

CITY OF SURREY

BY-LAW NO. 12285

A by-law to amend "Surrey Zoning By-law, 1993, No. 12000."

As amended by Bylaw No: 14820, 12/01/03

.....

THIS IS A CONSOLIDATED BY-LAW PREPARED BY THE CITY OF SURREY FOR CONVENIENCE ONLY. THE CITY DOES NOT WARRANT THAT THE INFORMATION CONTAINED IN THIS CONSOLIDATION IS CURRENT. IT IS THE RESPONSIBILITY OF THE PERSON USING THIS CONSOLIDATION TO ENSURE THAT IT ACCURATELY REFLECTS CURRENT BY-LAW PROVISIONS.

THE CITY 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 III of the said By-law No. 12000, is hereby amended as follows:

FROM "MULTIPLE RESIDENTIAL ZONE TWO (RM-2)",
"TOWNHOUSE RESIDENTIAL ZONE (RT-1)" AND
"COMPREHENSIVE DEVELOPMENT ZONE (C-D)"
TO "COMPREHENSIVE DEVELOPMENT ZONE (CD)"

All and singular that certain parcel or tract of land and premises, situate, lying and being in the Province of British Columbia which may more particularly be described as follows:

Beginning at the north west corner of the North Half of Block 5, Section 10, Township 2, New Westminster District, Plan 4258;

Thence 90 degrees 26 minutes 48 seconds, following in the northerly limit of said Block 5, Plan 4258, 401.501 metres more or less to the north east corner of said North Half of Block 5, Plan 4258;

Thence 90 degrees 20 minutes 24 seconds, following in the northerly limit of Lot 4, Except: Parcel "F" (Bylaw Plan 62480), Section 10, Township 2, New Westminster District, Plan 4258, 205.925 metres more or less to a point, said point being 206.131 metres westerly from a point in the easterly production of the northerly limit of said Lot 4, Plan 4258 being perpendicularly distant 33 feet easterly from the easterly limit of said Plan 4258;

Thence 180 degrees 18 minutes 21 seconds, 11.890 metres to a point;
Thence 147 degrees 46 minutes 26 seconds, 41.365 metres more or less to the beginning of a tangential circular curve to the right of radius 20.097 metres;
Thence following in the arc of said curve, 63.137 metres to a point;
Thence 327 degrees 46 minutes 26 seconds, 13.081 metres to a point;
Thence 211 degrees 1 minute 56 seconds, 194.263 metres to a point;

Thence 226 degrees 0 minute 56 seconds, 22.002 metres to a point;
Thence 240 degrees 40 minutes 29 seconds, 147.989 metres to the point of commencement;
Thence 145 degrees 17 minutes 33 seconds, 47.497 metres to a point;
Thence 169 degrees 1 minute 25 seconds, 10.000 metres to a point;
Thence 259 degrees 1 minute 25 seconds, 42.039 metres to a point;
Thence 169 degrees 1 minute 25 seconds, 10.000 metres to a point;
Thence 209 degrees 16 minutes 4 seconds, 45.066 metres to a point;
Thence 202 degrees 51 minutes 58 seconds, 27.102 metres to a point;
Thence 223 degrees 12 minutes 32 seconds, 46.923 metres to a point;
Thence 180 degrees 39 minutes 35 seconds, 13.969 metres more or less, to intersection with the southerly limit of the East Half of the South West Quarter of the South East Quarter, Section 10, Township 2, Except: Part Shown on Plan with Fee Deposited 13237F, New Westminster District;

Thence 180 degrees 39 minutes 35 seconds, following in the southerly production of the last described course to a point 33 feet perpendicularly distant southerly from the southerly limit of said East Half of the South West Quarter of the South East Quarter, Section 10, Township 2, New Westminster District;

Thence 270 degrees 39 minutes 48 seconds, parallel with and perpendicularly distant 33 feet southerly from the southerly limit of the South West Quarter of the South East Quarter, Section 10, Township 2, New Westminster District, 177.046 metres more or less to intersection with the southerly production of the westerly limit of the East Half of the West Half of the South West Quarter of the South East Quarter of Section 10, Township 2, New Westminster District;

