

CITY OF SURREY

BY-LAW NO. 15335B

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

Portions of land shown on a Survey Plan attached hereto and forming part of this by-law as Schedule A, certified correct by Eugene Wong, B.C.L.S. on the 11th day of March 2004 containing a total area of 46,953.0 square metres, called Block B and more particularly described as follows:

Portion of Parcel Identifier: 016-621-671, Lot 1 Section 36 Township 2 New Westminster District Plan 87034, containing 2,558.9 square metres:

(Portion of 9184 - 162 Street)

Portion of Parcel Identifier: 016-621-689, Lot 2 Section 36 Township 2 New Westminster District Plan 87034, containing 44,394.1 square metres:

(Portion of 9157 - 164 Street)

Portion of Portion of Parcel Identifier: 016-621-689, Lot 2 Section 36 Township 2 New Westminster District Plan 87034, shown on a Survey Plan attached hereto and forming part of this by-law as Schedule A, certified correct by Eugene Wong, B.C.L.S. on the 11th day of March 2004 containing a total area of 5,562.3 square metres, called Block C and more particularly described as follows:

(Portion of 9157 - 164 Street)

(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 housing* on *suburban lots*, with substantial public open space set aside within the subdivision.

B. Permitted Uses

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

1. One *single family dwelling*.
2. *Accessory uses* including the following:
 - (a) *Bed and breakfast* use in accordance with Section B.2, Part 4 General Provisions of Surrey Zoning By-law, 1993, No. 12000 as amended; and
 - (b) The keeping of *boarders* or *lodgers* in accordance with Section B.2, Part 4 General Provisions, of Surrey Zoning By-law, 1993, No. 12000, as amended.

C. Lot Area

Not applicable to this Zone.

D. Density

1. For the purpose of subdivision:
 - (a) The maximum *unit density* shall not exceed 3.95 *dwelling units* per hectare [1.6 u.p.a.] calculated on the basis of the entire *Lands*.
 - (b) The maximum *unit density* may be increased from 3.95 *dwelling units* per hectare [1.6 u.p.a.] to 5.5 *dwelling units* per hectare [2.0 u.p.a.], both calculated on the basis of the entire *Lands* provided:
 - i. *Open space* in an amount of not less than 13% of the *lot* area is preserved in its natural state or retained for park and recreational purposes:

- ii. The said *open space* shall contain natural features such as a stream, ravine, stands of mature trees, or other land forms worthy of preservation and/or contain heritage *buildings* or features and/or expand on existing park; and
 - iii. The said *open space* shall be accessible by the public from a *highway*.
2. (a) For the purpose of this 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*;
- (b) For *building* construction within a *lot* in Block B the *floor area ratio* shall not exceed 0.32, provided that, of the resulting allowable floor area, 45 square metres [480 sq. ft.] shall be reserved for use only as a garage or carport, and 10 square metres [105 sq. ft.] shall be reserved for use only as *accessory buildings* and *structures*; and
- (c) For *building* construction within a *lot* in Block C, the *floor area ratio* shall not exceed 0.25, provided that, of the resulting allowable floor area, 67 square metres [720 sq.ft.] shall be reserved for use only as a garage or carport, and 28 square metres [300 sq.ft.] shall be reserved for use only as *accessory buildings* and *structures*.

E. Lot Coverage

- 1. Block B: The maximum *lot coverage* shall be 25%.
- 2. Block C: The maximum *lot coverage* shall be 20%.

F. Yards and Setbacks

1. Block B:

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

Use	Setback	<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.]	3.0 m [10 ft.]	7.5 m [25 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, 1993, No. 12000, as amended.

2. Block C:

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

Use	Setback	<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.]	3.0 m [10 ft.]	7.5 m [25 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, 1993, No. 12000, as amended.

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] 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 metres [16.5 ft].

