

CITY OF SURREY

BY-LAW NO. 13763

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

Parcel Identifier: 007-462-832

Parcel B (Explanatory Plan 11528) Lot 8 Except: Part One (Bylaw Plan 62658); Section 23 Township 1 New Westminster District Plan 7582 shown divided into Block A containing 0.805 hectares and Block B containing 0.194 hectares on a Survey Plan attached hereto and forming a part of this By-law, certified correct by Grant Butler, B.C.L.S., on the 3rd day of June, 1999.

(2924 - 152 Street)

(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.

The *Lands* are divided into blocks "A" and "B" as shown on Schedule A which is attached hereto and forms part of this By-law.

**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**

1. (a) The maximum *unit density* shall not exceed 18.2 *dwelling units* per hectare [7.4 *dwelling units* per acre] for the entire *lot*.
- (b) The *floor area ratio* shall not exceed 0.80 for Block "A" and 0.48 for Block "B".

Notwithstanding the above, the maximum allowable floor area for Block "B" shall be 330 square metres [3,550 sq.ft.].

**E. Lot Coverage**

The maximum *lot coverage* in Block "A" shall be 55%.

The maximum *lot coverage* in Block "B" shall be 40%.

**F. Yard And Setbacks**

1. Block "A":
  - (a) *Front Yard* - 2.6 metres, [9.0 feet];
  - (b) *Rear Yard* - 7.5 metres [25.0 feet];
  - (c) *Side Yard* - 1.2 metres [4.0 feet]; and
  - (d) *Side Yard on Flanking Street* - 2.5 metres [8.2 feet].

2. *Accessory buildings and structures* in Block "A" 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]; and
  - (d) *Side Yard on Flanking Street* - 2.5 metres [8.2 feet].
3. Block "B":
  - (a) *Front Yard* - 7.5 metres, [25.0 feet];
  - (b) *Rear Yard* - 7.5 metres [25.0 feet];
  - (c) *Side Yard* - 1.8 metres [6 feet]\*; and
  - (d) *Side Yard on Flanking Street* - 3.6 metres [11.7 feet].
4. *Accessory buildings and structures* in Block "B" shall be sited in accordance with the following *setbacks*:
  - (a) *Front Yard* - 18.0 metres, [60 feet];
  - (b) *Rear Yard* - 1.8 metres [6.0 feet];
  - (c) *Side Yard* - 1.8 metres [6.0 feet]; and
  - (d) *Side Yard on Flanking Street* - 7.5 metres [25 feet].

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

\* 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 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.].

**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**

Block "A"

*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	264 m <sup>2</sup> (2,842 sq.ft.)	9.14 m (30 ft.)	28 m (92 ft.)

Block "B"

*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	750 m <sup>2</sup> (8,073 sq.ft.)	15 m (49.2 ft.)	50 m (164 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 to all statutes, by-laws, orders, regulations or agreements, 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 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 Surrey Sign By-law, 1999, No. 13656, 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 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*, 1996, By-law No. 12900, as amended.
  10. Provincial licensing of *child care centres* is regulated by the Community Care Facility Act R.S.B.C. 1996. c. 60, as amended, 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, 1999, No. 13763."

PASSED FIRST AND SECOND READING on the 21st day of June, 1999.

PUBLIC HEARING HELD thereon on the 19th day of July, 1999.

PASSED THIRD READING on the 19th day of July, 1999.

