

CITY OF SURREY

BY-LAW NO. 14204

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 (RF)
TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

Parcel Identifier: 016-303-661
Portion of Lot 1, Section 31, Township 2, New Westminster District Plan 86316 shown in heavy outline on Survey Plan, attached hereto and forming part of this by-law, certified correct by G.A. Hol, B.C.L.S. on the 28th day of November, 2000, containing 740 square metres and called Block "A".

(Portion of 9192 - 124 Street)

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

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

A. Intent

This Zone is intended exclusively for single family housing containing 1 *secondary suite on urban lots*.

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* which may contain 1 *secondary suite*.

C. 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*:
 - i. The *floor area ratio* shall not exceed 0.56 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; and
 - 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 main floor level from either the front or side walls at the main floor level or a combination thereof.

D. Lot Coverage

The maximum *lot coverage* shall be 33%.

E. Yards and Setbacks

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

<i>Use</i>	<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 m. [10 ft.]	3.6 m.* [2 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 entrance may be setback at 3.47 m [11 ft.].

F. 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:*

(a) The *height* shall not exceed 9 metres [30 ft.].

(b) The *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 *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.].

G. Off-Street Parking

1. A minimum of 2 off-street parking spaces shall be provided.
2. Where a licensed *secondary suite* exists, 1 additional off-street parking space shall be provided.
3. 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.
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*, or within 1 metre [3 ft.] of the *side lot line*.

H. 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.

I. Special Regulations

1. A *secondary suite* shall not exceed 90 square metres [968 sq.ft.] in size.

J. 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	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, of Surrey Zoning By-law, 1993, No. 12000, as amended.

K. 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. General provisions on use are set out in Part 4 General Provisions of Surrey Zoning By-law, 1993, No. 12000, as amended.
3. 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.
4. Subdivision shall be subject to the “Surrey Development Cost Charge By-law” and “Tree Preservation By-law”.
5. *Building* permits shall be subject to the “Surrey Building By-law”.
6. Sign regulations are as provided in Surrey Sign By-law, 1999, No. 13656, as amended.
7. 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. 14204."

READ A FIRST AND SECOND TIME on the 4th day of December, 2000.

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

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

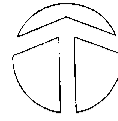
RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the 18th day of June, 2001.

MAYOR

CLERK

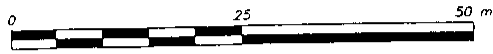
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Survey Plan To Accompany City of Surrey Rezoning
 Bylaw No. _____ For Portion Of Lot 1, Sec 31,
 Tp 2, NWD Plan 86316.
 To Change Zoning From _____ To _____
 City of Surrey
 B.C.G.S. 92C.016



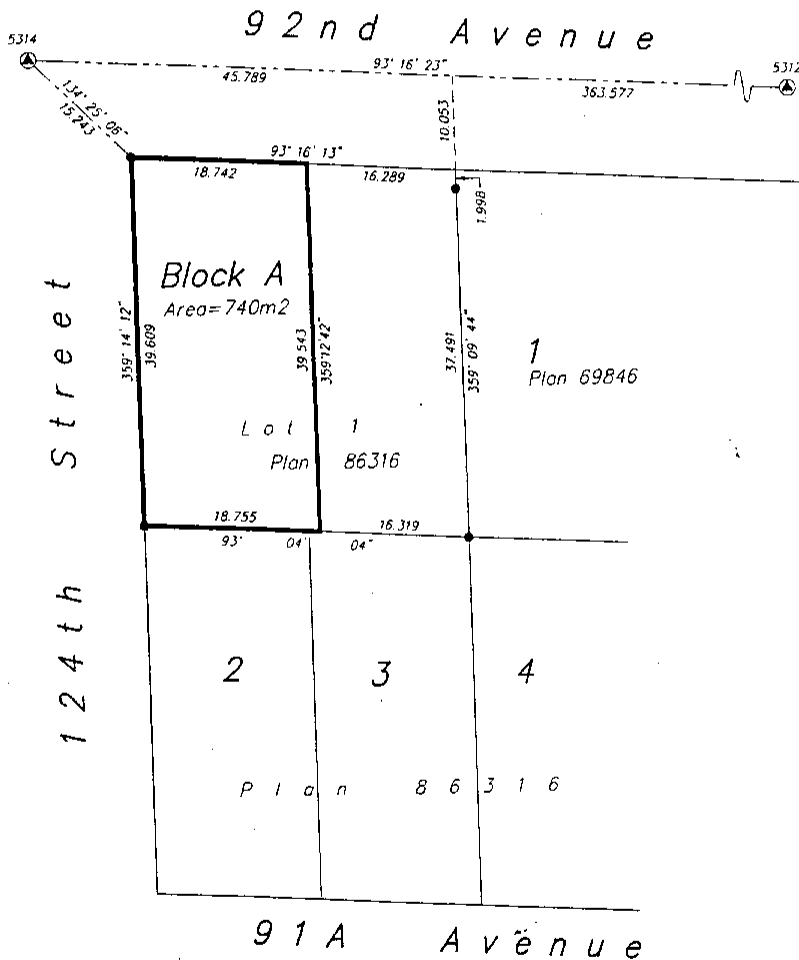
Control Monuments Found
 Standard Iron Post Found

SCALE 1 : 500



All Distances Are In Metres And Decimals Thereof
 Grid Bearings Are Derived From Observations
 Between Control Monuments 5314 & 5312

This Plan Lies Within The Greater Vancouver Regional District
 Integrated Survey Area No. 1, Surrey, NAD83 (CSRS)
 This Plan Shows Ground Level Measured Distances
 Prior To Computation Of U.T.M. Coordinates.
 Multiply By Combined Factor 0.9995901



Certified Correct:
 This 28th Day Of November, 2000

[Signature]
 B.C.L.S.



Hol & Associates
 Professional Land Surveyors
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 Fax: A1992one