

CITY OF SURREY

**CERTIFIED**

BY-LAW NO. 12234

A by-law to amend "Surrey Zoning By-law,  
1993, No. 12000."  
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The Council of the City of Surrey, in open meeting assembled,  
ENACTS AS FOLLOWS:

1. "Surrey Zoning By-law, 1993, No. 12000," 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 3 of the said By-law No. 12000, is hereby amended as follows:

FROM "RECREATION ZONE (P-R)"  
TO "COMPREHENSIVE DEVELOPMENT ZONE (CD)"

Lot 2, Section 13, Township 2,  
New Westminster District, Plan LMP11399.

(6483 - 168 Street)

(hereinafter referred to as "the lands")

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

A. INTENT

This Comprehensive Development Zone is intended to accommodate agricultural and residential uses on a 3.64 Ha. (9 acre) lot.

B. PERMITTED USES

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

1. Agriculture and horticulture.
2. One single family dwelling,
3. Intensive agriculture, provided that this use shall occur on land within the Agricultural Land Reserve (ALR).
4. Two additional single family dwellings provided that the total floor area of each dwelling does not exceed 232m<sup>2</sup> [2,500 ft.<sup>2</sup>], where the lot area is not less than 3.64 Ha. [9 acres].
5. Provided that the total area covered by buildings and structures shall not exceed 10% of the lot:

(a) Agricultural and horticultural education;

(b) Conservation and nature study;

and further provided that the above uses in this Section shall be subject to the approval of the agricultural Land Commission if the lot is within the Agricultural Land Reserve (ALR).

6. Accessory uses limited to the following:
  - (a) Primary processing of products grown on the same lot or from the same farming operation;
  - (b) Bed and breakfast use in accordance with Section B.2, Part 4 General Provisions, of "Surrey Zoning By-law, 1993, No. 12000; and

(c) The keeping of boarders or lodgers in accordance with Section B.2, Part 4 General Provisions of said By-law No. 12000.

C. LOT AREA

Not applicable to this Zone.

D. DENSITY

Not applicable to this Zone.

E. LOT COVERAGE

No applicable to this Zone.

F. YARD AND SETBACKS

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

Use	Setback	Front Yard	Rear Yard	Side Yard	Side Yard on Flanking Street
Single Family Dwellings, Duplexes & All Buildings & Structures Not Stated Below		7.5m [24.6 ft.]	12.0m. [40 ft.]	Lesser of; 12.0m. (a) 22.7m [40 ft.] [44 ft.] or (b) 10% of the lot width; but in any event not less than 3.0m.[10 ft.]	
Accessory Buildings and Structures		12.m [40 ft.]	2.0m [40 ft.]	4.5m 14.76 ft.]	12.0m [40 ft.]
Buildings for Uses Permitted Under Sections B.1 & B.6(a) of this Zone		30.0m [100 ft.]	15.0m* [100 ft.]	15.0m* [50 ft.]	30.0m [50 ft.]
Buildings for Uses Permitted Under Sec. B.3 of this Zone **		90.0m [300 ft.]	15.0m [50 ft.]	15.0m [50 ft.]	30.0.m [100 ft.]

Measurements to be determined as per Part 1 Definitions, of this By-law.

- \* If the side yard or rear yard abut a Residential lot, any exhaust fans or machinery used in the said building shall be located 24 metres [80 ft.] from any lot line and shall emit a noise level no greater than 60 dB(A) at the perimeter of any lot line.
- \*\* When the front yard is 90 metres [295 ft.] or more, the rear yard and side yard may be reduced to 15 metres [50 ft.] for uses permitted under Sub-section B.6(e).

#### G. HEIGHT OF BUILDINGS

Measurements to be determined as per Part 1 Definitions, of this By-law:

1. Single family dwelling, duplex or buildings for uses permitted under Sections B.2, B.4, B.6(b): The height shall not exceed 9 metres [30 ft.].
2. Silos: The height shall not exceed 15m [50 ft.].
3. All other buildings and structures: The height shall not exceed 12 metres [40 ft.].

#### H. OFF-STREET PARKING

1. A minimum of 2 off-street parking spaces per dwelling unit shall be provided.
2. Where boarders or lodgers or bed and breakfast users are accommodated, the following shall be provided; and
  - (a) Where 3 patrons or less are accommodated, 1 parking space shall be provided; and
  - (b) Where more than 3 patrons are accommodated, 2 parking spaces shall be provided.

3. One vehicle over 5,000 kilograms [11,023 lbs.) G.V.W., which may be a truck tractor, trailer or semi-trailer as defined in the Commercial Transport Act, R.S.B.C. 1979, c.55, dump truck or other similar vehicle for transporting goods and materials, may be parked on a lot provided that:
  - (a) The use of the vehicle is ancillary to the permitted residential use on the lot;
  - (b) The vehicle is owned or operated by the owner or occupant of the lot;
  - (c) The vehicle shall not be parked within the building setbacks for uses permitted under Section B.1 of this Zone; and
  - (d) Only 1 such vehicle is permitted to be parked on a lot.

I. LANDSCAPING

Not applicable to this Zone.

J. SPECIAL REGULATIONS

Not applicable to this Zone.

K. SUBDIVISION

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

<u>Lot Size</u>	<u>Lot Width</u>	<u>Lot Depth</u>
36,400 sq.m. [9 acres]	191m [453 ft.]	177m [469 ft.]

L. OTHER REGULATIONS

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

1. Prior to any use, lands must be serviced as set out in Part 2 Uses Limited, of said By-law No. 12000 and in accordance with the "Surrey Subdivision and Development By-law, No. 8830", as amended.
2. General provisions on use are as set out in Part 4 General Provisions of said By-law No. 12000, as amended.
3. Additional off-street parking requirements are as set out in Part 5 Off-Street Parking, of said By-law No. 12000, as amended.
4. Subdivisions shall be subject to the Surrey Development Cost Charge By-law", and the development cost charges shall be based on the A-1 Zone of said By-law No. 12000, as amended, and (the "Tree Preservation By-law").

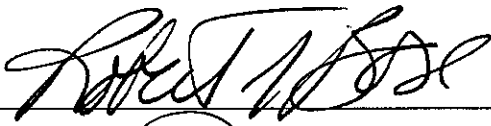
5. Building permits shall be subject to the "Surrey Building By-law".
  6. Sign regulations are as set out in Part 6 Signs of said By-law No. 12000, as amended.
  7. Special building setbacks are as set out in Part 7 Special building Setbacks, of said By-law No. 12000, as amended.
  8. Manufactured home siting shall be subject to the "Surrey Mobile Homes and Trailer Regulation and Control By-law".
  9. Noise is regulated by the "Surrey Noise Control By-law".
  10. Lands located in the Agricultural Land Reserve (ALR) are established and regulated by the Agricultural Land Commission Act R.S.B.C., 1979, c.9.
  11. Lands used for an agricultural use are classified as farms under the B.C. Assessment Act, R.S.B.C. 1979.
3. This By-law shall be cited for all purposes as "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 1994, No. 12234."

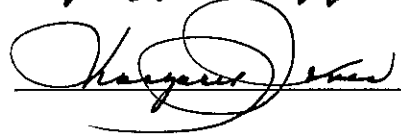
READ A FIRST AND SECOND TIME on the 21st day of March, 1994.

PUBLIC HEARING HELD thereon on the 2nd day of May, 1994.

READ A THIRD TIME on the 9th day of May, 1994.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the 16th day of May, 1994.

  
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MAYOR

  
\_\_\_\_\_  
DEARY CLERK

CLKBLW 2568