

CITY OF SURREY

BY-LAW NO. 14140

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 Municipal 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: ONE ACRE RESIDENTIAL ZONE (RA)

TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

Parcel Identifier: 009-606-530

North Half Lot 51, Southeast Quarter, Section 16, Township 2, New Westminster District, Plan 2163; and

(6545 - 142 Street)

Parcel Identifier: 009-481-800

South Half Lot 51, Southeast Quarter, Section 16, Township 2, New Westminster District, Plan 2163

(6517 - 142 Street)

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

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

**A. Intent**

1. This Zone is intended for *single family dwellings* on small *urban lots*.

**B. Permitted Uses**

1. *Lands* and *structures* shall be used for the following uses only, or for a combination of such uses:
  - (a) One *single family dwelling*; and

- (b) *Accessory uses.*

**C. Lot Area**

Not applicable to this Zone.

**D. Density**

1. For the purpose of subdivision in the South Newton Neighbourhood Concept Plan area as described and outlined on the map attached as Schedule F of Surrey Zoning By-law, 1993, No. 12000, as amended, the maximum *unit density* shall be 2.5 *dwelling units* per hectare [1 u.p.a.] and the dimensions of the lots created in a subdivision shall be in accordance with Sub-section K.2(a)i. of this Zone. The maximum *unit density* may be increased to 25 *dwelling units* per hectare [10 u.p.a.] and Sub-section K.2(a)ii. shall apply if amenities are provided in accordance with Schedule G of Surrey Zoning By-law, 1993, No. 12000, as amended.
2. For *building* construction within a *lot*:
  - (a) the *floor area ratio* shall not exceed 0.60, provided that, of the resulting allowable floor area, 28 m<sup>2</sup> [300 ft<sup>2</sup>] shall be reserved for use only as a garage or carport and further provided that where an *accessory* building is greater than 5 square metres [50 sq.ft.] in size that the floor area in excess of 5 square metres [50 sq.ft.] be included as part of the floor area for the purpose of calculating *floor area ratio*.
  - (b) Notwithstanding Sub-section D.2(b)i of this Zone, the maximum total floor area, inclusive of garage, carport and *accessory buildings* and *structures*, shall be 245 square metres [2,635 sq. ft.]; and
  - (c) For the purpose of this Section and notwithstanding the definition of *floor area ratio* in Part 1 Definitions of this By-law, all covered areas used for parking shall be included in the calculation of *floor area ratio*.

**E. Lot Coverage**

The maximum *lot coverage* shall be 50%.

**F. Yards and Setbacks**

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

<b>Use</b>	<b>Setback</b>	<b>Front<sup>1</sup> Yard</b>	<b>Rear<sup>2</sup> Yard</b>	<b>Side Yard</b>	<b>Side Yard on Flanking Street</b>
<i>Principal Building</i>		6.0 m [20 ft.]	7.5 m [25 ft.]	1.2 m [4 ft.]	3.0 m [10 ft.]
<i>Accessory Buildings and Structures<sup>3</sup></i>		n/a	1.0 m [3 ft.]	0.0 m [0 ft.]	6.0 m [20 ft.]

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

- <sup>1</sup> The front yard setback for up to 50% of the front of the *principal building*, either on an upper or lower storey or some combination thereof, may be relaxed to 4.0 m [13 ft.] from the *front lot line*. However, no part of a garage or carport shall be within 6.0 m [20 ft.] of the *front lot line*. An unenclosed and inhabitable space such as a porch or veranda which is covered from above and that is an integral part of the *principal building* may be permitted to project up to 1.0 m [3 ft.] into the required *front yard* provided that such space shall have a clear depth of 1.8 m [6 ft.] measured perpendicular to the front wall of the *principal building*. Where a *principal building* is not over 5.0 m [16 ft.] in *building height* may be reduced to not less than 4.0 m [13 ft.] from the *front lot line*.
- <sup>2</sup> The minimum *rear yard* may be reduced to 6.0 m [20 ft.] for a maximum of 50% of the rear of the *principal building* on a *lot* at least 14.4 m [47 ft.] wide and 25.0 m [82 ft.] deep.
- <sup>3</sup> *Accessory buildings and structures* shall not be located in the *front yard* of the *principal building*. *Accessory buildings and structures* over 2.4 m [8 ft.] in *building height* shall not be located closer than 6.0 m [20 ft.] to the *principal building*.

## **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 building*: The *building height* shall not exceed 9.5 m [31 ft.].
2. *Accessory buildings and structures*: The *building height* shall not exceed 3.0 m [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 5.0 m [16 ft.].

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

1. A minimum of 2 off-street *parking spaces* shall be provided for each *dwelling unit*, 1 of which may be in the driveway;
2. Outside parking of *vehicles* ancillary to a residential use shall be limited to a maximum of 2 cars or trucks;
3. Outside parking or storage of *campers*, boats, or *house trailers* shall not be permitted; and
4. No parking is permitted on *corner lots* in an area bounded by the intersecting *lot lines* at a street corner and a straight line joining points 6.0 m [20 ft.] along the said *lot lines* from the point of intersection of the two *lot lines*.

#### **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 building* or *accessory buildings* shall be covered with non-porous or paved surfaces including the driveway.
3. At least 75% of the area of the required *front yard* shall be landscaped and shall not include any non-porous or paved surfaces.

#### **J. Special Regulations**

Not applicable.

#### **K. Subdivision**

1. In the South Newton Neighbourhood Concept Plan area as described and outlined on the map attached as Schedule F of Surrey Zoning By-law, 1993, No. 12000, as amended:
  - (a) 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; or

- (b) 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 standards prescribed in Sub-section K.2(b) of this Zone.

2. All *lots* other than the *lots* referred to in Sub-section K.2.(a)i. created through subdivision in this Zone shall conform to the following minimum standards:

	<i>Lot Area</i>	<i>Lot Width</i>	<i>Lot Depth</i>
<i>Interior Lot</i> <sup>1</sup>	360 m <sup>2</sup> [3,870 sq.ft.]	12.0 m [40 ft.]	28 m [91.8 ft.]
<i>Corner Lot</i>	395 m <sup>2</sup> [4,250 sq.ft.]	13.5 m [44 ft.]	28 m [91.8 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.

- <sup>1</sup>. A *lot* without a sideyard on a *flanking* street.

## L. Other Regulations

In addition, land use regulations including the following are applicable:

- (a) Prior to any use, 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 Surrey Subdivision and Development By-law, 1986, No. 8830, as amended;
- (b) General provisions on use 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 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended;
- (d) Subdivisions shall be subject to the Surrey Development Cost Charge By-law, 1993, No. 11951, as amended based on the RF-G Zone and Surrey Tree Preservation By-law, 1996, No. 12880, as amended;
- (e) *Building* permits shall be subject to the Surrey Building By-law, 1987, No. 9011, as amended;

- (f) Sign regulations are as set out in Surrey Sign By-law, 1999, No. 13656, as amended;
- (g) Special *building setbacks* are as set out in Part 7 Special Building Setbacks of Surrey Zoning By-law, 1993, No. 12000, as amended; and
- (h) 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. 14140."

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 22nd day of May, 2001.

\_\_\_\_\_ MAYOR

\_\_\_\_\_ CLERK