

CITY OF SURREY

BY-LAW NO. 14548

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: 000-539-449  
Lot 1 District Lot 244 Group 1 New Westminster District Plan 67511  
(15317-36 Avenue)

Parcel Identifier: 000-459-542  
Lot 2 District Lot 244 Group 1 New Westminster District Plan 67511  
(15335 – 36 Avenue)

Parcel Identifier: 002-326-167  
Lot 3 District Lot 244 Group 1 New Westminster District Plan 67511  
(15361 – 36 Avenue)

Parcel Identifier: 002-326-183  
Lot 4 District Lot 244 Group 1 New Westminster District Plan 67511  
(15393 – 36 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 metres (44.0 feet) wide.

**B. Permitted Uses**

The *Lands* and *structures* shall be used for only one *single family dwelling*.

**C. Lot Area**

Not applicable to this Zone.

**D. Density**

1. For the purpose of subdivision 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. The *unit density* shall not exceed to 21 *dwelling units* per hectare [9 u.p.a.] calculated on the basis of the entire *lands*, 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. where amenities are not provided in accordance with Schedule G of Surrey Zoning By-law, 1993, No. 12000 as amended, the *floor area ratio* shall not exceed 0.10; or
    - ii. where amenities are provided in accordance with Schedule G of Surrey Zoning By-law, 1993, No. 12000, as amended, the *floor area ratio* shall not exceed 0.70, provided that, of the resulting allowable floor area, 35 sq.m. [377 sq.ft.] shall be reserved for use only as a garage or carport, and further provided that where *accessory buildings* are greater than 5 sq.m. [50 ft.] in size that the area in excess of 5 sq.m. [50 sq.ft.] shall be included as part of the floor area for the purpose of calculating *floor area ratio*. 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 260 sq.m. [2,800 sq.ft.].

**E. Lot Coverage**

- 1. The maximum *lot coverage* shall be 25%.
- 2. Where amenities are provided in accordance with Schedule G of Surrey Zoning By-law, 1993, No. 12000, as amended, 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><i>Setback</i></b>	<b><i>Front</i><sup>1</sup> <i>Yard</i></b>	<b><i>Rear</i><sup>2</sup> <i>Yard</i></b>	<b><i>Side</i> <i>Yard</i></b>	<b><i>Side Yard on</i> <i>Flanking</i> <i>Street</i></b>
<i>Principal Building</i>		5.5 m. [18 ft.]	7.5 m. [25 ft.]	1.2 m. [4 ft.]	2.4 m. [7.8 ft.]
<i>Accessory Buildings and Structures</i> <sup>3</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> With the exception of *Lot 1, 26, 27, 28 and 33* which must have a *front yard setback* of 6.5 m. [21 ft.], all other lots may have a reduced *front yard setback* of 5.5 m. [18 ft.]. 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* may be permitted to project up to 1.5 m. [4.9 ft.] into the required *front yard*.

<sup>2</sup> The *rear yard setback* may be reduced to 6 m. [20 ft.] for a maximum of 50% of the length of the rear *building face*.

<sup>3</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*.

## **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 m. [30 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 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*.
5. The width of a driveway on the lot shall not exceed 6.0 m [20 ft.].
6. A double garage to accommodate two *vehicles* paved side by side shall not be permitted on any lot less than 13.4 m [44 ft.] wide unless the said garage is located at the rear of the *single family dwelling* on the lot and has *vehicle* access from a rear lane or side street.

## **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, 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**

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:

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	<i>Lot Area</i>	<i>Lot Width</i>	<i>Lot Depth</i>
<i>Interior Lot</i>	335 sq.m. [3,606 sq.ft.]	13.4 m. [44 ft.]	24 m. [79 ft.]
<i>Corner Lot</i>	430 sq.m. [4,629 sq.ft.]	15.8 m. [52 ft.]	28 m. [92 ft.]

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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, 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. *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 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. 14548."

READ A FIRST AND SECOND TIME on the 26th day of November, 2001.

PUBLIC HEARING HELD thereon on the 10th day of December, 2001.

READ A THIRD TIME ON THE 10th day of December, 2001.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the 13th day of May, 2002.

\_\_\_\_\_ MAYOR

\_\_\_\_\_ CLERK