

CITY OF SURREY

BY-LAW NO. 15533A

A by-law to amend Surrey Zoning By-law, 1993, No. 12000, as amended
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THE CITY 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 Local Government Act, R.S.B.C. 1996 c. 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" of Surrey Zoning By-law, 1993, No. 12000, as amended as follows:

FROM: HALF-ACRE RESIDENTIAL ZONE (RH)
TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

All those portions of land shown on a Survey Plan attached hereto and forming part of this By-law as Schedule A, certified correct by G.A. Hol, B.C.L.S. on the 26th day of October, 2004 having a total area of 1,777.2 square metres, called Block A and more particularly described as follows:

Portion of Parcel Identifier: 002-133-865
Lot 84 Section 10 Township 2 New Westminster District Plan 66922

Portion of 5786 - 146 Street and containing 393.6 square metres

Portion of Parcel Identifier: 002-134-179
Lot 86 Section 10 Township 2 New Westminster District Plan 66922

Portion of 14632 - 58 Avenue and containing 1,383.6 square metres

(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 *suburban lots* where density bonus is provided.

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*.
2. *Accessory uses* including the following:
 - (a) *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
 - (b) 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.

C. Lot Area

Not applicable to this Zone.

D. Density

1. For the purpose of subdivision, the maximum *unit density* shall not exceed 5.0 *dwelling units* per hectare [2.0 u.p.a.]. Where amenities are provided in accordance with Schedule G of Surrey Zoning By-law 1993, No. 12000, as amended, the maximum *unit density* may be increased to 6.0 *dwelling units* per hectare [2.0 u.p.a.], both calculated on the basis of the entire *Lands*.
2.
 - (a) For the purpose of this Section and notwithstanding the definition of *floor area ratio* in Part 1 Definition 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 with a *lot*:
 - i. The *floor area ratio* shall not exceed 0.25, provided that, of the resulting allowable floor area, 55 square metres [600 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 only as *accessory buildings* and *structures*; and.
 - ii. Notwithstanding Sub-section D.2(b)I, the maximum floor area shall not exceed 400 m² [4,300 sq.ft.].

E. Lot Coverage

The maximum *lot coverage* shall be 25%.

F. Yards and Setbacks

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

	Setback	<i>Front Yard</i>	<i>Rear Yard</i>	<i>Side Yard</i>
Use				
<i>Principal Building</i>		7.5 m. [25 ft.]	7.5 m. [25 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.]	1.8 m [6 ft.]
<i>Other Accessory Buildings and Structures</i>		18.0 m [60 ft.]	0.0 m	0.0 m.

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 ft.].

H. Off-Street Parking

1. Resident and visitor *parking spaces* shall be provided as stated in Table C.6 of Part 5 Off-Street Parking and Loading/Unloading of this Surrey Zoning By-law, 1993, No. 12000, as amended.
2. 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.
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*.

I. Landscaping

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.

J. Special Regulations

Not applicable to this Zone.

K. Subdivision

Lots created through subdivision in accordance with this Zone, shall conform to the following minimum standards:

<i>Lot Size</i>	<i>Lot Width</i>	<i>Lot Depth</i>
1,700 sq. m. [18,000 sq.ft.]	30 metres [100 ft.]	30 metres [100 ft.]

Measurements to be determined as per Part 1 Definitions, 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, however, in the event that there is a conflict with the provisions in this Comprehensive Development Zone and other provisions in Surrey Zoning By-law, 1993, No. 12000, as amended, the provisions in this Comprehensive Development Zone shall take precedence:

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 RH-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 Parking and Loading/Unloading, of Surrey Zoning By-law, 1993, No. 12000, as amended.
5. *Sign* regulations are as set out in Surrey Sign By-law, 1999, No. 13656, 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, 2002, No. 14650, as amended, and the development cost charges shall be based on the RH-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. c. 60, as amended, and the Regulations pursuant thereto including without limitation 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, 2004, No. 15533A."

READ A FIRST AND SECOND TIME on the 1st day of November, 2004.

PUBLIC HEARING HELD thereon on the 15th day of November, 2004.

READ A THIRD TIME ON THE 15th day of November, 2004.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the 28th day of July, 2005.

MAYOR

CLERK

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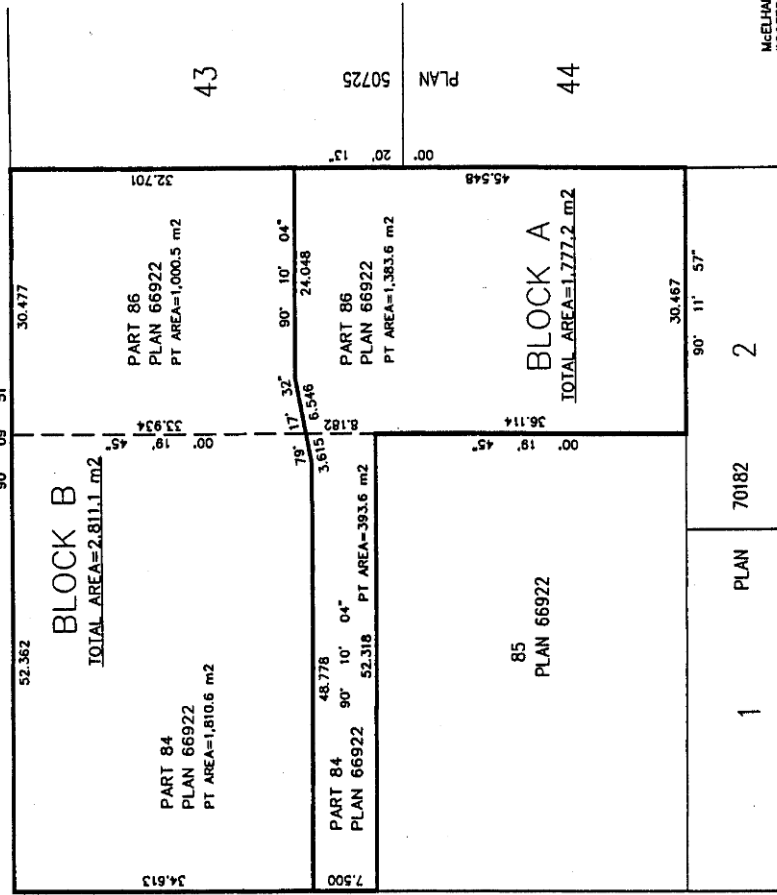
BLOCK SURVEY PLAN TO ACCOMPANY CITY
 OF SURREY REZONING BYLAW NO. 15533A
 OF LOT 84 AND LOT 86 BOTH OF SEC 10
 TP 2 NWD PLAN 66922

B.C.G.S. 92G.016

SCALE 1 : 500



58th AVENUE



146th STREET

43

50725

PLAN

44

CERTIFIED CORRECT ACCORDING TO SURVEY
 THE 26TH DAY OF OCTOBER, 2001

[Signature]

B.C.L.S.

G.A. HPL

McELHANNAY ASSOCIATES
 PROFESSIONAL LAND SURVEYORS
 13160 88th AVENUE
 SURREY, BC V3W 3K3
 TEL: 604-596-0391
 FILE: 2112-07071-01

THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT - CITY OF SURREY

1 PLAN 70182 2