

THE CORPORATION OF THE DISTRICT OF SURREY

BY-LAW NO. 11859

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 14, Block 136, New Westminster District, Plan  
19141.

(14024/14026 Grosvenor Road)

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

A. INTENT

This Comprehensive Development Zone is intended to accommodate a duplex on an individual urban lot.

B. PERMITTED USES

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

1. One (1) duplex to accommodate two (2) dwelling units on one (1) lot.
2. Buildings and structures or uses customarily accessory to the above use.

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 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 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 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 and 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

The density shall not exceed a floor area ratio of zero decimal twenty-nine (0.29) provided that, of the resulting allowable floor space, each duplex unit shall reserve 45 square metres (480 sq. ft.) for use only as a garage or carport, and 10 square metres (105 sq. ft.) for use only as accessory buildings.

E. SITE COVERAGE

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

F. SUBDIVISION

Not applicable.

G. HEIGHT OF STRUCTURES

1. Principal buildings: The height of principal buildings shall not exceed two (2) storeys or ten (10) metres [33 ft.].
2. Accessory buildings: The height of accessory buildings shall not exceed one (1) storey or four (4) metres [12 ft.].

H. YARDS AND SETBACKS

1. Principal building shall be situated as hereinafter set forth:
  - (a) Front yard: The minimum front yard shall be seven decimal five (7.5) metres.
  - (b) Rear yard: The minimum rear yard shall be seven decimal five (7.5) metres.
  - (c) Side yard: The minimum side yard shall be one decimal eight (1.8) metres, provided however that such side yard shall be increased to not less than three decimal six (3.6) metres [12 ft.], 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 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. LANDSCAPING

The natural vegetation consisting of mature trees shall be retained.

J. BUILDING CONSTRUCTION

An attached garage to the principal building shall not extend towards the street for more than one-half the depth of the said garage, measured from the 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 two 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 metres (3 feet) from the front of the said garage.

K. OFF-STREET PARKING AND STORAGE

1. A minimum of two (2) off-street parking spaces per dwelling unit shall be provided;
2. Outside parking or storage of cars, trucks, house trailers, campers or boats ancillary to the residential use, shall be limited as follows:
  - (a) A maximum of one (1) car or truck 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 one (1); and
  - (c) The total amount permitted under (a) and (b) shall not exceed 2; and
3. 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.

L. BOARD OF VARIANCE

All building construction, including height of buildings and yards and setbacks, shall be in accordance with this Comprehensive Development Zone, and in no instance shall a request for relaxation of any part of the zone be made to the Board of Variance.

M. 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 relevant and non-contradictory.

N. DEVELOPMENT COST CHARGES

All building construction and/or subdivision under this Zone shall be subject to the "Surrey Development Cost Charge By-law, 1984, No. 7996", and amendments thereto, based on R-F(D) Zone (with no parkland dedication) as it applies to each and every dwelling unit permitted under this zone.

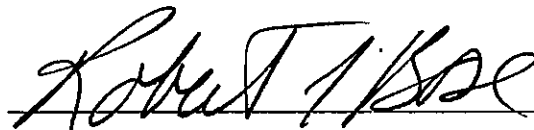
3. This By-law shall be cited for all purposes as "Surrey Zoning By-law, 1979, No. 5942, Amendment By-law, 1993, No. 11859."

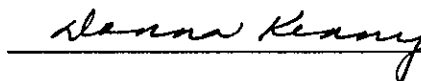
READ A FIRST AND SECOND TIME on the 25th day of May, 1993.

PUBLIC HEARING HELD thereon on the 5th day of July, 1993.

READ A THIRD TIME ON THE 12th day of July, 1993.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the 30th day of August, 1993.

  
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MAYOR

  
\_\_\_\_\_  
CLERK

BLW2158