

CITY OF SURREY

BY-LAW NO. 14519

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

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NOW, THEREFORE, the 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 as follows:

(a) In Part 1 Definitions, the definition "Density - Floor Area Ratio" is amended by deleting "RF, RF-SS" and "(FAR)" from sub-section (b).

(b) Part 4 General Provisions, is amended in Section A. Uses Permitted In All Zones by deleting sub-section 1.(a) ii.c and replacing it with the following:

"c. in the case of towers erected upon a *building*, the height of the tower shall not exceed 3.0 metres [10 ft.] above the roof on which it is located; and"

(c) Part 14 Half-Acre Residential Zone (RH) is amended in Section D. Density by deleting sub-section 3.(a) and replacing it with the following:

"3. (a) 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* unless the covered parking is located within the *basement*; and"

(d) Part 15 Half-Acre Residential Gross Density Zone (RH-G) is amended in Section D. Density by deleting sub-section 4.(a) and replacing it with the following:

"4. (a) 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* unless the covered parking is located within the *basement*; and"

(e) Part 15A Cluster Residential Zone (RC) is amended in Section D. Density by deleting sub-section 3.(a) and replacing it with the following:

"3. (a) 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* unless the covered parking is located within the *basement*; and"

(f) Part 16 Single Family Residential Zone (RF) is amended in Section D. Density by deleting sub-section 2.(a) and replacing it with the following:

"2. (a) 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* unless the covered parking is located within the *basement*; and"

(g) Part 16A Single Family Residential Secondary Suite Zone (RF-SS) is amended in Section D. Density as follows:

- Sub-section 1.(a) is deleted and new sub-section 1.(a) is inserted as follows:

"1. (a) 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* unless the covered parking is located within the *basement*; and"

- Sub-section 1.(b)i. is amended by deleting the word "and" after the words "*floor area ratio*;" at end of paragraph.
- Sub-section 1.(b)ii. is amended by deleting the period (.) after the word "thereof" and replacing it with "; and"
- New sub-section 1.(b)iii. is inserted as follows:

"iii. notwithstanding the above, the maximum allowable floor area shall be as follows:

- a. 270 square metres [2,900 sq.ft.] for *lots* of 560 square metres [6,000 sq.ft.] or less; and
- b. 330 square metres [3,550 sq.ft.] for *lots* in excess of 560 square metres [6,000 sq.ft]."

(h) Part 17 Single Family Residential Gross Density Zone (RF-G) is amended in Section D. Density as follows:

- Sub-section 4.(a) is deleted and new sub-section 4.(a) is inserted as follows:

"4. (a) 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* unless the covered parking is located within the *basement*;"

- Sub-section 4.(b) is amended by deleting the words "floor area ratio" wherever it occurs and replacing it with "*floor area ratio*"
- Sub-section 4.(c) is amended by deleting the period (.) after the word "thereof" and replacing it with "; and"
- New sub-section 4.(d) is inserted as follows:

"(d) notwithstanding the above, the maximum allowable floor area shall be as follows:

- i. 180 square metres [2,000 sq. ft.] for *lots* of less than 370 square metres [4,000 sq. ft.];  
and
- ii. 205 square metres [2,200 sq. ft.] for *lots* of 370 square metres [4,000 sq. ft.] or more."

(i) Part 18 Duplex Residential Zone (RM-D) is amended in Section D. Density by deleting sub-section 1.(a) and inserting new sub-section 1.(a) as follows:

"1. (a) 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* unless the covered parking is located within the *basement*; and"

2. This By-law shall be cited for all purposes as "Surrey Zoning By-law, 1993, No. 12000, Text Amendment By-law, 2001, No. 14519."

PASSED FIRST AND SECOND READING on the 1st day of October, 2001.

PUBLIC HEARING HELD thereon on the 15th day of October, 2001.

PASSED THIRD READING on the 15th day of October, 2001.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the 15th day of October, 2001.

\_\_\_\_\_MAYOR

\_\_\_\_\_CLERK

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