

CITY OF SURREY

BY-LAW NO. 14125

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:

FROM: SINGLE FAMILY RESIDENTIAL ZONE (RF)

TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

Parcel Identifier: 000-814-202

Lot 4 Except: Part Within Heavy Outline Taken by Highway Statutory Right-of-Way,
Plan 62493: Section 29, Township 2, New Westminster District Plan 7059

(8037 King George Highway)

(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 a *tourist accommodation* use requiring exposure to a major *highway* and future *single family dwellings on urban lots* in an existing *urban* area.

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. Block A
 - (a) *Tourist accommodation*; and
 - (b) *Accessory uses* including the following:
 - i. One *dwelling unit* per *lot* provided that the *dwelling unit* is:
 - a. Contained within the *principal building*; and
 - b. Occupied by the owner's employee for the protection of the businesses permitted on the *lot*.

2. Block B
 - (a) One *single family dwelling*; and
 - (b) *Accessory uses* including the following:
 - i. *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
 - ii. 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. Block A

The maximum *floor area ratio* shall not exceed 0.896.

2. Block B

- (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 spaces* shall be included in the calculation of *floor area ratio*; and

(b) For *building* construction within a *lot*:

- i. The *floor area ratio* shall not exceed 0.52 for *lots* of 560 square metres [6,000 sq.ft.] or less and 0.48 for *lots* in excess of 560 square metres [6,000 sq.ft.] provided that of the resulting allowable floor area, 37 square metres [400 sq.ft.] shall be reserved for use only as a garage or carport and further provided that where an *accessory building* is greater than 10 square metres [105 sq.ft.] in size that the area in excess of 10 square metres [105 sq.ft.] shall be included as part of the floor area for the purpose of calculating *floor area ratio*;
- ii. 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 ft.] of the *front lot line*. The reduced floor area of the second storey shall be accomplished by an offset 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; and
- iii. Notwithstanding Sub-section D.2.(b) i. and ii. above, the maximum floor area shall be as follows:
 - a. 270 square metres [2,900 sq.ft.] for *lots* of 560 square metres [6,000 sq.ft.] or less; and
 - b. 330 square metres [3,550 sq.ft.] for *lots* in excess of 560 square metres [6,000 sq.ft.].

E. Lot Coverage

1. Block A

The maximum *lot coverage* shall be 50%.

2. Block B

The maximum *lot coverage* shall be 40%.

F. Yards and Setbacks

1. Block A

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

- (a) *Front Yard* - 7.5 metres, [25 feet];
- (b) *Rear Yard* - 7.5 metres [25 feet];
- (c) *North Side Yard* - 7.5 metres [25 feet]; and
- (d) *South Side Yard*¹- 2.7 metres [9 feet].

2. Block B

Use	Setback	<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.]	1.8 m.** [6 ft.]	3.6 m. [12 ft.]
<i>Accessory Buildings 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 and Structures</i>		18.0 m. [60 ft.]	0.0 m.	0.0m.	7.5 m. [25 ft.]

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

¹ The *south side yard setback* may be reduced to 0 metres for a maximum 12.8 metres (42 ft.) in horizontal length along the exterior wall of a *principal building* facing the *south side lot line*.

* 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 *single family dwelling* for all portions of the *single family 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 spaces*, the additional *parking spaces* and the garage entrance leading to the additional *parking spaces* shall be *setback* at least 0.9 metre [3 ft.] from the front of 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.].
- *** 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. Block A

- (a) *Principal buildings:* The *building height* shall not exceed 10.9 metres [35 ft. 9 in.].
- (b) *Accessory buildings and structures:* The *building height* shall not exceed 9 metres [30 feet].

2. Block B

- (a) *Principal building:*
 - i. The *building height* shall not exceed 9 metres [30 ft.].
 - ii. The *building height* of a *principal building* with a roof slope of less than 1:4 shall not exceed 7.3 metres [24 ft.].
- (b) *Accessory buildings and structures:* The *building 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 ft.].

H. Off-Street Parking

1. Block A

Refer to Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.

