

THE CORPORATION OF THE DISTRICT OF SURREY

BY-LAW NO. 11397

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:

(a) FROM "AGRICULTURAL ZONE ONE (A-1)" AND "SUBURBAN
RESIDENTIAL ZONE (RS)" TO "SUBURBAN RESIDENTIAL
ZONE (RS)"

Those portions of Lot 2, Plan 68353 and Lot 1,
Plan 4217, both of Section 28, Township 2, New
Westminster District, and more particularly
described as follows:

Commencing at the northeasterly corner of said
Lot 2;

Thence in a southwardly direction and following
the easterly boundary of said Lot 2 a distance of
111.4 metres more or less to the southeasterly
corner of said Lot 2;

Thence in an eastwardly direction and following
the northerly boundary of Lot 1, Plan 4217, a
distance of 2.1 metres more or less to the
northeasterly corner of said Lot 1;

Thence in a southwardly direction and following
the easterly boundary of said Lot 1 a distance of
72.6 metres more or less to a point on the
southerly limit of statutory Right of Way Plan
12768 deposited;

Thence in a northwesterly direction and following
the said southerly limit of Plan 12768 a distance
of 411.8 metres more or less to the northerly
limit of said Lot 2;

Thence in an easterly direction and following the northerly limit of said Lot 2 a distance of 368.7 metres more or less to the northeasterly corner of said Lot 2, which is the point of commencement.

(Portions of 8127 and 8013 - 144 Street)

- (b) FROM "AGRICULTURAL ZONE ONE (A-1)" AND "SUBURBAN RESIDENTIAL ZONE (RS)" TO "COMPREHENSIVE DEVELOPMENT ZONE (C-D)"
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Those portions of:

Lot 2, Plan 68653 of Section 28;

Lot 1, Plan 4217 of the South East Quarter of Section 28;

Lot 8, Plan 4217, except firstly: the South East 82.5 feet by 264 feet and secondly: part subdivided by Plan 19170 of the North East Quarter of Section 21;

the South East 82.5 feet by 264 feet of Lot 8, Plan 4217 of the North East Quarter of Section 21; and

80th Avenue as dedicated by Plan 4217, of North East Quarter of Section 21 and Sout East Quarter of Section 28,

all of Township 2, New Westminster District, and more particularly described as follows:

Commencing at the most south-westerly corner of Lot 8, Plan 4217 aforementioned;

Thence in an easterwardly direction and following the southerly limits of Lot 8 aforesaid and the South East 82.5 feet by 264 feet of Lot 8 aforesaid, a distance of 397.3 metres more or less to the west limit of 144 Street;

Thence in a northwardly direction and following a westerly limit of 144 Street a distance of 25.1 metres more or less to the north-easterly corner of the South East 82.5 feet by 264 feet of Lot 8, Plan 4217, aforesaid;

Thence in a westwardly direction and following the southerly limit of Lot 8, Plan 19170 deposited a distance of 42.7 metres more or less to the south-westerly corner thereof;

Thence in a northwardly direction and following the westerly limits of Lots 5, 6, 7 and 8, Plan 19170 deposited, a distance of 71.6 metres more or less to the south-easterly corner of lane as dedicated by Plan 19170;

Thence in a westwardly direction and following the southerly limit of the said lane a distance of 6.1 metres more or less to the south-westerly corner thereof;

Thence in a northwardly direction and following the westerly limit of lane as dedicated by Plan 19170 a distance of 100.0 metres more or less to the southerly limit of 80th Avenue as dedicated by Plan 4217;

Thence in an eastwardly direction and following the southerly limit of 80th Avenue aforesaid a distance of 46.6 metres more or less to the north-easterly corner of Lot 1, Plan 19170 deposited;

Thence in a northwardly direction and following a westerly limit of 144th Street produced northerly a distance of 20.1 metres more or less to the northerly limit of 80th Avenue aforesaid;

