

CITY OF SURREY

BY-LAW NO. 13532

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 "GENERAL AGRICULTURE ZONE (A-1)"
AND "ONE-ACRE RESIDENTIAL ZONE (RA)"
TO "MULTIPLE RESIDENTIAL 15 ZONE (RM-15)"

All or portions of the lands shown in heavy outline on Survey Plan attached hereto and forming a part of this By-law as Schedule A, certified correct by R.J. Esson, B.C.L.S., on the 31st day of August, 1998, and containing 83,562 square metres and called Area A, and more particularly described as follows:

Portion of Parcel Identifier: 008-477-388, Lot A (AA169557),
Section 26, Township 1, New Westminster District, Plan 1300;
[Currently zoned "General Agriculture Zone (A-1)"]

(Portion of 15370 - 34 Avenue)

Portion of Parcel Identifier: 012-009-776, Lot 21, Section 26,
Township 1, New Westminster District, Plan 1300;
[Currently zoned "General Agriculture Zone (A-1)"]

(Portion of 15440 - 34 Avenue)

Parcel Identifier: 012-060-267, Lot 29 Except: Part Dedicated
Road on Plan LMP8442, Section 26, Township 1, New
Westminster District, Plan 1300;
[Currently zoned "General Agriculture Zone (A-1)"]

(15385 - 32 Avenue)

Parcel Identifier: 012-060-259, Lot 28, Section 26, Township 1,
New Westminster District, Plan 1300;

[Currently zoned "General Agriculture Zone (A-1)"]

(15407 - 32 Avenue)

Portion of Parcel Identifier: 012-060-241, Lot 27, Section 26,
Township 1, New Westminster District, Plan 1300;

[Currently zoned "General Agriculture Zone (A-1)"]

(Portion of 15465 - 32 Avenue)

Portion of Parcel Identifier: 007-622-210, Lot 26, Section 26,
Township 1, New Westminster District, Plan 1300;

[Currently zoned "General Agriculture Zone (A-1)"]

(Portion of 15549 - 32 Avenue)

Portion of Parcel Identifier: 002-141-621, Lot 38, Section 26,
Township 1, New Westminster District, Plan 66750; and

[Currently zoned "One-Acre Residential Zone (RA)"]

(Portion of 15567 - 32 Avenue)

Parcel Identifier: 002-141-604, Lot 39, Section 26, Township 1,
New Westminster District, Plan 66750.

[Currently zoned "One-Acre Residential Zone (RA)"]

(15589 - 32 Avenue)

- (b) FROM "GENERAL AGRICULTURE ZONE (A-1)" AND
"ONE-ACRE RESIDENTIAL ZONE (RA)"
TO "SINGLE FAMILY RESIDENTIAL ZONE (RF)"

All or portions of the lands shown in heavy outline on Survey Plan
attached hereto and forming a part of this By-law as Schedule A,
certified correct by R.J. Esson, B.C.L.S., on the 31st day of August,
1998, and containing 10,282 square metres and called Area B, and
more particularly described as follows:

Portion of Parcel Identifier: 002-141-621, Lot 38, Section 26,
Township 1, New Westminster District, Plan 66750;

[Currently zoned "One-Acre Residential Zone (RA)"]

(Portion of 15567 - 32 Avenue)

Portion of Parcel Identifier: 012-060-241, Lot 27, Section 26,
Township 1, New Westminster District, Plan 1300; and
[Currently zoned "General Agriculture Zone (A-1)"]

(Portion of 15465 - 32 Avenue)

Portion of Parcel Identifier: 007-622-210, Lot 26, Section 26,
Township 1, New Westminster District, Plan 1300; and
[Currently zoned "General Agriculture Zone (A-1)"]

(Portion of 15549 - 32 Avenue)

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

All that portion of Parcel Identifier: 002-141-621, Lot 38, Section
26, Township 1, New Westminster District, Plan 66750, shown in
heavy outline on Survey Plan attached hereto and forming a part of
this By-law as Schedule A, certified correct by R.J. Esson,
B.C.L.S., on the 31st day of August, 1998, and containing 4,327
square metres and called Area C.

(Portion of 15567 - 32 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*.

B. Permitted Uses

1. The *Lands* and *structures* 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*.

C. Lot Area

Not applicable to this Zone.

D. Density

1. For the purpose of subdivision 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 net *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 net *density* may be increased to 22 *dwelling units* per hectare [9 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.
 - (a) For purposes 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, all covered area 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 0.55, provided that, of the resulting allowable floor area, 28 square metres [300 sq. ft.] shall be reserved for use only as a garage 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*; and
 - (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.

E. Lot Coverage

The maximum *lot coverage* 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.

Buildings and structures shall be sited on a lot in accordance with the following minimum setbacks:

Lot No.	Setback	Front Yard*	Rear Yard***	Side Yard	Side Yard on Flanking Street
<i>Principal Building</i>		7.5 m [25 ft.]	7.5 m [25 ft.]	1.8 m** [6 ft.]	3.6 m [12 ft.]
<i>Accessory Building and Structures Greater than 10 square metres [105 sq. ft.] in size.</i>		18.0 m [60 ft.]	1.8 m [6 ft.]	1.0 m [3 ft.]	7.5 m [25 ft.]
<i>Other Accessory Buildings & Structures</i>		18.0 m [60 ft.]	0.0 m	0.0 m	7.5 m [25 ft.]

