

CITY OF SURREY

BY-LAW 15167B

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: GENERAL AGRICULTURE ZONE (A-1)
TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)
-

Portion of Parcel Identifier: 006-703-119
Lot 3 Section 17 Township 8 New Westminster District Plan 32059,

Portion of 6973 - 180 Street

Called Block F, containing 555 square metres

Portion of Parcel Identifier: 006-703-119
Lot 3 Section 17 Township 8 New Westminster District Plan 32059, and

Portion of 6973 - 180 Street

Portion of road dedicated on Plan 32059

Portion of 180 Street

Called Block F, Portions of 6973 - 180 Street and 180 Street
having a combined total area of 634 square metres.

Portion of Parcel Identifier: 006-703-135
Lot 4 Except: Part Subdivided by Plan LMP35060 Section 17 Township 8
New Westminster District Plan 32059; and

Portion of 6945 - 180 Street

Portion of road dedicated on Plan 32059

Portion of 180 Street

Called Block F, Portions of 6945 - 180 Street and 180 Street
having a combined total area of 809 square metres.

(1(a) is hereinafter referred to as the "*Lands*")

The *Lands* consist of three (3) separate parcels shown as Block F on Schedule A (two pages) attached hereto and forming part of this by-law, certified correct by Grant Butler, B.C.L.S. on the 21st day of October, 2003.

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

A. Intent

This Zone is intended to accommodate and regulate the development of *ground-oriented multiple unit residential buildings on urban lots* containing a maximum of 4 *dwelling units* in accordance with a *comprehensive design*.

B. Permitted Uses

The *Lands* and *structures* shall be used for the following uses only, or for a combination of such uses:

1. One (1) *ground-oriented multiple unit residential building* on the *Lands* as shown as Block F on Schedule A, provided that the *ground-oriented multiple unit residential building* contains a maximum of 4 *dwelling units*.

C. Lot Area

Not applicable to this Zone.

D. Density

1. For the purpose of *building* construction, the maximum *density* shall not exceed a *floor area ratio* of 0.1. The *density* may be increased to a maximum *floor area ratio* of 0.80 if amenities are provided in accordance with Schedule G of Surrey Zoning By-law, 1993, No. 12000, as amended and provided further that of the resulting allowable floor area, 82 square metres [883 sq. ft.] shall be reserved for use only as a garage.
2. Notwithstanding Section D.1, the maximum allowable floor area shall not exceed 435 square metres [4,682 sq. ft], inclusive of the garage and *accessory buildings* and *structures*.

E. Lot Coverage

The maximum *lot coverage* shall be 55%, including accessory buildings and structures.

F. Yards and Setbacks

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

| Use | Setback | Front Yard¹ | Rear Yard | Side Yard | Side Yard on Flanking Street |
|---|----------------|-------------------------------|----------------------------------|-------------------|-------------------------------------|
| <i>Principal Building</i> | | 3.0 m. [10 ft.] | 7.5 m. [25 ft.] | 1.2 m. [4 ft.] | 2.0 m. [6.5 ft.] |
| <i>Accessory Buildings and Structures</i> | | - ² | 0.5 m. ³ [1.6 ft.] | 1.2 m. [4 ft.] | 2.0 m. [6.5 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 2.0 metres [6. ft 6 in.] for the first storey by an unenclosed and uninhabitable space such as a porch or verandah, provided that the said porch or verandah is a minimum of 1.5 m. [5.0 ft.] deep, 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 *Accessory buildings and structures*, including the detached garage are not permitted within a minimum of 5.0 metres [16 ft.] of the *principal building*, except that on *Lot 64*, the detached garage may be located within a minimum of 4.5 metres [14 ft. 7 in.] 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 buildings:* The *building height* shall not exceed 9 metres [30 feet].
2. *Accessory buildings and structures:* The *building height* shall not exceed 4 metres [13 feet].