2. Block B

- (a) Resident and visitor *parking spaces* shall be provided as stated in Table C.6 of Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended;
- (b) 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:
 - i. A maximum of 2 cars or trucks;
 - ii. *House trailer, camper* or boat, provided that the combined total shall not exceed 1; and
 - iii. The total amount permitted under Sub-section H.2.(b) i. and ii. shall not exceed 3.
- (c) *Vehicle* parking may be permitted in the *front yard* subject to the following:
 - i. *Parking spaces* shall be located only on a driveway leading to a garage or on a parking pad. The width of the driveway for a single family dwelling with a double garage shall not exceed 6 metres [20 ft.] at the *lot line*; and
 - ii. The number of *vehicles* parked in the *front yard* on a driveway shall not exceed 2.
- (d) 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 *single family dwelling* unit, or within 1 metre [3 ft.] of the *side lot line*, except as follows:
 - i. 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 Table C.6 of Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.
 - ii. Notwithstanding Sub-section H.2(d) i. 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

- iii. Adequate screening, as described in Section I.3(b) of this Zone is provided.

I. Landscaping

1. Blocks A and B

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. Block A

- (a) 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;
- (b) Along the developed sides of the *lot* which abut a *highway*, a continuous *landscaping* strip of not less than 1.5 metres [5 ft.] in width shall be provided within the *lot*;
- (c) The boulevard areas of *highways* abutting a *lot* shall be seeded or sodded with grass on the side of the *highway* abutting the *lot*, except at driveways;
- (d) Except in those portions where a *building* abuts the *lot line*, screen planting at least 1.5 metres [5 ft.] high in a strip at least 1.5 metres [5 ft.] wide and a solid decorative fence at least 1.5 metres [5 ft.] high shall be provided along all *lot lines* separating the developed portion of the *lot* from any *residential lot*; and
- (e) Loading areas, garbage containers and *passive recycling containers* shall be screened from any adjacent *residential lot*, to a height of at least 2.5 metres [8 ft.] by *buildings*, a *landscaping* screen, a solid decorative fence, or a combination thereof.

3. Block B

- (a) 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.
- (b) 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:

- i. 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*;
- ii. 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
- iii. in the case of *rear yards*, this screening requirement may be provided by a 1.8 metres [6 ft.] high solid fence.

J. Special Regulations

1. Block A

- (a) Garbage containers and *passive recycling containers* shall not be located along any required *setbacks* adjacent any *residential lot*.
- (b) The outdoor storage or display of any goods, materials, or supplies is specifically prohibited.

K. Subdivision

1. Block A

<i>Lot Size</i>	<i>Lot Width</i>	<i>Lot Depth</i>
1,000 sq.m. [10,800 sq.ft.]	25 metres [80 ft.]	30 metres [100 ft.]

Dimensions shall be measured in accordance with Section E.21, Part 4 General Provisions Surrey Zoning By-law, 1993, No. 12000, as amended.

2. Block B

	<i>Lot Size</i>	<i>Lot Width</i>	<i>Lot Depth</i>
Subdivision	560 sq.m. [6,000 sq.ft.]	15 metres [50 ft.]	28 metres [90 ft.]

Dimensions shall be measured in accordance with Section E.21, Part 4 General Provisions 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. Blocks A and B

- (a) Definitions are as set out in Part 1 Definitions, of Surrey Zoning By-law, 1993, No. 12000, as amended;
- (b) General provisions are as set out in Part 4 General Provisions, of Surrey Zoning By-law, 1993, No. 12000, as amended;
- (c) 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;
- (d) *Sign* regulations are as set out in Surrey Sign By-law, 1999, No. 13656, as amended;
- (e) Special *building setbacks* are as set out in Part 7 Special Building Setbacks, of Surrey Zoning By-law, 1993, No. 12000, as amended;
- (f) *Building* permits shall be subject to the Surrey Building By-law, 1987, No. 9011, as amended;
- (g) Surrey Tree Preservation By-law, 1996, No. 12880, as amended;
and
- (h) Floodproofing shall be set out in Part 8 Floodproofing, of Surrey Zoning By-law, 1993, No. 12000, as amended.

2. Block A

- (a) Development permits may be required in accordance with the Surrey *Official Community Plan*, 1996, By-law No. 12900, as amended.

- (b) 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 CHI Zone as set forth in Surrey Subdivision and Development By-law, 1986, No. 8830, as amended; and
- (c) *Building* permits shall be subject to the Surrey Development Cost Charge By-law, 1993, No. 11951, as amended and the development cost charges shall be based on the CHI Zone.

