

CITY OF SURREY

BY-LAW NO. 13509

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:

- (a) FROM "ONE-ACRE RESIDENTIAL ZONE (RA)"
TO "SINGLE FAMILY RESIDENTIAL ZONE (RF)"

Portion of Parcel Identifier: 013-214-632, Parcel "ONE"
(Explanatory Plan 10055), West Half of the West Half of the
South West Quarter of the South East Quarter, Section 10,
Township 2, New Westminster District, as shown in heavy
outline on Survey Plan attached hereto and forming a part of
this By-law as Schedule A, certified correct by Eugene Oliver
Wong, B.C.L.S., on the 16th day of July, 1998, and containing
3150 square metres and called Block A.

(Portion of 5712 - 148 Street)

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

Portion of Parcel Identifier: 013-214-632, Parcel "ONE"
(Explanatory Plan 10055), West Half of the West Half of the
South West Quarter of the South East Quarter, Section 10,
Township 2, New Westminster District, as shown in heavy
outline on Survey Plan attached hereto and forming a part of
this By-law as Schedule A, certified correct by Eugene Oliver
Wong, B.C.L.S., on the 16th day of July, 1998, and containing
5072 square metres and called Block B.

(Portion of 5712 - 148 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 accommodate *single family dwellings* and *accessory buildings* 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* for each *lot* created under Sub-section K of this By-law.

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 Surrey Zoning By-law, 1993, No. 12000, as amended, the maximum density shall be 2.5 units per hectare [1 unit per acre] and the dimensions of the lots created in a subdivision shall be in accordance with Section K of this Zone. The maximum number of *lots* to be created within the *Lands* shall be eleven (11) if amenities are provided in accordance with Schedule G 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* 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*; and

- (b) For *building* construction within a *lot*, the *floor area ratio* shall not exceed 1.0, provided that, of the resulting allowable floor area, 19.5 square metres [210 square feet] shall be reserved for use only as a garage and the total floor area on a *lot* shall not exceed 235 square metres [2,500 square feet].

E. Lot Coverage

The maximum *lot coverage* shall be 60%.

F. Yard And Setbacks

Buildings and *structures* shall be sited in accordance with the following minimum *setbacks*:

<i>Setback</i>	<i>Front</i>	<i>Rear</i>	<i>Side</i>	<i>Side Yard</i>
<i>Use</i>	<i>Yard</i>	<i>Yard</i>	<i>Yard</i>	<i>on Flanking</i>
				<i>Street</i>
<i>Principal Building</i>	3.0 m [10. ft.]	5.5 m [18 ft.]	1.8 m* [6 ft.]	3.0 m [10 ft.]
<i>Accessory Buildings</i> <i>and Structures</i>	7.5 m [25 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.

* The minimum *side yard setback* of a *principal building* may be reduced to 0.6 metres [2 feet] along one side of the *lot*, provided it is not a *side yard* on a *flanking street*.

Notwithstanding Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000 as amended:

- (a) only chimneys, eaves and roof overhangs shall be permitted to project into a *side yard* that is less than 1.8 metres (6 feet); and
- (b) *sundecks* and patios at ground level may be sited up to a *side yard 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:* The *building height* shall not exceed 11 metres [36 feet].
- 2. *Accessory buildings and structures:* The *building height* shall not exceed 4 metres [13 feet].

H. Off-Street Parking

- 1. A minimum of two 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 two cars or trucks;
 - (b) *House trailer*, camper or boat, provided that the combined total shall not exceed two;
 - (c) The total amount permitted under (a) and (b) shall not exceed two.

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 feet] 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 one *house trailer* or one 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 feet] 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 feet] along the said *lot lines* from the point of intersection of the two *lot lines*; and
 - (c) Adequate screening, as described in Section I of this Zone is provided.

I. Landscaping

1. 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 feet] in height and located between the said *house trailer* or boat and any point on the *lot line* within 7.5 metres [25 feet] of the said *house trailer* or boat, in order to obscure the view from the abutting *lot* or highway, 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 feet] along the said *lot lines* from the point of intersection of the two *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 feet] 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 Surrey Zoning By-law, 1993, No. 12000, as amended where amenities are not provided in accordance with Schedule G of Surrey Zoning By-law, 1993, No. 12000, as the *lots* created shall conform to the minimum standards prescribed in Section K of Part 12 One-Acre Residential Zone RA of Surrey 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 Surrey Zoning By-law, 1993, No. 12000 as amended where amenities are provided in accordance with Schedule G of Surrey 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 shall conform to the following minimum standards:
 - (a) Minimum *lot* size: 189 square metres [2,034 square feet]

(b) Minimum *lot* width: 9 metres [30 feet]

(c) Minimum *lot* depth: 21 metres [69 feet]

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, to all statutes, by-laws, orders, regulations or agreements, 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. 13509."

