

CITY OF SURREY

BY-LAW NO. 14110

A by-law to amend Surrey Zoning By-law, 1993, No. 12000, as amended  
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THE CITY 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 Local Government Act, R.S.B.C. 1996 c. 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" of Surrey Zoning By-law, 1993, No. 12000, as amended as follows:

- (a) FROM: SUBURBAN RESIDENTIAL ZONE (RS) (BY-LAW NO. 5942)  
AND ONE ACRE RESIDENTIAL ZONE (RA)  
TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

All or Portions of Land shown within heavy black outline on a Survey Plan attached hereto, prepared by J.C. Tam, B.C.L.S., on the 4th day of April, 2000, containing 23,550 square metres, called Block A and more particularly described as follows:

Parcel Identifier: 003-521-001  
Lot 48, Section 17 Township 8, New Westminster District Plan 64651;

(18146 - 67 Avenue)  
[Currently zoned " Suburban Residential Zone (RS) (By-law No. 5942)"]

Parcel Identifier: 003-521-010  
Lot 49, Section 17, Township 8, New Westminster District Plan 64651; and

(18186 - 67 Avenue)  
[Currently zoned " Suburban Residential Zone (RS) (By-law No. 5942)"]

Parcel Identifier: 000-688-177  
Lot 50, Section 17, Township 8, New Westminster District Plan 64651.

(18242 - 67 Avenue)  
[Currently zoned " Suburban Residential Zone (RS) (By-law No. 5942)"]

Parcel Identifier: 003-521-044  
Portion of Lot 51, Section 17, Township 8, New Westminster District Plan 64651.

(Portion of 6671 - 183 Street)  
[Currently zoned " "One-Acre Residential Zone (RA)"]

- (b) FROM: ONE ACRE RESIDENTIAL ZONE (RA)  
TO: SINGLE FAMILY RESIDENTIAL ZONE (RF)

All or Portions of Land shown within heavy black outline on a Survey Plan attached hereto, prepared by J.C. Tam, B.C.L.S., on the 4th day of April, 2000, containing 2,800 square metres, called Block B and more particularly described as follows:

Parcel Identifier: 003-521-044

Portion of Lot 51, Section 17, Township 8, New Westminster District  
Plan 64651.

(Portion of 6671 - 183 Street)

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

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

**A. Intent**

This Comprehensive Development Zone is intended to permit comprehensively designed *single family dwellings* on small urban *lots*.

**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*.

**C. Lot Area**

Not applicable to this Zone.

**D. Density**

1. For the purpose of subdivision in the North Cloverdale West Neighbourhood Concept Plan Area as described and outlined on the map (Area III) 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 10 *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 Section and notwithstanding the definition of *floor area ratio* in Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended, all covered areas used for parking shall be included in the calculation of *floor area ratio*; and
- (b) For *building* construction within a *lot*, the maximum *floor area ratio* shall be as follows:

<b><i>Lot Number</i></b> <sup>1</sup>	<b><i>Floor Area Ratio</i></b>
12, 13, 15, 16, 25, 26, 28, 31 and 46 to 49 inclusive	0.56
1, 10, 14, 27, 29 and 52	0.63
2, 4 to 6 inclusive, 11, 17 to 24 inclusive, 30, 36, 40, 43 to 45 inclusive, 50, 51 and 53	0.76
3, 7 to 9 inclusive, 32, 35, 39 and 42	0.82
33, 34, 37, 38, 41 and 54	0.87

- (c) Notwithstanding Sub-section D.2(b) of this Zone, the maximum allowable floor area shall be as follows:

<b><i>Lot Number</i></b> <sup>1</sup>	<b><i>Floor area</i></b>
2, 3, 6, 9, 11, 12, 16 to 31 inclusive, 32, 35, 42, 44, 45, 46 to 50 inclusive, 51 and 53	200 square metres [2,153 sq. ft.]
1, 4, 5, 7, 8, 10, 13 to 15 inclusive, 33, 34, 36 to 41 inclusive, 43, 52 and 54	220 square metres [2,368 sq. ft.]

<sup>1</sup> *Lot numbers* are shown on the layout attached as Schedule “A” which forms part of this Zone.

