

THE CORPORATION OF THE DISTRICT OF SURREY

BY-LAW NO. 11888

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)"

Lot 2, Lot 3, and Lot 4, all of Section 16,
Township 1, New Westminster District, Plan 22217;
and

(2352/2342/2332 - 140 Street)

Lot 5, Lot 6, and Lot 7, all of Section 16,
Township 1, New Westminster District, Plan 22217.

(2313/2335/2359 - 141 Street)

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

A. INTENT

This Comprehensive Development Zone is intended exclusively for single family housing on a mixture of lot sizes exclusively.

B. PERMITTED USES

The land and structures on the site shall be used for the following uses only, or for a combination of such

uses, provided such combined uses are part of a comprehensive design:

- (1) One single family dwelling and customary accessory uses.
- (2) The keeping of not more than two 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.

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:

- (a) Sanitary sewer, waterworks and drainage works to the standards set out in "Surrey Subdivision By-law, 1986, No. 8830" and amendments thereto as applicable.

- (b) All highways abutting and serving the land including boulevards, street lighting, underground wiring, sidewalks and transit service facilities to the standards set out in "Surrey Subdivision By-law, 1986, No. 8830" and amendments thereto as applicable.
- (c) Where the uses permitted for the site under the zone, as listed in Section B herein, have varying highway and/or servicing standards as set out in "Surrey Subdivision By-law, 1986, No. 8830", and amendments thereto, the standards requiring the greatest capacity shall apply over the entire site.

D. DENSITY

(Areas A and B are outlined on Schedule "A" which is attached hereto and forms a part of this By-law.)

1. AREA A

- (a) For the purpose of subdivision, the maximum density for urban lots in Area A shall be 14.75 units per hectare (6 UPA); and
- (b) For building construction, within a record lot, the floor area ratio (FAR) shall not exceed 0.48, provided that, of the allowable floor space, 45 square metres (480 sq.ft.) shall be construed only as a garage or carport, and 10 square metres (105 sq.ft.) shall be reserved for use only as accessory building.

2. AREA B

- (a) For the purpose of subdivision, the maximum

density shall not exceed eleven (11) dwelling units per gross hectare (4.5 UPGA) calculated on the bases of the total site area in Area B.

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

E. SITE COVERAGE

The maximum site coverage shall be:

1. For Area A - Thirty Three (33) per cent.
2. For Area B - Forty Five (45) per cent.

F. SUBDIVISION

1. AREA A

- (a) Lot size: The minimum lot size shall be six hundred and sixty (660) square metres.
- (b) Lot width: The minimum lot width measured at a distance of seven decimal five (7.5) metres back from the front property line shall be eighteen (18) metres.
- (c) Lot depth: The minimum lot depth shall be twenty-eight (28) metres [90 ft.].

2. AREA B

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

(b) Lot width: The minimum lot width shall be thirteen decimal seven (13.7) metres [45 ft].

G. SITE AREA

N/A

H. HEIGHT OF STRUCTURES

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

I. YARD AND SETBACKS

1. AREA A

Buildings and structures shall be situated as follows:

- (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.

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) metres, 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.

2. AREA B

- (a) Front yard: The minimum front yard shall be seven decimal five (7.5) metres [25 ft.], extending over not less than fifty (50) per cent 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 feet].
- (b) Rear yard: The minimum rear yard shall be seven decimal five (7.5) metres [25 ft.].
- (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.

J. BUILDING SITING

As shown on Schedule "B" which is attached hereto and forms a part of this By-law.

K. 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 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 metres (3 feet) from the front of the said garage.

L. LANDSCAPING

The natural vegetation consisting of mature trees identified in the tree survey plan for that purpose shall be retained.

M. AREAS FOR PLAY AND RECREATION

N/A

N. OFF-STREET PARKING

1. A minimum of two (2) off-street parking spaces per dwelling unit shall be provided;
2. Where boarders or lodgers are accommodated, one (1) additional off-street parking space shall be provided:

3. 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 trailers, campers or boats, provided that the combined total shall not exceed one (1); and
 - (c) The total amount permitted under (a) and (b) shall not exceed three (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.

O. GENERAL PROVISIONS

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

P. DOCUMENTATION

Building siting will only be permitted within the limits of the building envelope identified in Schedule "B" which is attached hereto and forms part of this By-law.

Authority for assuring whether changes to siting and design plans are in general accordance with this By-law is delegated to the General Manager of Planning and Development Department or his designate.

Q. DEVELOPMENT COST CHARGES

All building construction and/or subdivision under this zone shall be subject to the "Surrey Development Cost Charge By-law 7996", and amendments thereto, based on R-F(C) Zone and the uses as permitted and listed under Section 2(B) of this Zone and as defined under Part I, Definition, of the Zoning By-law.

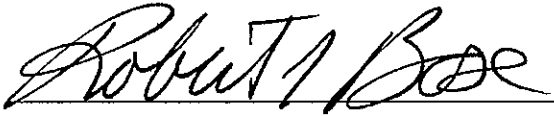
3. This By-law shall be cited for all purposes as "Surrey Zoning By-law, 1979, No. 5942, Amendment By-law, 1993, No. 11888."

READ A FIRST AND SECOND TIME on the 21st day of June, 1993.

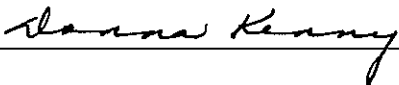
PUBLIC HEARING HELD thereon on the 26th day of July, 1993.

READ A THIRD TIME on the 21st day of March, 1994.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the 21st day of March, 1994.