PASSED FIRST AND SECOND READING on the 20th day of July, 1998.

PUBLIC HEARING HELD thereon on the 14th day of September, 1998.

PASSED THIRD READING on the 14th day of September, 1998.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the 26th day of July, 1999.

_____MAYOR

_____CLERK

**SURVEY PLAN TO ACCOMPANY CITY OF SURREY BYLAW NUMBER 13509
ON PARCEL "ONE" (EXPLANATORY PLAN 10055) WEST HALF OF THE
WEST HALF OF THE SOUTH WEST QUARTER OF THE SOUTH EAST
SECTION 10 TOWNSHIP 2 NEW WESTMINSTER DISTRICT.**

B. C. G. S. 926.016
CITY OF SURREY

LEGEND

SCALE 1:1000



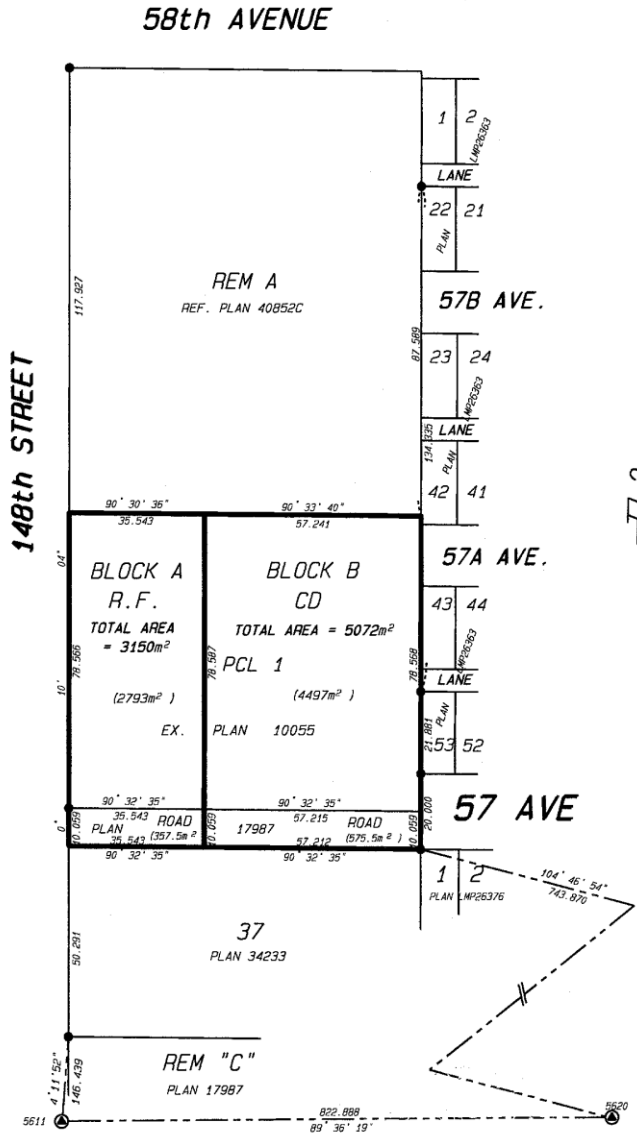
All dimensions are in metres.
Grid bearings are derived from observations
between control monuments 5611 and 5020,
integrated survey area No. 1, Surrey B.C.

- ⊙ Indicates control monument found
- Indicates iron post found

This plan shows ground-level measured distances.
Prior to computation of U.T.M. co-ordinates, multiply
by average combined factor 0.99959752.

BOOK OF REFERENCE

DESCRIPTION	PLAN	AREA
BLOCK A R.F. ZONE	PCL 1 EX PLAN 10055 PT. ROAD PLAN 17987	3150m ²
BLOCK B C.D. ZONE	PCL 1 EX PLAN 10055 PT. ROAD PLAN 17987	5072m ²



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121-13140 80th Avenue
Surrey, B.C.
V3W 3E2
(ph) 501-6188
(fx) 501-6189
File: 9803069.Z01

Certified Correct according to
Land Title Office records:

This 16TH day of July 1998

Eugene O. Wong, B.C.L.S. 718

**THIS DOCUMENT IS NOT VALID UNLESS
ORIGINALLY SIGNED AND SEALED**