

CITY OF SURREY

BY-LAW NO. 14525

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: ONE-ACRE RESIDENTIAL ZONE (RA)
TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

Parcel Identifier: 013-214-691
Parcel "D" (Explanatory Plan 13978) North Half Legal Subdivision 6 of Section 10
Township 2 New Westminster District

(5909 - 148 Street)

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

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

A. Intent

This Comprehensive Development Zone is intended to accommodate and regulate the development of *single family dwellings* on small *urban lots*.

The *Lands* are divided into Blocks A and B as shown on Schedule A which is attached hereto and forms part of this By-law.

B. Permitted Uses

The *Lands* and *structures* shall be used for one *single family dwellings* on each *lot*.

C. Lot Area

Not applicable to this Zone.

D. Density

1. For the purpose of subdivision, the maximum *unit density* shall be 2.5 *dwelling units* per hectare [1 u.p.a.]. Where amenities are provided in accordance with Schedule G of Surrey Zoning By-law, 1993, No. 12000, as amended the maximum *unit density* may be increased as follows:
 - (a) Block A: The maximum *unit density* may be increased to 25 *dwelling units* per hectare [10 u.p.a]; and
 - (b) Block B: The maximum *unit density* may be increased to 31 *dwelling units* per hectare [13 u.p.a].
2. 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*.
3. For *building* construction within a *lot* the maximum *floor area ratio* shall be 0.10. Where amenities are provided in accordance with Schedule G of Surrey Zoning By-law, 1993, No. 12000, as amended the maximum *floor area ratio* may be increased as follows:
 - (a) Block A: The maximum *floor area ratio* may be increased to 0.70 provided that:
 - i. Of the resulting allowable floor area, 30 square metres [325 sq.ft.] shall be reserved for use as a garage or carport. The area reserved for a garage or carport may be reduced to 18 square metres [194 sq.ft.] when a single attached garage or carport is an integral part of the *principal building* and further provided that the garage meets the dimensional requirements of Sub-section J.2. of this Zone;
 - ii. Where an *accessory building* or *structure* is greater than 5 square metres [50 sq.ft.] in size the area in excess of 5 square metres [50 sq.ft.] shall be included as part of the floor area for the purpose of calculating *floor area ratio*; and
 - iii. Notwithstanding Sub-section D.3.(a) i. and ii. the maximum floor area of the *principal building* inclusive of garage or carport and *accessory buildings* and *structures* shall be 260 square metres [2,800 sq.ft.]; and

- (b) Block B: The maximum *floor area ratio* may be increased to 0.70 provided that:
 - i. Of the resulting allowable floor area, 30 square metres [325 sq.ft.] shall be reserved for use as a garage or carport. The area reserved for a garage or carport may be reduced to 18 square metres [194 sq.ft.] when a single attached garage or carport is an integral part of the *principal building* and further provided that the garage meets the dimensional requirements of Sub-section J.2. of this Zone;
 - ii. Where an *accessory building* or *structure* is greater than 5 square metres [50 sq.ft.] in size the area in excess of 5 square metres [50 sq.ft.] shall be included as part of the floor area for the purpose of calculating *floor area ratio*; and
 - iii. Notwithstanding Sub-section D.3.(b)i. and ii. the maximum floor area of the *principal building* inclusive of garage or carport and *accessory buildings* and *structures* shall be 170 square metres [1,830 sq.ft.].

E. Lot Coverage

- 1. The maximum *lot coverage* shall be 20%.
- 2. Where amenities are provided in accordance with Schedule G of Surrey Zoning By-law, 1993, No. 12000, as amended the maximum *lot coverage* may be increased as follows:
 - (a) Block A: The maximum *lot coverage* may be increased to 50%; and
 - (b) Block B: The maximum *lot coverage* may be increased to 55%.