Thence in an eastwardly direction and following a northerly limit of 80th Avenue a distance of 2.1 metres more or less to the southeasterly corner of Lot 1, Plan 4217, South East Quarter, Section 28, Township 2;

Thence in a northwardly direction and following a westerly limit of 144th Street a distance of 124.8 metres more or less to a point on the southerly limit of statutory Right of Way Plan 12768 deposited;

Thence in a north-westwardly direction and following the said southerly limit of Plan 12768 a distance of 411.8 metres more or less to the northerly limit of Lot 2, Plan 68353 deposited;

Thence in a westwardly direction and following the northerly limit of Lot 2 aforesaid a distance of 26.6 metres more or less to the north-westerly corner thereof;

Thence in a southwardly direction and following the westerly limits of Lot 2 aforesaid, Lot 1, Plan 4271 aforesaid, and a southwardly production thereof, a distance of 329.4 metres more or less to the southerly limit of 80th Avenue aforesaid;

Thence in a southwardly direction and following the westerly limit of Lot 8, Plan 4217 aforesaid a distance of 196.7 metres more or less to the most south-westerly corner of Lot 8, Plan 4217 which is the point of commencement.

(Portions of 8013 and 8127 - 144th Street and all of 14368 - 80th Avenue and 7907 - 144th Street)

2. The following shall apply to the lands described in Section 1(b) of this by-law:

A. INTENT:

This Comprehensive Development Zone is intended to permit and regulate the development of a mixture of urban and suburban single family lots in a comprehensive manner.

B. PERMITTED USES

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

1. One (1) single family dwelling on one (1) lot, including accessory buildings and structures.
2. The keeping of not more than two (2) boarders or lodgers in a dwelling unit.

C. LAND DEVELOPMENT

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

D. DENSITY

1. For the purpose of subdivision, the maximum number of lots shall not exceed eighty-seven (87) on the site as outlined in Schedule A attached hereto and forming part of this By-law; provided that
 - (a) An open space is preserved in its natural state or retained for park and recreational purposes indicated in the said Schedule A.
 - (b) A land is set aside or dedicated to accommodate a future road as indicated in the said Schedule "A".
2. (a) For the purpose of building construction within a lot and notwithstanding the definition of floor area ratio (FAR) in Part I Definition of "Surrey Zoning By-law, 1979, No. 5942," as amended all covered areas used for parking shall be included in the calculations of FAR;

- (b) The FAR shall not exceed 0.48 within Area "A" as designated in Schedule "A" attached hereto and forming part of this By-law;
- (c) The FAR shall not exceed 0.40 within Area "B" as designated in the said Schedule "A";
and
- (d) Within the total floor area allowed in (a) or (b) hereinabove, 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 and structures.

E. SITE COVERAGE

The maximum site coverage shall be thirty-three (33) percent.

F. SUBDIVISION

Land shall be subdivided in general conformity with the subdivision layout as shown in Schedule "A" attached hereto and forming part of this By-law; provided that the following lot dimension requirements are met:

1. Lot Size

- (a) For the lots within Site "A" as designated in the said Schedule "A", the minimum lot size shall be 660 square metres [7,200 sq. ft.].
- (b) For the lots within site "B" as designated in the said Schedule "A", the minimum lot size shall be 750 square metres [8,000 sq. ft.].

2. Lot Width:

- (a) For the lots within Site "A" as designated in the said Schedule "A", the minimum lot width measured at a distance of 7.5 metres from the front property line shall be 18m [60 ft.].
- (b) For the lots within Site "B" as designated in the said Schedule "A", the minimum lot width measured at a distance of 7.5 metres from the front property line shall be 24 metres [80 ft.].

G. HEIGHTS OF BUILDINGS

1. Principal Building: The height shall not exceed 9 metres [30 ft.].
2. Accessory Buildings and structures: The height shall not exceed 4 metres [13 ft.].

