Lot 36, Section 7, Township 2,
New Westminster District, Plan LMP 35545;

(12768 - 62 Avenue)

Parcel Identifier: 023-951-052, Lot 37, Section 7, Township 2,
New Westminster District, Plan LMP 35545;

(12756 - 62 Avenue)

Parcel Identifier: 023-951-061, Lot 38, Section 7, Township 2,
New Westminster District, Plan LMP 35545;

(12748 - 62 Avenue)

Parcel Identifier: 023-951-079, Lot 39, Section 7, Township 2,
New Westminster District, Plan LMP 35545;

(12732 - 62 Avenue)

Parcel Identifier: 023-951-087, Lot 40, Section 7, Township 2,
New Westminster District, Plan LMP 35545;

(12722 - 62 Avenue)

Parcel Identifier: 023-951-095, Lot 41, Section 7, Township 2,
New Westminster District, Plan LMP 35545;

(12716 - 62 Avenue)

Parcel Identifier: 023-951-109, Lot 42, Section 7, Township 2,
New Westminster District, Plan LMP 35545;

(6192 - 127 Street)

Parcel Identifier: 023-951-117, Lot 43, Section 7, Township 2,
New Westminster District, Plan LMP 35545;

(6188 - 127 Street)

Parcel Identifier: 023-951-125, Lot 44, Section 7, Township 2,
New Westminster District, Plan LMP 35545;

(6180 - 127 Street)

Parcel Identifier: 023-951-133, Lot 45, Section 7, Township 2,
New Westminster District, Plan LMP 35545;

(6178 - 127 Street)

Parcel Identifier: 023-951-150, Lot 46, Section 7, Township 2,
New Westminster District, Plan LMP 35545;

(6111 - 128 Street)

Parcel Identifier: 023-951-176, Lot 47, Section 7, Township 2,
New Westminster District, Plan LMP 35545;

(12799 - 61 Avenue)

Parcel Identifier: 023-951-184, Lot 48, Section 7, Township 2,
New Westminster District, Plan LMP 35545;

(12785 - 61 Avenue)

Parcel Identifier: 023-951-192, Lot 49, Section 7, Township 2,
New Westminster District, Plan LMP 35545;

(12777 - 61 Avenue)

Parcel Identifier: 023-951-206, Lot 50, Section 7, Township 2,
New Westminster District, Plan LMP 35545;

(12769 - 61 Avenue)

Parcel Identifier: 023-951-214, Lot 51, Section 7, Township 2,
New Westminster District, Plan LMP 35545;

(12755 - 61 Avenue)

Parcel Identifier: 023-951-222, Lot 52, Section 7, Township 2,
New Westminster District, Plan LMP 35545;

(12741 - 61 Avenue)

Parcel Identifier: 023-951-231, Lot 53, Section 7, Township 2,
New Westminster District, Plan LMP 35545;

(12733 - 61 Avenue)

Parcel Identifier: 023-951-249, Lot 54, Section 7, Township 2,
New Westminster District, Plan LMP 35545;

(12721 - 61 Avenue)

Parcel Identifier: 023-951-265, Lot 56, Section 7, Township 2,
New Westminster District, Plan LMP 35545;

(12708 - 61 Avenue)

Parcel Identifier: 023-951-273, Lot 57, Section 7, Township 2,
New Westminster District, Plan LMP 35545;

(12718 - 61 Avenue)

Parcel Identifier: 023-951-281, Lot 58, Section 7, Township 2,
New Westminster District, Plan LMP 35545;

(12726 - 61 Avenue)

Parcel Identifier: 023-951-290, Lot 59, Section 7, Township 2,
New Westminster District, Plan LMP 35545;

(12736 - 61 Avenue)

Parcel Identifier: 023-951-303, Lot 60, Section 7, Township 2,
New Westminster District, Plan LMP 35545;

(12740 - 61 Avenue)

Parcel Identifier: 023-951-311, Lot 61, Section 7, Township 2,
New Westminster District, Plan LMP 35545;

(12752 - 61 Avenue)

Parcel Identifier: 023-951-320, Lot 62, Section 7, Township 2,
New Westminster District, Plan LMP 35545;

(12766 - 61 Avenue)

Parcel Identifier: 023-951-338, Lot 63, Section 7, Township 2,
New Westminster District, Plan LMP 35545;

(12776 - 61 Avenue)

Parcel Identifier: 023-951-346, Lot 64, Section 7, Township 2,
New Westminster District, Plan LMP 35545; and

(12788 - 61 Avenue)

Parcel Identifier: 023-951-354, Lot 65, Section 7, Township 2,
New Westminster District, Plan LMP 35545.

(12798 - 61 Avenue)

(hereinafter referred to as the "*Lands*")

2 The following regulations shall apply to the *Lands*:

A. Intent

This Zone is intended exclusively for single family housing on *urban* lots in existing *urban* areas and in new *urban* areas where *density* bonus is provided.

B. Permitted Uses

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 Zoning By-law 1993, No. 12000 as amended.
 - (b) The keeping of *boarders* or *lodgers* in accordance with Section B.2, Part 4 General Provisions, of Zoning By-law, 1993, No. 12000, as amended.

C. Lot Area

Not applicable to this Zone.

