

CITY OF SURREY

BY-LAW NO. 13516

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

.....

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 "GENERAL AGRICULTURE ZONE (A-1)"
TO "SINGLE FAMILY RESIDENTIAL ZONE (RF)"

Portions of the lands shown in heavy outline on Survey Plan attached hereto and forming a part of this By-law as Schedule B, certified correct by Allan Olsen, B.C.L.S., on the 14th day of July, 2000, and containing 23842 square metres and called Block A, and more particularly described as follows:

Portion of Parcel Identifier: 024-620-726, Lot 1, Section 26,
Township 1, New Westminster District, LMP 43853;

(Portion of 15398 - 34 Avenue)

Parcel Identifier: 024-620-751, Lot 3, Section 26,
Township 1, New Westminster District, LMP 43853

(15442 - 34 Avenue)

- (b) FROM "GENERAL AGRICULTURE ZONE (A-1)"
TO "MULTIPLE RESIDENTIAL 15 ZONE (RM-15)"

That portion of Portion of Parcel Identifier: 024-620-726, Lot 1, Section 26, Township 1, New Westminster District, Plan LMP 43853, shown in heavy outline on Survey Plan attached hereto and forming a part of this By-law as Schedule B, prepared by Allan Olsen, B.C.L.S., on the 14th day of July, 2000, and containing 4684 square metres and called Block B.

(Portion of 15398 - 34 Avenue)

- (c) FROM "GENERAL AGRICULTURE ZONE (A-1)" TO
"NEIGHBOURHOOD COMMERCIAL ZONE (C-5)"

That portion of Portion of Parcel Identifier: 024-620-726, Lot 1, Section 26, Township 1, New Westminster District, Plan LMP 43853 and that portion of Parcel Identifier: 024-620-742, Lot 2, Section 26, Township 1, NWD, Plan LMP 43853, shown in heavy outline on Survey Plan attached hereto and forming a part of this By-law as Schedule B, prepared by Allan Olsen, B.C.L.S., on the 14th day of July, 2000, and containing 8906 square metres and called Block C.

(Portions of 15398 - 34 Avenue and 15340 - 34 Avenue)

- (d) FROM "GENERAL AGRICULTURE ZONE (A-1)" TO
"COMPREHENSIVE DEVELOPMENT ZONE (CD)"

That portion of Portion of Parcel Identifier: 024-620-726, Lot 1, Section 26, Township 1, New Westminster District, Plan LMP 43853, and that portion of Parcel Identifier: 024-620-742, Lot 2, Section 26, Township 1, NWD, Plan LMP 43853 shown in heavy outline on Survey Plan attached hereto and forming a part of this By-law as Schedule B, prepared by Allan Olsen, B.C.L.S., on the 14th day of July, 2000, and containing 13351 square metres and called Block D.

(Portions of 15398 - 34 Avenue and 15340 - 34 Avenue)

(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 and regulate the development of *single family dwellings* on small urban residential *lots* and a *care facility*, where the latter may be subject to the Community Care Facility Act, R.S.B.C.

The *Lands* are divided into Area A and Area B as shown on Schedule "A" which is attached hereto and forms part of this By-law.

B. Permitted Uses

1. The *Lands* and *structures* in Area A shall be used for the following uses only:

- (a) One *single family dwelling* on each lot created under Section K of this By-law.
- (b) Accessory uses.

2. The *Lands* and *structures* in Area B shall be used for the following uses only:

- (a) *Care facility*.
- (b) One *dwelling unit* provided that the *dwelling unit* is:
 - i. Contained within the *principal building*; and
 - ii. Occupied by the owner or the owner's employee for the operation of the *care facility*.
- (c) *Accessory uses* including the following, provided that they are contained within the *principal building*:
 - i. *Personal service uses*, limited to barbershops and hair salons;
 - ii. *Child care centres*;
 - iii. Office uses limited to physical and mental health services on an out-patient basis, medical and dental offices, health clinics and counselling services; and
 - iv. *Eating establishment* limited to 35 seats.

C. Lot Area

Not applicable to this Zone.