F. Yards and Setbacks

- 1. *Buildings* and *structures* shall be sited no less than 7.5 metres [25 ft.] from all *lot lines*.
- 2. Where amenities are provided in accordance with Schedule G of Surrey Zoning By-law, 1993, No. 12000, as amended *buildings* and *structures* shall be sited in accordance with the following minimum *setbacks*:

(a) Block A:

Use	Setback	<i>Front</i> * <i>Yard</i>	<i>Rear</i> ** <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 [18 ft.]	7.5 m [25 ft.]	1.2 m [4 ft.]	2.4 m [8 ft.]
<i>Accessory Buildings and Structures</i> ***		n/a	1.0 m [3 ft.]	0.0 m [0 ft.]	6 m [20 ft.]

* Up to 50% of the front of the *principal building*, either on an upper or lower storey or some combination thereof, may be up to 4.5 m [14.76 ft.] from the *front lot line*, to permit an unenclosed and inhabitable space such as a porch or veranda which is covered from above and is an integral part of the *principal building*. However, no part of a garage or carport shall be within 5.5 m [18 ft.] of the *front lot line*.

Where a garage or carport is not located on the front of the *principal building* the *front yard setback* may be up to a minimum of 4 m [13 ft.]

A *principal building* not over 5.0 m [16 ft.] in *building height* may all be up to 4.5 m [14.76 ft.] from the *front lot line*, except that no part of a garage or carport shall be within 5.5 m [18 ft.] of the *front lot line*.

** The minimum *rear yard* may be reduced to 6.0 m [20 ft.] for a maximum of 50% of the rear of the *principal building* on a *lot*. Where a garage is located at the rear of the *lot* and attached to the *principal building*, the *rear yard setback* measured from the attached garage may be reduced to a minimum of 1.0 m [3 ft.].

*** *Accessory buildings and structures* shall not be located in the *front yard*.

(b) Block B:

Use	Setback	<i>Front</i> * <i>Yard</i>	<i>Rear</i> ** <i>Yard</i>	<i>Side</i> <i>Yard</i>	<i>Side Yard</i> on <i>Flanking</i> <i>Street</i>
<i>Principal Building</i>		4 m [13 ft.]	7.5 m [25 ft.]	1.2 m [4 ft.]	2.4 m [8 ft.]
<i>Accessory Buildings and Structures</i> ***		n/a	1.0 m [3 ft.]	0.0 m [0 ft.]	2.4 m [8 ft.]

* The front of the *principal building*, either on an upper or lower storey or some combination thereof, may be up to 3 m [10 ft.] from the *front lot line*, to permit an unenclosed and inhabitable space such as a porch or veranda which is covered from above and is an integral part of the *principal building*.

A *principal building* not over 5.0 m [16 ft.] in *building height* may all be up to 3 m [10 ft.] from the *front lot line*.

** The minimum *rear yard* may be reduced to 6.0 m [20 ft.] for a maximum of 50% of the rear of the *principal building* on a *lot*. Where a garage is located at the rear of the *lot* and attached to the *principal building*, the *rear yard setback* measured from the attached garage may be reduced to a minimum of 1.0 m [3 ft.].

*** *Accessory buildings* and *structures* shall not be located in the *front yard*.

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

G. Height of Buildings

1. *Principal building*: The *building height* shall not exceed 9.5 m [31 ft.].
2. *Accessory buildings and structures*: The *building height* shall not exceed 3 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 [16.5 ft.].

H. Off-Street Parking

1. A minimum of 2 *off-street parking spaces* shall be provided per *dwelling unit*. One of which may be in the *driveway*.
2. The width of a *driveway* on the *lot* shall not exceed 6.0 m [20 ft.].
3. Where the *driveway* provides access to a single garage located at the front of the *lot* that accommodates only one *vehicle* and further provided that the garage meets the dimensional requirements of Sub-section J.2. of this Zone, the portion of the *driveway* width exceeding 4.5 m [15 ft.] and located closest to the front entrance of the *single family dwelling* shall be paved with non-porous material along the entire length of the *driveway*.
4. Outside parking of *vehicles* beyond the minimum off-street parking requirement shall be limited to a maximum of 2 cars or trucks.
5. Outside parking or storage of *campers*, boats, or *house trailers* shall not be permitted.
6. Notwithstanding Sub-section H.4. of this Zone, no outside 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*, and non-porous or paved surfaces shall be landscaped. This *landscaping* shall be maintained.
2. No more than 30% of the area of the *lot* not occupied by *principal* or *accessory buildings* and driveways shall be covered with non-porous or paved surfaces.
3. Notwithstanding Sub-section I.1. and I.2. of the this Zone, the following *landscaping* regulations shall apply:
 - (a) Block A:

