

CITY OF SURREY

BY-LAW NO. 13321

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

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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 903 of the Municipal Act R.S.B.C. 1996 Chapter 323, by changing 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 Surrey Zoning By-law, 1993, No. 12000, as amended, as follows:

FROM "SINGLE FAMILY RESIDENTIAL ZONE (RF)"
TO "COMPREHENSIVE DEVELOPMENT ZONE (CD)"

Parcel Identifier: 009-546-278, Lot 5, Section 8, Township 1, New Westminster District, Plan 11518;

(1585 - 130 Street)

Parcel Identifier: 009-546-294, Lot 6, Section 8, Township 1, New Westminster District, Plan 11518;

(12958 - 16 Avenue)

Parcel Identifier: 001-194-747, Lot 59, Section 8, Township 1, New Westminster District, Plan 47071;

(12924 - 16 Avenue)

Parcel Identifier: 004-012-283, Lot 61, Section 8, Township 1, New Westminster District, Plan 50206; and

(12918 - 16 Avenue)

Parcel Identifier: 011-339-349, Lot "A" Except Firstly: The West 100 Feet, Secondly: Parcel "G" (Reference Plan 21669), Section 8, Township 1, New Westminster District, Plan 8724

(12950 - 16 Avenue)

(hereinafter referred to as the "*Lands*")

2. The following regulations shall apply to the *Lands*:

A. Intent

This Comprehensive Development Zone is intended for comprehensive designed single family housing on small urban lots in existing urban areas.

B. Permitted Uses

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

1. One single family dwelling.
2. Accessory uses.

C. Lot Area

Not applicable to this Zone.

D. Density

The maximum *unit density* shall not exceed 24.8 *dwelling* units per hectare [10 *dwelling* units per acre].

The *Floor Area Ratio* shall not exceed 0.60 for Lots 1 and 21 and 0.70 for Lots 2 to 20 inclusive, as shown on Schedule "A", attached to and forming part of this By-law.

E. Lot Coverage

The maximum *lot coverage* shall be 50%.

F. Yard And Setbacks

1. *Principal buildings* shall be sited in accordance with the following *setbacks*:

- (a) *Front Yard* - 2.6 metres, [9.0 feet]
- (b) *Rear Yard* - 7.5 metres [25.0 feet]
- (c) *Side Yard* - 1.2 metres [8.2 feet]
- (d) *Side Yard on Flanking Street* - 2.5 metres [8.2 feet]

2. *Accessory buildings and structures* shall be sited in accordance with the following *setbacks*:

- (a) *Front Yard* - 18 metres [60 feet]
- (b) *Rear Yard* - 2.0 metres [6.6 feet]
- (c) *Side Yard* - 0.6 metres [2.0 feet]
- (d) *Side Yard on Flanking Street* - 2.5 metres [8.2 feet]

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

G. Height of Buildings

- 1. *Principal buildings*: The *building height* shall not exceed 9.0 metres [30 feet].
- 2. *Accessory buildings and structures*: The *building height* shall not exceed 4.0 metres [13 feet] except that where the roof slopes 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 4.5 metres [15 ft.].

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

H. Off-Street Parking

A minimum of 2 off-street parking spaces shall be provided. Outside parking or storage of *campers*, boats, and *vehicles* including cars, trucks, and *house trailers* are not permitted.

I. Landscaping

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.

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
Subdivision	278 m ² (3,000 sq. ft.)	7.93 m (26 ft.)	31.55 (104 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. Definitions are as set out in Part 1 Definitions, of Surrey Zoning By-law, 1993, No. 12000, as amended.
2. Prior to any use, the *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 servicing requirements for the RF-G Zone as set forth in Surrey Subdivision and Development By-law, 1986, No. 8830, as amended.
3. General provisions are as set out in Part 4 General Provisions, of Surrey Zoning By-law, 1993, No. 12000, as amended.
4. 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.
5. *Sign* regulations are as set out in Part 6 Signs, of Surrey Zoning By-law, 1993, No. 12000, as amended.

6. Special *building setbacks* are as set out in Part 7 Special Building Setbacks, of Surrey Zoning By-law, 1993, No. 12000, as amended.
7. *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 RF-G Zone.
8. Surrey Tree Preservation By-law, 1996, No. 12880, as amended.
9. Development permits may be required in accordance with the Surrey *Official Community Plan* By-law, 1996, No. 12900, as amended.

2. This By-law shall be cited for all purposes as "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 1998, No. 13321."

PASSED FIRST AND SECOND READING on the 13th day of January, 1998.

PUBLIC HEARING HELD thereon on the 9th day of February, 1998.

PASSED THIRD READING on the 27th day of April, 1998.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the 25th day of May, 1998.

_____MAYOR

_____CLERK

BLW 13321

PLAN LMP

SUBDIVISION PLAN OF LOT 61 PLAN 50206, LOT 59 PLAN 47071,
 PARCEL A EXCEPT THE WEST 100FT. AND PARCEL G (REF. PLAN 21669)
 PLAN 8724, LOT 5 PLAN 11518 AND LOT 6 PLAN 11518 ALL OF
 SECTION 8 TOWNSHIP 1 N.W.D.

SCALE: 1" = 100'

ALL DIMENSIONS ARE IN FEET



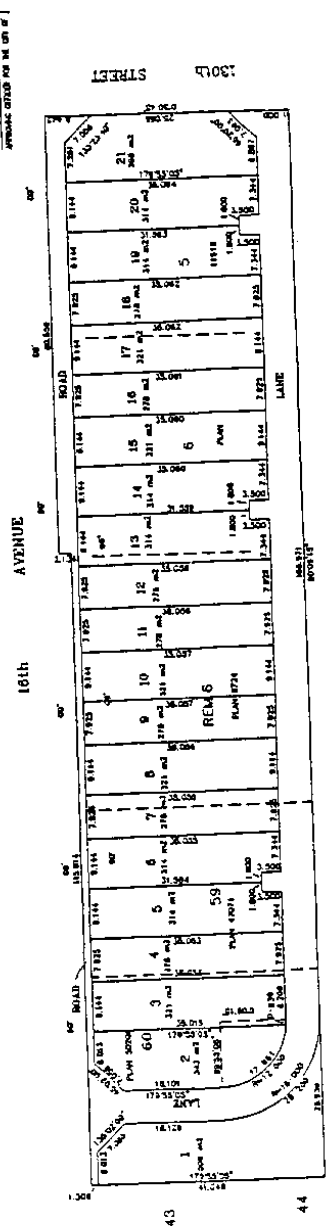
APPROVED BY THE BOARD OF SUPERVISORS
 DATE: _____

APPROVED BY THE COUNTY CLERK
 DATE: _____

APPROVED BY THE COUNTY ENGINEER
 DATE: _____

APPROVED BY THE COUNTY ASSESSOR
 DATE: _____

APPROVED BY THE COUNTY RECORDER
 DATE: _____



NOT A SURVEY. (DIMENSIONS CHANGED TO SUIT) - by Number 1000

- 1. LOTS
- 2. BLOCKS
- 3. ALIEN
- 4. EASEMENTS
- 5. EASEMENTS
- 6. EASEMENTS
- 7. EASEMENTS
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