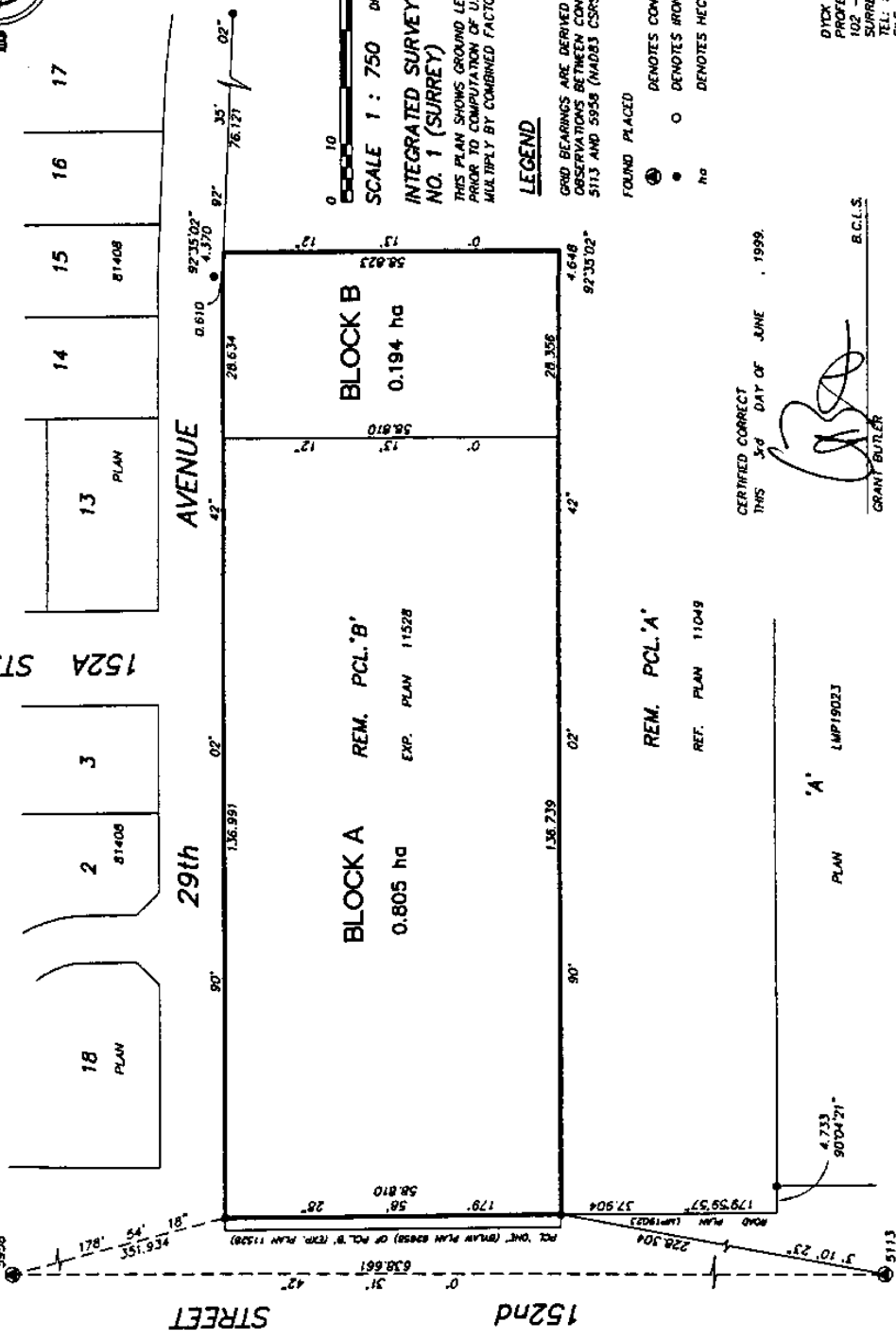
RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the 12th day of June, 2000.

\_\_\_\_\_MAYOR

\_\_\_\_\_CLERK

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SURVEY PLAN TO ACCOMPANY CITY OF SURREY BYLAW NUMBER 13763  
OF PARTS OF PARCEL B (EXPLANATORY PLAN 11528) LOT 8  
EXCEPT: PARCEL 'ONE' (BYLAW PLAN 62658) SEC.23 TP.1 N.W.D. PLAN 7582  
B.C.G.S. 926.007



SCALE 1 : 750 DISTANCES ARE METRIC  
INTEGRATED SURVEY AREA  
NO. 1 (SURREY)  
THIS PLAN SHOWS GROUND LEVEL MEASURED DISTANCES.  
PRIOR TO COMPUTATION OF U.T.M. CO-ORDINATES,  
MULTIPLY BY COMBINED FACTOR 0.9995971

**LEGEND**  
GRD BEARINGS ARE DERIVED FROM  
OBSERVATIONS BETWEEN CONTROL MONUMENTS  
5113 AND 5958 (NAD83 CSRS)  
FOUND PLACED  
● DENOTES CONTROL MONUMENT  
○ DENOTES IRON POST  
no DENOTES HECTARES

CERTIFIED CORRECT  
THIS 3<sup>rd</sup> DAY OF JUNE 1999.

*Grant Butler*  
GRANT BUTLER

DYCK & ASSOCIATES  
PROFESSIONAL LAND SURVEYORS  
102 - 10277 151th STREET  
SURREY, B.C. V3R 4J7  
TEL: 599-2400 FAX: 509-74  
FILE: 99-2514  
DWG: 2514-21 REV. 1

THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT