

CITY OF SURREY

BY-LAW NO. 14331

A by-law to amend Surrey Zoning By-law, 1993, No. 12000, as amended
.....

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)
AND ONE-ACRE RESIDENTIAL ZONE (RA)
TO: SINGLE FAMILY RESIDENTIAL ZONE (RF)

Portions of the lands shown in heavy outline on Survey Plan attached hereto, certified correct by R.J. Esson, B.C.L.S., on the 25th day of January, 2001, containing 2,986 square metres, and called Block "A", and more particularly described as follows:

Parcel Identifier: 003-094-065
A portion of Lot 2, Section 17, Township 1, New Westminster District, Plan 71039; and

(Portion of 12825 - 20 Avenue)
[Currently zoned "Half-Acre Residential Zone (RH)"]

Parcel Identifier: 009-306-005
A portion of Lot 3, Section 17, Township 1, New Westminster District, Plan 23153

(Portion of 12851 - 20 Avenue)
[Currently zoned "One-Acre Residential Zone (RA)"]

- b) FROM: HALF-ACRE RESIDENTIAL ZONE (RH)
AND ONE-ACRE RESIDENTIAL ZONE (RA)
TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

Portions of the lands shown in heavy outline on Survey Plan attached hereto, certified correct by R.J. Esson, B.C.L.S., on the 25th day of January, 2001, containing 13,815 square metres and called Block "B", and more particularly described as follows:

Parcel Identifier: 003-094-065
A Portion of Lot 2, Section 17, Township 1, New Westminster
District, Plan 71039;

(Portion of 12825 - 20 Avenue)
[Currently Zoned "Half-Acre Residential Zone (RH)"]

Parcel Identifier: 009-306-005
A portion of Lot 3, Section 17, Township 1, New Westminster
District, Plan 23153;

(Portion of 12851 - 20 Avenue)
[Currently Zoned "One-Acre Residential Zone (RA)"]

Parcel Identifier: 003-094-057
Lot 1, Section 17, Township 1, New Westminster District,
Plan 71039; and

(2030 - 128 Street)
[Currently Zoned "Half-Acre Residential Zone (RH)"]

Parcel Identifier: 009-309-535
Lot 1, Section 17, Township 1, New Westminster District,
Plan 23153

(2064 - 128 Street)
[Currently Zoned "One-Acre Residential Zone (RA)"]

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

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

A. Intent

This Comprehensive Development Zone is intended for *single family dwellings* on large *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*.
2. *Accessory uses*.

C. Lot Area

Not applicable to this Zone.

D. Density

1. For the purpose of subdivision, the maximum *unit density* shall not exceed 11.3 *dwelling units* per hectare [4.6 u.p.a.] and the dimensions of the *lots* created in a subdivision shall be in accordance with Section K.1 of this Zone.
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* shall not exceed 0.48, provided that, of the resulting allowable floor area, 37 m² [400 ft.²] shall be reserved for use only as a garage or carport, and 10 m² [105 ft.²] shall be reserved for use only as *accessory buildings* and *structures*. The area to be reserved for a garage or carport may be reduced to 25 m² [270 ft.²] when a single attached garage or carport is an integral part of the *single family dwelling*; and
 - ii. Notwithstanding Sub-section D.2(b)i of this Zone, the maximum *floor area* of all *buildings* and *structures* on a *lot*, shall be 330 m² [3,550 ft.²].

E. Lot Coverage

The maximum *lot coverage* shall be 40%.

F. Yards and Setbacks

1. *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 ¹ [25 ft.]	1.2 m [4 ft.]	2.5 m [8 ft.]
<i>Accessory Buildings and Structures</i>		n/a ²	1.0 m [3 ft.]	1.0 m [3 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.

- ¹ The *rear yard* for a *principal building* may be reduced to 6.0 m [20 ft.] for up to 50% of the rear of the *principal building* either on an upper or lower storey or some combination thereof.
- ² *Accessory buildings and structures* shall not be located in the *front yard* of 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 buildings:* The *building height* shall not exceed 9.0 metres [30 feet].
2. *Accessory buildings and structures:* The *building height* shall not exceed 3.0 metres [10 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 5.0 m [16 ft.].

H. Off-Street Parking

1. A minimum of 2 off-street *parking spaces* shall be provided for each *single family dwelling unit*.
2. A maximum of 2 off-street *parking space* may be located in a detached garage.

3. Outside parking of *vehicles* ancillary to a *residential* use shall be limited to a maximum of 2 cars or trucks.
4. Outside parking or storage of *campers*, boats, or *house trailers* shall not be permitted in any *front yard setback*.
5. 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 a *principal building* or *accessory buildings* or *structures* shall be covered with non-porous or paved surfaces including the driveway.
3. At least 50% of the area of the required *front yard* shall be landscaped and shall not include any non-porous or paved surfaces.

J. Special Regulations

1. Where there is a lane up to or along the *rear lot line* or *side lot line* or where a lane is required for alternative access in accordance with "Highway and Traffic By-law, 1997, No. 13007", as amended, *vehicle* access to the *lot* is only permitted from the lane. Where there is no lane up to or along the *rear lot line* or *side lot line* or where a lane is not required for alternative access in accordance with "Highway and Traffic By-law, 1997, No. 13007", as amended, vehicle access shall be permitted from the *front lot line* or *side lot line* in which case a double garage may be permitted.

