

CITY OF SURREY

BY-LAW NO. 13558

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 "SUBURBAN RESIDENTIAL ZONE (RS)"  
AND "ONE-ACRE RESIDENTIAL ZONE (RA)" TO  
"SINGLE FAMILY RESIDENTIAL ZONE (RF)"

All or portions of the lands shown in heavy outline on a Survey Plan attached hereto and forming a part of this By-law as Schedule B, certified correct by L. Achtemichuk, B.C.L.S., on the 24th day of June, 1998, and containing 0.669 hectares and called Block A, and more particularly described as follows:

Parcel Identifier: 008-453-624, Parcel "A" (Explanatory Plan 14575) Lot 2, Section 25, Township 2, New Westminster District, Plan 12561; and

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

(8611 - 168 Street)

Portion of Parcel Identifier: 000-950-424, Lot 2 Except:  
Parcel "A" (Explanatory Plan 14575), Section 25, Township 2,  
New Westminster District, Plan 12561.

[currently zoned "Suburban Residential Zone (RS)"]

(Portion of 8651 - 168 Street)

- (b) FROM "SUBURBAN RESIDENTIAL ZONE (RS)" AND "COMPREHENSIVE DEVELOPMENT ZONE (CD BY-LAW NO. 11829)" TO "COMPREHENSIVE DEVELOPMENT ZONE (CD)"

All or portions of the lands shown in heavy outline on a Survey Plan attached hereto and forming a part of this By-law as Schedule B, certified correct by L. Achtemichuk, B.C.L.S., on the 24th day of June, 1998, and containing 4.168 hectares and called Block B, and more particularly described as follows:

Portion of Parcel Identifier: 023-773-774, Lot 74, Section 25, Township 2, New Westminster District, Plan LMP33300; and

[currently zoned "Comprehensive Development Zone (CD By-law No. 11829)"]

(Portion of 8728 - 167 Street)

Portion of Parcel Identifier: 000-950-424, Lot 2 Except: Parcel "A" (Explanatory Plan 14575), Section 25, Township 2, New Westminster District, Plan 12561.

[currently zoned "Suburban Residential Zone (RS)"]

(Portion of 8651 - 168 Street)

(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 dwellings* on small *suburban lots*, with substantial public *open space* set aside within the subdivision.

The *Lands* are divided into Areas 1, 2, 3 and 4 as shown on a Survey Plan attached hereto and forming a part of this By-law as Schedule A, certified correct by L. Achtemichuk, B.C.L.S., on the 13th day of October, 1998.

**B. Permitted Uses**

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

1. Areas 1, 2, and 3

- (a) One *single family dwelling*
- (b) *Accessory uses* including the following:
  - (i) *Bed and breakfast* use in accordance with Section B.2, Part 4 General Provisions, of Surrey Zoning By-law, 1993, No. 12000, as amended; and
  - (ii) The keeping of *boarders* or *lodgers* in accordance with Section B.2, Part 4 General Provisions, of Surrey Zoning By-law, 1993, No. 12000, as amended.

2. Area 4

- (a) *Open space.*

**C. Lot Area**

Not applicable to this Zone.

**D. Density**

- 1. (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:
  - (i) 0.30 in Areas 1 and 2;
  - (ii) 0.35 in Area 3;

provided that, of the resulting allowable floor area, 45 square metres [480 sq. ft.] shall be reserved for use only as a garage or carport, and 10 square metres [105 sq. ft.] shall be reserved for use as *accessory buildings* and *structures*.

**E. Lot Coverage**

The maximum *lot coverage* shall be 25%.

**F. Yard And Setbacks**

- 1. *Buildings* and *structures* in Areas 1 and 2 shall be sited in accordance with the following minimum *setbacks*:

<b>Use</b>	<b>Setback</b>	<b>Front Yard</b>	<b>Rear Yard</b>	<b>Side Yard</b>	<b>Side Yard on Flanking Street</b>
<i>Principal Building</i>		7.5 m [25 ft.]	7.5 m [25 ft.]	3.5 m [11.5 ft.]	7.5 m [25 ft.]
<i>Accessory Buildings 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 and Structures</i>		18.0 m [60 ft.]	0.0 m	0.0 m	7.5 m [25 ft.]
<i>Buildings and Structures for Uses Permitted Under Sec. B.2 of this Zone</i>		7.5 m [25 ft.]	30.0 m [100 ft.]	15.0 m [50 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.

