

THE CORPORATION OF THE DISTRICT OF SURREY

BY-LAW NO. 11403

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 "RESTRICTED SINGLE FAMILY RESIDENTIAL ZONE
(R-F(R))" TO "COMPREHENSIVE DEVELOPMENT ZONE (C-D)"

Lot 7, Block 6, Section 31, Township 2, New
Westminster District, Plan 2135.

(12468 - 91A Avenue)

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

A. INTENT

This Comprehensive Development Zone is intended to permit and regulate the development of a single family residential dwelling unit with a secondary suite.

B. PERMITTED USES

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

1. One single family dwelling and accessory buildings and structures; and
2. A maximum of 1 secondary suite.

C. DENSITY

1. For the purpose of subdivision, the maximum density may not exceed 14.75 dwelling units per hectare [6 u.p.a.].
2. (a) For purposes of this Section, and notwithstanding the definition of floor area ratio (FAR) in Part I Definitions, of "Surrey Zoning By-law, 1979 No. 5942," as amended, all covered areas used for parking shall be included in the calculation of FAR, under this Section.

(b) For building construction within a lot, the floor area ratio (FAR) may not exceed .53 F.A.R., 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.

D. SITE COVERAGE

The maximum site coverage shall be 33%.

E. YARDS AND SETBACKS

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

<u>Use</u>	<u>Setback</u>	<u>Front Yard</u>	<u>Rear Yard</u>	<u>Side Yard</u>	<u>Side Yard on Flanking Street</u>
Principal Building		7.5 m [25 ft.]	7.5 m [25 ft.]	1.8 m [6 ft.]	3.6 m [12 ft.]
Accessory Buildings		18.0 m [60 ft.]	1.8 m [6 ft.]	1.0 m [3 ft.]	7.5 m [25 ft.]

F. HEIGHT OF BUILDINGS

1. Principal building: The height may not exceed two (2) storeys and nine (9) metres [30 ft.].
2. Accessory buildings: The height may not exceed one (1) storey and four (4) metres [13 ft.].

G. OFF-STREET PARKING

1. A minimum of 2 off-street parking spaces shall be provided;
2. A minimum of 1 off-street parking space shall be provided for the secondary suite.
3. Outside parking or storage of cars, trucks, house trailers, campers or boats 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 may not exceed 1; and
 - (c) The total amount permitted under (a) and (b) may not exceed 3; and

4. There shall be no parking or storage of a house trailer, camper or boat within the required front yard setback, or within the required side yard setback on a flanking street.
5. For the purpose of building construction, an attached garage to the principal building may not extend towards the highway for more than half the depth of the said garage, measured from the exterior front face of the exterior wall of the principal building, excluding any front face of the exterior wall above the said garage. If the aforesaid garage contains more than 2 parallel parking bays, the additional parking bay(s) and the garage entrance leading to the additional parking bay(s) shall be set back at least 0.9 metre [3 ft.] from the front of the said garage.

H. SUBDIVISION

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

	<u>Lot Size</u>	<u>Lot Width</u>	<u>Lot Depth</u>
Subdivision	660 sq. metres [7,102 sq.ft.]	18 metres [59 ft.]	28 metres [90 ft.]

I. OTHER REGULATIONS

In addition, land use regulations including the following are applicable:

1. 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 therefore to the standards set out as follows:

- A. 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.
 - B. 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.
- 2. General provisions on use are as set out in Part IV General Provisions, of "Surrey Zoning By-law, 1979, No. 5942, as amended";
 - 3. Additional off-street parking requirements, except as provided for in Section G of this By-law, are as set out in Part V Off-Street Parking, of "Surrey Zoning By-law, 1979, No. 5942, as amended";

4. Subdivisions shall be subject to the "Surrey Development Cost Charge By-law" as amended and shall pay to the Municipality the Development Cost Charge in the amount set out in the schedules attached thereto, for Single Family Residential Zones, R-F, R-F(R), R-F(C), and R-F(F);