D. Density

1. For the purpose of subdivision within Area A in Neighbourhood Concept Plan and Infill Areas as described and outlined on the maps attached as Schedule F to Surrey Zoning By-law, 1993, No. 12000, as amended, the maximum *density* shall not exceed 2.5 *dwelling units* per hectare [1 u.p.a.] and the dimensions of the *lots* created in a subdivision shall be in accordance with Section K.1 of this Zone. The maximum *density* shall be increased to 30.5 *dwelling units* per hectare [12.3 u.p.a.] and Section K.2 of this Zone shall apply if amenities are provided in accordance with Schedule G of Surrey Zoning By-law, 1993, No. 12000, as amended.
2. For the purpose of this By-law and notwithstanding the definition of *floor area ratio* in Part 1 Definitions, of Surrey Zoning By-law, 1993, No. 12000, as amended, the maximum *floor area ratio* for building construction purposes within a *lot* in Area A shall not exceed 0.75 and all covered area used for parking and in-ground *basement* shall be included in the calculation of *floor area ratio*.
3. For the purpose of *building* construction within Area B in Neighbourhood Concept Plan and Infill Areas as described and outlined on the maps attached as Schedule F to Surrey Zoning By-law, 1993, No. 12000, as amended, the maximum *density* shall not exceed a *floor area ratio* (FAR) of 0.1 or a *building* area of 300 square metres [3,230 sq. ft.] whichever is smaller. The maximum *density* of development may be increased to that prescribed hereinafter if amenities are provided in accordance with Schedule G of Surrey Zoning By-law, 1993, No. 12000, as amended:
 - (a) Care Facility: The maximum *density* shall not exceed a *floor area ratio* of 1.00. The portion of a *building* between two floor levels which is partially or wholly underground with at least one-half of the volume of the said portion below the *finished grade* adjoining its exterior walls is not included in the calculation of *floor area ratio*.
 - (b) Personal Service Uses, Child Care Centres, Office Uses, and Eating Establishment: The maximum *density* shall not exceed 20% of the permitted *density* of the *care facility*.

E. Lot Coverage

1. The maximum *lot coverage* on a *lot* in Area A shall be 50%.
2. The maximum *lot coverage* in Area B shall be 45%.

F. Yards And Setbacks

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

1. *Buildings and structures* shall be sited on a *lot* in Area A in accordance with the following minimum *setbacks*:

Setback	Front Yard	Rear Yard	Side Yard	Side Yard on Flanking Street
Lot No.				
Lot 1	4.6 m [15 ft.]	7.5 m [25 ft.]	1.2 m [4 ft.]	2.5 m [8.2 ft.]
Lot 2	4.6 m [15 ft.]	7.5 m [25 ft.]	1.2 m [4 ft.]	n/a*
Lot 3	3.6 m [12 ft.]	7.5 m [25 ft.]	1.2 m [4 ft.]	n/a*
Lot 4	4.6 m [15 ft.]	7.5 m [25 ft.]	1.2 m [4 ft.]	n/a*
Lot 5	3.6 m [12 ft.]	7.5 m [25 ft.]	1.2 m [4 ft.]	n/a*
Lot 6	3.6 m [12 ft.]	7.5 m [25 ft.]	1.2 m [4 ft.]	n/a*
Lot 7	4.6 m [15 ft.]	7.5 m [25 ft.]	1.2 m [4 ft.]	n/a*
Lot 8	4.6 m [15 ft.]	7.5 m [25 ft.]	1.2 m [4 ft.]	n/a*
Lot 9	3.6 m [12 ft.]	7.5 m [25 ft.]	1.2 m [4 ft.]	n/a*
Lot 10	3.6 m [12 ft.]	7.5 m [25 ft.]	1.2 m [4 ft.]	n/a*

* n/a - Not applicable.