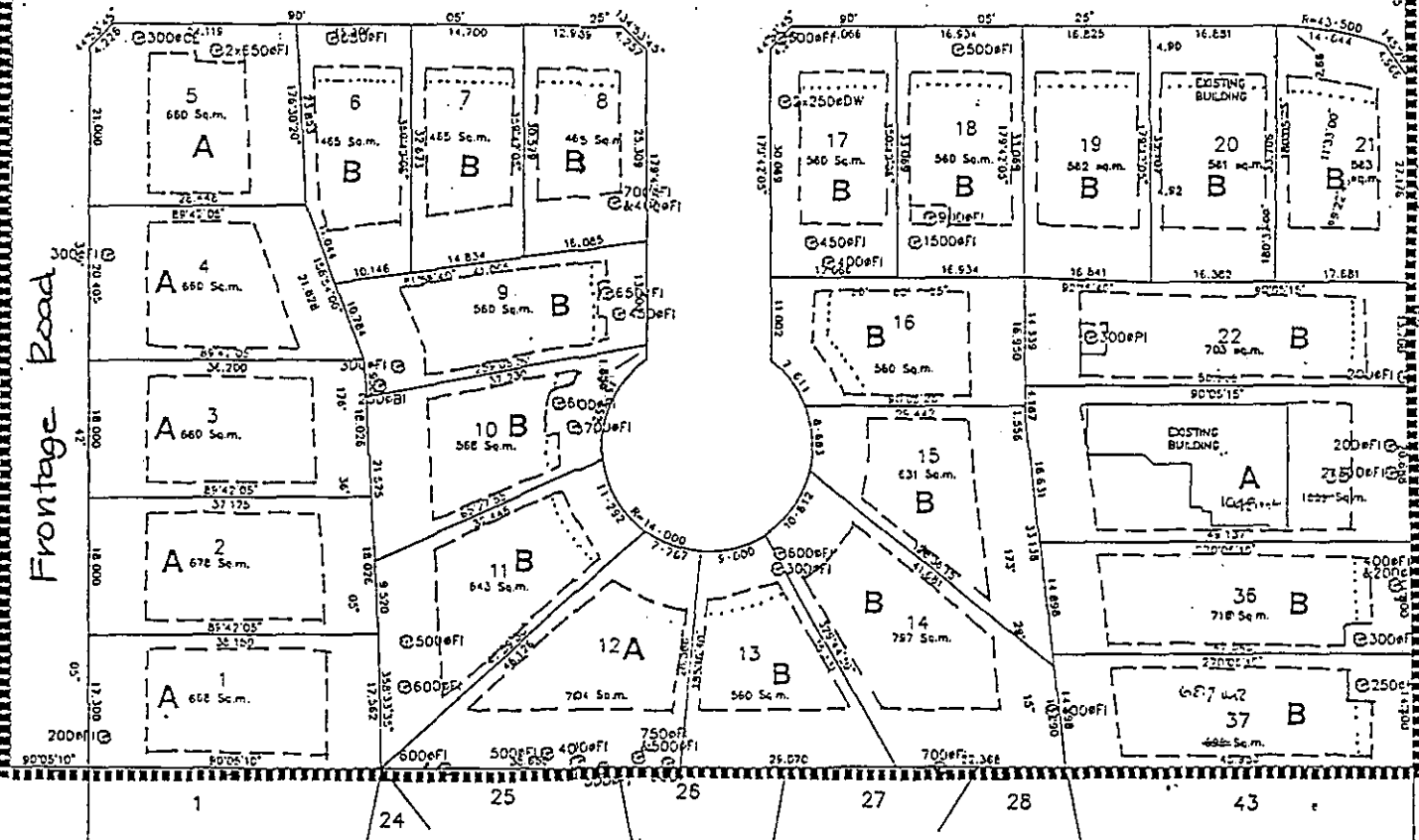
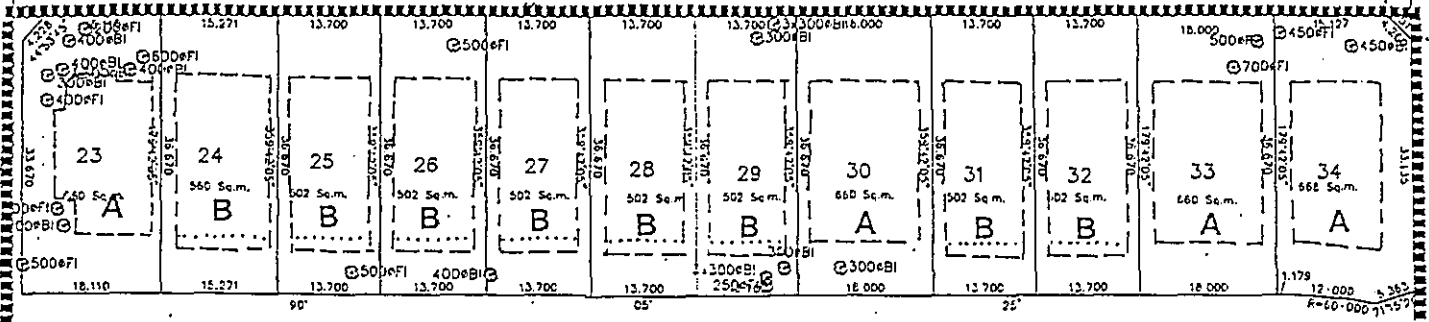


MAYOR



CLERK

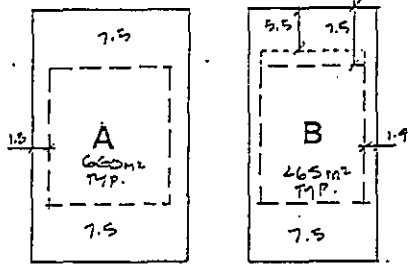
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Frontage Road

141 STREET

A- RF(R).
 B- RF(C).



NOTE: FLANKING STREETS TO HAVE 3.6M SETBACK.

