

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:

(a) FROM "ONE-ACRE RESIDENTIAL ZONE (RA)"
TO "SINGLE FAMILY RESIDENTIAL ZONE (RF)"

All that portion in the City of Surrey lying within Lot 37, Section 8, Township 2, New Westminster District, Plan 76357, described as follows:

Starting at the southeastern corner of said Lot 37;

Thence $269^{\circ}49'13''$, 57.150 metres more or less, following the southern boundary of said Lot 37 to the southwestern corner of said Lot 37;

Thence $0^{\circ}42'13''$, 52.387 metres, more or less, following the western boundary of said Lot 37 to the point of commencement;

Thence $270^{\circ}41'54''$, 34.000 metres more or less, following the western boundary of said Lot 37 to a point on the western boundary of said Lot 37;

Thence $0^{\circ}41'54''$, 37.500 metres more or less, following the western boundary of said Lot 37 to the northwestern corner of said Lot 37;

Thence on a curve to the left having a constant radius of 14.000 metres from a centre lying in a direction of $1^{\circ}04'04''$ from the last mentioned point, an arc distance of 8.616 metres, more or less, to a point;

Thence on a curve to the right having a constant radius of 5.000 metres from a centre lying in a direction of $145^{\circ}48'29''$ from the last mentioned point, an arc distance of 5.801 metres, more or less, to a point;

Thence on a curve to the left having a constant radius of 60.000 metres from a centre lying in a direction of $32^{\circ}16'50''$ from the last mentioned point, an arc distance of 26.721 metres, to a point; and

Thence $189^{\circ}04'55''$, 31.965 metres, more or less, to the point of commencement containing by admeasurement 0.133 hectares more or less.

(Portion of 13338 - 58B Avenue)

(b) FROM "ONE-ACRE RESIDENTIAL ZONE (RA)"
TO "COMPREHENSIVE DEVELOPMENT ZONE (CD)"

All that portion in the City of Surrey lying within Lot 37, Section 8, Township 2, New Westminster District, Plan 76357, described as follows:

Commencing at the southeastern corner of said Lot 37;

Thence $0^{\circ}43'27''$, 83.500 metres more or less, following the eastern boundary of said Lot 37, to the northeastern corner of said Lot 37;

Thence $269^{\circ}49'13''$, 45.262 metres, more or less, following the northern boundary of said Lot 37 to the point of curvature;

Thence on tangential curve to the right, having a radius of 60.000 metres, an arc distance of 7.271 metres to a point;

Thence $189^{\circ}04'55''$, 31.965 metres more or less to a corner of said Lot 37, being $0^{\circ}42'13''$, 52.387 metres from the south eastern corner of Lot 38 of said Plan 76357;

Thence $180^{\circ}42'13''$, 52.387 metres more or less, following the western boundary of said Lot 37 to the southwestern corner of said Lot 37; and

Thence $89^{\circ}49'13''$, 57.150 metres, more or less, following the southern boundary of said Lot 37 to the point of commencement and containing by admeasurement 0.470 hectares more or less.

(Portion of 13338 - 58B 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 to accommodate and regulate the development of two half-acre suburban residential lots.

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 provided that the gross floor area does not exceed 418 square metres (4,500 sq. ft.).
2. Accessory uses including the following:
 - (a) Bed and breakfast use in accordance with Section B.2, Part 4 General Provisions of "Surrey Zoning By-law, 1993, No. 12000," as amended; and
 - (b) The keeping of boarders or lodgers in accordance with Section B.2, Part 4 General Provisions, of "Surrey Zoning By-law, 1993, No. 12000," as amended.

C. LOT AREA

Not applicable to this Zone.

D. DENSITY

1. (a) For the purpose 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 areas 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 0.20 provided that the gross floor area does not exceed 418 square metres (4,500 sq.ft.) and that, of the resulting allowable floor area, 67 square metres [720 sq. ft.] shall be reserved for use only as a garage or carport, and 28 square metres [300 sq. ft.] shall be reserved for use only as accessory buildings and structures.