2. *Buildings and structures* in Area B shall be sited in accordance with the following minimum *setbacks*:

Front Yard	7.5 metres [25 ft.]
Rear Yard	1.8 metres [6 ft.]**
North Side Yard	7.5 metres [25 ft.]
South West Side Yard	1.8 metres [6 ft.]**

** For *basement* floors and first floor above ground only, and all floors other than the *basement* floors and first floor above ground shall have a setback of 7.5 metres [25 ft.] from the property 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. The *building height* of a *principal building* shall not exceed 9.0 metres [30 ft.] and the *height* of *accessory buildings* and *structures* shall not exceed 4 metres [13 ft.] in Area A.
2. The *building height* of a *principal building* shall not exceed 9 metres [30 ft.], and the *height* of *accessory buildings* and *structures* shall not exceed 4.5 metres [15 ft.] in Area B.

H. Off-Street Parking

1. Two off-street parking spaces shall be provided within the *building* envelope of each *dwelling unit* in Area A, and these parking spaces may be provided under tandem arrangement.
2. Outside parking or storage of *campers*, boats and *vehicles* including cars, trucks and *house trailers* ancillary to the residential use in Area A 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*, within the required *side yards* adjacent the *dwelling*, within 1 metre [3 ft.] of the side *lot* line, within 2 metres [6.5 ft.] of the rear *lot* line in Area A.
4. 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* in Area A.
5. Adequate screening, as described in Section I.2 of this Zone shall be provided in Area A.
6. Refer to Part 5 Off-Street Parking, of Surrey Zoning By-law, 1993, No. 12000, as amended for off-street parking requirements for the *care facility* in Area B.

I. Landscaping

1. In Area A and Area B

- (a) 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.
- (b) *Lots* backing onto the linear open space shall be screened by a combination of a 1.2-metre [4-ft.] decorative fence and planting materials of at least 1.5 metres [5 ft.] in height and 1.5 metres [5 ft.] in width.

2. In Area A

- (a) The parking or storage of *house trailers* or boats shall be adequately screened by compact evergreen trees or shrubs at 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:
 - i. 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*.

3. In Area B

- (a) Along the developed sides of the *lot* which abut a *highway*, a continuous *landscaping* strip of not less than 1.5 metres [5 ft.] in width shall be provided and maintained within the *lot*.
- (b) The boulevard areas of *highways* abutting a *lot* shall be seeded or sodded with grass on the side of the *highway* abutting the *lot*, except at driveways.
- (c) Garbage containers and *passive recycling containers* shall be screened to a height of at least 2.5 metres [8 ft.] by *buildings, landscaping* screen, a solid decorative fence, or a combination thereof.

J. Special Regulations

1. *Child care centres* shall be located on the *lot* such that these centres:
 - (a) Are accessed from a *highway*, independent from the access to the residential uses permitted in Section B of this Zone; and
 - (b) Have direct access to an *open space* and play area within the *lot*.

K. Subdivision

1. For subdivision of the *Lands* within Area A in 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 amended, 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 *Lands* within Area A in 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 in Area A shall conform to the following minimum standards:

<i>Lot Size</i>	<i>Lot Width</i>	<i>Lot Depth</i>
315 sq. m. [3,390 sq. ft.]	9.7 metres [32 ft.]	30 metres [98 ft.]

Dimensions shall be measured in accordance with Section E.21, Part 4 General Provisions, of Surrey Zoning By-law, 1993, No. 12000, as amended.

4. Subdivision shall not be permitted in Area B.

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 servicing requirements for the RF-G Zone for Area A and RMS-2 Zone for Area B as set forth in the 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 for Area A and RMS-2 for Area B.
 8. Surrey Tree Preservation By-law, 1996, No. 12880, as amended.
 9. Development permits may be required in accordance with the Surrey *Official Community Plan*, 1996, By-law No. 12900, as amended.
 10. 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. 13516."

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

PUBLIC HEARING HELD thereon on the 14th day of September, 1998, and RECONVENED
PUBLIC HEARING HELD thereon on the 15th day of September, 1998.

PASSED THIRD READING on the 26th day of October, 1998.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with
the Corporate Seal on the 17th day of July, 2000.