H. Off-Street Parking

1. Notwithstanding Part VI, Section 81 of the Highway and Traffic By-law, 1997, No. 13007, as amended, a *driveway* to the *lot* is permitted only from a rear lane.
2. Notwithstanding Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended, a minimum of 4 *parking spaces* for residents shall be provided on the *lot* and shall be enclosed in detached garages.
3. Notwithstanding Part 5 Off- Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended, a minimum of 1 *parking space* for visitors shall be provided on the *lot* and may be installed as a parking pad.
4. Parking pad is not permitted within a minimum of 3.0 metres [13 ft.] of the *principal building* but may encroach within the required *side yard setbacks*.
5. 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 the *principal buildings* and *accessory buildings* and *structures*, non-porous or paved surfaces shall be landscaped including the retention of mature trees. This *landscaping* shall be maintained.
2. Non-porous or paved surfaces, including a *driveway* and a parking pad, shall not cover more than 40% of the *lot* area that is not occupied by the *principal building* and *accessory buildings* or *structures*.
3. Internal rear yard fences shall be transparent, not exceeding 1.2 metres [4 ft.] in height and shall be installed in combination with *landscaping*.
4. Fences shall not be permitted within the *front yard setbacks*.
5. Notwithstanding Sub-section E.8(a) of Part 4 General Provisions, where a fence is located within the required *side yard* on *flanking street*, the height of the fence shall not exceed 1.2 metres [4 ft.] and shall be installed in combination with *landscaping*.
6. Where a privacy fence is installed between *lots*, the height of the fence shall not exceed 1.5 metres [5 ft.] and shall not extend past the front face of the *principal building*.

J. Special Regulations

Not applicable to this Zone.

K. Subdivision

1. The *lots* created through subdivision other than those in Section K.2 in this Zone shall conform to the following minimum standards:

| <i>Lot Size</i> | <i>Lot Width</i> | <i>Lot Depth</i> |
|------------------------------|-------------------------|--------------------------|
| 555 sq. m. [5,974 sq.ft.] | 17.5 metres [57 ft.] | 31.0 metres [102 ft.] |

Dimensions shall be measured in accordance with Section E.21, Part 4 General Provisions, of the Surrey Zoning By-law, 1993, No. 12000 as amended.

2. The *lot* may be further subdivided into a maximum of 4 strata *lots*, each of which is a *dwelling unit* forming part of the *ground-oriented multiple unit building*.

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 RM-30 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. *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 RM-30 Zone.

6. Surrey Tree Preservation By-law, 1996, No. 12880, as amended.
 7. *Sign* regulations are set out in Surrey Sign By-law, 1999, No. 13656, as amended.
 8. Development permits shall be required in accordance with the *Official Community Plan*.
3. This By-law shall be cited for all purposes as "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2003, No. 15167B."

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 AS AMENDED on the 10th day of April, 2006.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the 10th day of April, 2006.