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 of Zoning By-law, 1993, No. 12000 as amended, the maximum unit *density* shall be 1 *dwelling unit* per acre and the dimensions of the *lots* created in a subdivision shall be in accordance with Section K.1 of this Zone. The maximum unit *density* shall be increased to 6 *dwelling units* per acre and Section K.2 of this Zone shall apply if amenities are provided in accordance with Schedule G of Zoning By-law, 1993, No. 12000, as amended.
2. (a) For the purpose of this Section and notwithstanding the definition of *floor area ratio* in Part 1 Definitions of Zoning By-law, 1993, No. 12000 as amended, all covered areas used for parking shall be included in the calculation of floor area ratio; and

- (b) For building construction within a *lot*:
- i. The *floor area ratio* shall not exceed 0.52 for *lots* of 560 square metres [6,000 sq. ft.] or less and 0.48 for *lots* 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 *floor area ratio*;
 - 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 *principal building* 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
 - iii. notwithstanding the above, the maximum allowable floor area permitted is 330 square metres [3,550 sq. ft.].

E. Lot Coverage

The maximum *lot coverage* shall be 40%

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>	<i>Side Yard on Flanking Street</i>
Principal Building		7.5 m. [25 ft.]	7.5 m. [25 ft.]	1.8 m.** [6 ft.]	3.6 m. [12 ft.]
<i>Accessory Buildings and Structures</i> Greater than 10 square metres [105 sq. ft.] in Size		18.0 m. [60 ft.]	1.8 m. [6 ft.]	1.0 m. [3 ft.]	7.5 m. [25 ft.]
Other <i>Accessory Buildings and Structures</i>		18.0 m [60 ft.]	0.0 m	0.0 m	7.5 m [25 ft.]

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

- * The front yard setback may be relaxed at a lower floor level only to 5.5 metres [18 ft.] for a maximum of 50% of the length of the front of the dwelling for all portions of the dwelling excluding the garage. If 50% of the building face is set back 9 metres [30 ft.] from the front lot line, the setback to an attached garage whose main access doors face the fronting street may be relaxed to 6.7 metres [22.0 feet], except that the setbacks for a garage whose main access doors face a side yard may be relaxed to 4.5 metres [15 ft.].

With the exception of a garage whose main access doors face a side yard, an attached garage to the *principal building* shall not extend towards the highway for more than half the depth of the said garage, measured from the exterior front face of the *principal building*, excluding any front face of the exterior wall above the said garage. If the aforesaid garage contains more than 2 parallel parking bays, the additional parking bay(s) and the garage entrance leading to the additional parking bay(s) shall be set back at least 0.9 metre [3 ft.] from the front of the said garage.

- ** 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.].
- *** 50% of the length of the rear building face may be setback a distance of 6.0 metres [20 ft.] from the rear lot line provided the remainder of the building face, not including sundecks is setback at least 8.5 metres [28 ft.] from the rear lot line.

G. Height of Buildings

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

1. Principal buildings:
 - (a) The *building height* shall not exceed 9 metres [30 feet].
 - (b) The *height* of a *principal building* with a roof slope of less than 1:4 shall not exceed 7.3 metres (24 feet).

2. Accessory buildings and structures: The *building height* shall not exceed 4 metres [13 feet] 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 a 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 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 Zoning By-law, 1993, No. 12000, as amended;

- (b) Notwithstanding Sub-section H.4(a), 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.1 of this Zone is provided.

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) 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 metre [6 ft.] high solid fence.

J. Special Regulations

Not applicable to this Zone.

K. Subdivision

- 1. For subdivision of the land in all Neighbourhood Concept Plan and Infill areas as described and outlined on the map attached as Schedule F of Zoning By-law, 1993, No. 12000, as amended where amenities are not

provided in accordance with Schedule G of this By-law, the lots created shall conform to the minimum standards prescribed in Section K of Part 12 One-Acre Residential Zone RA of Zoning By-law, 1993, No. 12000 as amended.

2. For subdivision of the land in all Neighbourhood Concept Plan and Infill Areas as described and outlined on the map attached as Schedule F of Zoning By-law, 1993, No. 12000 as amended where amenities are provided in accordance with Schedule G of Zoning By-law, 1993, No. 12000 as amended, the lots created shall conform to the minimum standards prescribed in sub-section K.3 of this Zone.
3. *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>
Subdivision	560 sq. m. [6,000 sq. ft.]	15 metres [50 ft.]	28 metres [90 ft.]

Dimensions shall be measured in accordance with Section E.21, Part 4 General Provisions, of 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, 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 Zone as set forth in Surrey Subdivision and Development By-law, 1986, No. 8830, as amended.
3. General provisions 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, of 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 RF Zone.
 8. Surrey Tree Preservation By-law, 1996, No. 12880, as amended.
 9. Provincial licensing of *child care centres* is regulated by the Community Care Facility Act R.S.B.C. 1996. chapter 60, as amended, 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, 1998, No. 13425."

PASSED FIRST AND SECOND READING on the 5th day of May, 1998.

PUBLIC HEARING HELD thereon on the 15th day of June, 1998.

PASSED THIRD READING on the 15th day of June, 1998.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the 15th day of June, 1998.

_____ MAYOR

_____ CLERK