3. Block B

- (a) 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 out in Surrey Subdivision and Development By-law, 1986, No. 8830, as amended;
- (b) Subdivision shall be subject to the "Surrey Development Cost Charge By-law", 1999, No. 13717, as amended and the development cost charges shall be based on the RF Zone.

3. This By-law shall be cited for all purposes as "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2000, No. 14125."

READ A FIRST AND SECOND TIME on the 2nd day of October, 2000.

PUBLIC HEARING HELD thereon on the 22nd day of January, 2001.

READ A THIRD TIME ON THE 22nd day of January, 2001.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the 22nd day of May, 2001.

_____ MAYOR

_____ CLERK

SCHEDULE A

SURVEY PLAN TO ACCOMPANY CITY OF SURREY BYLAW NUMBER _____
 OVER LOT 4 EXCEPT: PART WITHIN HEAVY OUTLINE TAKEN BY HIGHWAY
 STATUTORY RIGHT OF WAY PLAN 62493: SECTION 29 TOWNSHIP 2
 NEW WESTMINSTER DISTRICT PLAN 7059

FOR THE PURPOSE OF REZONING

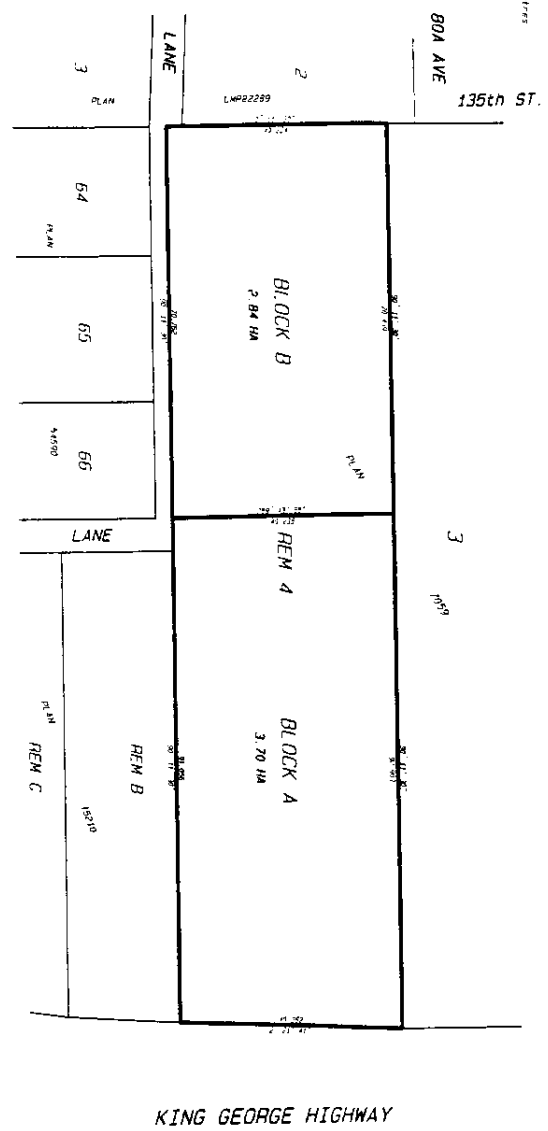
B.C. S. 926.016
 CITY OF SURREY

LEGEND

ALL DIMENSIONS ARE IN METRES

BOOK OF REFERENCE

DESCRIPTION	PLAN	AREA
BLOCK A	LOT 4 EXCEPT: PT. WITHIN HEAVY OUTLINE TAKEN BY S.R.M. PLAN 62493, SEC. 29 TP 2 N.M.O. PLAN 7059	3.70 HA
BLOCK B	LOT 4 EXCEPT: PT. WITHIN HEAVY OUTLINE TAKEN BY S.R.M. PLAN 62493, SEC. 29 TP 2 N.M.O. PLAN 7059	2.84 HA



DRAWN BY: J. H. H. H. H. H.
 CHECKED BY: J. H. H. H. H. H.
 DATE: 10/10/09

THIS PLAN LIES WITHIN THE Greater Vancouver Regional District

GRANTING COMPANY:
 1000 10TH AVENUE
 VANCOUVER, BC V6Z 1G6
 TEL: 604-271-1111
 FAX: 604-271-1112
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 ORIGINALLY SIGNED AND SEALED