

CITY OF SURREY

BY-LAW NO. 14535

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 ZONE (RF)  
TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

Parcel Identifier: 006-290-264  
Lot 31 Section 35 Township 2 New Westminster District Plan 29091

(8897 - 156 Street)

Parcel Identifier: 008-620-008  
Lot 37 Section 35 Township 2 New Westminster District Plan 39634

(8909 - 156 Street)

(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 *urban lots* at least 12.0 m [40 ft.] wide.

**B. Permitted Uses**

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

**C. Lot Area**

Not applicable to this Zone.

**D. Density**

1. For the purpose of subdivision, the maximum *unit density* shall not exceed 25 *dwelling units* per hectare [10 u.p.a.].
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 0.60, provided that, of the resulting allowable floor area, 30 square metres [325 sq.ft.] shall be reserved for use only as a garage or carport, which may be reduced to 18 square metres [194 sq.ft.] for a single attached garage or carport and further provided that the garage meets the dimensional requirements of Sub-section J.3 of this Zone;
  - ii. The maximum floor area of a second storey of the *principal building* shall not exceed 80% of the floor area of the first storey including attached garage. The reduced floor area of the second storey shall be accomplished by an offset at the second storey level from either the front or side walls at the first storey level or a combination thereof; and
  - iii. Notwithstanding Sub-section D.2 (b)i. of this Zone, the maximum floor area of the *principal building*, inclusive of a garage or carport, shall be 270 square metres [2,900 sq. ft.].

**E. Lot Coverage**

The maximum *lot coverage* shall be 50%.

## F. Yards and Setbacks

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

<i>Use</i>	<i>Setback</i>	<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 Street</i>
<i>Principal Building</i>		6.0 m [20 ft.]	7.5 m [25 ft.]	1.2 m [4 ft.]	3.0 m [10 ft.]
<i>Accessory Buildings and Structures</i> <sup>3</sup>		n/a <sup>3</sup>	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> Up to 50% of the width of the front of the *principal building*, or the entire lower storey or part thereof of the *principal building* may have the *front yard setback* of a minimum of 4.0 m [13 ft.]. However, no part of a garage or carport shall be within 5.5 m [18 ft.] of the *front lot line*. An unenclosed and uninhabitable space such as a porch or veranda which is covered from above and is an integral part of the *principal building* may be permitted to project up to 2.0 m [6 ft.] into the required *front yard*. A *principal building* not exceeding 5.0 m [16 ft.] in *building height* may have the *front yard setback* of a minimum of 4.0 m [13 ft.], except that no part of a garage or carport shall be within 6.0 m [20 ft.] of the *front lot line*.

<sup>2</sup> The minimum *rear yard* may be reduced to 6.0 m [20 ft.] for a maximum of 50% of the width of the rear of the *principal building*. When a garage is located at the rear of the *lot* and attached to the *principal building*, the *rear yard setback* measured to the face of the attached garage may be reduced to a minimum of 1.0 m [3 ft.].

<sup>3</sup> *Accessory buildings and structures* shall not be located in the *front yard* of the *principal building*. *Accessory buildings and structures* exceeding 3.0 m [10 ft.] in *building height*, including any detached garage or carport regardless of the *building height*, shall not be located closer than 5.0 m [16 ft.] to 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 building: The *building height* shall not exceed 9.5 m [31 ft.].
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, 1 of which may be on the *driveway*.
2. The width of a *driveway* on the *lot* shall not exceed 6.0 m [20 ft.].
3. When the *driveway* provides access to a single garage located at the front of the *lot* that accommodates only one *vehicle* and meets the stipulations of Sub-section J.3 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 porous material along the entire length of the *driveway*.
4. Outside parking of *vehicles* ancillary to a residential use 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. 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*, and non-porous or paved surfaces shall be landscaped. This *landscaping* shall be maintained.
2. Non-porous or paved surfaces, including a *driveway*, shall not cover more than 30% of the *lot* area that is not occupied by the *principal* and *accessory buildings* or *structures*.

3. At least 50% of the area of the required *front yard* shall be landscaped, which shall not include any non-porous or paved surfaces, provided that the amount of the required landscaped area may be reduced to a minimum of 30% of the *front yard* for a pie-shaped *lot*.

**J. Special Regulations**

1. Notwithstanding Sub-section B.1 of Part 5 Off-Street Parking and Loading/Unloading, of Surrey Zoning By-law, 1993, No. 12000, as amended, 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:

Double garage that accommodates two <i>vehicles</i> parked side by side	The width of a maximum of 5.5 m [18 ft.] measured between the interior faces of the side walls of the garage, and a garage door opening that accommodates a minimum of 5.0 m [16 ft.] wide garage door. The length of the garage measured between and perpendicular to the interior faces of the front rear walls shall be a minimum of 6.0 m [20 ft.]
Single garage that accommodates only one <i>vehicle</i>	The width of a maximum of 4.0 m [13 ft.] measured between the interior faces of the side walls of the garage. The length of the garage measured between and perpendicular to the interior faces of the front and rear walls shall be a minimum of 6.0 m [20 ft.].

2. A triple garage to accommodate three *vehicles* parked side by side is not permitted.
3. Notwithstanding Sub-section F.1 of Part 4 General Provisions, of Surrey Zoning By-law, 1993, No. 12000, as amended, the exterior design of a *single family dwelling*, to be erected on a *lot* in this Zone shall not be identical or similar to that of an existing or proposed *single family dwelling* on a *lot* on the same side of the fronting *highway* within 5 *lots* in this Zone.

**K. Subdivision**

The *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>
390 sq.m. [4,198 sq.ft.]	14.5 metres [47 ft.]	24 metres [78 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.

**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-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 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 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. 14535."

READ A FIRST AND SECOND TIME on the 15th day of October, 2001.

PUBLIC HEARING HELD thereon on the 19th day of November, 2001.

READ A THIRD TIME ON THE 19th day of November, 2001.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the 18th day of February, 2002 .

\_\_\_\_\_ MAYOR

\_\_\_\_\_ CLERK