E. LOT COVERAGE

The maximum lot coverage shall be 25%.

F. YARD AND SETBACKS

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

For the purpose of this By-law, the lot frontages are defined as being on 58B Avenue.

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	7.5 m. [25 ft.]	22.5 m. [74 ft.]	4.5 m. [15 ft.]	7.5 m. [25 ft.]
Accessory Buildings and Structures	18.0 m. [60 ft.]	16.8 m. [55 ft.]	1.0 m. [3 ft.]	7.5 m. [25 ft.]
Buildings for Uses Permitted Under Sec. B.2 of this Zone	36.0 m. [120 ft.]	22.5 m. [74 ft.]	7.5 m. [25 ft.]	36.0 m. [120 ft.]

G. HEIGHT OF BUILDINGS

1. Principal building: The height shall not exceed 9 metres [30 ft.].

2. Accessory buildings and structures: The height shall not exceed 4 metres [13 ft.] except that where the roof slope and construction materials of an accessory building are the same as that of the principal building, the building height of the accessory building may be increased to 5 metres [16 ft.].

H. OFF-STREET PARKING

1. A minimum of two off-street parking spaces shall be provided.
2. Where boarders or lodgers or bed and breakfast users are accommodated, the following shall be provided:
 - (a) Where three patrons or less are accommodated, one parking space shall be provided; and
 - (b) Where more than three patrons are accommodated, two parking spaces shall be provided.
3. Outside parking or storage of campers, boats and vehicles including cars, trucks and house trailers ancillary to the residential use shall be limited to:
 - (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 three.
4. 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 ft.] 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.] to 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.4(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 ft.] along the said lot lines from the point of intersection of the two lot lines; and
- (c) Adequate screening, as described in Section I.1 of this Zone is provided.

I. LANDSCAPING

- 1. All developed portions of the lot not covered by buildings, structures or paved areas shall be landscaped including the retention of mature trees. This landscaping shall be maintained.
- 2. 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 ft.] in height and located between the said house trailer or boat and any point on the lot line within 7.5 metres [25 ft.] of the said house trailer or boat, in order to obscure the view from the abutting lot or street, except:
 - (a) 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 ft.] along the said lot lines from the point of intersection of the two lot lines;

(b) 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

(c) in the case of rear yards, this screening requirement may be provided by a 1.8 metre [6 ft.] high solid fence.

J. SPECIAL REGULATIONS

Not applicable to this Zone.

K. SUBDIVISION

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

Lot Size	Lot Width	Lot Depth
1,858 sq.m. [0.5 acre]	25.00 metres [82 ft.]	30 metres [100 ft.]

Dimensions shall be measured in accordance with Section E.21, Part 4 General Provisions, of "Surrey Zoning By-law, 1993, No. 12000," as amended.

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 "Surrey Zoning By-law, 1993, No. 12000," as amended and in accordance with RH (Half Acre Residential) Zone in the "Surrey Subdivision and Development By-law, 1986, No. 8830," as amended.

2. General provisions on use are as 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, 1993, No. 11951," as amended, based on the RH (Half Acre Residential) Zone and the "Tree Preservation By-law."
 5. Building permits shall be subject to the "Surrey Building By-law, 1987, No. 9011," as amended.
 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. Building permits shall be subject to the "Surrey Building By-law, 1987, No. 9011," as amended, and the "Surrey Development Cost Charge By-law, 1993, No. 11951," as amended, and the development cost charges shall be based on the RH Zone.
3. This By-law shall be cited for all purposes as "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 1995, No. 12657."

READ A FIRST AND SECOND TIME on the 4th day of July, 1995.

PUBLIC HEARING HELD thereon on the 25th day of July, 1995.

READ A THIRD TIME on the 31st day of July, 1995.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the 21st day of October, 1996.

Robert A. Bol MAYOR
Donna Kenney CLERK

CLKBLW 3058