

CITY OF SURREY

BY-LAW NO. 13755

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:

(a) FROM "GENERAL AGRICULTURE ZONE (A-1)"
TO "SINGLE FAMILY RESIDENTIAL ZONE (RF)"

Portions of the lands shown in heavy outline on Survey Plan attached hereto and forming part of this By-law as Schedule A, certified correct by G.A. Rowbotham, B.C.L.S., on the 20th day of May, 1999, and containing 14,667 square metres and called Area A, and more particularly described as follows:

Parcel Identifier: 010-528-261
Portion of Lot 24 Section 26 Township 1 New Westminster
District Plan 1300; and

(Portion of 15574 - 34 Avenue)

Portion of road lying in Section 26 Township 1 New Westminster
District dedicated on Plan 1300.

(Portion of 156 Street right-of-way)

(b) FROM "GENERAL AGRICULTURE ZONE (A-1)"
TO "COMPREHENSIVE DEVELOPMENT ZONE (CD)"

Portions of the lands shown in heavy outline on Survey Plan attached hereto and forming part of this By-law as Schedule A, certified correct by G.A. Rowbotham, B.C.L.S., on the 20th day of May, 1999, and containing 6,165 square metres and called Area B, and more particularly described as follows:

Parcel Identifier: 010-528-261
Portion of Lot 24 Section 26 Township 1 New Westminster
District Plan 1300;

(Portion of 15574 - 34 Avenue)

Portion of road lying in Section 26 Township 1 New Westminster
District dedicated on Plan 1300; and

(Portion of 156 Street right-of-way)

Portion of road lying in Section 26, Township 1, New Westminster
District dedicated by Plan 7070.

(Portion of 156 Street right-of-way)

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

- (c) FROM "COMPREHENSIVE DEVELOPMENT ZONE
(BY-LAW 13532)"
TO "COMPREHENSIVE DEVELOPMENT ZONE (CD)"

Parcel Identifier: 002-141-621
Portion of Lot 38 Section 26 Township 1 New Westminster
District Plan 66750 shown in heavy outline on Survey Plan
attached hereto and forming part of this By-law as Schedule A,
certified correct by G.A. Rowbotham, B.C.L.S., on the 20th
day of May, 1999, and containing 695 square metres and
called Area C.

(Portion of 15567 - 32 Avenue)

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

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

A. Intent

This Comprehensive Development Zone is intended to accommodate and regulate the development of *single family dwellings* on small urban residential *lots*.

B. Permitted Uses

1. The *Lands* and *structures* shall be used for the following uses only:

- (a) One *single family dwelling* on each *lot* created under Section K of this By-law.
- (b) *Accessory uses*.

C. Lot Area

Not applicable to this Zone.

D. Density

1. For the purpose of subdivision in Neighbourhood Concept Plan and Infill Areas as described and outlined on the maps attached as Schedule F to Surrey Zoning By-law, 1993, No. 12000, as amended, the maximum net unit *density* shall not exceed 2.5 *dwelling units* per hectare [1 u.p.a.]. The unit *density* may be increased to 16.0 *dwelling units* per hectare [6.47 u.p.a.] 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 purposes of this By-law and notwithstanding the definition of *floor area ratio* 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 *floor area ratio*;
 - (b) For building construction within a *lot*, the *floor area ratio* shall not exceed 0.55, provided that, of the resulting allowable floor area, 28 square metres [300 sq. ft.] shall be reserved for use only as a garage 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 80% of the floor area of the first storey including attached garage, but not including any portion of the *structure* located within 7.5 metres [25 sq. ft.] of the front *lot line*. The reduced floor area of the second storey shall be accomplished by a *setback* at the second storey level from the wall at the first storey level from either the front or side walls at the first storey level or a combination thereof.

E. Lot Coverage

The maximum *lot coverage* shall be 45%.

F. Yards And Setbacks

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

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

<i>Setback</i>	<i>Front Yard*</i>	<i>Rear Yard**</i>	<i>Side Yard</i>	<i>Side Yard on Flanking Street</i>
<i>Principal Building</i>	7.5 m [25 ft.]	7.5 m [25 ft.]	1.2 m [4 ft.]	3.6 m [12 ft.]
<i>Accessory Building and Structures Greater than 10 square metres [105 sq. ft.] in size.</i>	18.0 m [60 ft.]	1.8 m [6 ft.]	1.0 m [3 ft.]	7.5 m [25 ft.]
<i>Other Accessory Buildings & Structures</i>	18.0 m [60 ft.]	0.0 m	0.0 m	7.5 m [25 ft.]

* 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 the fronting street may be relaxed to 6.7 metres [22.0 feet], 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*, 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. If the aforesaid garage contains more than 2 parallel parking bays, the additional parking bay(s) and the garage entrance leading to the additional parking bay(s) shall be set back at least 0.9 metre [3 ft.] from the front of the said garage.