### **E. Lot Coverage**

The maximum *lot coverage* shall be as follows:

<b><i>Lot Number</i></b> <sup>1</sup>	<b><i>Lot coverage</i></b>
1, 2, 4 to 6 inclusive, 9 to 31 inclusive, 35 and 42 to 53 inclusive	45%
3, 7, 8 and 32	50%
33, 34, 36 to 40, 41, 54	58%

### **F. Yards and Setbacks**

1. *Principal buildings* shall be sited in accordance with the minimum *setbacks* as follows:

<i>Lot Number</i> <sup>1</sup>	<i>Front Yard</i>	<i>Rear Yard</i>	<i>Side Yard</i>	<i>Side yard on Flanking Street</i>
1 to 13 inclusive	3.0 m. [10 ft.]	4.5 m. [15 ft.] <sup>2</sup>	1.2 m. [4 ft.] <sup>3</sup>	Not Applicable except 3.0 m. [10 ft.] for <i>Lot Number 6</i> and 2.5 m. [8 ft.] for <i>Lot Number 9</i>
14 to 26 inclusive	3.0 m. [10 ft.]	6.0 m. [20 ft.] <sup>4</sup>	1.2 m. [4 ft.] <sup>3</sup>	Not Applicable
27 to 46 inclusive, 53 and 54	3.0 m. [10 ft.]	4.5 m. [15 ft.]	1.2 m. [4 ft.] <sup>3</sup>	Not Applicable except 2.5 m. [8 ft.] for <i>Lot Number 32</i> and 3.0 m. [10 ft.] for <i>Lot Numbers 35, 42 and 53</i>
47 to 52 inclusive	3.0m. [10 ft.]	6.0 m. [20 ft.]	1.2 m. [4 ft.] <sup>3</sup>	Not Applicable

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

<sup>1</sup> *Lot numbers* are shown on the layout attached as Schedule “A” which forms part of this Zone.

<sup>2</sup> The *rear yard setback* shall be increased to a minimum of 6.0 metres [20 ft.] when the *rear yard* abuts a lot zoned “Single Family residential Zone (RF)” pursuant to Surrey Zoning By-law, 1993, No. 12000, as amended.

<sup>3</sup> For the purpose of this Zone, notwithstanding the definition of “*setback*” in Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended, a *building* projection containing the landing of a staircase within the *dwelling* may encroach on each storey into the required *setback* to a maximum of 0.6 metre (2 ft.) provided that the said *building* projection does not exceed a total of 2.4 metres (8 ft.) in horizontal length along any exterior wall and the said encroachment occurs only into one *side yard setback* of the *lot*.

<sup>4</sup> The *rear yard setback* may be reduced to a minimum of 4.5 metres [15 ft.] when the *rear yard* does not abut a *lot* zoned “Single Family residential Zone (RF)” pursuant to Surrey Zoning By-law, 1993, No. 12000, as amended.

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

(a) *Front Yard* - 10.0 metres [33.0 ft.];

(b) *Rear Yard* - 0.0 metre [0 feet] except when the *rear yard* abuts a *lot* zoned Single Family Residential Zone (RF) pursuant to Surrey Zoning By-law, 1993, No. 12000, as amended, the minimum *rear yard setback* shall be increased to 1.8 metres [6 ft.] for *accessory buildings and structures* greater than 10 square metres [105 sq. ft.] in size;

(c) *Side Yard* - 0.0 metre [0 feet] except when the *side yard* abuts a *lot* zoned Single Family Residential Zone (RF) pursuant to Surrey Zoning By-law, 1993, No. 12000, as amended, the minimum *side yard setback* shall be increased to 1.0 metre [3 ft.] for *accessory buildings and structures* greater than 10 square metres [105 sq. ft.] in size; and

- (d) *Side Yard on Flanking Street* - 3.0 metres [10.0 feet].

## **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 [30.0 feet].
2. *Accessory buildings and structures:* The *building height* shall not exceed 3.0 metres [10 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 4.0 metres [13 ft.].

## **H. Off-Street Parking**

1. A minimum of 2 off-street *parking spaces* shall be provided.
2. Outside parking of *vehicles* on the *lot* shall be permitted only on the driveway.
3. Outside parking or storage of *campers* and boats including *house trailers* is not permitted.

## **I. Landscaping**

1. All portions of the *lot* not covered by *buildings*, *structures*, non-porous or paved surfaces shall be landscaped. This *landscaping* shall be maintained.
2. No more than 30% of the *lot* area not occupied by *principal* or *accessory buildings* or *structures* shall be covered with non-porous or paved surfaces.
3. At least 50% of the area of the required *front yard*, excluding the area of a driveway, shall be landscaped. Notwithstanding the definition of “Landscaping” in Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended, required *landscaping* of the said 50% of the *front yard* shall not contain any non-porous or paved surfaces.

