

CITY OF SURREY

BY-LAW NO. 13438

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, 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 Surrey Zoning By-law, 1993, No. 12000, as amended, as follows:

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

Parcel Identifier: 011-064-692, Parcel "B" (J30173E) Lot 5 Except:
Parcel "A" (Explanatory Plan 16896), Section 9, Township 2, New
Westminster District, Plan 4395, Lying West of Highway Shown
on Plan 6363; and

(5979 King George Highway)

Parcel Identifier: 011-064-781, Parcel "A" (Reference Plan 49320)
Lots 6 and 7, Section 9, Township 2, New Westminster District,
Plan 4395.

(5925 King George Highway)

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

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

A. Intent

This Comprehensive Development Zone is intended for single family housing on small *urban lots*.

B. Permitted Uses

The *Lands* and *structures* shall be used for the following uses only, or for a combination of such uses:

1. One *single family dwelling*.

C. Lot Area

The minimum *site area for subdivision* shall be 1 hectare (2.5 acres).

D. Density

1. (a) The maximum *density* is 17.5 *dwelling units* per hectare (7.0 upa).
2. (a) For purposes of this Section and notwithstanding the definition of *floor area ratio* 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 *floor area ratio*;
- (b) For *building* construction within a *lot*, the *floor area ratio* shall not exceed 0.59, provided that, of the resulting allowable floor area, 28 square metres [300 sq. ft.] shall be reserved for use only as a garage or carport and further provided that where an *accessory building* is greater than 5 square metres [50 sq. ft.] in size that the area in excess of 5 square metres [50 sq. ft.] shall be included as part of the floor area for the purposes of calculating *floor area ratio*;
- (c) 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 sq. ft.] of the *front lot line*. The reduced floor area of the second storey shall be accomplished by a *setback* 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
- (d) Notwithstanding the above, the maximum allowable floor area shall be 251 square metres [2,700 square feet].

E. Lot Coverage

The maximum *lot coverage* shall be 45%.

F. Yard And Setbacks

1. *Principal buildings* shall be sited in accordance with the following *setbacks*:
 - (a) *Front Yard** - 6.0 metres, [19.7 feet]
 - (b) *Rear Yard*** - 7.5 metres [25 feet]
 - (c) *Side Yard* - 1.2 metres [4 feet]
 - (d) *Side Yard on Flanking Street* - 3.6 metres [12 feet]

2. *Accessory buildings* and *structures* greater than 10 square metres (105 sq. ft.) in size shall be sited in accordance with the following *setbacks*:
 - (a) *Front Yard** - 18.0 metres [60 feet]
 - (b) *Rear Yard*** - 1.8 metres [6 feet]
 - (c) *Side Yard* - 1.0 metres [3 feet]
 - (d) *Side Yard on Flanking Street* - 7.5 metres [25 feet]

3. Other *Accessory buildings* and *structures* shall be sited in accordance with the following *setbacks*:
 - (a) *Front Yard** - 18.0 metres [60 feet]
 - (b) *Rear Yard*** - 0.0 metres [0 feet]
 - (c) *Side Yard* - 0.0 metres [0 feet]
 - (d) *Side Yard on Flanking Street* - 7.5 metres [25 feet]

- * 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 *setback* 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 ft.], 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*, the minimum *front yard setback* of a garage or a carport which forms part of a *principal building* may be reduced to 5.5 metres [18 ft.], as long as at least 50% of the *front yard setback* of the *principal building* remains 7.5 metres [25 ft.] or more.

- ** 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 of Surrey Zoning By-law, 1993, No. 12000, as amended:

1. Principal buildings: (a) The *building height* shall not exceed 9 metres [30 feet].
(b) The *building 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. 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), 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 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. *Lots* created through subdivision shall conform to the following minimum standards:

	<i>Lot Size</i>	<i>Lot Width</i>	<i>Lot Depth</i>
<i>Regular</i>	370 sq. m.	10.5 metres	28 metres
<i>Standard</i>	[4,000 sq. ft.]	[40 ft.]	[90 ft.]
<i>Lots</i>			

Dimensions shall be measured in accordance with Section E.21, Part 4 General Provisions, of Surrey 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-G 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-G 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. 13438."

PASSED FIRST AND SECOND READING on the 1st day of June, 1998.

PUBLIC HEARING HELD thereon on the 29th day of June, 1998.

PASSED THIRD READING on the 29th day of June, 1998.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the 7th day of February, 2000.

_____MAYOR

_____CLERK