2. *Buildings and structures* in Area 3 shall be sited in accordance with the following minimum *setbacks*:

<b>Use</b>	<b>Setback</b>	<b>Front Yard</b>	<b>Rear Yard</b>	<b>Side Yard</b>	<b>Side Yard on Flanking Street</b>
<i>Principal Building</i>		7.5 m [25 ft.]	7.5 m [25 ft.]	2.5 m* [8.2 ft.]	7.5 m [25 ft.]
<i>Accessory Buildings 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 and Structures</i>		18.0 m [60 ft.]	0.0 m	0.0 m	7.5 m [25 ft.]

- \* For any one *side yard* provided that the sum of the two *side yard setbacks* is not less than 5.5 metres [18 feet].

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

### **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 9 metres [30 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 feet].

### **H. Off-Street Parking**

1. A minimum of 2 off-street parking spaces shall be provided for each *single family dwelling*.
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 the residential use shall be limited to:
  - (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 *single family 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.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.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**

- 1. Notwithstanding the fencing regulations in Sub-section E.8 of Part 4 of Zoning By-law No. 12000, any fence, wall or similar *structure* located along the east *lot line* or within the required *setbacks* from the east property line of Area 3 shall not be higher than 1.8 metres [6.0 ft.].

## **K. Subdivision**

*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>
916 sq. m. [9,860 sq. ft.]	18.5 metres [60.7 ft.]	30 metres [100 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. 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 RH-G Zone as set forth in Surrey Subdivision and Development By-law, 1986, No. 8830, as amended.
  2. *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 RH-G Zone.
  3. General provisions on use are as set out in Part 4 General Provisions, of Surrey Zoning By-law, 1993, as amended, except as specified in Section J of this By-law.
  4. Additional off-street parking requirements are as set out in Part 5 Off-Street Parking, of Surrey Zoning By-law, 1993, No. 12000.
  5. Subdivisions shall be subject to the "Surrey Subdivision & Development By-law," 1986, No. 8830, as amended and the "Tree Preservation By-law," 1996, No. 12880, as amended.
  6. *Sign* regulations are as set out in Part 6 Signs, of Surrey Zoning By-law, 1993, as amended.
  7. *Special building setbacks* are as set out in Part 7 Special Building Setbacks of Surrey Zoning By-law, 1993, as amended.
  8. *Hobby kennels* shall be subject to the "Surrey Kennel Regulation By-law".
3. This By-law shall be cited for all purposes as "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 1998, No. 13558."

PASSED FIRST AND SECOND READING on the 19th day of October, 1998.

PUBLIC HEARING HELD thereon on the 16th day of November, 1998.

PASSED THIRD READING on the 16th day of November, 1998.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the 29th day of March, 1999.

\_\_\_\_\_MAYOR

\_\_\_\_\_CLERK



Survey Plan To Accompany City Of Surrey Zoning Bylaw No. 13558 Of Part Of Lot 74  
 Plan LMP33300 And Part Of Lot 2 Plan 12561 Except Parcel "A"  
 (Explanatory Plan 14575) All Of Sec 25 Tp 2 N.W.D.

