

CITY OF SURREY

BY-LAW NO. 12859

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 "RESTRICTED SINGLE FAMILY RESIDENTIAL ZONE (R-F(R))"  
TO "DUPLEX RESIDENTIAL ZONE (RM-D)"

All and singular that certain parcel or tract of land, situate, lying and being a portion of Lot 1, Section 8, Township 2, NWD, Plan 4793, which may be more particularly described as follows:

Commencing at a point on the north boundary of said Lot 1, said point lying 77°23'00" a distance of 16.804 metres from the north west corner thereof;

Thence 89° 18'50" a distance of 12.400 metres;

Thence 0°41'25" a distance of 2.575 metres, more or less, to an intersection with the north boundary of said Lot 1; and

Thence 257°38'40" and following the north boundary of said Lot 1, a distance of 12.724 metres more or less to a point of commencement and containing 16.0 square metres more or less.

(Portion of 13562 - 64 Avenue)

(b) FROM "RESTRICTED SINGLE FAMILY RESIDENTIAL ZONE (R-F(R))"  
TO "SINGLE FAMILY RESIDENTIAL ZONE (RF)"

All and singular that certain parcel or tract of land, situate, lying and being a portion of Lot 1, Section 8, Township 2, NWD, Plan 4793, which may be more particularly described as follows:

Commencing at a point on the north boundary of said Lot 1, said point being 60.261 metres westerly from the north east corner of said Lot 1;

Thence  $89^{\circ}35'05''$  and following the north boundary of said Lot 1, a distance of 1.610 metres;

Thence  $179^{\circ}37'55''$  a distance of 42.555 metres;

Thence  $269^{\circ}37'55''$  a distance of 9.035 metres;

Thence  $274^{\circ}31'05''$  a distance of 2.952 metres;

Thence following a tangential curve to the right of radius 5.00 metres, an arc distance of 7.428 metres;

Thence  $359^{\circ}37'55''$  a distance of 6.306 metres;

Thence  $269^{\circ}37'55''$  a distance of 6.000 metres;

Thence  $179^{\circ}37'55''$  a distance of 4.938 metres;

Thence following a tangential curve to the right of radius 5.00 metres an arc distance of 8.280 metres;

Thence  $274^{\circ}31'05''$  a distance of 8.023 metres, more or less, to an intersection with the north boundary of said Lot 1; and

Thence  $40^{\circ}07'00''$  and following the north boundary of said Lot 1, a distance of 52.922 metres, more or less, to the point of commencement and containing 733.4 square metres, more or less.

(Portion of 13562 - 64 Avenue)

- (c) (1) FROM "RESTRICTED SINGLE FAMILY RESIDENTIAL ZONE (R-F(R))"  
TO "COMPREHENSIVE DEVELOPMENT ZONE (CD)"

All and singular that certain parcel or tract of land, situate, lying and being a portion of Lot 1, Section 8, Township 2, NWD, Plan 4793, which may be more particularly described as follows:

Commencing at the south west corner of said Lot 1;

Thence  $0^{\circ}41'25''$  and following the west boundary of said Lot 1, a distance of 31.94 metres, more or less, to the north west corner of said Lot 1;

Thence  $77^{\circ}23'00''$  and following the north boundary of said Lot 1, a distance of 16.804 metres, more or less, to an intersection with the south boundary of the common property of Strata Plan NW2259;

Thence  $89^{\circ}18'50''$  a distance of 12.400 metres;

Thence  $0^{\circ}41'25''$  a distance of 2.575 metres, more or less, to an intersection with the north boundary of said Lot 1;

Thence  $77^{\circ}38'40''$  and following the north boundary of said Lot 1, a distance of 20.063 metres, more or less, to a deflection point on the north boundary of said Lot 1;

Thence  $40^{\circ}07'00''$  a distance of 41.555 metres, more or less, to an intersection with the north boundary of lane;

Thence  $94^{\circ}31'05''$  a distance of 8.023 metres;