Schedule 'A' - Water

Schedule 'B' - Arterial Road

Schedule 'C' - Drainage

Schedule 'D' - Public Open Space

Schedule 'E' - Non-Arterial Roads

Schedule 'F' - South Westminster Industrial area,

Schedule 'G' - Sanitary Sewer

5. Sign regulations are as set out in Part VI Signs, of "Surrey Zoning By-law, 1979, No. 5942, as amended";
6. Special building setbacks are as set out in Part VII Special Building Setbacks, of "Surrey Zoning By-law, 1979, No. 5942, as amended"; and

M. DOCUMENTATION

Building siting and design plans shall be in general accordance to that shown on Schedules A and B which are attached hereto and form part of this By-law.

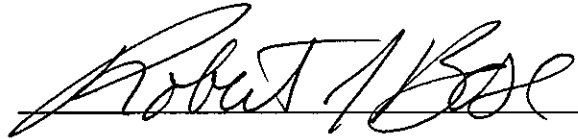
3. This By-law shall be cited for all purposes as "Surrey Zoning By-law, 1979, No. 5942, Amendment By-law, 1992, No. 11403."

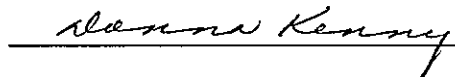
READ A FIRST AND SECOND TIME on the 27th day of July, 1992.

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

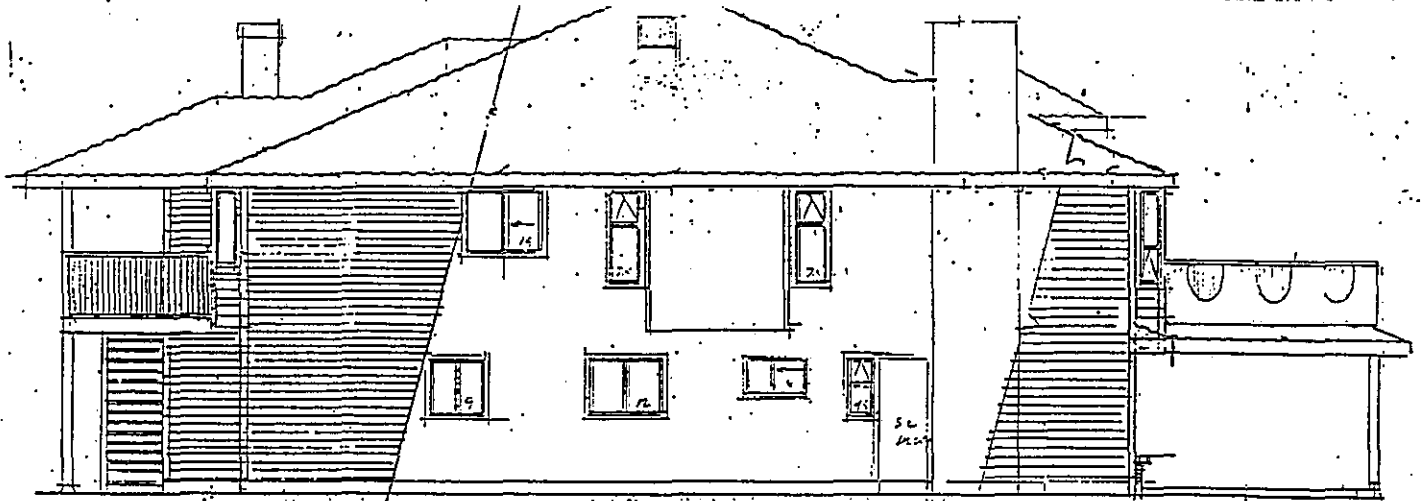
READ A THIRD TIME ON THE 31st day of August, 1992.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the 14th day of September, 1992.