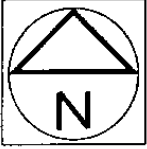
_____MAYOR

_____CLERK

h:\by-laws\adopted\2000\clk13516.blw

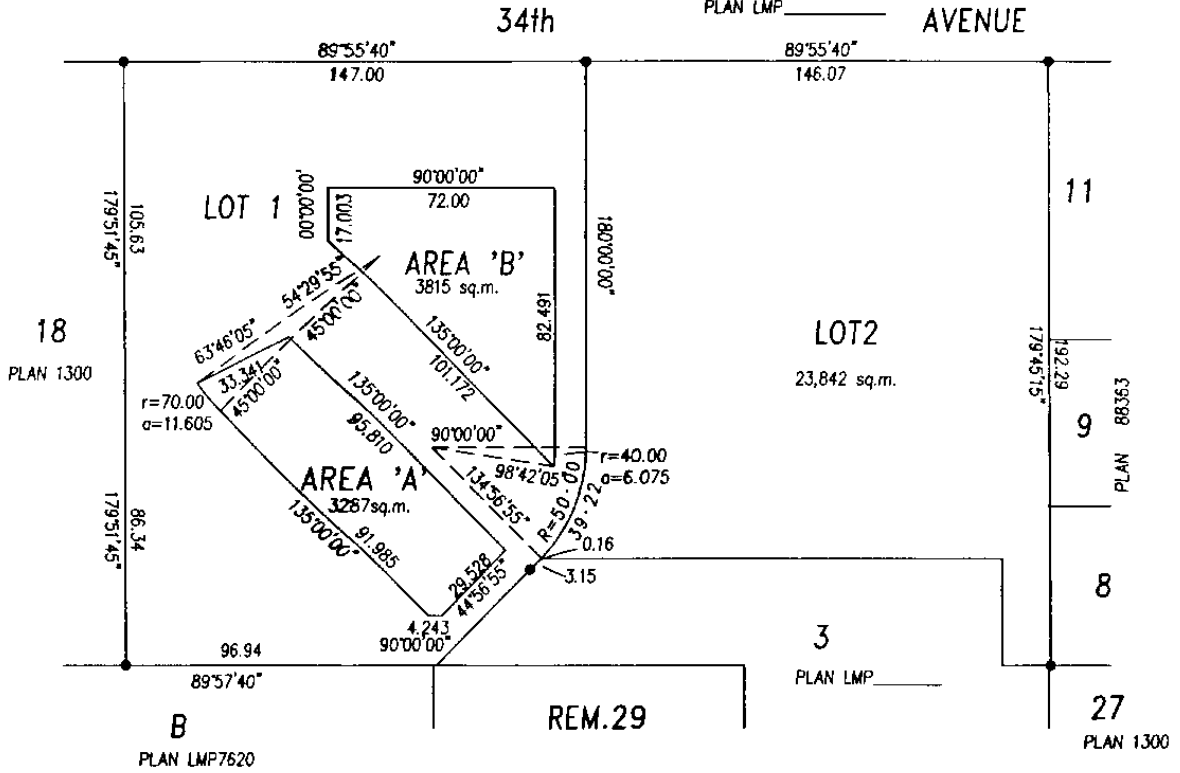
SURVEY PLAN TO ACCOMPANY CITY OF SURREY BYLAW
 NUMBER 13516 ON LOT 1 SECTION 26
 TOWNSHIP 1 N.W.D. PLAN LMP _____

SCALE-1:2000



THIS PLAN SHOWS GROUND LEVEL MEASURED DISTANCES.
 PRIOR TO COMPUTATION OF UTM COORDINATES, MULTIPLY
 BY THE COMBINED FACTOR 0.9996003.