Thence following a tangential curve to the left of radius 5.00 metres an arc distance of 8.280 metres;

Thence  $359^{\circ}37'55''$  a distance of 4.938 metres;

Thence  $89^{\circ}37'55''$  a distance of 6.000 metres;

Thence  $179^{\circ}37'55''$  a distance of 6.306 metres;

Thence following a tangential curve to the left of radius 5.00 metres, an arc distance of 7.428 metres;

Thence  $94^{\circ}31'05''$  a distance of 2.952 metres;

Thence  $89^{\circ}37'55''$  a distance of 9.035 metres;

Thence  $179^{\circ}37'55''$  a distance of 6.000 metres;

Thence  $269^{\circ}37'55''$  a distance of 9.291 metres;

Thence  $179^{\circ}37'55''$  a distance of 19.840 metres, more or less, to an intersection with the south boundary of said Lot 1;

Thence  $269^{\circ}34'05''$  and following the south boundary of said Lot 1, 22.391 metres;

Thence  $179^{\circ}35'05''$  and following an easterly boundary of said Lot 1, a distance of 45.659 metres, more or less, to the south boundary of said Lot 1; and

Thence  $269^{\circ}34'00''$  and following the south boundary of said Lot 1, a distance of 80.369 metres, more or less, to the point of commencement and containing 4407.2 square metres, more or less.

Hereinafter referred to as "the lands" and shown as Block A on Schedule I attached hereto to this By-law.

(Portion of 13562 - 64 Avenue)

(2) FROM "HIGHWAY COMMERCIAL ZONE (C-H)" TO "COMPREHENSIVE DEVELOPMENT ZONE (CD)"

All and singular that certain parcel or tract of land, situate, lying and being a portion of Parcel B (Explanatory Plan 11429) of Lot 1, Section 8, Township 2, NWD, Plan 4793, which may be more particularly described as follows:

Commencing at the south west corner of said Parcel B;

Thence  $359^{\circ}36'55''$  and following the west boundary of said Parcel B, a distance of 45.659 metres, more or less, to the north west corner of said Parcel B;

Thence  $89^{\circ}34'05''$  and following the north boundary of said Parcel B, a distance of 22.391 metres;

Thence  $179^{\circ}37'55''$  a distance of 45.658 metres, more or less, to an intersection with the south boundary of said Parcel B; and

Thence  $269^{\circ}34'00''$  and following the south boundary of said Parcel B, a distance of 22.374 metres, more or less, to the point of commencement and containing 1022.0 square metres, more or less.

Hereinafter referred to as "the lands" and shown as Block B on Schedule I attached hereto to this By-law.

(Portion of 6351 King George Highway)

(3) FROM "DUPLEX RESIDENTIAL ZONE (RM-D)"  
TO "COMPREHENSIVE DEVELOPMENT ZONE (CD)"

All and singular that certain parcel or tract of land, situate, lying and being a portion of the common property of Strata Plan NW2259 of Section 8, Township 2, NWD, which may be more particularly described as follows:

Commencing at the north east corner of said common property;

Thence 220°07'00" and following the easterly boundary of said common property, 33.657 metres, more or less, to a deflection point;

Thence 257°38'40" and following the southerly boundary of said common property, a distance of 20.063 metres;

Thence 0°41'25" a distance of 29.716 metres, more or less, to an intersection with the north boundary of said common property; and

Thence 89°33'15" and following the north boundary of said common property, a distance of 40.929 metres, more or less, to the point of commencement and containing 813.7 square metres, more or less.

Hereinafter referred to as "the lands" and shown as Block C on Schedule I attached hereto to this By-law;

(Portion of 13515 and 13517 - 63A Avenue)

The following regulations shall apply to "the lands" herein:

2. A. INTENT

To accommodate and regulate single family housing on Block Numbers A, B, and C as previously described.

B. PERMITTED USES

Land and structures shall be used for the following use only:

1. One single family dwelling per lot.

C. LOT AREA

Not applicable.

