

THE CORPORATION OF THE DISTRICT OF SURREY

BY-LAW NO. 10849

A by-law to amend "Surrey Zoning By-law,  
1979, No. 5942."  
. . . . .

THE MUNICIPAL COUNCIL of the Corporation of the District of  
Surrey, in open meeting assembled, ENACTS AS FOLLOWS:

- 1. "Surrey Zoning By-law, 1979, No. 5942," as amended, is hereby further amended, pursuant to the provisions of Section 963 of the "Municipal Act," and 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 III of the said By-law No. 5942, is hereby amended as follows:

FROM PARTLY "SUBURBAN RESIDENTIAL ZONE (RS)" AND  
PARTLY "FAMILY RESIDENTIAL ZONE (R-F)" TO  
"COMPREHENSIVE DEVELOPMENT ZONE (C-D)"

South West 6 Chains by 10 Chains, Legal Subdivision 1,  
Section 17, Township 1, having a frontage of 6 Chains  
on the South Boundary and 10 Chains on the West  
Boundary, New Westminster District.

(13443 - 16 Avenue)

- 2. This by-law shall be cited for all purposes as "Surrey Zoning By-law 1979 No. 5942, Amendment By-law, 1991, No. 10849".

3. INTENT:

This Comprehensive Development Zone is intended to permit and regulate the development of a sixteen single family lot residential subdivision.

4. REGULATIONS:

The following regulations shall apply to the lands herein:

A. Permitted Uses

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

- 1. One (1) single family dwelling on one (1) lot.
- 2. The keeping of not more than two (2) boarders or lodgers in a dwelling unit.

3. Accessory buildings located in the rear yard of the building to which they are accessory.
4. Parking or storage of vehicles, recreational vehicles and similar equipment outside a garage or carport on the same lot and ancillary to the residential use shall be limited to the following:
  - (a) Not more than three (3) vehicles; and
  - (b) One (1) house trailer and one (1) camper; and
  - (c) Two (2) pleasure boats; andfurther provided that the total referred to in (a), (b) and (c) does not exceed four (4).
  - (e) Wrecked vehicles are prohibited.
5. Vehicles exceeding 5,000 kilograms licensed gross vehicle weight (G.V.W.) are not permitted to be parked or stored either inside or outside any building or structure on any parcel in this zone.

B. Land Development

Land Development shall be in accordance with the provisions of Part XVI Half Acre Residential - Gross Density Zone, Section C, Land Development of "Surrey Zoning By-law, 1979, No. 5942," as amended.

C. Density

For the purpose of subdivision, the maximum number of dwelling units shall not exceed twelve (12) on the entire site; provided, however, in the event that:

1. Open space is an amount of not less than twelve (12) percent of the site area is preserved in its natural state or retained for park and recreational purposes;
2. The said open space shall contain stands of mature trees capable of being preserved and contributing to the appearance of the community, and/or contribute to an established linear open space system.

3. The said open space shall abut a highway and shall be accessible by the public from the said highway; and
4. The said open space shall be improved with a basic level of landscaping work, including brushing and seeding of the ground, limbing of low branches on trees, and providing and constructing paths for public passage, wherever appropriate.

then the maximum number of dwelling units may be increased to sixteen (16).

D. Site Coverage

The maximum site coverage shall be twenty-five (25) percent.

E. Subdivision

1. Lot Size: The minimum lot size shall be one thousand six hundred (1,600) square metres; provided, however, that in the event that twelve (12) percent of the total site is retained for park and recreational purposes then the minimum lot size may be reduced to nine hundred and fifty (950) square metres.
2. Lot Width: The minimum lot width measured at a distance of seven decimal five (7.5) metres from the front property line shall be not less than twenty-two (22) metres; provided however, that in the event that twelve (12) percent of the total site is retained for park and recreational purposes, then the minimum lot width may be reduced to twenty (20) metres.

F. Height of Structures

Height of structures shall be in accordance with the provisions of Section H, Height of Structures, Part XVI - R-H(G) Half-Acre Residential - Gross Density Zone of "Surrey Zoning By-law, 1979, No. 5942", as amended.

G. Yards and Setbacks

Yards and setbacks shall be in accordance with the provisions of Section I, Yards and Structures - Half-Acre Residential - Gross Density Zone of "Surrey Zoning By-law, 1979, No. 5942", as amended.

H. Landscaping

Landscaping shall be in accordance with the provisions of Section J, Landscaping - Half-Acre Residential - Gross Density Zone of "Surrey Zoning By-law, 1979, No. 5942", as amended.