LEGEND
 ● INDICATES OLD IRON POST FOUND
 ■ " " OLD LEAD PLUG FOUND
 sq.m " SQUARE METERS
 GRID BEARINGS ARE DERIVED FROM
 PLAN LMP _____ AVENUE



OLSEN & ASSOCIATES
 BRITISH COLUMBIA
 LAND SURVEYORS
 204-15585 24th AVE.,
 SURREY, B.C.
 V4A 2J4
 Phone : 531-4067
 Fax : 531-5811

Olsen
 CERTIFIED CORRECT
 Dated this 19th day of JULY, 1998
 THIS DOCUMENT IS NOT VALID UNLESS
 ORIGINALLY SIGNED AND SEALED. ©

SCHEDULE B

SURVEY PLAN TO ACCOMPANY CITY OF SURREY BYLAW NUMBER 13516 ON LOTS 1,2 AND 3 SECTION 26 TOWNSHIP 1 N.W.D. PLAN LMP43853

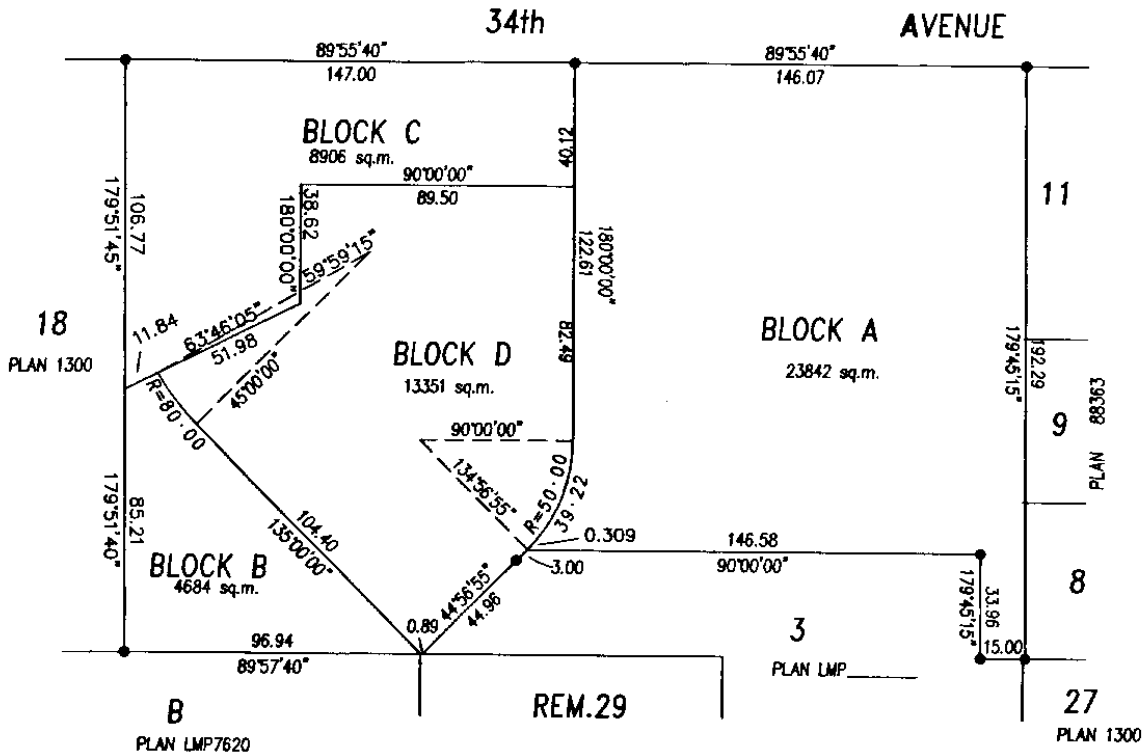
SCALE-1:2000



GRID BEARINGS ARE DERIVED FROM
PLAN LMP43853

THIS PLAN SHOWS GROUND LEVEL MEASURED DISTANCES.
PRIOR TO COMPUTATION OF UTM COORDINATES, MULTIPLY
BY THE COMBINED FACTOR 0.9996003.

LEGEND
 ● INDICATES OLD IRON POST FOUND
 ■ " " OLD LEAD PLUG FOUND
 sq.m. " SQUARE METERS



OLSEN & ASSOCIATES
BRITISH COLUMBIA
LAND SURVEYORS

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

Phone : 531-4067
Fax : 531-5811

Allan Olsen
 CERTIFIED CORRECT
 Dated this 12th day of JULY 2000
 THIS DOCUMENT IS NOT VALID UNLESS
 ORIGINALLY SIGNED AND SEALED. ©

Our File - 14221SK