

CITY OF SURREY

BY-LAW NO. 14133

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: HALF-ACRE RESIDENTIAL ZONE (RH)
TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)
-

Portions of the lands shown in heavy outline on a Survey Plan attached hereto and forming part of this by-law as Schedule A, prepared by G.A. Rowbotham, B.C.L.S., on the 21st day of June, 2000, containing 1,500 square metres and called Block "A", and more particularly described as follows:

Parcel Identifier: 010-303-146
Portion of Lot "C", Section 10, Township 2, New Westminster District, Plan 17457

(Portion of 5662 - 144 Street)

- (b) FROM: HALF-ACRE RESIDENTIAL ZONE (RH)
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, prepared by G.A. Rowbotham, B.C.L.S., on the 21st day of June, 2000, containing 2,692 square metres and called Block "B", an more particularly described as follows:

Parcel Identifier: 010-303-146
Portion of Lot "C", Section 10, Township 2, New Westminster District, Plan 17457

(Portion of 5662 - 144 Street)

Parcel Identifier: 004-836-707
Portion of North 140 Feet, Lot 1 Except: Parcel A (By-law Plan 83094); Section 10,
Township 2, New Westminster District, Plan 1673

(Portion of 5690 - 144 Street)

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

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

A. Intent

Block A

This Comprehensive Development Zone is intended to accommodate single family housing on *urban lots*.

Block B

This Comprehensive Development Zone is intended to accommodate single family housing on small *suburban lots*.

B. Permitted Uses

Blocks A and B

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* 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

Blocks A and B

Not applicable to this Zone.

D. Density

Block A

1. For the purpose of subdivision, the maximum number of *lots* shall not exceed 2.
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*;
 - i. The *floor area ratio* (FAR) 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 principal building 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 the above, the maximum allowable 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.].

Block B

1. For the purpose of subdivision, the maximum number of *lots* shall not exceed 2.
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, 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 *floor area ratio* shall not exceed 0.32, provided that, of the resulting allowable floor area, 45 square metres [480 sq.ft.] shall be reserved for use only as a garage or carport, and 10 square metres [105 sq.ft.] shall be reserved for use only as *accessory buildings* and *structures*.

E. Lot Coverage

Block A

The maximum *lot coverage* shall be 40%.

Block B

The maximum *lot coverage* shall be 25%.

F. Yards and Setbacks

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

Block A

Use	Setback*	Front Yard*	Rear Yard***	Side Yard	Side Yard on Flanking Street
<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	0.0 m.	7.5 m. [25 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 the first storey 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 setback 9 metres [30 ft.] from the *front lot line*, the setback to an attached garage whose main access doors face the fronting highway 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 setback at least 0.9 metres [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*.

Block B

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

Use	<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.]	3.0 m. [10 ft.]	7.5 m. [25 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	0.0 m.	7.5 m. [25 ft.]

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

G. Height of Buildings

Blocks A and B

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.]; and

- (b) The building *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 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 [16.5 ft.].

H. Off-Street Parking

Blocks A and B

- 1. 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.
- 2. 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.
- 3. *Vehicle* parking may be permitted in the *front yard* subject to the following:
 - (a) *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 double garage residential *dwelling unit* shall not exceed 6 metres [20 ft.] at the *lot line*; and
 - (b) The number of *vehicles* parked in the *front yard* on a driveway shall not exceed 2.
- 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 unit*, 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 Table C.6 of Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1998, 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* as 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 *lots lines*; and
- (c) Adequate screening, as described in Section I.2 of this Zone is provided.

I. Landscaping

Blocks A and B

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
 - (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

Blocks A and B

Not applicable to this Zone.

K. Subdivision

Block A

Lots created through subdivision shall conform to the following minimum standards:

- (a) Minimum *lot* size: 560 sq.m. [6,000 sq.ft.];
- (b) Minimum *lot* width: 17 metres [55 ft.]; and
- (c) Minimum *lot* depth: 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.

Block B

Lots created through subdivision shall conform to the following minimum standards:

- (a) Minimum *lot* size: 1,140 sq.m. [12,770 sq.ft.];
- (b) Minimum *lot* width: 24 metres [78 ft.]; and
- (c) Minimum *lot* depth: 30 metres [100 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

Blocks A and B

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 for Block A and for the RH-G Zone for Block B 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 Zone for Block A and the RH-G Zone for Block B.
 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. 14133."

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

PUBLIC HEARING HELD thereon on the 16th day of October, 2000.

READ A THIRD TIME ON THE 16th day of October, 2000.