I. General Provisions

Parts I, II, III, IIIA, IV, V, VI, VII and IX of "Surrey Zoning By-law, 1979, No. 5942", as amended, generally apply to this Amendment By-law, as are relevant and non-contradictory.

J. Development Cost Charges

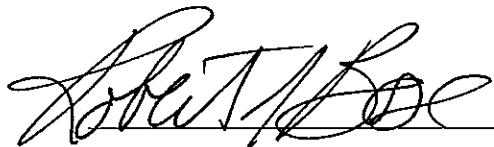
Development Cost Charges shall be payable and calculated in accordance with those that apply to the Half-Acre Residential - R-H(G) Gross Density Zone of "Surrey Zoning By-law, 1979, No. 5942", as amended.

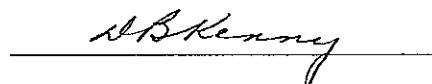
READ A FIRST AND SECOND ON THE 18th day of February, 1991.

PUBLIC HEARING HELD thereon on the 18th day of March, 1991.

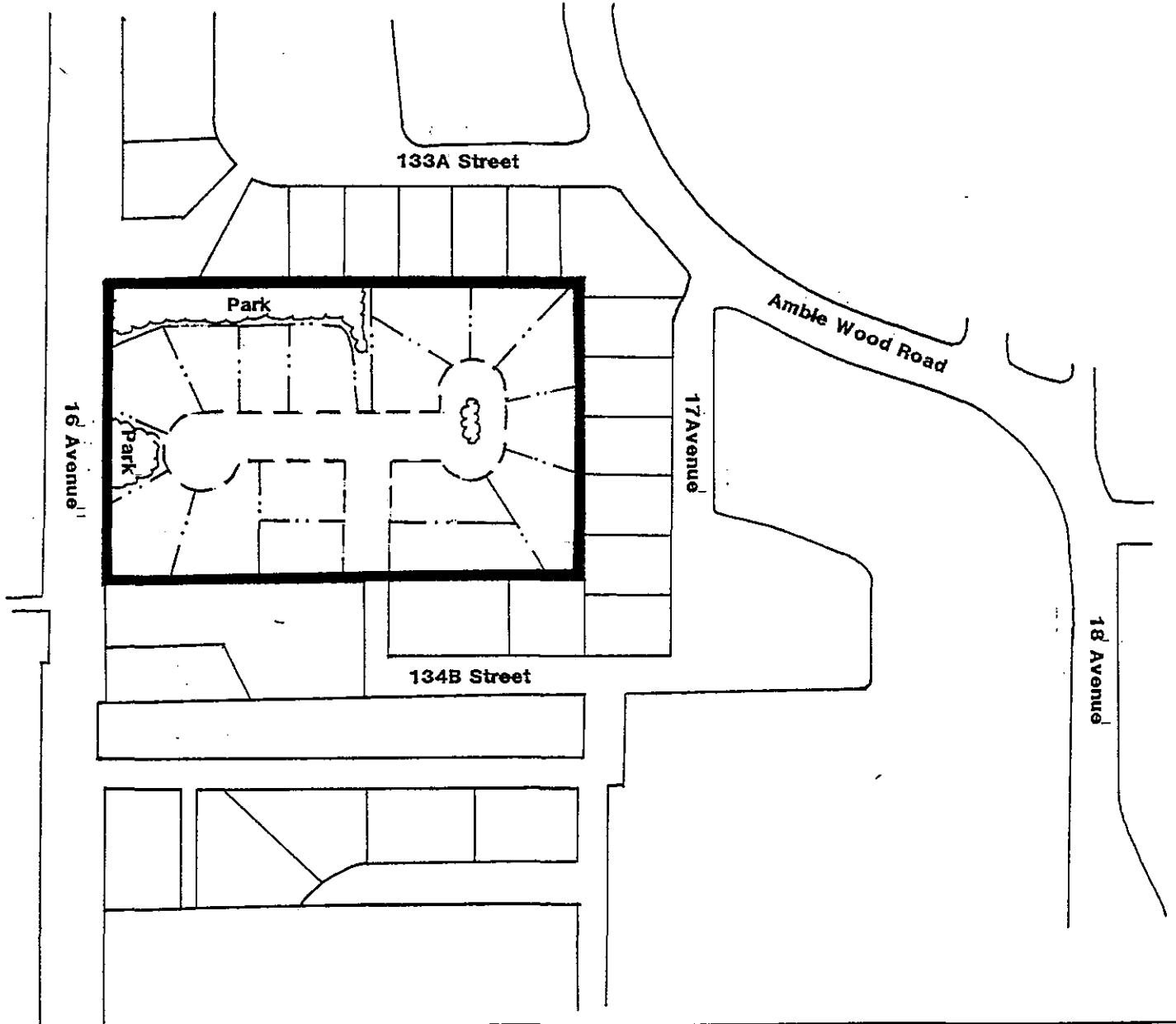
READ A THIRD TIME ON THE 25th day March, 1991.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the 28th day of October, 1991.