_____ MAYOR

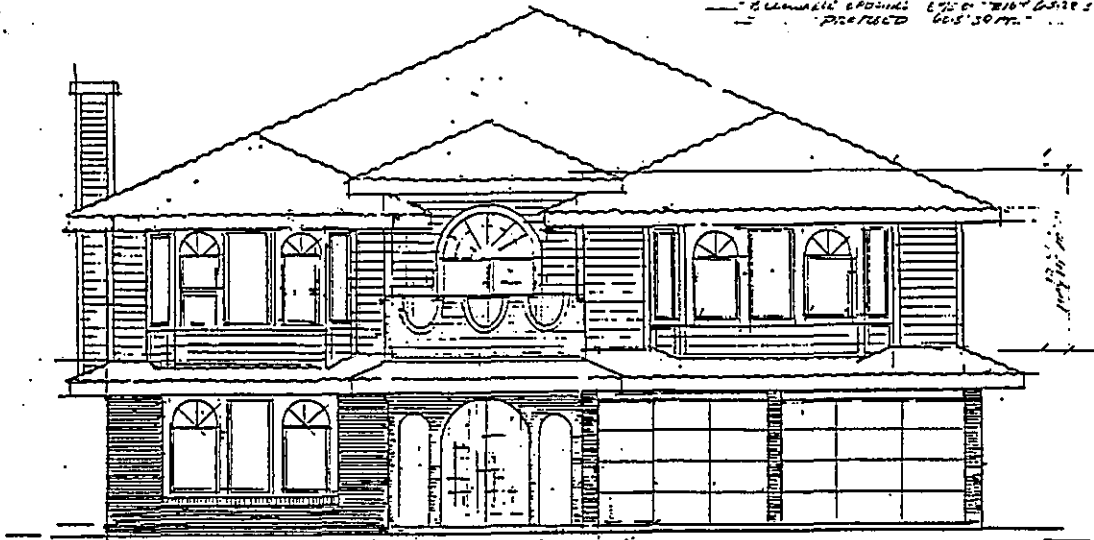

_____ CLERK

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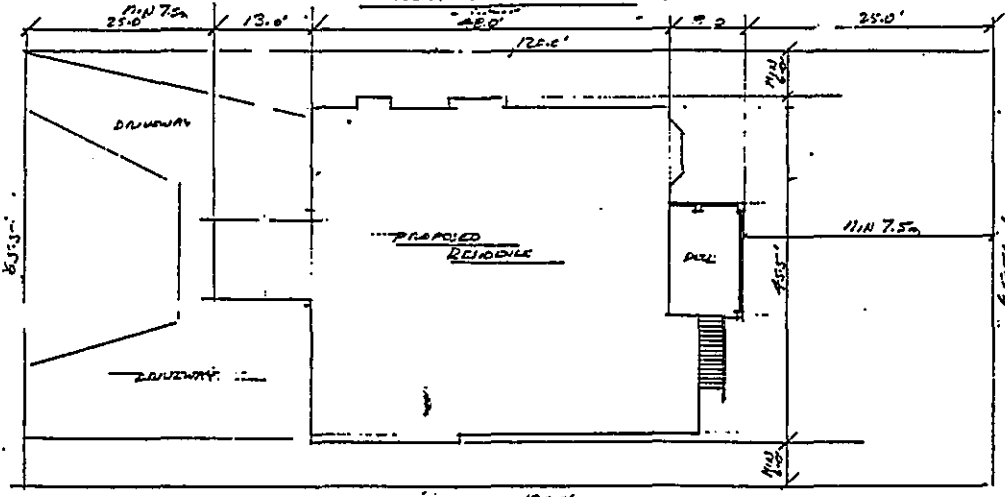


SIDE ELEVATION

ENTIRE SEPARATE
 AREA OF WALL 810.00 FT
 GLASS AREA 675.00 "210" 210" 210"
 665' 30" FT



FRONT ELEVATION 1/4" = 1' 0"

