

CITY OF SURREY

BY-LAW NO. 15395

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: COMPREHENSIVE DEVELOPMENT ZONE (CD) (BY-LAW NO. 15044)
 SURREY ZONING BY-LAW, 1993, NO. 12000, AMENDMENT BY-LAW,
 2003, NO. 15044

TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

Parcel Identifier: 025-843-974
Lot 59 Section 16 Township 8 New Westminster District Plan BCP 9358

18599 – 66A Avenue

Parcel Identifier: 025-843-982
Lot 60 Section 16 Township 8 New Westminster District Plan BCP 9358

18591 – 66A Avenue

Parcel Identifier: 025-843-991
Lot 61 Section 16 Township 8 New Westminster District Plan BCP 9358

18585 – 66A Avenue

Parcel Identifier: 025-844--008
Lot 62 Section 16 Township 8 New Westminster District Plan BCP 9358

18577 – 66A Avenue

Parcel Identifier: 025-844-016
Lot 63 Section 16 Township 8 New Westminster District Plan BCP 9358

18571 – 66A Avenue

Parcel Identifier: 025-844-024
Lot 64 Section 16 Township 8 New Westminster District Plan BCP 9358

18568 – 66A Avenue

Parcel Identifier: 025-844-032
Lot 65 Section 16 Township 8 New Westminster District Plan BCP 9358

18576 – 66A Avenue

Parcel Identifier: 025-844-041
Lot 66 Section 16 Township 8 New Westminster District Plan BCP 9358

18580 – 66A Avenue

Parcel Identifier: 025-844-059
Lot 67 Section 16 Township 8 New Westminster District Plan BCP 9358

18588 – 66A Avenue

Parcel Identifier: 025-844-067
Lot 68 Section 16 Township 8 New Westminster District Plan BCP 9358

18592 – 66A Avenue

Parcel Identifier: 025-844-075
Lot 69 Section 16 Township 8 New Westminster District Plan BCP 9358

18598 – 66A Avenue

(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*.

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 By-law.

D. Density

1. 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 for parking shall be included in the calculation of *floor area ratio*.
2. The maximum allowable floor area of the *principal building*, including the garage, *accessory buildings* and *structures*, shall not exceed a *floor area ratio* of 0.70, provided that of the resulting allowable floor area, 33 square metres [355 sq. ft.] shall be reserved for use only as a garage, which may be reduced to 20 square metres [215 sq. ft.] for a single garage provided that said garage does not exceed a width of 4.0 metres [13 ft.] measured between the interior walls, and that said two-vehicle garage does not exceed a maximum width of 5.5 metres [18 ft.] measured between the interior walls.
3. Notwithstanding Sub-section D.2 of this Zone, the maximum allowable floor area, inclusive of a garage and *accessory buildings*, shall be 240 square metres [2,600 sq. ft.].

E. Lot Coverage

The maximum *lot coverage* shall be 57%.

F. Yards and Setbacks

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

	<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>		3.5 m. ¹ [11 ft.]	6.5 m. ³ [21 ft.]	1.2 m. ⁵ [4 ft.]	2.4 m. ⁶ [8 ft.]
<i>Accessory Buildings and Structures</i>		— ²	0.5 m. ⁴ [1 ft. 6 in.]	0.6 m. [2.0 ft.]	2.4 m. [8 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 first storey of the *principal building* may be reduced to a minimum of 2.0 metres [6 ft.] by an unenclosed and uninhabitable space such as a porch or veranda provided that the said porch or veranda is a minimum of 1.5 metres [5 ft.] deep, covered from above, and is an integral part of the *principal building*.

- ² *Accessory building and structures* are not permitted within the *front yard setback*.
- ³ The *rear yard setback* measured to the face of an attached garage, as defined in Section J.1 of this Zone, shall be a minimum of 0.5 metres [1 ft. 6 in.] and the *rear yard setback* of the remaining portion of the *principal building* except the attached garage shall be a minimum of 6.5 metres [21 ft.].
- ⁴ *Accessory buildings and structures* exceeding 2.4 metres [8 ft.] in *building height* and any detached garage, as defined in Section J.2 of this Zone, regardless of the *building height* are not permitted within 6.0 metres [20 ft.] of the *principal building*.
- ⁵ The *side yard setback* to an attached garage, as defined in Section J.1 of this Zone, may be reduced to 0.6 metres [2.0 ft.] on one side of the *lot*.
- ⁶ The *side yard* on a *flanking street* of the first storey of the *principal building* may be reduced to a minimum of 2.0 metres [6 ft.] by an unenclosed and uninhabitable space such as a porch or veranda provided that the said porch or veranda is a minimum of 1.5 metres [5 ft.] deep, covered from the above and is an integral part of the *principal building*, and further provided that the *side yard* on the *flanking street* for the attached garage portion of the *principal building*, as defined in Section J.1 of this Zone, shall be a minimum of 6.0 metres [20 ft.].

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 9.5 metres [31 ft.].
2. *Accessory buildings and structures*: The *building height* shall not exceed 3.0 metres [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 metres [16 ft.].

H. Off-Street Parking

1. A *driveway* to the *lot* is only permitted from the *rear* lane.
2. Two off-street *parking spaces* shall be provided, of which a minimum of one *parking space* must be enclosed in an attached or detached garage, and if a single *vehicle* garage is provided, the other *parking space* shall be provided outside on a parking pad on the *lot*.

3. Where a garage is provided on the *lot*, no more than a total of 2 *parking spaces* shall be enclosed in the garage and the floor area of the garage shall not exceed a maximum of 37 square metres [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 Surrey Zoning By-law, 1993, No. 12000, as amended, 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 metres [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 metres [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 developed portions of a *lot* not covered by *buildings*, *structures* or paved areas shall be landscaped including the retention of mature trees. This *landscaping* shall be maintained.

J. Special Regulations

1. For the purpose of this Zone, an attached garage means:
 - (a) Where the garage is constructed to accommodate a maximum of two *vehicles* parked side by side, a minimum of 33% of the length of the rear wall of the garage is either in common with the rear wall of the remaining portion of the *principal building* or is located within the remaining portion of the *principal building*; or
 - (b) Where the garage is a single garage constructed to accommodate a maximum of one *vehicle*, a minimum of 55% of the length of the rear wall of the garage is either in common with the rear wall of the remaining portion of the *principal building* or is located within the remaining portion of the *principal building*.
2. For the purpose of this Zone, a detached garage means a garage that is located outside of the *principal building* at a distance of at least 6.0 metres [20 ft.] from the *principal building*.

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>
<i>Interior Lot</i>	215 sq. m [2,314 sq.ft.]	8.6 m. [28 ft.]	27 metres [89 ft.]
<i>Corner Lot</i>	326 sq.m. [3,509 sq.ft.]	10.8 m. [35 ft.]	27 m. [89 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-12 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. *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-12 Zone.
7. Surrey Tree Preservation By-law, 1996, No. 12880, as amended.

8. 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. 15395."

READ A FIRST AND SECOND TIME on the 7th day of June, 2004.

PUBLIC HEARING HELD thereon on the 21st day of June, 2004.

READ A THIRD TIME ON THE 21st day of June, 2004.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the 21st day of June, 2004.

_____ MAYOR

_____ CLERK

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