H. YARDS AND SETBACKS

1. Principal Building:

- (a) The minimum front yard shall be 7.5 metres [25 ft.]
- (b) The minimum rear yard shall be 7.5 metres [25 ft.].
- (c) The minimum side yard shall be 1.8m [6 ft.]; provided that if the side property line fronts onto a flanking street, such side yard shall be increased as follows:
 - (i) To not less than 7.5 metres [25 ft.] for the lots within site "B" as designated in Schedule "A" attached hereto and forming part of this By-law;
 - (ii) To not less than 3.6 metres [12 ft.] for the lots within Site "A" as designated in the said Schedule "A";

and further provided that the total side yard setback across the width of a lot shall not be less than 20% of the lot width measured at a distance of 7.5 metres from the front lot line.

2. Accessory Buildings and Structures:

- (a) The minimum front yard shall be 18 metres [60 ft.]
- (b) The minimum rear yard shall be 1.8 metres [6 ft.].
- (c) the minimum side yard shall be 1.0 metres [3 ft.].
- (d) The minimum side yard abutting a flanking street shall be 7.5 metres [25 ft.].

I. 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 a residential use shall be limited as follows:
 - (a) A maximum of 2 cars or trucks not exceeding 5,000 kilograms [11,023 lbs] G.V.W.;
 - (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. 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 or any parcel in this zone.

J. GENERAL PROVISIONS

Parts I, II, III, IV, V, VI, VII, VIII, and IX of "Surrey Zoning By-law, 1979, No. 5942", as amended, shall apply to this Zone. Where the regulations contained in this Zone are contradictory to the regulations contained in the said Parts, the regulations of this Zone shall prevail.

K. DEVELOPMENT COST CHARGES

1. For the lots within Site "A" as designated in Schedule "A" attached hereto and forming part of this By-law, development cost charges shall be payable and calculated in accordance with those that apply to the R-F(R) Restricted Single Family Residential Zone of "Surrey Zoning By-law, 1979, No. 5942", as amended.
2. For the lots within Site "B" as designated in the said Schedule "A", development cost charges shall be payable and calculated in accordance with those that apply to the R-H(G) Half-Acre Residential - Gross Density Zone of "Surrey Zoning By-law, 1979, No. 5942", as amended.

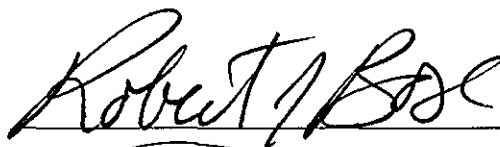
3. This By-law shall be cited for all purposes as "Surrey Zoning By-law, 1979, No. 5942, Amendment By-law, 1992, No. 11397."

READ A FIRST AND SECOND TIME on the 27th day of July, 1992.

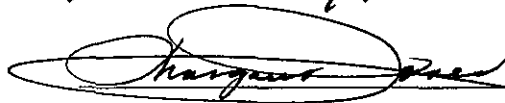
PUBLIC HEARING HELD thereon on the 24th day of August, 1992.

READ A THIRD TIME on the 31st day of August, 1992.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the 25th day of May, 1993.