_____ MAYOR

_____ CLERK

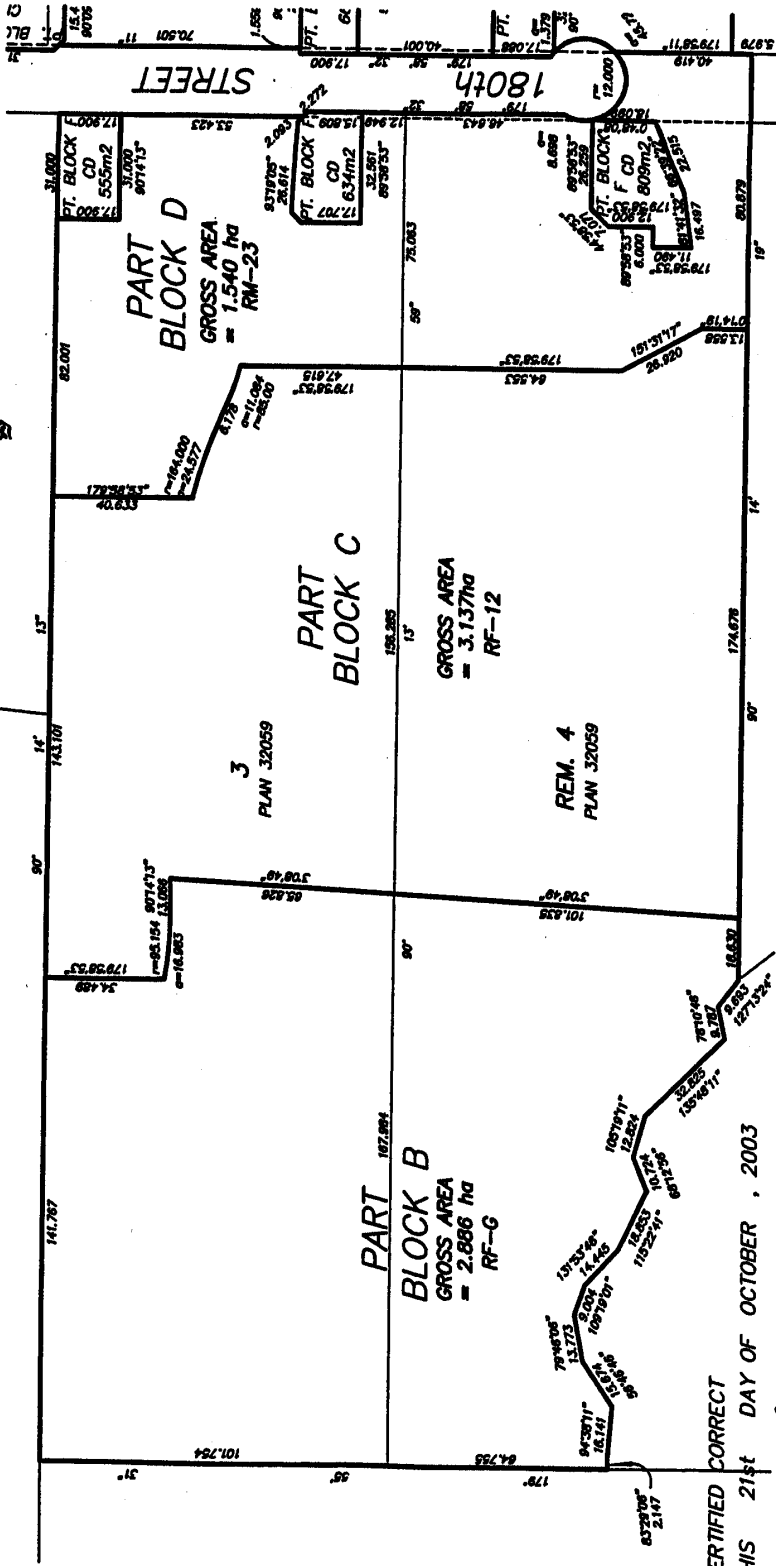
Schedule A

SURVEY PLAN TO ACCOMPANY CITY OF SURREY BYLAW 1516ZB OF PARTS OF SECTION 17 TOWNSHIP 8 NEW WESTMINSTER DISTRICT

| LEGAL DESCRIPTION | P.I.D. |
|--|-------------|
| LOT 3 SECTION 17 TOWNSHIP 8 N.W.D. PLAN 32059 | 006-703-119 |
| LOT 4 EXCEPT: PART SUBDIVIDED BY PLAN LMP35060 SECTION 17 TOWNSHIP 8 N.W.D. PLAN 32059 | 006-703-135 |



NOT TO SCALE



CERTIFIED CORRECT
THIS 21st DAY OF OCTOBER, 2003

GRB

LEGEND

GRID BEARINGS ARE DERIVED FROM OBSERVATIONS BETWEEN GEODETIC CONTROL MONUMENTS 5698 AND 80H2074
ALL DIMENSIONS ARE DERIVED FROM FIELD SURVEY
m2 - DENOTES SQUARE METRES
ha - DENOTES HECTARES

B.C.L.S.

GRANT BUTLER

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DWG : 2702-2-ZN2-REV20-21OCT03-V2