

THE CORPORATION OF THE DISTRICT OF SURREY

BY-LAW NO. 11274

CERTIFIED

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 "SUBURBAN RESIDENTIAL ZONE (RS)" TO
"COMPREHENSIVE DEVELOPMENT ZONE (C-D)"

South Half Lot "B", Section 16, Township 1, New
Westminster District, Explanatory Plan 7966;

(2234 - 140 Street)

North Half, Lot "B", EXCEPT: The North 120 Feet,
Section 16, Township 1, New Westminster District,
Plan 7966; and

(2260 - 140 Street)

North 120 feet of the North Half Lot "B", Section
16, Township 1, New Westminster District, Plan
7966.

(2288 - 140 Street)

(all of which is hereinafter referred to as "the
land" and "the site")

2. The following regulations shall apply to the land herein:

A. INTENT

This Zone is intended for single family housing on compact urban lots, with public open space set aside within the site. This zone shall only be considered if special siting circumstances prevail such as mature vegetation, or other landscape features worthy of preservation or the lot can contribute to open space to a park designated in the Official Community Plan.

B. PERMITTED USES

The land and structures shall be used for the following uses only or a combination of such uses, provided such combined uses are part of a comprehensive design:

1. A single family dwelling and customary accessory uses.

C. 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 3 vehicles
 - (b) Two (2) vehicles and 1 house trailer or camper; or

- (c) Pleasure boats, kept for other than gain or sale; and further provided that the total amount permitted under (a), (b) and (c) shall not exceed 3.

D. LAND DEVELOPMENT

Notwithstanding any other provision of this zone, the uses permitted by Sub-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 to be erected or placed and any use to be carried on thereon. No use of land and no use of any building or structure thereon shall be deemed to be authorized by Sub-Section B of this By-law, and all uses otherwise permitted by this By-law are hereby prohibited unless and until all the following services and facilities have been provided and are immediately available and are adequate therefore to the standards set out as follows:

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

E. DENSITY

1. For the purpose of subdivision, the maximum density shall not exceed eleven (11) dwelling units per gross hectare [4.5 upga] calculated on the basis of the entire site area; provided however, that this density may be increased to thirteen decimal six (13.6) dwelling units per gross hectare [5.5 upga] in the event that:
 - a. Open space in an amount of not less than fifteen (15) per cent of the site area or the equivalent thereof is provided for open space, recreational facilities, public amenities, either within or outside the site, but within the vicinity of the site or a combination thereof;
 - b. The said open space shall contain natural features such as a stream, ravine, or other land forms worthy of preservation, and/or contain stands of mature trees capable of being preserved and contributing to the appearance of the community, and/or contribute to the site of a park designated in the Official Community Plan;
 - c. The said open space shall abut a highway and shall be accessible by the public from the said highway; and
 - d. 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, where ever appropriate."

2. For the purpose of building construction on a lot created by a subdivision under Sub-Section H, Subdivision, hereinafter provided, the maximum density shall not exceed a floor area ratio of zero decimal five (0.5)."

F. SITE COVERAGE

The maximum site coverage shall be forty five (45) per cent.

G. SITE AREA

The minimum site area for subdivision shall be not less than one (1) hectare (2.5 acres).

Notwithstanding the aforementioned minimum site area for subdivision and, in the event of previous subdivision under this zone, a remnant lot that does not meet the foregoing site area requirement, it shall, for the purpose of this zone, be treated as conforming to the requirement of this section.

H. SUBDIVISION

1. Lot Size: The minimum lot size shall be four hundred and sixty-five (465) square metres (5,000 sq. ft.).
2. Lot width: The minimum lot width shall be thirteen decimal seven (13.7) metres (45 feet).

I. HEIGHT OF STRUCTURE

1. Principal 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].

J. YARDS AND SETBACKS

Buildings and structures shall be situated as hereinafter set forth:

- (a) Front yard: The minimum front yard shall be seven decimal five (7.5) metres [25 ft.] extending over not less than fifty (50) percent of the lot frontage provided, however, that the front setback of a garage or carport shall not be less than five decimal five (5.5) metres [18 ft.].
- (b) Rear yard: The minimum rear yard shall be seven decimal five (7.5) metres [25 feet].
- (c) Side yard: The minimum side yard shall be one decimal four (1.4) metres [4.5 feet]; provided, however, that the side yard shall be increased to not less than three decimal six (3.6) metres (12 feet) on the side property line fronting onto a flanking street.

K. LANDSCAPING

Any building or structure being erected, enlarged or increased in capacity shall make provision for landscaping as hereinafter set forth:

1. Screen planting at least one decimal five (1.5) metres [5 ft.] high and/or a solid decorative fence shall be provided along all lot lines separating the developed portion of the site from any residential lot.

L. DEVELOPMENT COST CHARGES

Development cost charges for this development shall be payable and calculated in accordance with those that apply to the R-f(C) Zone in the "Surrey Development Cost Charges By-law No. 7996" as amended.

M. GENERAL PROVISIONS

The provisions of Parts I, II, III, IV, IIV, V, VI, VII, VIII and IV 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 provisions of this by-law

3. This By-law shall be cited for all purposes as "Surrey Zoning By-law, 1979, No. 5942, Amendment By-law, 1992, No. 11274."

READ A FIRST AND SECOND TIME on the 13th day of April, 1992.

PUBLIC HEARING HELD thereon on the 11th day of May, 1992.

READ A THIRD TIME ON THE 25th day of May, 1992.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the 13th day of July, 1992.

MAYOR

CLERK