 MAYOR

 CLERK

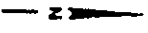
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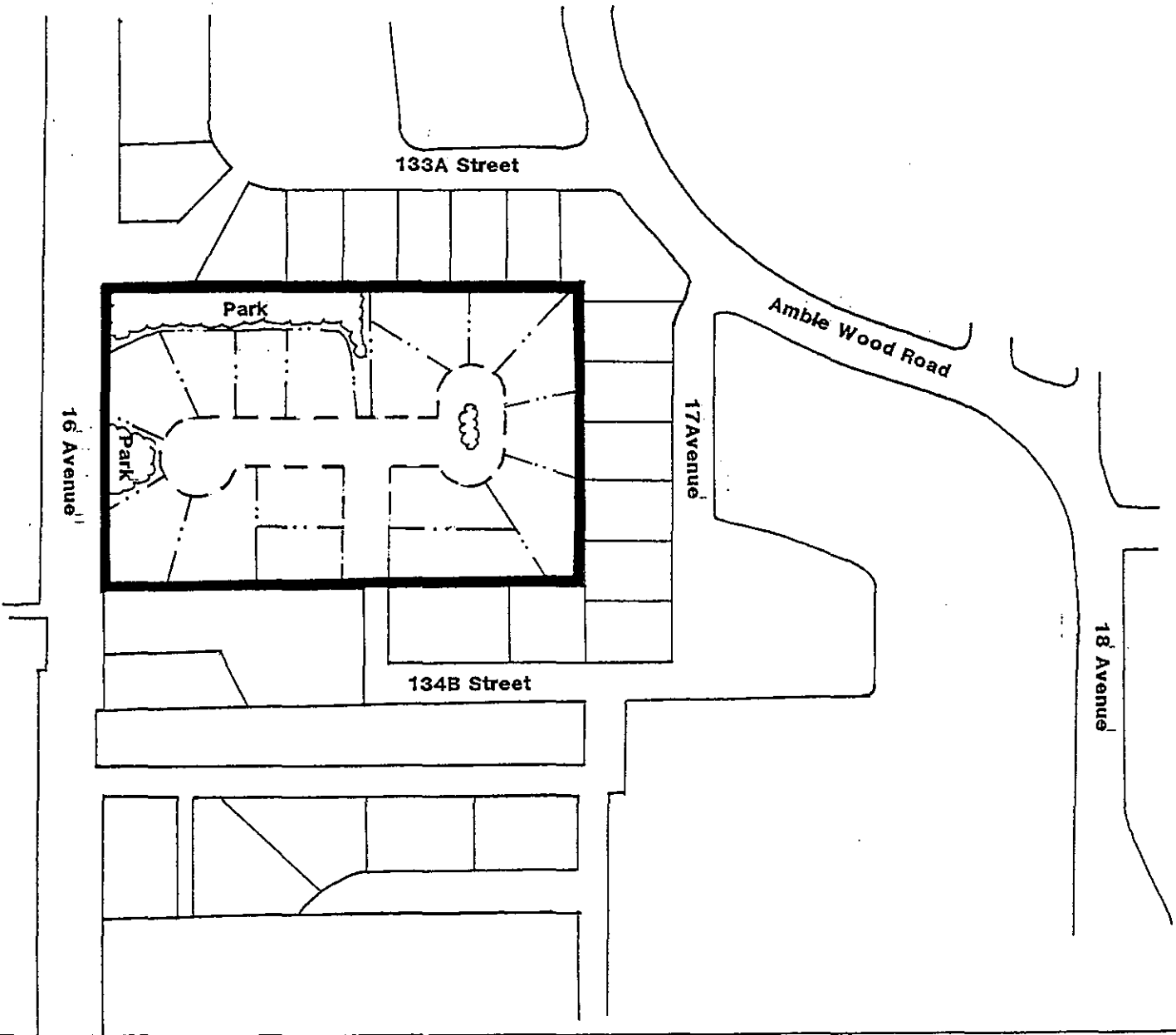


— C-D Boundary

Scale 1:2500

31-01-0-124W





— C-D Boundary

Scale 1:2500