** 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 *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 *building height* shall not exceed 9 metres [30 ft.].
 - (b) The *building height of the principal building* with a roof slope of less than 1:4 shall not exceed 7.3 metres [24 ft.].
2. *Accessory Buildings & 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 to the *dwelling* unit, 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 is provided.

I. Landscaping

1. All developed portions of a *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 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. For subdivision of the *Lands* in 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.2 of this Zone.
2. *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>
400 sq. m. [4,305 sq. ft.]	12.0 metres [40 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, 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 servicing requirements for the RF-G Zone as set forth in the 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 Surrey Sign By-law, 1999, No. 13656.
 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.
3. This By-law shall be cited for all purposes as "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 1999, No. 13755."

PASSED FIRST AND SECOND READING on the 31st day of May, 1999.

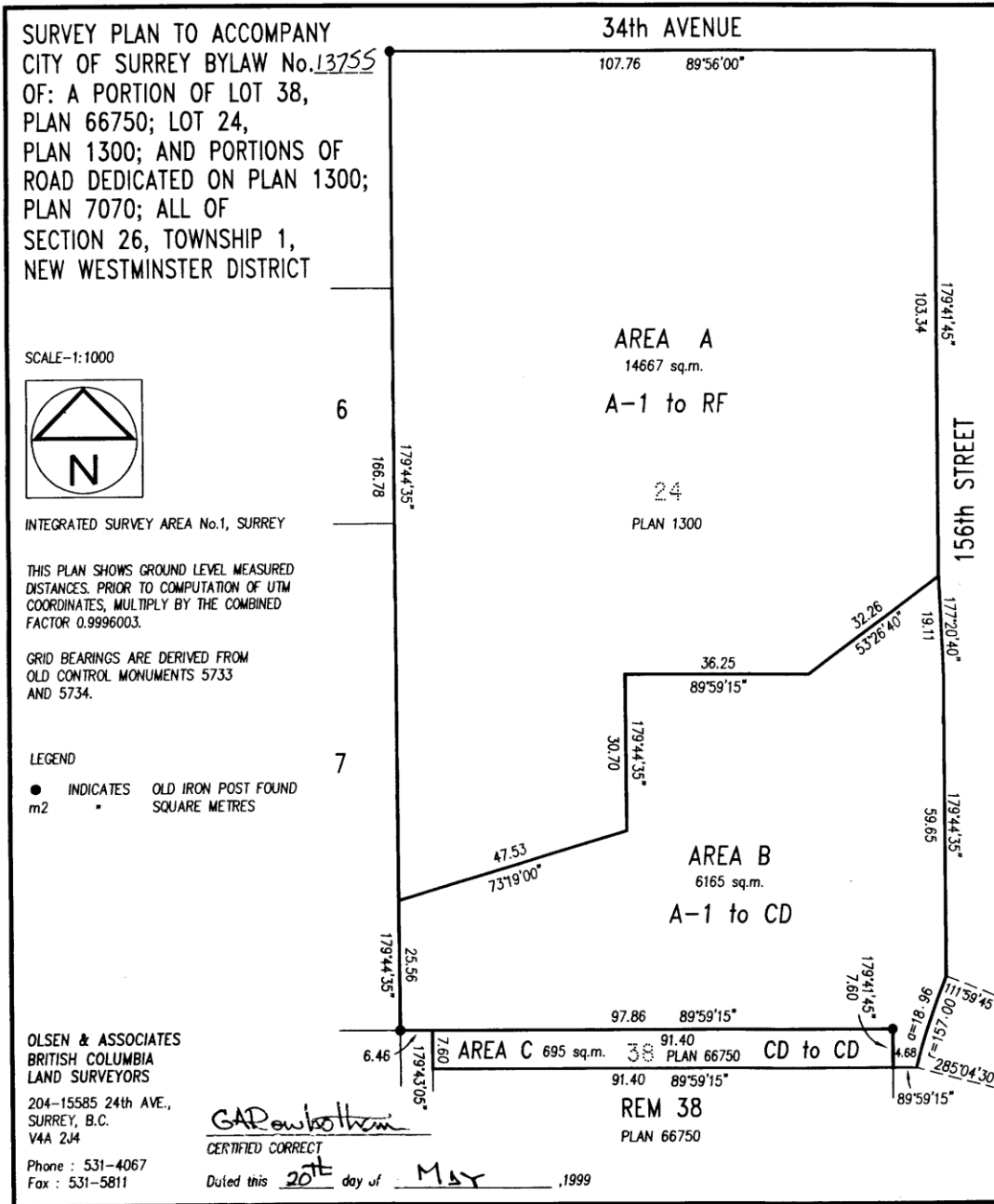
PUBLIC HEARING HELD thereon on the 21st day of June, 1999.

PASSED THIRD READING on the 21st day of June, 1999.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the 25th day of October, 1999.

_____MAYOR

_____CLERK



Our File - 15231SK1