H. Off-Street Parking

1. A minimum of 2 off-street *parking spaces* shall be provided.
2. Where *boarders* or *lodgers* or *bed and breakfast* users are accommodated, the following shall be provided:
 - (a) Where 3 patrons or less are accommodated, 1 *parking space* shall be provided; and
 - (b) Where more than 3 patrons are accommodated, 2 *parking spaces* shall be provided.
3. Outside parking or storage of *campers*, boats and *vehicles* including cars, trucks and *house trailers* ancillary to the residential use shall be limited to:
 - (a) A maximum of 2 cars or trucks;
 - (b) *House trailer*, *camper* or boat, provided that the combined total shall not exceed 1; and
 - (c) The total amount permitted under (a) and (b) shall not exceed 3.
4. No outside parking or storage of a *house trailer* or boat is permitted within the *front yard setback*, or within the required *side yards* adjacent the *dwelling*, or within 1 metre [3 ft.] of the *side lot line*, except as follows:
 - (a) On *lots* which have no vehicular access to the *rear yard* or where access is not feasible through modification of *landscaping* or fencing or both, either 1 *house trailer* or 1 boat may be parked in the

front *driveway* or to the side of the front *driveway* or in the *side yard*, but no closer than 1 metre [3 ft.] to a *side lot line* nor within 1 metre [3 ft.] of the *front lot line* subject to the residential parking requirements stated in Section C.1 of Part 5 Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended; and

- (b) Adequate screening, as described in Section I.2 of this Zone is provided.

I. Landscaping

1. All developed portions of the *lot* not covered by *buildings*, *structures* or paved areas shall be landscaped including the retention of mature trees. This *landscaping* shall be maintained.
2. The parking or storage of *house trailers* or boats shall be adequately screened by compact evergreen trees or shrubs at least 1.8 metres [6 ft.] in height and located between the said *house trailer* or boat and any point on the *lot line* within 7.5 metres [25 ft.] of the said *house trailer* or boat, in order to obscure the view from the abutting *lot* or street, except:
 - (a) where the driveway or the parking area is used for parking or storage of a *house trailer* or boat, the landscape screen is not required within the said *driveway*; and
 - (b) in the case of *rear yards*, this screening requirement may be provided by a 1.8 metre [6 ft.] high solid fence.

J. Special Regulations

Not applicable to this Zone.

K. Subdivision

1. *Lots* created through subdivision shall meet the dimensional requirements of the RA Zone of Surrey Zoning By-law, 1993, No. 12000, as amended.

2. *Lots* created through subdivision in Block B, in accordance with Sub-section D.1(b) of this Zone, shall conform to the following minimum standards:

	<i>Lot Size</i>	<i>Lot Width</i>	<i>Lot Depth</i>
Regular Standard <i>Lots</i>	1,300 sq. m [14,000 sq. ft.]	30 metres [100 ft.]	30 metres [100 ft.]
Permissible Reduction as set out below*	1,120 sq.m. [12,000 sq.ft.]	24 metres [80 ft.]	30 metres [100 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.

- * Permissible reduction for up to 50% of the lots within a plan of subdivision where 13% or more of the lands subdivided are set aside as *open space* pursuant to Sub-section D.1(b).

3. *Lots* created through subdivision in Block C, in accordance with Sub-section D.1(b) of this Zone, shall conform to the following minimum standards:

<i>Lot Size</i>	<i>Lot Width</i>	<i>Lot Depth</i>
2,600 sq. m [27,987 sq.ft.]	35 metres [115 ft]	40 metres [130 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 RH-G Zone for Block B and the RA-G Zone for Block C, 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 RH-G Zone for *lots* within Block B and RA-G for *lots* within Block C.
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, 2004, No. 15335B."

READ A FIRST AND SECOND TIME on the 22nd day of March, 2004.

PUBLIC HEARING HELD thereon on the 5th day of April, 2004.

READ A THIRD TIME ON THE 5th day of April, 2004.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk,
and sealed with the Corporate Seal on the 18th day of October, 2004.