D. DENSITY

1. For the purpose of subdivision the maximum density shall not exceed 20.0 dwelling units per gross hectare [8.11 u.p.a.].
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;
  - (b) For building construction within a lot, the floor area ratio (FAR) shall not exceed .45, provided that, of the resulting allowable floor area, 28 square metres [300 sq.ft.] shall be reserved for use only as a garage or carport and further provided that where an accessory building is greater than 5 square metres [50 sq.ft.] in size that the area in excess of 5 square metres [50 sq.ft.] shall be included as part of the floor area for the purposes of calculating floor area ratio; and
  - (c) The maximum permitted floor area of a second storey for a principal building shall not exceed 35% of the total floor area of the principal building including attached garage. The reduced floor area of the second storey shall be accomplished by a setback at the second storey level from

the wall at the main floor level from either the front or side walls at the main floor level or a combination thereof.

- (d) Notwithstanding Section 2(b) above, the maximum permitted floor area shall not exceed 183 square metres [1,970 sq. ft.].

E. LOT COVERAGE

The maximum lot coverage shall be 45%.

F. YARDS AND SETBACKS

Use	Setback	Front Yard*	Rear Yard***	Side Yard	Side Yard on Flanking Street
Principal Building		7.5m [25 ft.]	7.5m [25 ft.]	1.2m [4 ft.]	3.6m [12 ft.]
Accessory Buildings and Structures		7.5m [25 ft.]	1.8m [6 ft.]	1.0m [3 ft.]	7.5m [25 ft.]
Buildings and Structures For Uses Permitted Under Section B.2 of this Zone		7.5m [25 ft.]	30.0m [100 ft.]	15.0m [50 ft.]	7.5m [25 ft.]

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

- \* The front yard setback may be relaxed at a lower floor level only to 5.5 metres [18 ft.] for a maximum of 50% of the length of the front of the dwelling for all portions of the dwelling excluding the garage. If 50% of the building face is setback 9 metres [30 ft.] from the front lot line, the setback to an attached garage whose main access doors face the fronting street may be relaxed to 6.7 metres [22 ft.], except that the setbacks for a garage whose main access doors face a side yard may be relaxed to 4.5 metres [15 ft.].

With the exception of a garage whose main access doors face a side yard, the minimum front yard setback of a garage or a carport which forms part of a principal building may be reduced to 5.5 metres [18 ft.], as long as at least 50% of the front yard setback of the principal building remains 7.5 metres [25 ft.] or more.

- \*\*\* 50% of the length of the rear building face may be setback a distance of 6.0 metres [20 ft.] from the rear lot line provided the remainder of the building face, not including the sundecks is setback at least 8.5 metres [28 ft.] from the rear 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:
  - (a) The height shall not exceed 6.1 metres [20 feet].
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 [16.5 ft.].

#### H. OFF-STREET PARKING

1. A minimum of 2 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 2 cars or trucks;

- (b) House trailer, camper or boat, provided that the combined total shall not exceed 1; and
  - (c) The total amount permitted under (a) and (b) shall not exceed 2.
- 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 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 1 house trailer or 1 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.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 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.2 of this zone shall be 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 2 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

1. Lots created through subdivision shall conform to the following minimum standards:

	Lot Size	Lot Width	Lot Depth
Regular	370 sq.m. [4,000 sq.ft.]	12.0m [40 ft.]	28m [90 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 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, "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 "Tree Preservation, Removal and Replacement By-law, 1992, No. 11565," as amended and the "Surrey Development Cost Charge By-law, 1993, No. 11951," as amended based on the RF-G Zone of "Surrey Zoning By-law, 1993, No. 12000," as amended.
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.

2. This By-law shall be cited for all purposes as "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 1996, No. 12859."

PASSED FIRST AND SECOND READING on the 24th day of June, 1996.

PUBLIC HEARING HELD thereon on the 15th day of July, 1996.

PASSED THIRD READING on the 22nd day of July, 1996.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the 5th day of May, 1997.

\_\_\_\_\_MAYOR

\_\_\_\_\_CLERK

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