K. Subdivision

1. *Lots* 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>
Interior Lot ¹	660 m ² [7,100 sq.ft.]	18 m [59 ft.]	28 m [92 ft.]
Corner Lot	660 m ² [7,100 sq.ft.]	18 m [59 ft.]	28 m [92 ft.]

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

¹ A lot without a *side yard* on a *flanking street*.

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-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 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-G 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, 2001, No. 14331."

READ A FIRST on the 5th day of February, 2001.

READ A SECOND TIME, AS AMENDED, on the 7th day of March, 2005.

PUBLIC HEARING HELD thereon on the 4th day of April, 2005.

READ A THIRD TIME ON THE 18th day of April, 2005.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the 27th day of March, 2006.

_____ MAYOR

_____ CLERK

SCHEDULE "A"

SURVEY PLAN TO ACCOMPANY CITY OF SURREY BYLAW NUMBER
 OF LOTS 1 AND 2, PLAN 71039; LOTS 1 AND 3, PLAN 23153;
 ALL OF SECTION 17, TOWNSHIP 1, NEW WESTMINSTER DISTRICT

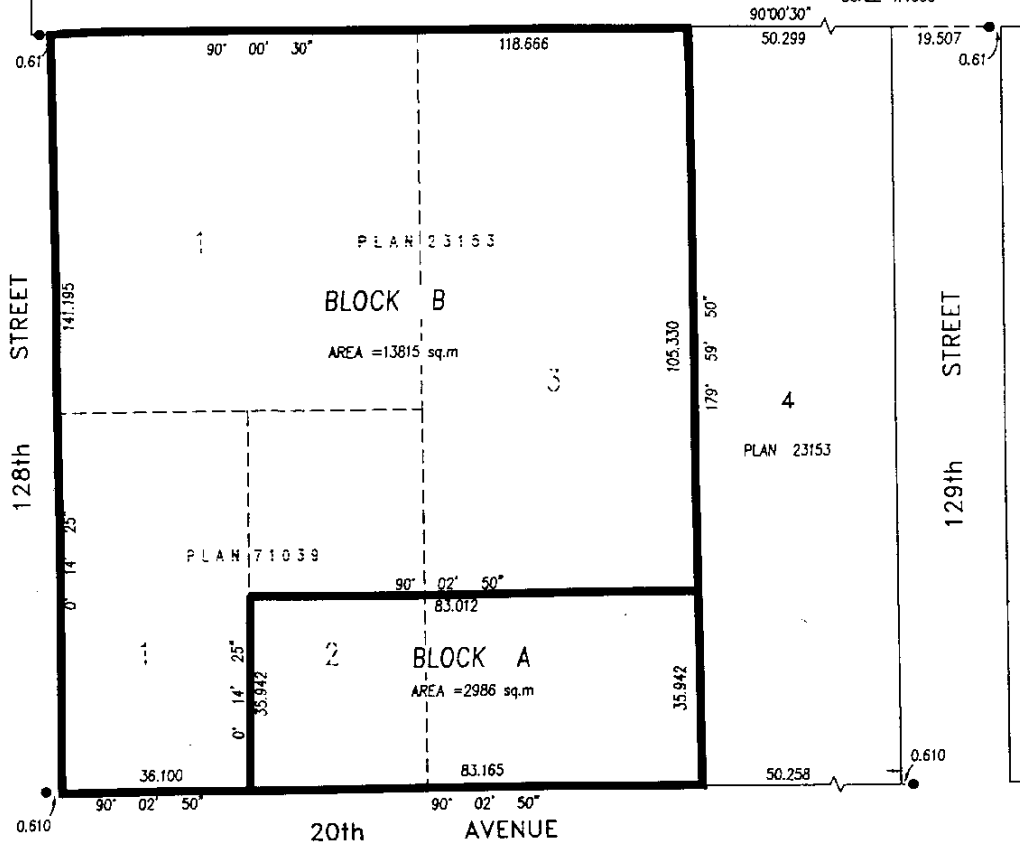
LEGEND

● INDICATES OLD IRON POST FOUND
 sq. m * SQUARE METRES

INTEGRATED SURVEY AREA
 No.1 (SURREY) NAD83 (CSRS)



SCALE=1:1000



OLSEN & ASSOCIATES
 BRITISH COLUMBIA
 LAND SURVEYORS

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

Phone : 531-4067
 Fax : 531-5811

THIS PLAN SHOWS GROUND LEVEL MEASURED DISTANCES.
 PRIOR TO COMPUTATION OF UTM COORDINATES, MULTIPLY
 BY THE COMBINED FACTOR 0.9995970.

GRID BEARINGS ARE DERIVED FROM
 OLD CONTROL MONUMENTS 5489 AND 5490

A. Olson
 CERTIFIED CORRECT

Dated this 25th day of January, 2001

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

Our File - 13502SB