MAYOR

CLERK

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SEH 4/30/13 9:37 AM

SURVEY PLAN TO ACCOMPANY CITY OF SURREY BYLAW No. 153358
OVER SECTION 36 TOWNSHIP 2 NEW WESTMINSTER DISTRICT
PLAN 8704

153358

REDUCED COPY

Schedule A

FOR THE PURPOSE OF REZONING

LOCAL NUMBER

DATE OF SURVEY

LEGEND

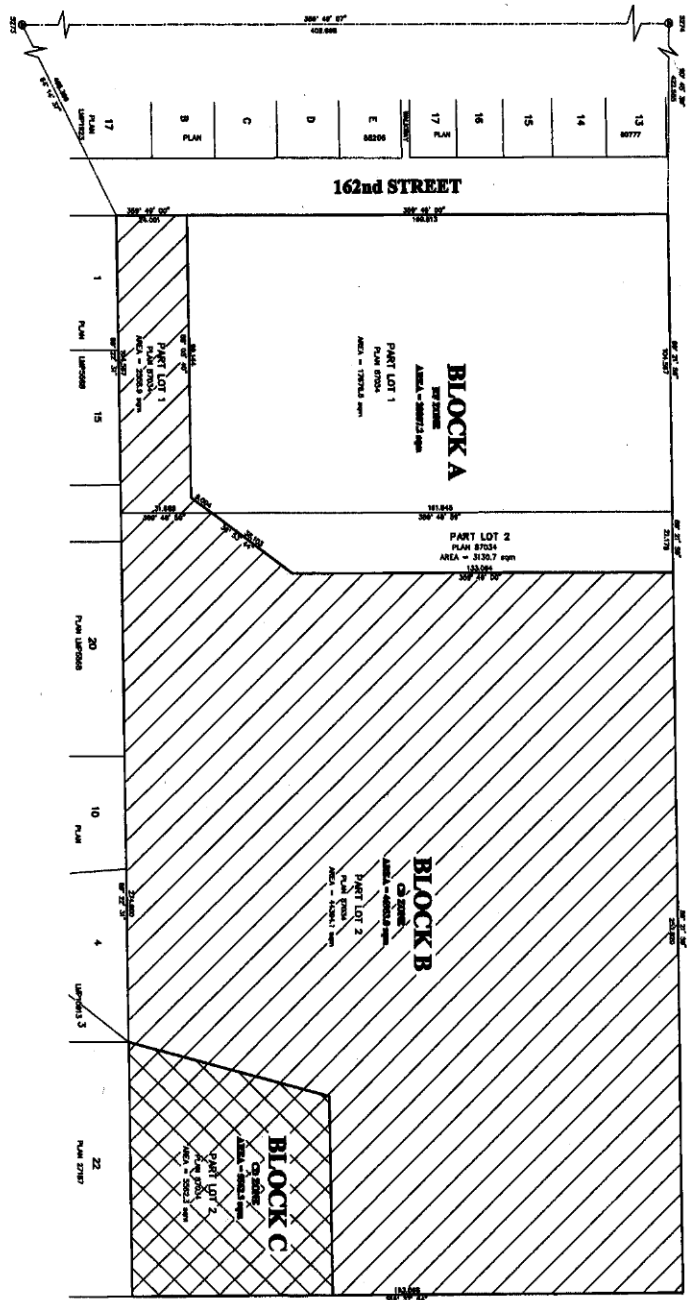
SCALE 1:1,750

As Approved on 19/06/2014

BOOK OF REFERENCE

ZONE	LEGAL DESCRIPTION	AREAS	TOTAL AREA
AREAS 1	PART LOT 1 SECTION 36 TOWNSHIP 2 NEW WESTMINSTER DISTRICT	1797.5 sqm	1797.5 sqm
AREAS 2	PART LOT 2 SECTION 36 TOWNSHIP 2 NEW WESTMINSTER DISTRICT	3120.7 sqm	3120.7 sqm
AREAS 3	PART LOT 1 SECTION 36 TOWNSHIP 2 NEW WESTMINSTER DISTRICT	1797.5 sqm	1797.5 sqm
AREAS 4	PART LOT 2 SECTION 36 TOWNSHIP 2 NEW WESTMINSTER DISTRICT	3120.7 sqm	3120.7 sqm
AREAS 5	PART LOT 2 SECTION 36 TOWNSHIP 2 NEW WESTMINSTER DISTRICT	3120.7 sqm	3120.7 sqm

92nd AVENUE



THE SURVEYOR HAS
 VERIFIED THE
 POSITION OF THE
 CORNERS OF THE
 SECTION 36
 TOWNSHIP 2
 NEW WESTMINSTER
 DISTRICT
 AND THE
 POSITION OF THE
 CORNERS OF THE
 BLOCKS
 AND LOTS
 SHOWN ON THIS
 PLAN
 AND THAT THE
 AREA OF THE
 SECTION 36
 TOWNSHIP 2
 NEW WESTMINSTER
 DISTRICT IS
 1797.5 SQM
 AND THE AREA
 OF THE
 BLOCKS AND
 LOTS SHOWN
 ON THIS PLAN
 IS AS SHOWN
 THEREON.

This Plan has been approved by the City of Surrey Planning Department.