Thence 0 degrees 10 minutes 23 seconds, following in westerly limit of said East Half of the West Half of the South West Quarter of the South East Quarter of Section 10, Township 2, New Westminster District and its southerly production, 404.604 metres more or less to intersection with the southerly limit of the South Half of Block 5, Except: Parcel "A" (Explanatory Plan 10973); Section 10, Township 2, New Westminster District Plan 4258;

Thence 270 degrees 35 minutes 32 seconds following in the southerly limit of said South Half of Block 5, Plan 4258, 92.784 metres more or less to the south west corner of said South Half of Block 5, Plan 4258;

Thence 270 degrees 35 minutes 32 seconds, following in the westerly production of the last described course to a point 33 feet perpendicularly distant westerly from the westerly limit of the said Block 5, Plan 4258;

Thence 0 degrees 19 minutes 29 seconds, following in a line parallel to and 33 feet perpendicularly distant westerly of the westerly limit of said Block 5, Plan 4258, to a point being 21.000 metres perpendicularly distant northerly from the southerly limit of the said South Half of Block 5, Plan 4258;

Thence 90 degrees 35 minutes 32 seconds parallel to the southerly limit of said South Half of Block 5, Plan 4258, 243.416 metres to the beginning of a tangential circular curve to the right of radius 272.116 metres;

Thence 182 degrees 6 minutes 0 seconds, 157.690 metres to a point;

Thence 109 degrees 6 minutes 38 seconds, 68.494 metres to a point;

Thence 140 degrees 33 minutes 20 seconds, 73.687 metres more or less to the point of commencement and contains by admeasurement 8.43 hectares more or less.

(Portions of 14983 and 14921 - 56 Avenue;

Portion of 5810 - 148 Street;

Portion of 14873 - 56 Avenue)
(hereinafter referred to as "the lands")

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

A. INTENT

This Comprehensive Development Zone is intended for single family housing on small urban lots, with substantial open space set aside within the subdivision.

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 for each lot created under Sub-section K of this by-law.

C. LOT AREA

Not applicable to this zones.

D. DENSITY

1. For the purpose of subdivision, the maximum number of *lots* shall not exceed 146 with the lands.

2. (a) For purposes of this Section and notwithstanding the definition of Floor Area Ratio (FAR) in Part 1, Definitions of "Surrey Zoning By-law, 1993, No. 12000", as amended, all covered area used for parking shall be included in the calculation of FAR; and

(b) For building construction within a lot, the Floor Area Ratio (FAR) shall not exceed 1.0, provided that, of the resulting allowable floor area, 19.5 square metres [210 square feet] shall be reserved for use only as a garage or carport and the total floor area on a lot shall not exceed 235 square metres [2,500 square feet].

E. LOT COVERAGE

The maximum lot coverage shall be 60%.

F. YARD AND SETBACKS

- (1) Buildings and structures shall be sited in accordance with the following minimum setbacks:

Setback	Front Yard	Rear Yard	Side Yard	Side Yard on Flanking Street
Principal Building	3.0 m. [10 ft.]	5.5 m. [18 ft.]	1.8 m.* [6 ft.]	3.0 m. [10 ft.]
Accessory Buildings and Structures	7.5 m. [25 ft.]	1.8 m. [6 ft.]	1.0 m. [3 ft.]	7.5 m. [25 ft.]

Measurements to be determined as per Part 1, Definitions, of "Surrey Zoning By-law, 1993, No. 12000", as amended.

- * The minimum side yard setback of a principal building may be reduced to 0.6 metres [2 feet] along one side of the lot, as long as it is not a side yard on a flanking street.

- (2) Notwithstanding Part I (Definitions) of the "Surrey Zoning By-law, 1993, No. 12000", as amended:
- (a) only chimneys, eaves and roof overhangs shall be permitted to project into a side yard that is less than 1.8 metres (6 feet).
 - (b) decks and patios at ground level may be sited up to a side yard lot line.

