

**CERTIFIED**

THE CORPORATION OF THE DISTRICT OF SURREY

BY-LAW NO. 11210

A by-law to amend "Surrey Zoning By-law,  
1979, No. 5942."  
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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 "FAMILY RESIDENTIAL ZONE (R-F)"  
TO "COMPREHENSIVE DEVELOPMENT ZONE (C-D)"

Lot "H" and Lot "J", both of Section 8, Township  
1, New Westminster District, Plan 24168

(1497 & 1531 - 130 Street)

(hereinafter referred as "the land")

- 2. The following regulations shall apply to the lands herein:

- A. INTENT

This zone is intended to regulate single family housing on bareland strata lots.

- B. PERMITTED USES

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

- 1. One (1) single family dwelling per strata lot.

2. The keeping of not more than two (2) boarders or lodgers.
3. A building or use customarily accessory to the above uses.
  - (a) Accessory buildings located in the rear yard of the building to which they are accessory.
    - (i) No more than three (3) vehicles stored outside a garage or carport on the same property, and
    - (ii) One (1) house trailer and one (1) camper, and
    - (iii) Pleasure boats kept for other than gain or sale.

C. LAND DEVELOPMENT

Notwithstanding any other provision of this zone, the uses permitted by Section B shall be conditional upon the immediate availability and adequacy of those Municipal facilities and services hereinafter set forth to serve each parcel of land and each unit of every building, structure and use to be erected, placed or carried on thereon. No use of land and no use of any buildings or structure, thereon shall be deemed to be authorized by Section B of this zone, and all uses otherwise permitted by this By-law are hereby prohibited unless and until all of the following services and facilities have been provided and are immediately available and are adequate therefor to the standards set out as follows:

1. Sanitary sewer, waterworks and drainage works shall be provided and constructed to the standards set out for the R-F(R) zone in "Surrey Subdivision By-law, 1986, No. 8830" and amendments thereto.
2. All highways abutting and serving the land including boulevards, street lighting, underground wiring, sidewalks, transit service facilities shall be constructed to the standards set out for the R-F(R) zone in "Surrey Subdivision By-law, 1986, No. 8830" and amendments thereto.

D. DENSITY

a. For the purpose of bareland strata subdivision, the maximum density shall be 14.75 units per hectare (6 u.p.a.); and

b. "For the purpose of this section, and notwithstanding "Part I - Definitions" of the "Surrey Zoning By-law, 1979, No. 5942," as amended, floor area ratio shall be construed to include all areas used for parking within the outermost walls of a building or underground".

"For building construction within a strata lot, the floor area ratio (FAR) shall not exceed 0.48, 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 only as accessory buildings".

E. SITE COVERAGE

The maximum site coverage on a strata lot shall be thirty-three (33) per cent.

F. SUBDIVISION

1. Lot size: The minimum size of a strata lot shall be four hundred and sixty-five (465) square metres [5,000 sq.ft.].

2. Lot width: The minimum width of a strata lot shall be fifteen decimal two four (15.24) metres [50 feet].

3. Lot depth: The minimum depth of a strata lot shall be twenty-eight (28) metres [90 feet].

G. HEIGHT OF STRUCTURES

1. Principle buildings: The height of principal buildings shall not exceed two (2) storeys) and ten (10) metres [33 feet].

2. Accessory buildings: The height of accessory buildings shall not exceed one (1) storey and four (4) metres [12 feet].

H. SETBACKS

For the purpose of this section, and notwithstanding "Part I - Definitions" of the "Surrey Zoning By-law, 1979, No. 5942," as amended, setback shall be construed to mean the least horizontal distance from a strata or record lot line to the exterior wall of a building.

1. A principal building shall be situated as hereinafter set forth:
  - (a) Front setback: The minimum front setback shall be five decimal five (5.5) metres.
  - (b) Rear setback: The minimum rear setback shall be seven decimal five (7.5) metres.
  - (c) Side setback: The minimum side setback shall be one decimal four (1.4) metres, provided however that such side setback shall be increased to not less than three decimal six (3.6) metres [12 feet] if the side property line fronts onto a flanking street.
  
2. Accessory buildings and structures including a garage for the storage of not more than three (3) vehicles shall be situated as hereinafter set forth:
  - (a) Front setback: The minimum front setback shall be eighteen (18) metres.
  - (b) Side setback: The minimum side setback shall be one (1) metre, provided however that such setback shall be increased to not less than seven decimal five (7.5) metres if the side property fronts onto a flanking street.
  - (c) Rear setback: The minimum rear setback shall be one decimal eight (1.8) metres.

I. GENERAL PROVISIONS

The provisions of Parts I, II, III, IIIA, IV, V, VI, VII, VIII and IX of "Surrey Zoning By-law, 1979, No. 5942," as amended, shall apply to the development of this site as are relevant and non-contradictory with the specific provision of this by-law.

J. DEVELOPMENT COST CHARGES

Development Cost Charges for this zone and this land shall be payable and calculated in accordance with those charges that apply to the Restricted Single Family Residential (R-F(R)) zone as set forth in "Surrey Development Cost Charge By-law No. 7996" and amendments thereto.

3. This By-law shall be cited for all purposes as "Surrey Zoning By-law, 1979, No. 5942, Amendment By-law, 1992, No. 11210."

READ A FIRST AND SECOND TIME on the 24th day of February, 1992.

PUBLIC HEARING HELD thereon on the 23rd day of March, 1992, and RESCHEDULED PUBLIC HEARING on the 13th day of April, 1992.

READ A THIRD TIME ON THE 27th day of April, 1992.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the 31st day of August, 1992.

Barclay Roberts A/ MAYOR

Deanna Kenny CLERK

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