

CITY OF SURREY

BY-LAW NO. 14387

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: GENERAL AGRICULTURE ZONE (A-1)  
TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

Parcel Identifier: 012-060-208  
Lot 15, Section 26, Township 1, New Westminster District Plan 1300

(15273 - 34 Avenue)

Parcel Identifier: A Portion of 012-060-194  
All that portion of Lot 14, Section 26, Township 1, New Westminster District, Plan 1300

shown on Survey Plan attached hereto and forming part of this By-law as Schedule A, certified correct by R.J. Esson, B.C.L.S., on the 30<sup>th</sup> day of March, 2001 and containing 19,219 square metres and called Area A.

(Portion of 15337 - 34 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 *single family dwellings* on small urban *lots* at least 13.4 m [44 ft.] wide.

**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*.

**C. Lot Area**

Not applicable to this Zone.

**D. Density**

1. For the purpose of subdivision in Neighbourhood Concept Plan and Infill areas, as described and outlined on the maps attached as Schedule F to Surrey Zoning By-law, 1993, No. 12000, as amended, the maximum *unit density* shall not exceed 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 Section K.1(a). The *unit density* shall not exceed 21 *dwelling units* per hectare [9 u.p.a.] calculated on the basis of the entire *lot*, and Section K.2 shall apply if amenities are provided in accordance with Schedule G of Surrey Zoning By-law, 1993, No. 12000, as amended.
2. (a) For the purpose of this Sub-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 0.10; or
  - ii. the *floor area ratio* shall not exceed 0.70, provided that, of the resulting allowable floor area, 33 sq.m. [355 sq.ft.] shall be reserved for use only as a garage or carport, and 10 sq.m. [108 sq.ft.] 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 sq.m. [269 sq.ft.] when a single attached garage or carport is an integral part of the development; and
  - iii. notwithstanding Sub-section 2(b)i of this Zone, the maximum allowable *floor area*, inclusive of garage, carport, and *accessory buildings* and *structures*, shall be 220 sq.m. [2,368 sq.ft.].

**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>	<i>Front</i> <sup>1</sup> <i>Yard</i>	<i>Rear</i> <sup>2</sup> <i>Yard</i>	<i>Side</i> <i>Yard</i>	<i>Side Yard on</i> <i>Flanking</i> <i>Street</i>
<i>Principal Building</i>		5.5 m [15 ft.]	6.6 m [21.7 ft.]	1.2 m [4 ft.]	2.4 m [8 ft.]
<i>Accessory Buildings and Structures</i> <sup>1</sup>		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> *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*.

<sup>2</sup> The rear yard setback may be reduced to 4.5 m [14.8 ft.] for a deck that is a maximum of 50% of the length of the rear building face and provided that the height of the deck does not exceed 0.9 m [3 ft.] measured from the average finished grade to the floor of the balcony.

## 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 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 per *dwelling unit*, 1 of which may be on 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.
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* 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**

Not applicable to this Zone.

**K. Subdivision**

1. 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
2. Where amenities are provided in accordance with Schedule G of Surrey Zoning By-law, 1993, No. 12000, as amended, the *lots* created through subdivision shall conform to the following minimum standards:

	<i>Lot Area</i>	<i>Lot Width</i>	<i>Lot Depth</i>
Interior <i>Lot</i>	322 sq.m. [3,466 sq.ft.]	13.4 m [44 ft.]	24 m [79 ft.]
Corner <i>Lot</i>	364 sq.m. [3,918 sq.ft.]	14.6 m [49 ft.]	24 m [79 ft.]

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

## **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 Off-Street 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. *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.
7. Surrey Tree Preservation By-law, 1996, No. 12880, as amended.
8. 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. 14387."

READ A FIRST AND SECOND TIME on the 23rd day of April, 2001.

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

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

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the 23rd day of July, 2001.

