

CITY OF SURREY

BY-LAW NO. 13388

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, as amended 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 "ONE-ACRE RESIDENTIAL ZONE (RA)"  
TO "COMPREHENSIVE DEVELOPMENT ZONE (CD)"

Parcel Identifier: 011-103-825, Lot 17, Block 2,  
Section 18, Township 2, New Westminster District,  
Plan 7147; and

(6719 - 128 Street)

Parcel Identifier: 011-103-850, Lot 18, Block 2,  
Section 18, Township 2, New Westminster District,  
Plan 7147.

(6743 - 128 Street)

(hereinafter referred to as the "Lands")

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

A. INTENT

This Zone is intended exclusively for single family housing on compact urban lots in existing urban areas and in new urban areas where density bonus is provided.

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 per lot.
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. For the purpose of subdivision in all Neighbourhood Concept Plan and Infill Areas as described and outlined on the map attached as Schedule F of "Surrey Zoning By-law, 1993, No. 12000," as amended, the maximum density shall be 1 dwelling unit per acre and the dimensions of the lots created in a subdivision shall be in accordance with Section K.1 of this Zone. The maximum density shall be increased to 6.6 dwelling units per acre and Section K.2 of this Zone shall apply if amenities are provided in accordance with Schedule G of "Surrey Zoning By-law, 1993, No. 12000," as amended.
2. (a) For the purpose of this By-law, to delete sub-paragraph (c) in the definition of Density - Floor Area Ratio in Part 1 Definitions of "Surrey Zoning By-law, 1993, No. 12000," as amended, and substitute the following:
  - "(c) those areas used as an Accessory Use for Parking within the Building Envelope or Underground Parking are included (the "FAR"); and"
- (b) For building construction within a lot:
  - i. The FAR shall not exceed 0.59 for all lots, however, the maximum allowable floor area shall not exceed 290 square metres [3,120 sq. ft];
  - ii. The maximum permitted floor area of a second storey for a principal building shall not exceed 42% of the total floor

area of the principal building including attached garage;  
and

- iii. notwithstanding sub-paragraph D2(b) i and ii, the maximum allowable floor area of the principal building is 260 square metres [2,799 sq. ft.]

E. LOT COVERAGE

The maximum lot coverage shall be 42%.

F. YARD AND SETBACKS

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

<b>Use</b>	<b>Setback</b>	Front Yard*	Rear Yard	Side Yard	Side Yard on Flanking Street
Principal Building		6.0 m [19.7 ft.]	10.0 m [32.8 ft.]	1.8 m** [6 ft.]	3.6 m [12 ft.]
Accessory Buildings and Structures		18.0 m [60 ft.]	1.0 m [3.0 ft.]	1.0 m [3 ft.]	3.6 m [12 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 set back 9 metres [30 ft.] from the front lot line, the setback to an attached 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, an attached garage to the principal building shall not extend towards the highway for more than half the depth of the said garage, measured from the exterior front face of the principal building, excluding any front face of the exterior wall above the said garage.

- \*\* The side yard may be reduced to not less than 1.2 metres [4 ft.] provided that the opposite side yard on the lot is at least 2.4 metres [8 ft.].

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 8 metres [30 ft.].
  - (b) The height of a principal building with a roof slope of less than 1:4 shall not exceed 7.3 metres [24 ft.].
2. Accessory buildings and structures: The height shall not exceed 6 metres [19.7 ft.].

H. OFF-STREET PARKING

1. A minimum of 2 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 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. Outside parking or storage of campers, boats and vehicles including cars, trucks and house trailers ancillary to a 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 3.
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 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.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 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

#### J. SPECIAL REGULATIONS

Not applicable to this Zone.

#### K. SUBDIVISION

- 1. For subdivision of the land in all Neighbourhood Concept Plan and Infill Areas as described and outlined on the map attached as Schedule F of "Surrey Zoning By-law, 1993, No. 12000," as amended, where amenities are not provided in accordance with Schedule G of "Surrey Zoning By-law, 1993, No. 12000," as amended, the lots created shall conform to the

minimum standards prescribed in Section K of Part 12 One-Acre Residential Zone RA of "Surrey Zoning By-law, 1993, No. 12000," as amended.

2. For subdivision of the land in all Neighbourhood Concept Plan and Infill Areas as described and outlined on the map attached as Schedule F of "Surrey Zoning By-law, 1993, No. 12000," as amended, where amenities are provided in accordance with Schedule G of "Surrey Zoning By-law, 1993, No. 12000," as amended, the lots created shall conform to the minimum standards prescribed in sub-section K.3 of this Zone.
3. Lots created through subdivision in this Zone shall conform to the following minimum standards:

	<i>Lot Size</i>	<i>Lot Width</i>	<i>Lot Depth</i>
Subdivision	400 sq. m [4,306 sq.ft.]	12.0 metres [39.4 ft.]	28 metres [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. Definitions are as set out in Part 1 Definitions of "Surrey Zoning By-law, 1993, No. 12000", as amended.
2. 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 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 on use are as set out in Part 4 General Provision 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, "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 "Single Family Residential (RF)" Zone.
8. Development permits may be required in accordance with the "Surrey Official Community Plan By-law, 1996, No. 12900," as amended.
9. Provincial licensing of child care centres is regulated by the Community Care Facility Act R.S.B.C. 1979, c. 57 and the Child Care Regulations set out under B.C. Reg 319/89/213.

3. This By-law shall be cited for all purposes as "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 1998, No. 13388."

PASSED FIRST AND SECOND READING on the 7th day of April, 1998.

PUBLIC HEARING HELD thereon on the 11th day of May, 1998.

PASSED THIRD READING on the 11th day of May, 1998.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the 16th day of November, 1998.

\_\_\_\_\_MAYOR

\_\_\_\_\_CLERK