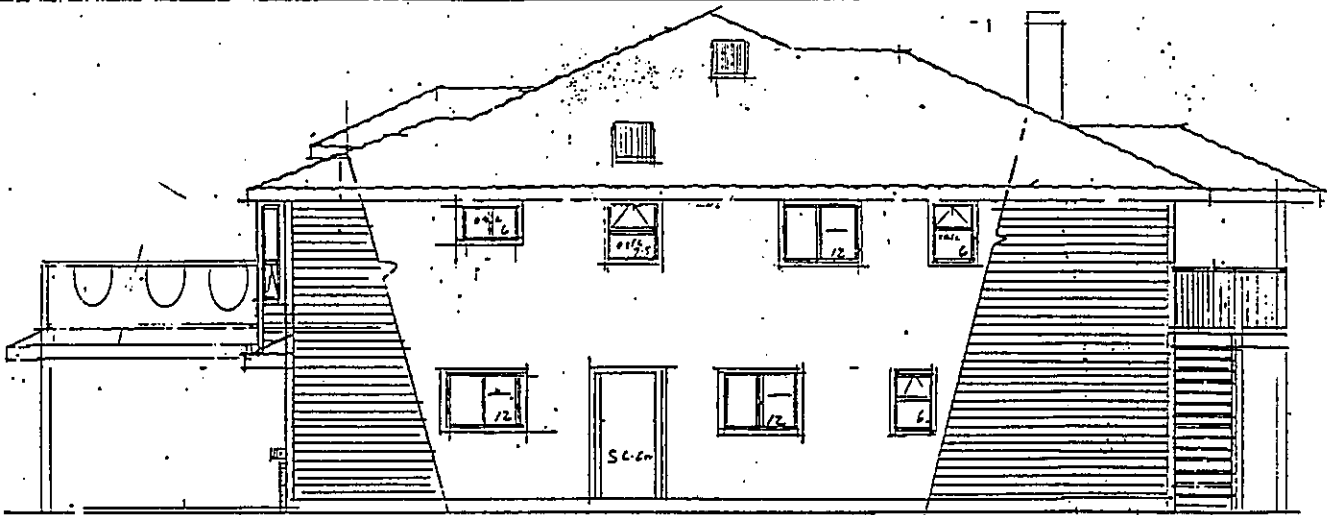


NET COVERAGE
 78.00 SQ FT
 2583.8 SQ FT
 1653
 142.5
 1650
 2370.50 SQ FT

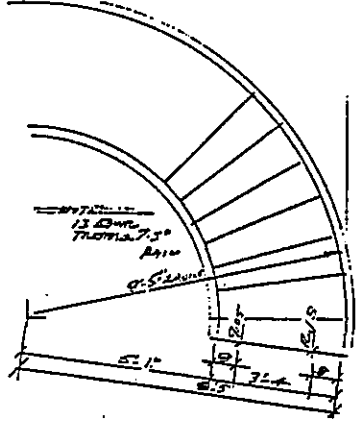
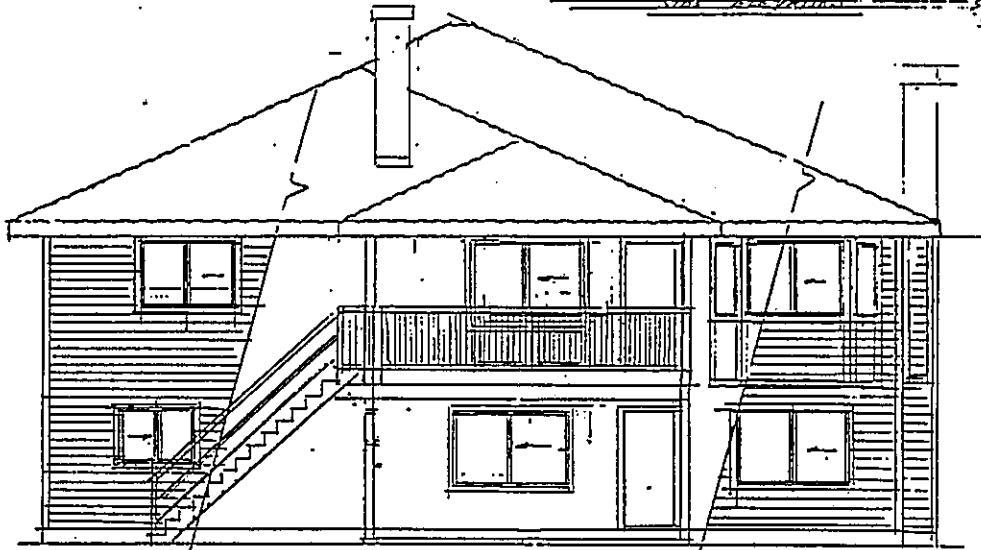
RENDER
 AUG 9 1921

