

CITY OF SURREY

BY-LAW NO. 14136

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: 011-209-054
West Half Lot "A" Except Firstly: Parcel "One" (Explanatory Plan 13470),
Secondly: Parcel 2 (Explanatory Plan 14981); Block 20, Section 11,
Block 5 North, Range 2 West, New Westminster District, Plan 6377

(13863 - 114 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 two separate *single family dwellings* on one *urban lot* for the purpose of providing continuous care and assistance to the occupier of one of the *single family dwellings*.

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. Where the *lot* is 0.60 hectare (1.5 acre) or more, one additional *single family dwelling* provided that:
 - (a) One of the *single family dwellings* is occupied by a person who is:
 - i. a minimum of seventy (70) years of age;
 - ii. one of the registered owners of the *lot*; and
 - iii. is receiving continuous care and assistance by virtue of physical or mental disability or impairment, and such care and assistance is continuously provided by the occupiers of the other *single family dwelling* on the *lot*;
 - (b) For the purpose of Sub-section B.2(a) "care and assistance" is defined as including but not limited to, helping with the chores and activities for the day-to-day living as required, obtaining medical attention as necessary, maintaining the *single family dwelling* and *lot* and keeping a watch for safety and security purposes as required; and
 - (c) In the event that the occupier referred to in Sub-section B.2(a) ceases to occupy the additional *single family dwelling* for a minimum consecutive period of six (6) months, then the said additional *single family dwelling* shall be either demolished or converted to a *building* or *structure accessory* to the use permitted in Sub-section B.1 within 120 days after the expiry of the consecutive period of 6 months.

C. Lot Area

The *lot* area shall be a minimum of 0.60 hectares [1.5 acres].

D. Density

1. (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 not exceed 0.06 and the maximum allowable floor area shall be as follows inclusive of the floor area of a garage or carport in each *single family dwelling* and *accessory buildings* larger than 10 square metres [105 sq. ft.] in size:

- i. 127 square metres [1,367 sq. ft.] for one *single family dwelling* permitted on the *lot*; and
- ii. 250 square metres [2,700 sq. ft.] for the second *single family dwelling*.

E. Lot Coverage

The maximum *lot coverage* shall be 40%.

F. Yards and Setbacks

1. *Principal buildings* 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]; and
 - (c) *Side Yard* - 1.8 metres [6 feet] which 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.].
2. *Accessory buildings* and *structures* shall be sited in accordance with the following *setbacks*:
 - (a) *Front Yard* - 18 metres [60 feet];
 - (b) *Rear Yard* - 1.8 metres [6 feet]; and
 - (c) *Side Yard* - 1.0 metre [3 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 metres [30 feet], except when the roof slope is less than 1:4 the height shall not exceed 7.3 metres (24 ft.).
2. *Accessory buildings and structures*:
 - (a) The *building height* shall not exceed the *building height* permitted in Sub-section G.1 of this Zone in the event the *single family*

dwelling referred to in Sub-section D.1(b)i of this Zone is converted into an *accessory building* or *structure*.

- (b) In the event that the *single family dwelling* referred to in Subsection D.1(b)i is not converted into an *accessory building* or *structure*, the *building height* shall not exceed 4 metres [13 feet] 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. 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 the residential uses permitted on the *lot* shall be limited as follows:
 - (a) A maximum of three (3) cars or trucks on the *lot*;
 - (b) *House trailer*, *camper* or boat, provided that the combined total shall not exceed one (1); and
 - (c) The total amount permitted under H.2.(a) and (b) above shall not exceed four (4) on the *lot*.
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 carport. The width of the driveway for a double garage or carport 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 two (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) 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 of Table C.6 of Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended; and

- (b) Adequate screening, as described in Sub-section I.2 of this Zone is provided.

I. Landscaping

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) 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
 - (b) 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

Lots created through subdivision in this Zone shall conform to the minimum of 6,000 square metres [64,585 sq. ft.] in size, 50 metres [164 ft.] in width and 130 metres [426 ft.] in depth.

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 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.
 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. 14136."

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 11th day of December, 2000.

_____ MAYOR

_____ CLERK