

CITY OF SURREY

BY-LAW NO. 15110

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:

- (a) FROM: SINGLE FAMILY RESIDENTIAL (RF)  
TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

Portions of land shown on a Survey Plan attached hereto and forming part of this by-law as Appendix 1, certified correct by H. David Liddle, B.C.L.S. on the 14th day of July, 2003, and more particularly described as follows:

Parcel Identifier: 003-687-007  
The Southerly 737 square metres of Lot 73 Section 8 Township 2 New Westminster District Plan 65923 shown as Block A on Appendix 1.

Portion of 13484 - 64 Avenue

The 54 square metre lane dedicated on Plan 19854 to be closed shown as Block B on Appendix 1.

Portion of Lane

- (b) FROM: SINGLE FAMILY RESIDENTIAL GROSS DENSITY ZONE (RF-G)  
TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

Parcel Identifier: 000-968-463  
Lot 128 Section 8 Township 2 New Westminister District Plan 68798 shown as Block C on Appendix 1 containing 809 square metres.

6361 - 135 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 small *urban lots* at least 12.0 m [40 ft.] wide.

**B. Permitted Uses**

The *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 14.75 *dwelling units* per hectare [6 u.p.a.] and the dimensions of the *lots* created in a subdivision shall be in accordance with 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 area 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 0.55 provided that of the resulting allowable floor area, 28 m<sup>2</sup> [300 ft.<sup>2</sup>] shall be reserved for use only as a garage or carport, which may be reduced to 20 m<sup>2</sup> [215 ft.<sup>2</sup>] 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, but not including any portion of the *structure* located within 7.5 metres [25 ft.] of the *front lot line*. The reduced floor area of the second storey shall be accomplished by a *setback* 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 205 square metres [2,200 sq.ft.].

## E. Lot Coverage

The maximum lot coverage shall be 45%.

## 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>		7.5 m. [25 ft.]	7.5 m. [25 ft.]	1.2 m. [4 ft.]	3.6 m. [12 ft.]
<i>Accessory Buildings and Structures Greater Than 10 square metres [105 sq.ft.] in Size</i>		18.0 m. [60 ft.]	1.8 m [6 ft.]	1.0 m [3 ft.]	7.5 m [25 ft.]
<i>Other Accessory Buildings and Structures</i>		18.0 m [60 ft.]	0.0 m	0.0 m.	7.5 m. [25 ft.]

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

- \* The *front yard setback* may be relaxed at a lower floor level only to 5.5 metres [18 ft.] for a maximum of 50% of the length of the front of the dwelling for all portions of the dwelling excluding the garage. If 50% of the *building face* is *setback* 9 metres [30 ft.] from the *front lot line*, the *setback* to an attached garage whose main access doors face the fronting street may be relaxed to 6.7 metres [22 ft.], except that the *setbacks* for a garage whose main access doors face a *side yard* may be relaxed to 4.5 metres [15 ft.].

With the exception of a garage whose main access doors face a *side yard*, the minimum *front yard setback* of a garage or a carport which forms part of a *principal building* may be reduced to 5.5 metres [18 ft.], as long as at least 50% of the *front yard setback* of the *principal building* remains 7.5 metres [25 ft.] or more.

\*\* 50% of the length of the rear *building* face may be *setback* a distance of 6.0 metres [20 ft.] from the *rear lot line* provided the remainder of the *building* face, not including *sundecks* is *setback* at least 8.5 metres [28 ft.] from the *rear lot line*.

**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:
  - (a) The *building height* shall not exceed 9 metres [30 feet]; and
  - (b) The *height* of a *principal building* with a roof slope of less than 1:4 shall not exceed 7.3 metres [24 feet].
2. Accessory buildings and structures: The *building height* shall not exceed 4 metres [13 feet].

**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 *driveways* 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 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 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.

**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 landscaping 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**

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

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	<i>Lot Size</i>	<i>Lot Width</i>	<i>Lot Depth</i>
Regular	370 sq. m [4,000 sq.ft.]	12 metres [40 ft]	28 metres [90 ft.]

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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, 2002, No. 14650, 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. 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, 2003, No. 15110."

READ A FIRST AND SECOND TIME on the 8th day of September, 2003.

PUBLIC HEARING HELD thereon on the 29th day of September, 2003.

READ A THIRD TIME ON THE 29th day of September, 2003.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the 29th day of November, 2004.