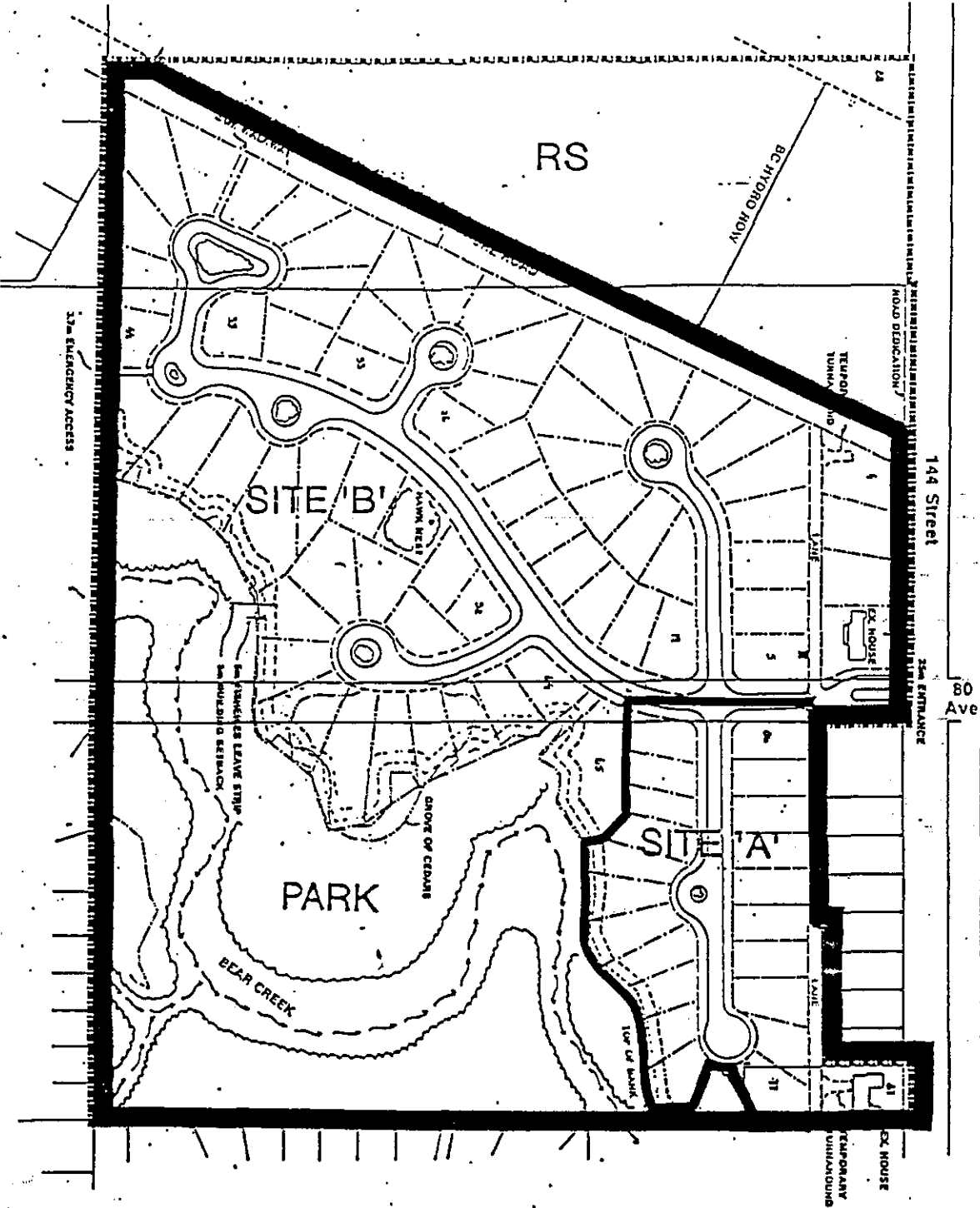
MAYOR



Deputy CLERK

clkblw1636

Schedule "A"



CD Zoning Boundary

<p>APLIN & MARTIN CONSULTANTS LTD</p> <p>2000-1000 Highway 101, Victoria, BC V8W 2E1</p> <p>Phone: (250) 383-1111</p> <p>Fax: (250) 383-1112</p> <p>Website: www.aplinmartin.com</p>	<p>Client: DAWSON</p> <p>Project: 80 AVE & 144 STR SURREY</p> <p>Title: PROPOSED SUBDIVISION PLAN</p> <p>Scale: 1:1000</p> <p>Designed: VM</p> <p>Checked: FC</p> <p>Drawn: OV</p> <p>Date: JUNE 3 1992</p> <p>Project No: 81080</p>
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