\_\_\_\_\_ MAYOR

\_\_\_\_\_ CLERK

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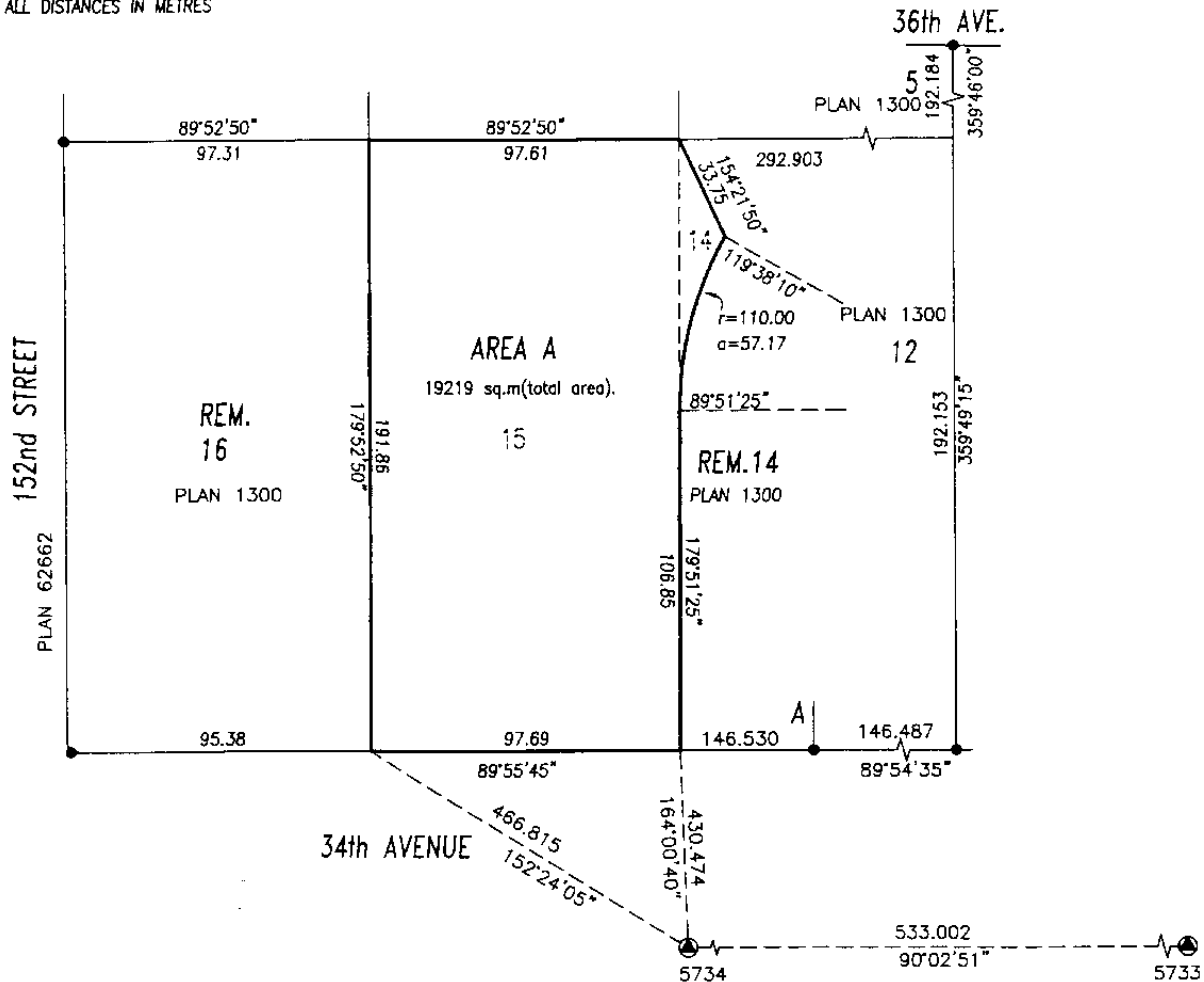
SCHEDULE A

SURVEY PLAN TO ACCOMPANY CITY OF SURREY BYLAW NUMBER \_\_\_\_\_  
 OVER LOT 15 AND A PORTION OF LOT 14 SECTION 26 TOWNSHIP 1 PLAN 1300  
 NEW WESTMINSTER DISTRICT



LEGEND  
 ● INDICATES OLD IRON POST FOUND  
 ⊙ INDICATES OLD CONTROL MONUMENT FOUND  
 sq. m. SQUARE METRES

SCALE-1: 2000



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 B.C. LAND SURVEYORS  
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 SURREY, B.C. V4A 2J4  
 Phone : 531-4067  
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GRID BEARINGS ARE DERIVED FROM OLD  
 CONTROL MONUMENTS 5734 AND 5733.

THIS PLAN SHOWS GROUND LEVEL MEASURED DISTANCES  
 PRIOR TO COMPUTATION OF UTM COORDINATES MULTIPLY  
 BY THE COMBINED FACTOR 0.9996003.

*RJ Eason*  
 CERTIFIED CORRECT  
 Dated this 30<sup>th</sup> day of March 2001  
 THIS DOCUMENT IS NOT VALID UNLESS  
 ORIGINALLY SIGNED AND SEALED. ©

Our File - 15421BLAW3