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

1. *Principal Building:*
 - (a) The *building height* shall not exceed 9 metres [30 ft.].
 - (b) The *height of the principal building* with a roof slope of less than 1:4 shall not exceed 7.3 metres [24 ft.].
2. *Accessory Buildings & Structures:* The *height* shall not exceed 4 metres [13 ft.] 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 to the *dwelling*, 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 a *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 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 *Lands* 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* 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 this Zone shall conform to the following minimum standards:

<i>Lot Size</i>	<i>Lot Width</i>	<i>Lot Depth</i>
446 sq. m. [4,800 sq. ft.]	15.0 metres [50 ft.]	28 metres [90 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.

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 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.

8. Surrey 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, 1998, No. 13532."

PASSED FIRST AND SECOND READING on the 1st day of September, 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 April, 1999.

_____MAYOR

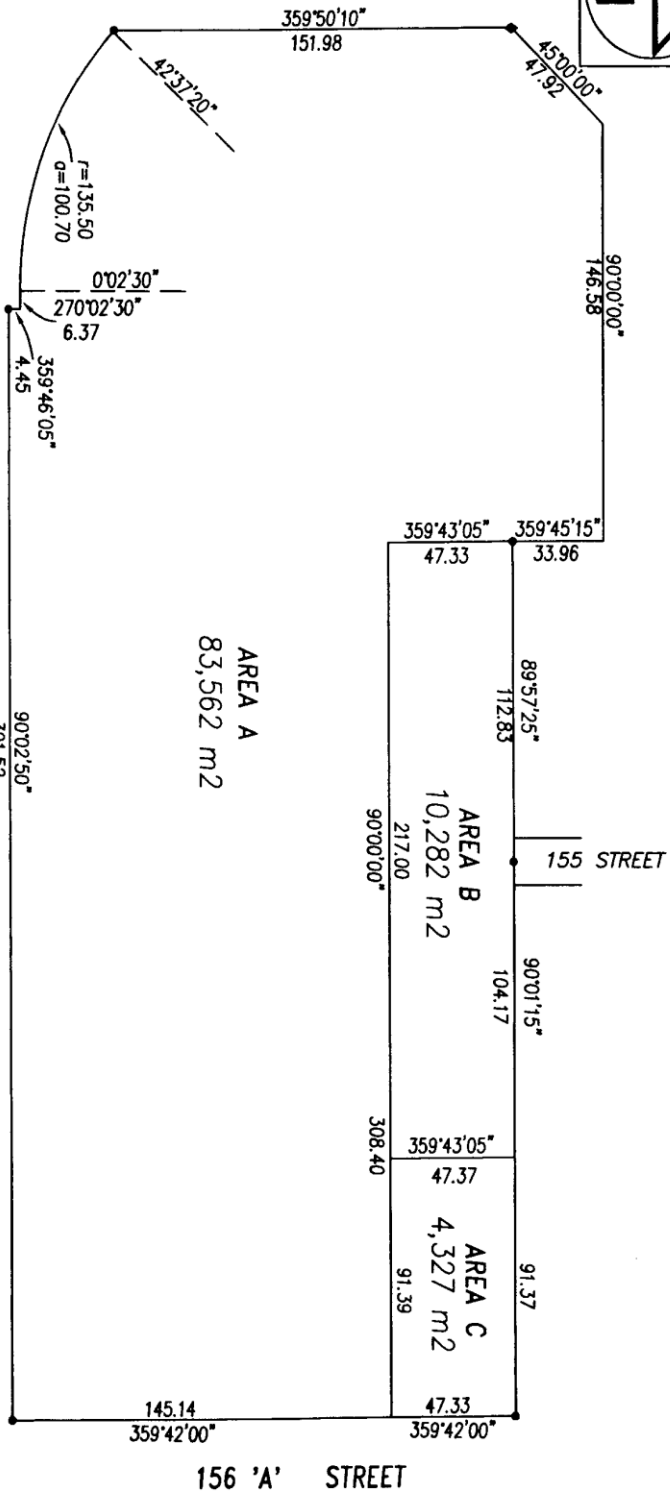
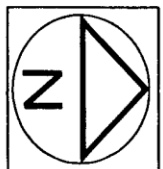
_____CLERK

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Schedule A

SURVEY PLAN TO ACCOMPANY CITY OF SURREY BYLAW NUMBER 3532 OF:
 LOT 29, EXCEPT PART ON REFERENCE PLAN LMP8442 PLAN 1300
 LOT 26, 27 AND 28 PLAN 1300 AND LOTS 38 AND 39 PLAN 66750
 A PORTION OF LOT A (AA169557) PLAN 1300
 ALL OF SECTION 26, TOWNSHIP 1, NEW WESTMINSTER DISTRICT

SCALE - 1:2500



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

INTEGRATED SURVEY AREA NO. 1 SURREY. GRID BEARINGS
 ARE DERIVED FROM OBSERVATION BETWEEN OLD CONCRETE
 MONUMENTS 5733 AND 5734
 THIS PLAN SHOWS GROUND LEVEL MEASURED DISTANCES.
 PRIOR TO COMPUTATION OF UTM COORDINATES, MULTIPLY
 BY THE COMBINED FACTOR 0.9996014.

- ALUMINIUM POST FOUND
- IRON POST FOUND
- m² SQUARE METRES

CERTIFIED CORRECT
 Dated this 31st day of August, 1998
 THIS DOCUMENT IS NOT VALID UNLESS
 ORIGINALLY SIGNED AND SEALED.

OUR FILE - 13967538