At least 50% of the area of the required *front yard* shall be landscaped which shall not include any non-porous or paved area, except for a pie-shaped *lot* where the landscaped area may be reduced to a minimum of 30% of the *front yard*.
 - (b) Block B:

At least 75% of the area of the required *front yard* shall be landscaped which shall not include any non-porous or paved area.

J. Special Regulations

1. A double garage or carport to accommodate two *vehicles* parked side by side shall not be permitted on a lot less than 13 m [43 ft.] wide unless the said garage or carport is located at the rear of the *single family dwelling* on the lot and has *vehicle* access from a rear lane or side street.
2. A double garage to accommodate two *vehicles* parked side by side or a single garage to accommodate only one *vehicle* shall meet the following requirements:

Type of Garage	Minimum Width	Maximum Width
Double garage for two <i>vehicles</i> parked side by side	5.0 m [16ft.]	5.5 m [18 ft.]
Single garage for one <i>vehicle</i> only	n/a	4.0 m [13 ft.]

3. A triple garage to accommodate three *vehicles* parked side by side is not permitted.
4. Block B: *Vehicle* access to the *lot* is permitted only from a rear lane.

K. Subdivision

1. Subdivision 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.

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:

(a) Block A:

	<i>Lot Size</i>	<i>Lot Width</i>	<i>Lot Depth</i>
<i>Interior Lot</i>	320 m ² [3,444 sq.ft.]	13 m [43 ft.]	22 m [72 ft.]
<i>Corner Lot</i>	348 m ² [3,746 sq.ft.]	14.6 m [48 ft.]	22 m [72 ft.]

(b) Block B:

	<i>Lot Size</i>	<i>Lot Width</i>	<i>Lot Depth</i>
<i>Interior Lot</i>	220 m ² [2,368 sq.ft.]	8.5 m [28 ft.]	28 m [92 ft.]
<i>Corner Lot</i>	250 m ² [2,691 sq.ft.]	9 m [30 ft.]	28 m [92 ft.]

All dimensions shall be measured in accordance with Section E.21, Part 4 General Provisions, 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, however, in the event that there is a conflict with the provisions in this Comprehensive Development Zone and other provisions in Surrey Zoning By-law, 1993, No. 12000, as amended, the provisions in this Comprehensive Development Zone shall take precedence.

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 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 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 Regulations pursuant thereto including without limitation 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. 14525."

READ A FIRST AND SECOND TIME on the 1st day of October , 2001.

