

CITY OF SURREY

BY-LAW NO. 14141

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 Chapter 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, is hereby amended as follows:

FROM: SINGLE FAMILY RESIDENTIAL ZONE (RF)
TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

Parcel Identifier: 007-349-246
Lot 85, Section 14, Township 1, New Westminster District, Plan 36644; and

(15767 Cranley Drive)

Parcel Identifier: 013-194-933
Parcel "4" (Explanatory Plan 17102) East Half Legal Subdivision 15, Section 14, Township 1, Except Firstly: Part Highway on Plan 25810, Secondly: Plan 28599, New Westminster District

(15740 - 24 Avenue)

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

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

A. Intent

This Comprehensive Development Zone is intended for comprehensive designed *single family dwelling* on small *urban lots* in existing *urban* areas.

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. *Accessory uses*.

C. Lot Area

Not applicable to this Zone.

D. Density

1. The maximum *unit density* shall not exceed 24.8 *dwelling units* per hectare [10 *dwelling units* per acre].

2. The *floor area ratio* shall not exceed 0.60 for *lots* equal to or greater than 300 square metres [3,229 sq. ft.] in area and 0.70 for *lots* less than 300 square metres [3,229 sq. ft.] in area.

E. Lot Coverage

The maximum *lot coverage* shall be 50%.

F. Yards And Setbacks

1. *Principal buildings* shall be sited in accordance with the following *setbacks*:

(a) *Front Yard* - 2.6 metres, [9.0 feet];

(b) *Rear Yard* - 7.5 metres [2.5 feet];

(c) **Side Yard* - 1.2 metres [4.0 feet]; and

(d) **Side Yard on Flanking Street* - 2.5 metres [8.2 feet].

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

(a) *Front Yard* - 18 metres [60 feet];

(b) *Rear Yard* - 1.0 metre [3.3 feet];

(c) *Side Yard* - .6 metre [2.0 feet]; and

(d) *Side Yard on Flanking Street* - 2.5 metres [8.2 feet]

- * Hutches, bay windows or similar *building* projections are permitted to encroach into the required *setback* up to 0.6 metre [2.0 feet] for a total horizontal distance of 4.3 metres [14 feet] per floor.

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

G. Height of Buildings

1. *Principal buildings:* The *building height* shall not exceed 9.0 metres [30 feet].
2. *Accessory buildings and structures:* The *building height* shall not exceed 4.0 metres [13 feet] except that where the roof slopes 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 4.5 metres [15 ft.].

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

H. Off-Street Parking

A minimum of 2 off-street *parking spaces* shall be provided. Outside parking or storage of *campers*, boats, and *vehicles* including cars, trucks, and *house trailers* are not permitted.

I. Landscaping

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.

J. Special Regulations

Not applicable to this Zone.

K. Subdivision

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

	<i>Lot Size</i>	<i>Lot Width</i>	<i>Lot Depth</i>
Subdivision	238 m ²	8.5 m	26.0

(256.2 sq. ft.)

(28 ft.)

(85 ft.)

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

L. Other Regulations

In addition, land use regulations including 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 Part 6 Signs, of Surrey Zoning By-law, 1993, No. 12000, 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. Development permits may be required in accordance with the Surrey *Official Community Plan*, 1996, By-law No. 12900, as amended.
3. This By-law shall be cited for all purposes as "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2000, No. 14141."

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 23rd day of April, 2001.

_____ MAYOR

_____ CLERK

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