

CITY OF SURREY

BY-LAW NO. 15162

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: 008-830-398
Lot 15 Except: Part on SRW Plan 25810 Section 14 Township 1 New Westminster
District Plan 25915

15722 - 24 Avenue

(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 *single family dwellings* on small *urban lots* with a minimum *lot* width of 9.0 m [29.5 ft.].

B. Permitted Uses

The *Lands* 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. The maximum *unit density* shall not exceed 25 *dwelling units* per hectare [10 *dwelling units* per acre].
2. The maximum *floor area ratio* shall not exceed 0.60 for *lots* equal or greater than 300 square metres [3,229 sq.ft.] in area and 0.70 for *lots* less than 300 square metres [3,229 sq.ft.] in area.
3. Notwithstanding Sub-section D.1 of this By-law, the maximum allowable floor area shall be 260 square metres [2,800 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*:

Use	Setback	Front Yard	Rear Yard	Side Yard	Side Yard on Flanking Street
<i>Principal Building</i>		6.0 m. ¹ [20 ft.]	6.5 m. [20 ft.]	1.2 m. [4 ft.]	6 m. [20 ft.]
<i>Accessory Buildings and Structures</i>		— ²	1.8 m. [6 ft.]	1.0 m. [3.0 ft.]	— ²

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

- 1 Notwithstanding the definition of *front lot line* provided in Surrey Zoning By-law, 1993, No. 12000, as amended the *front yard setback* shall be measured from 157A Street or 23B Avenue frontage. 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 *front yard setback* may be further reduced to a minimum 2.6 m [8.5 ft.] by 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* and

that the *front yard setback* of a garage or carport shall be a minimum of 6.0 m [20 ft.].

With the exception of a garage whose main access doors face a *side yard*, an attached garage to the *principal building* shall not extend towards the *highway* for more than half the depth of the said garage, measured from the exterior front face of the *principal building*, excluding any front face of the exterior wall above the said garage. If the aforesaid garage contains more than 2 parallel parking bays, the additional parking bay(s) and the garage entrance leading to the additional parking bay(s) shall be set back at least 0.9 metre [3 ft.] from the front of the said garage.

2. *Accessory buildings and structures* are not permitted within the *front yard setback* of the *principal building* as measured from the 157A Street or 23B Avenue *frontage*.

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 metres [30 feet].
2. *Accessory buildings and structures:* The *building height* shall not exceed 4.0 metres [13 feet] except that where the roof slopes 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 4.5 metres [15 ft.].

H. Off-Street Parking

1. A minimum of 2 off-street *parking spaces* shall be provided per *dwelling unit*, both of which may be enclosed in a garage or carport, or provided outside on a parking pad on the *lot*.
2. *Tandem parking*, either in a garage, carport or outside on a parking pad, shall not be permitted on the *lot*.
3. Where a garage or carport is provided on the *lot*, no more than a total of 2 off-street *parking spaces* shall be enclosed in the garage or carport and the floor area of the garage or carport shall not exceed a maximum of 37 sq. m. [400 sq. ft.].
4. Notwithstanding the width of the *parking space* required for a double garage in Section B.1 of Part 5 Off-Street Parking and Loading/Unloading, of this By-law, for the purpose of this Zone, the width of a double garage to accommodate two *vehicles* parked side by side may be reduced to a minimum of 5.5 m. [18 ft.], measured between the inside faces of the side

walls of the garage, provided that the opening for *vehicle* access to the garage shall accommodate a garage door that is a minimum of 5.0 m. [16 ft.] in width.

5. Outside parking of *vehicles* ancillary to a residential use shall be limited to a maximum of 2 cars or trucks.
6. 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*, non-porous or paved surfaces shall be landscaped, provided that notwithstanding the definition of *landscaping* in Part 1 Definitions, of Surrey Zoning By-law, 1993, No. 12000, as amended, *landscaping* shall not include any non-porous or paved surfaces except as permitted in Section I.2 of this By-law. All *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 building* and *accessory buildings* or *structures*.

J. Special Regulations

Not applicable to this Zone.

K. Subdivision

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>
280 m ² [3,014 sq.ft.]	9.0 metres [29.5 ft]	26 metres [85 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-9 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-9 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, 2003, No. 15162."

READ A FIRST AND SECOND TIME on the 27th day of October, 2003

PUBLIC HEARING HELD thereon on the 17th day of November, 2003

READ A THIRD TIME ON THE 17th day of November, 2003.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the 26th day of July, 2004.

_____ MAYOR

_____ CLERK

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