## **J. Special Regulations**

The maximum width of a driveway shall not exceed 6.0 metres [20 ft.].

## **K. Subdivision**

1. For the purpose of subdivision in the North Cloverdale West Neighbourhood Concept Plan Area as described and outlined on the map

(Area III) 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 the purpose of subdivision in the North Cloverdale West Neighbourhood Concept Plan Area as described and outlined on the map (Area III) 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 width of 10 metres [33 ft.],<sup>1</sup> minimum depth of 18 metres [60 ft.]<sup>1</sup> and minimum size as prescribed in the following table:

<b>Lot Number</b> <sup>2</sup>	<b>Lot size</b>	
	Minimum	Maximum
1 to 16 inclusive	250 square metres [2,691 sq. ft.]	490 square metres [5,274 sq. ft.]
17 to 40 inclusive	247 square metres [2,659 sq. ft.]	530 square metres [5,705 sq. ft.]
41 to 54 inclusive	259 square metres [2,788 sq. ft.]	509 square metres [5,479 sq. ft.]

<sup>1</sup> Dimensions shall be measured in accordance with Section E.21, Part 4 General Provisions, of Surrey Zoning By-law, 1993, No. 12000, as amended except, for the purpose of this Zone, the width shall be determined by substituting 7.5 metres [25 ft.] with 3.0 metres [10 ft.] in Sub-sections E.21(d) ii and iii of the said Part 4 of Surrey Zoning By-law, 1993, No. 12000, as amended

<sup>2</sup> Lot numbers are shown on the layout attached as Schedule “A” which forms part of this Zone.

## **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-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 Parking and Loading/Unloading, 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-G Zone.
8. Surrey Tree Preservation By-law, 1996, No. 12880, as amended.
9. 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, 2000, No. 14110."

READ A FIRST AND SECOND TIME on the 5th day of September, 2000.

PUBLIC HEARING HELD thereon on the 18th day of September, 2000.

READ A THIRD TIME ON THE 18th day of September, 2001.

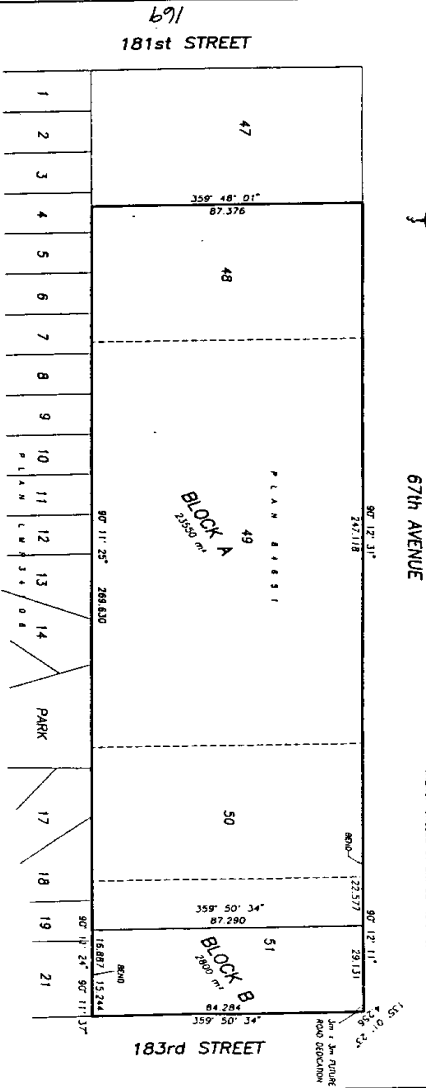
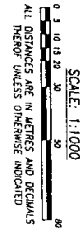
RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the 18th day of June, 2001.

\_\_\_\_\_ MAYOR

\_\_\_\_\_ CLERK

SURVEY PLAN TO ACCOMPANY CITY OF SURREY BY-LAW NUMBER 1440 ON  
 LOTS 48, 49, 50 AND 51 SECTION 17 TOWNSHIP 8 NEW WESTMINSTER DISTRICT PLAN 64651

B.C.G.S. 92G/016



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 RP-6 P105-108  
 Drawn by: JT

CITY OF SURREY  
 LAWYER  
 CLERK

Calified courted  
 this 4th day of April, 2000  
  
 J.C.T. 8/13

This plan lies within the Greater Vancouver Regional District.