B.C.G.S. 926.017

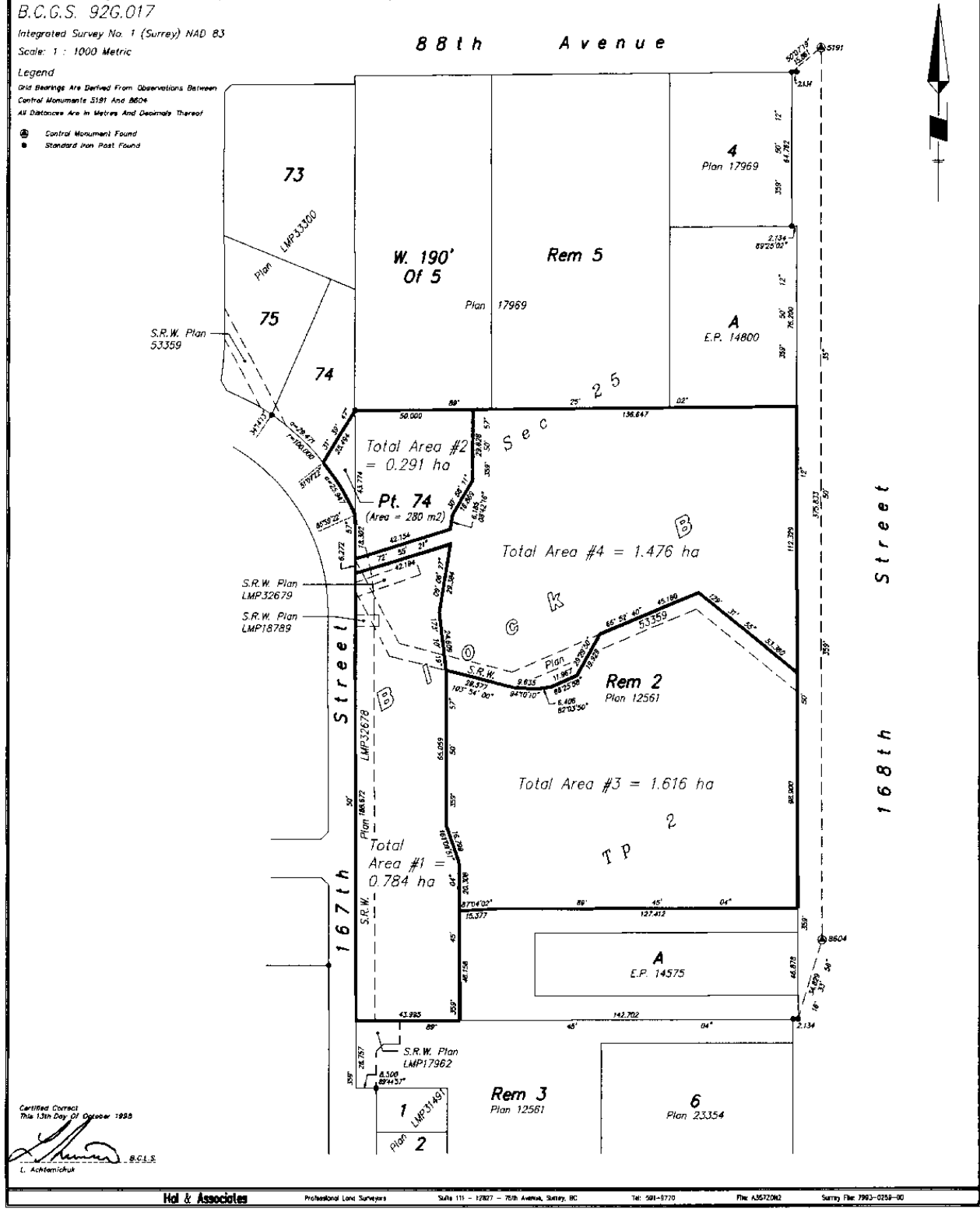
Integrated Survey No. 1 (Surrey) NAD 83

Scale: 1 : 1000 Metric

Legend

Grid Bearings Are Derived From Observations Between  
 Control Monuments 5191 And 8604  
 All Distances Are In Metres And Decimals Thereof

- Control Monument Found
- Standard Iron Post Found



Certified Correct  
 This 13th Day Of October 1998  
  
 L. Achtemichuk B.C.L.S.

**Survey Plan To Accompany City Of Surrey Zoning Bylaw No. 13558 Of Part Of Lot 74 Plan LMP33300 Parcel "A" (Explanatory Plan 14575) Of Lot 2 Plan 12561 And Lot 2 Plan 12561 Except Parcel "A" (Explanatory Plan 14575) All Of Sec 25 Tp 2 N.W.D.**

B.C.G.S. 92G.017

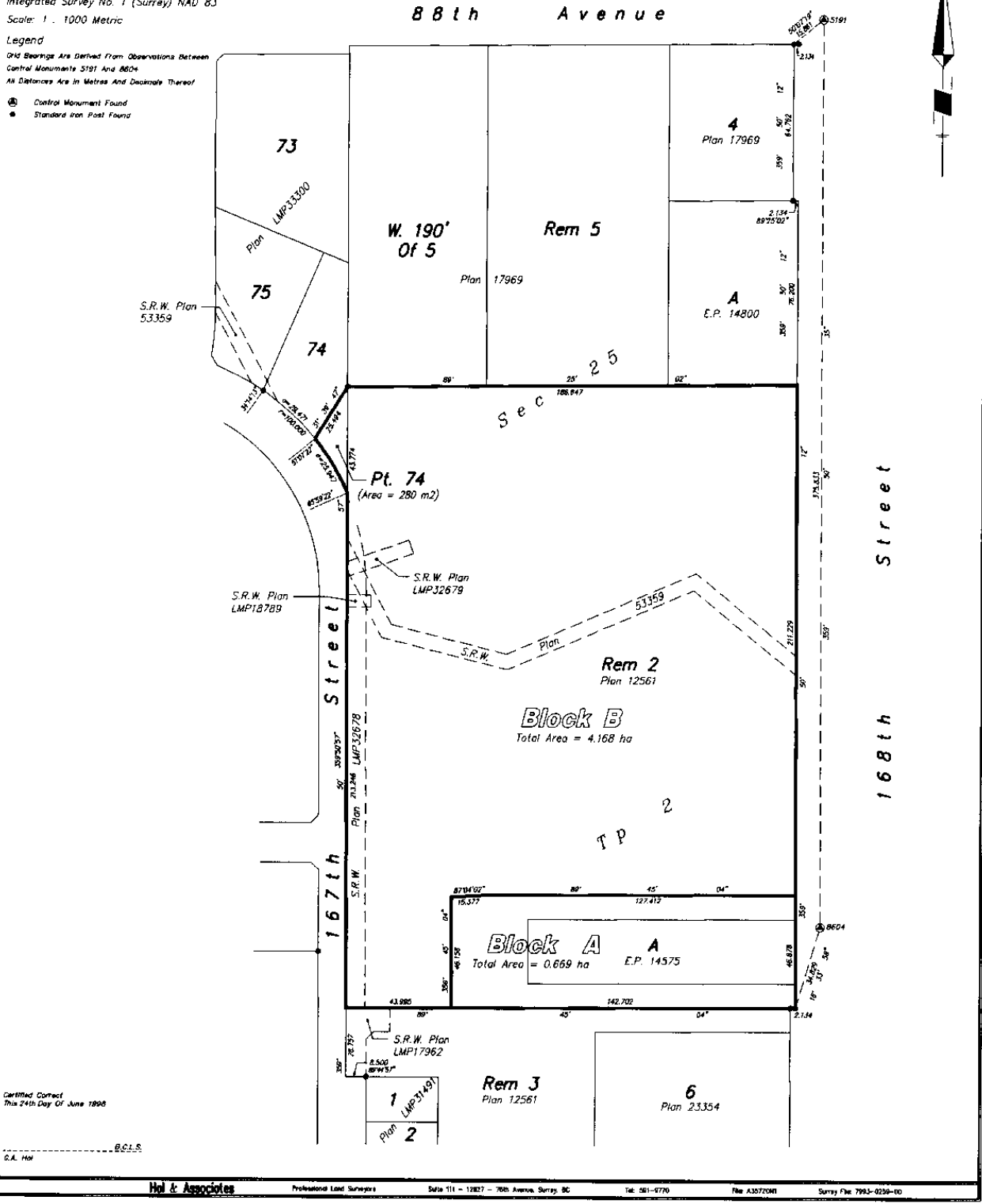
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Scale: 1 : 1000 Metric

**Legend**

Grid Bearings Are Derived From Observations Between Control Monuments S191 And 8604  
All Distances Are In Metres And Decimals Thereof

- ⊙ Control Monument Found
- Standard Iron Post Found



Certified Correct  
This 24th Day Of June 1998

B.C.L.S.  
G.A. Hoi