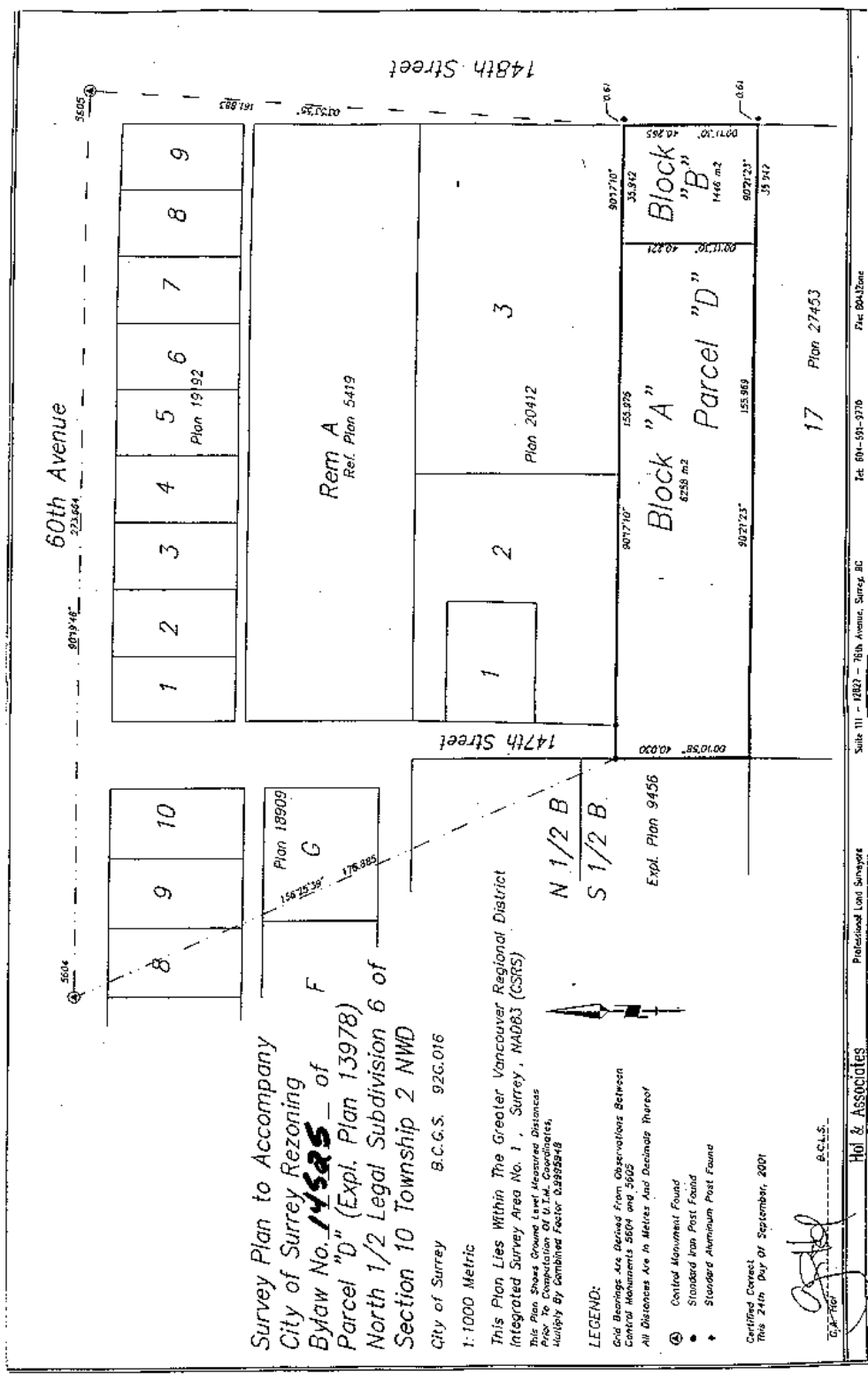
PUBLIC HEARING HELD thereon on the 15th day of October, 2001.

READ A THIRD TIME 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 December, 2003.

_____ MAYOR

_____ CLERK



Survey Plan to Accompany
 City of Surrey Rezoning
 Bylaw No. **14525** of
 Parcel "D" (Expl. Plan 13978)
 North 1/2 Legal Subdivision 6 of
 Section 10 Township 2 NWD
 City of Surrey B.C.S. 92C-016

1:1000 Metric
 This Plan Lies Within The Greater Vancouver Regional District
 Integrated Survey Area No. 1, Surrey, NAD83 (CSRS)
 This Plan Shows Ground Level Measured Distances
 Plus A Correction For Spheroidal Curvature,
 Multiplied By Combined Factor 0.999848

LEGEND:
 ● Control Monument Found
 ● Standard Iron Post Found
 + Standard Aluminium Post Found

Certified Correct
 This 24th Day of September, 2001
 [Signature]
 P.C.L.S.

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