<p>DESIGNED BY: DODD DESIGN SERVICE 12463 914 AVENUE, SUITE 100 WASHINGTON, D.C. 20032</p>	<p>PREPARED FOR: MR. PHIL GREENWALD 12463 914 AVENUE, SUITE 100 WASHINGTON, D.C. 20032</p>	<p>DODD DESIGN SERVICE 12463 914 AVENUE, SUITE 100 WASHINGTON, D.C. 20032 PHONE (301) 333-2323</p>
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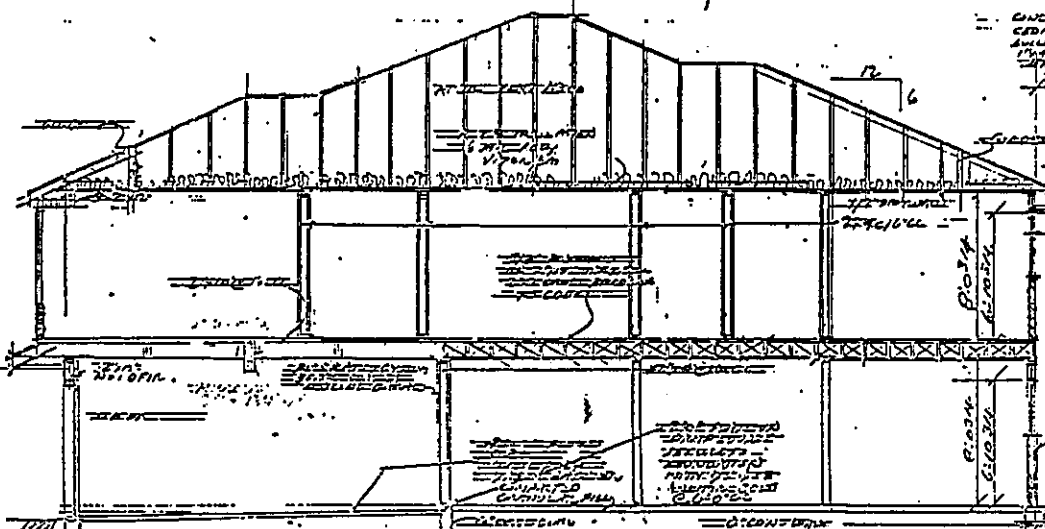
SCHEDULE "A"



SPACING INDICATED MECHANICAL BRUSH SWIFT
 ALLOW WOOD CONNECTIONS WITH 8" S.P. 70-72 S.P.
 PROPOSED "B" DETAILS - 6/15 SWIFT



SPACING INDICATED MECHANICAL BRUSH SWIFT
 ALLOW WOOD CONNECTIONS WITH 8" S.P. 70-72 S.P.
 PROPOSED "B" DETAILS - 6/15 SWIFT



ONE TILE JOIST
 CEDAR SHINGLES
 GUMMERS PAPER
 1/2" INSULATION
 INSULATED TAPESTE 2" x 2"
 2"

WOOD ALUM. EXTERIOR
 EXTERIOR 2" x 2" UNLESS STATED
 - D.L. ALUM. JOINTS

EXTERIOR FINISH
 GUMMERS PAPER
 1/2" INSULATION
 2" x 2" UNLESS STATED
 1/2" INSULATION
 1/2" INSULATION FINISH

SECTION 1-1

AUG 3 1968

PROPOSED RESTORED FOR
 12968 918 AVE. SUITE 202
 DODD DESIGN SERV.
 137-133 A STREET SUITE 100 TORONTO
 PHONE (416) 291-1237

SCHEDULE "B"