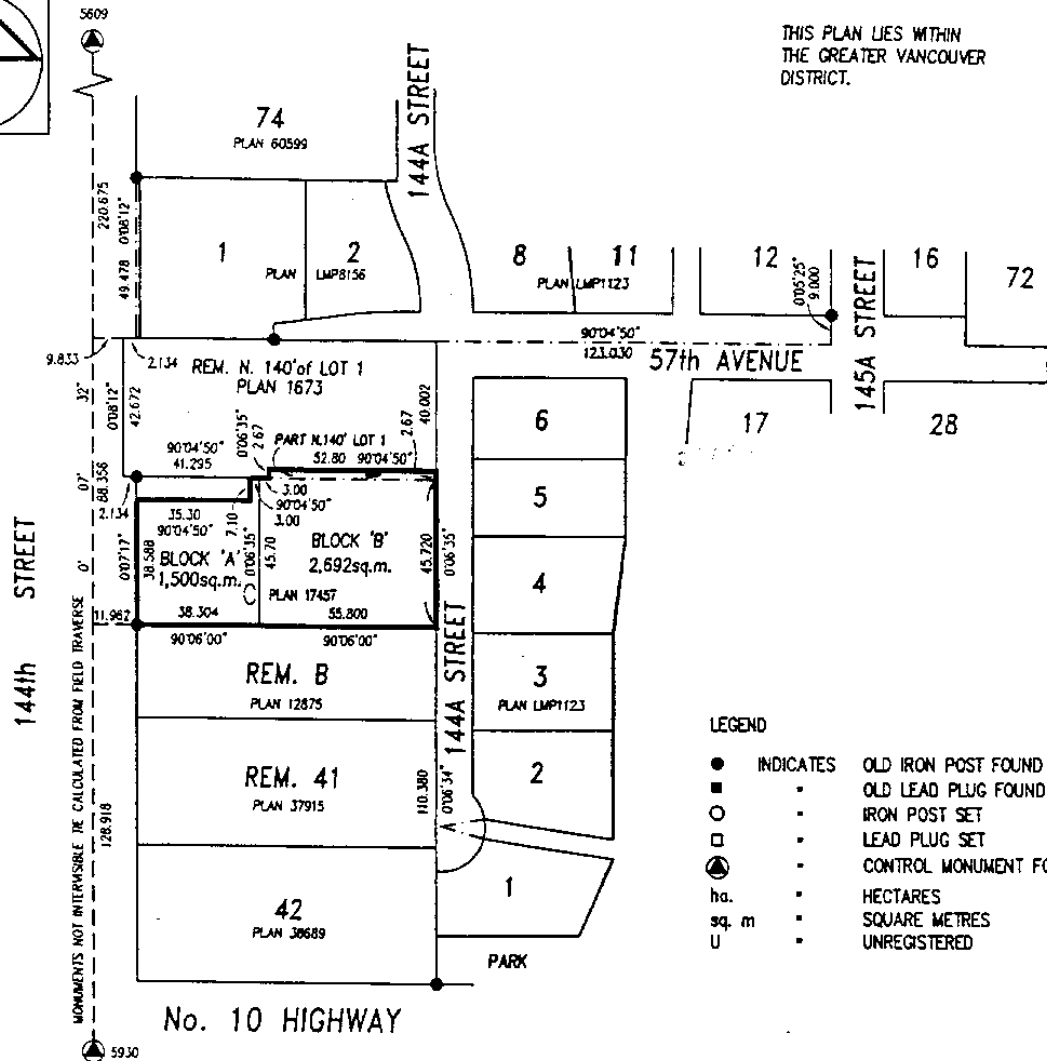
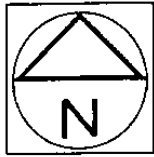
RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the 27th day of October, 2003.

_____ MAYOR

_____ CLERK

SURVEY PLAN TO ACCOMPANY CITY OF SURREY BYLAW NUMBER 14133 OVER A PORTION OF NORTH 140 FEET OF LOT 1 PLAN 1673 AND LOT 'C' PLAN 1673 BOTH OF SECTION 10 TOWNSHIP 2 NEW WESTMINSTER DISTRICT

SCALE-1:2000



THIS PLAN LIES WITHIN THE GREATER VANCOUVER DISTRICT.

LEGEND

- INDICATES OLD IRON POST FOUND
- " " " " OLD LEAD PLUG FOUND
- " " " " IRON POST SET
- " " " " LEAD PLUG SET
- ⊙ " " " " CONTROL MONUMENT FOUND
- ha. " " " " HECTARES
- sq. m " " " " SQUARE METRES
- U " " " " UNREGISTERED

OLSEN & ASSOCIATES
BRITISH COLUMBIA
LAND SURVEYORS

204-15585 24th AVE.,
SURREY, B.C.
V4A 2J4

Phone : 531-4067
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INTEGRATED SURVEY AREA No.1, SURREY
GRID BEARINGS ARE DERIVED FROM OLD
CONTROL MONUMENTS 5609 AND 5930.
THIS PLAN SHOWS GROUND LEVEL MEASURED
DISTANCES. PRIOR TO COMPUTATION OF
UTM COORDINATES, MULTIPLY BY THE
COMBINED FACTOR 0.9995970

G.A. Rowbotham
CERTIFIED CORRECT

Dated this 21ST day of JUNE, 2000

THIS DOCUMENT IS NOT VALID UNLESS
ORIGINALLY SIGNED AND SEALED. ©

Our File - 15429BYLAW6