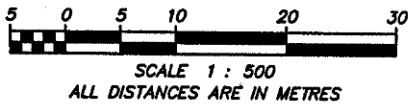
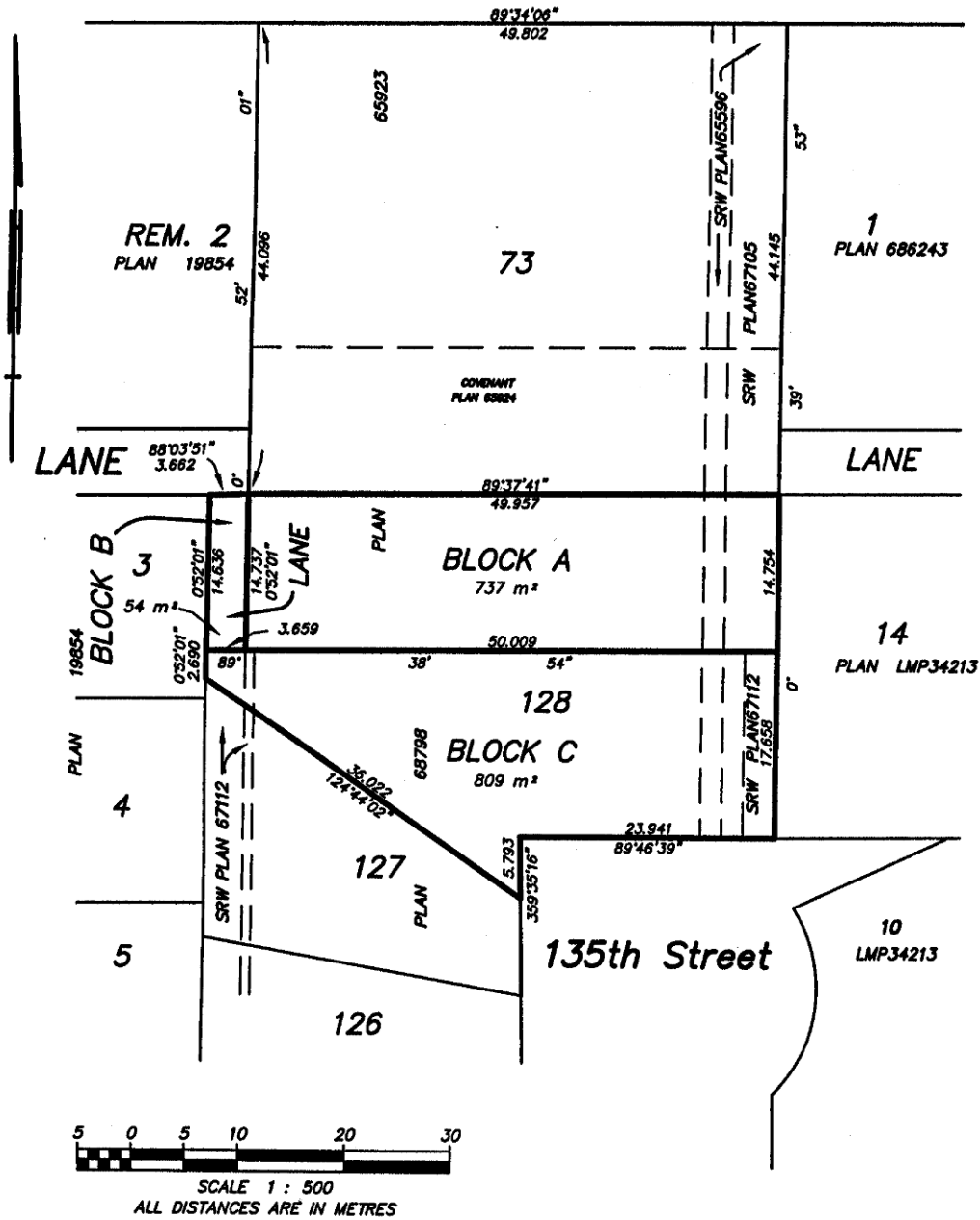
\_\_\_\_\_ MAYOR

\_\_\_\_\_ CLERK

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**BLOCK PLAN SHOWING BLOCKS 'A', 'B' AND 'C'  
 A PORTION OF LOT 73, PLAN 65923  
 LOT 128, PLAN 68798 AND A PORTION OF LANE  
 DEDICATED ON PLAN 19854  
 ALL OF SECTION 8, TOWNSHIP 2,  
 NEW WESTMINSTER DISTRICT**

**64th AVENUE**



CERTIFIED CORRECT ACCORDING TO SURVEY.  
 DATED THIS 14th DAY OF JULY, 2003.

*W. D. ...*  
 B. C. L. S.

**MURRAY & ASSOCIATES**  
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