

CITY OF SURREY

BY-LAW NO. 14591A

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)

Portion of land shown on survey plan attached hereto and forming part of this By-law as Schedule A, certified correct by L. Achtemichuk, B.C.L.S., on the 21st day of November 2001 containing 18,836 square metres, called Block "A" and more particularly described as follows:

Parcel Identifier: 005-792-711

Portion of Lot 2 Except: Part on Plan 6363 Section 8 Township 2 New Westminster District Plan 4793

(Portion of 6289 King George Highway)

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

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

A. Intent

This Zone is intended for *single family dwellings* on small *urban lots* at least 12.0 m [40 ft.] wide.

B. Permitted Uses

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

C. Lot Area

Not applicable to this Zone.

D. Density

1. For the purpose of subdivision:
 - (a) The maximum *unit density* shall not exceed 25 *dwelling units* per hectare [10 u.p.a.] and the dimensions of the *lots* created in a subdivision shall be in accordance with Sub-section K of this Zone.
2. (a) For the purpose of this Section and notwithstanding the definition of *floor area ratio* in Part 1 Definitions of the 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* unless the covered parking is located within the *basement*; and
 - (b) For *building* construction within a *lot*:
 - i. The *floor area ratio* shall not exceed 0.70, provided that, of the resulting allowable floor area, 35 m² [380 ft²] shall be reserved for use only as a garage or carport, which may be reduced to 20 m² [215 ft²] for a single attached garage or carport and further provided that the garage meets the dimensional requirements of Sub-section H.5 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 *principal building* size, inclusive of a garage or carport, shall be 223 square metres [2,400 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 Yard</i>	<i>Rear Yard</i>	<i>Side Yard</i>	<i>Side Yard on Flanking Street</i>
<i>Principal Building</i>		6.0 m. ¹ [20 ft.]	7.5 m. ³ [25 ft.]	1.2 m. [4 ft.]	2.4 m. [8 ft.]
<i>Accessory Buildings and Structures</i>		– ²	1.0 m. ⁴ [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.

¹ The *front yard setback* of the *principal building* may be reduced to a minimum of 4.0 m [13 ft.] for up to 50% of the width of the front of the *principal building*, or for the entire first storey or part thereof of the *principal building*, or for a *principal building* not exceeding 5.0 m [16 ft.] in *building height*, provided that the *front yard setback* of a garage or carport shall be a minimum of 6.0 m [20 ft.]. The minimum 6.0 m [20 ft.] and the permitted 4.0 m [13 ft.] *front yard setbacks* may be further reduced to a minimum of 4.0 m [13 ft.] and 2.0 m [6 ft. 6 in.] respectively for an unenclosed and uninhabitable space such as a porch or veranda, provided that the said porch or veranda is covered from above and is an integral part of the *principal building*.

² *Accessory buildings and structures* are not permitted within the *front yard setback*.

³ The minimum *rear yard setback* of the *principal building* may be reduced to 6.0 m [20 ft.] for a maximum of 50% of the width of the rear of the *principal building* for Type II lots permitted by Section K of this Zone. Notwithstanding whether it is a Type I or a Type II lot, 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 metre [3 ft.], provided that the *rear yard setback* is a minimum of 6.0 m [20 ft.] for up to 50% of the rear of the *principal building* excluding the attached garage and the *rear yard setback* is a minimum of 7.5 m [25 ft.] for the remaining portion of the *principal building* excluding the attached garage.

⁴ *Accessory buildings and structures* exceeding 3.0 m [10 ft.] in *building height*, including any detached garage or carport regardless of the *building height*, are not permitted within 5.0 m [16 ft.] of 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 in 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 Section H.5 of this Zone, the paved portion of the *driveway* shall not exceed 4.5 metres [15 ft.] in width.
4. Notwithstanding the width of the *parking space* required for a single garage and a double garage in Section B.1 of Part 5 Off-Street Parking and Loading/Unloading, of Surrey Zoning By-law, 1993, No. 12000, as amended, a single garage to accommodate only one *vehicle* or a double garage to accommodate two *vehicles* parked side by side in this Zone shall meet the following requirements:

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
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 a 5.0 m [16 ft.] wide garage door, except that the maximum width of the garage may be increased to 6.0 m [20 ft.] provided that the <i>lot</i> width is a minimum of 14.4 m [47 ft.]

5. A double garage or carport to accommodate two *vehicles* parked side by side shall not be permitted on any *lot* less than 13.4 m [44 ft.] wide or on a Type I *corner lot* pursuant to Section K, 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.
6. A triple garage to accommodate three *vehicles* parked side by side is not permitted.
7. Outside parking of *vehicles* ancillary to a residential use shall be limited to a maximum of 2 cars or trucks.

8. Outside parking or storage of *campers*, boats, or *house trailers* shall not be permitted.
9. No parking is permitted on a *corner lot* within 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

Not applicable to this Zone.

K. Subdivision

The *lots* created through subdivision in this Zone shall conform to the following minimum standards:

	<i>Lot Size</i>	<i>Lot Width</i>	<i>Lot Depth</i>
<u>Type I</u>			
<i>Interior Lot</i>	320 sq.m.	12 m.	26 m.
	[3,445 sq.ft.]	[40 ft.]	[85 ft.]
<i>Corner Lot</i>	375 sq.m.	14 m.	26 m.
	[4,037 sq.ft.]	[46 ft.]	[85 ft.]
<u>Type II</u>			
<i>Interior Lot</i>	320 sq.m.	13.4 m.	22 m.
	[3,445 sq.ft.]	[44 ft.]	[72 ft.]
<i>Corner Lot</i>	375 sq.m.	15.4 m	22 m
	[4,037 sq.ft.]	[51 ft.]	[72 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 the RF-G Zone.
8. Surrey Tree Preservation By-law, 1996, No. 12880, as amended.
9. Development permits may be required in accordance with the Surrey *Official Community Plan*, 1996, By-law No. 12900, as amended.
10. 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. 14591A."

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 22nd day of July, 2002.

_____ MAYOR

_____ CLERK

**Survey Plan To Accompany City Of Surrey
Rezoning Bylaw No. 14591A
For Lot 2 Except Part On Plan 6363
Section 8, Township 2
NWD, Plan 4793**

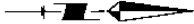
B.C.G.S. 92G.016

This Plan Lies Within The Greater Vancouver Regional District
Integrated Survey Area No. 1. Surrey, MADD83 (CSRS)
This Plan Shows Ground Level Measured Distances
Prior To Computation Of U.T.M. Coordinates,
Multiply By Combined Factor 0.9995804

LEGEND:

Grid Bearings Are Derived From Observations Between
Control Monuments 5371 And 5370
All Distances Are In Metres And Decimals Thereof

- Control Monument Found
- Standard Iron Post Found
- Standard Concrete Post Found



Certified Correct
Date: 21 November, 2001

L. Achtemichuk
L. Achtemichuk

B.C.L.S.