G. HEIGHT OF BUILDINGS

Measurements to be determined as per Part 1, Definitions of "Surrey Zoning By-law, 1993, No. 12000", as amended:

- 1. Principal building: The height shall not exceed 11 metres [36 feet].
- 2. Accessory buildings and structures: The height shall not exceed 4 metres [13 feet].

H. OFF-STREET PARKING

- 1. A minimum of two 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 the residential use shall be limited as follows:
 - (a) A maximum of two cars or trucks;
 - (b) House trailer, camper or boat, provided that the combined total shall not exceed one; and
 - (c) The total amount permitted under (a) and (b) shall not exceed two.
- 3. No outside parking or storage of a house trailer or boat is permitted within the front yard setback, or within the required side yards adjacent the dwelling, or within 1 metre [3 feet] of the side lot line, except as follows:

- (a) On lots which have no vehicular access to the rear yard or where access is not feasible through modification of landscaping or fencing or both, either one house trailer or one boat may be parked in the front driveway or to the side of the front driveway or in the side yard, but no closer than 1 metre [3 ft.] of a side lot line nor within 1 metre [3 ft.] of the front lot line, subject to the residential parking requirements stated in Section B.1 of Part 5, Parking, of "Surrey Zoning By-law, 1993, No. 12000", as amended.
- (b) Notwithstanding Sub-section H.3 (a), no outside parking or storage of a house trailer or boat is permitted on corner lots in an area bounded by the intersecting lot lines at a street corner and a straight line joining points 9 metres [30 feet] along the said lot lines from the point of intersection of the two lot lines; and
- (c) Adequate screening, as described in Section L.1 of this Zone is provided.

I. LANDSCAPING

The parking or storage of house trailers or boats shall be adequately screened by compact evergreen trees or shrubs at least 1.8 metres [6 feet] in height and located between the said house trailer or boat and any point on the lot line within 7.5 metres [25 feet] of the said house trailer or boat, in order to obscure the view from the abutting lot or street, except:

- 1. On a corner lot, this required landscape screening shall not be located in an area bounded by the intersecting lot lines at a street corner and a straight line joining points 9 metres [30 feet] along the said lot lines from the point of intersection of the two lot lines;
- 2. Where the driveway or the parking area is used for parking or storage of a house trailer or boat, the landscape screen is not required within the said driveway; and
- 3. In the case of rear yards, this screening requirement may be provided by a 1.8 metre [6 feet] high solid fence.

J. SPECIAL REGULATIONS

Not applicable to this zone.

K. SUBDIVISION

- 1. Lots created through subdivision shall conform to the following minimum standards:
 - (a) Minimum lot size: 189 square metres [2,034 square feet].
 - (b) Minimum lot width: 9 metres [30 feet].
 - (c) Minimum lot depth: 21 metres [69 feet].

L. OTHER REGULATIONS

In addition, land regulations including the following are applicable:

1. Prior to any use, lands must be serviced as set out in Part 2, Uses Limited, of "Surrey Zoning By-law, 1993, No. 12000", as amended and in accordance with the "Surrey Subdivision and Development By-law".
 2. General provisions on use are set out in Part 4 General Provisions, of "Surrey Zoning By-law, 1993, No. 12000", as amended.
 3. Additional off-street parking requirements are as set out in Part 5 Off-Street Parking, of "Surrey Zoning By-law, 1993, No. 12000", as amended.
 4. Subdivisions shall be subject to the "Surrey Development Cost charge By-law" 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 "Surrey Zoning By-law, 1993, No. 12000", as amended.
 7. Special building setbacks are as set out in Part 7 Special Building Setbacks, of "Surrey Zoning By-law, 1993, No. 12000", as amended.
 8. Subdivision under this zone shall be subject to the "Surrey Development Cost Charge By-law" and amendments thereto, and the Development Cost Charges shall be based on the RF-G Zone.
3. This By-law shall be cited for all purposes as "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 1994, No. 12285."

READ A FIRST AND SECOND TIME on the 25th day of April, 1994.

PUBLIC HEARING HELD thereon on the 30th day of May, 1994.

READ A THIRD TIME on the 13th day of June, 1994.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the 31st day of July, 1995.

_____ MAYOR
_____ CLERK