

CITY OF SURREY

BY-LAW NO. 16065

A by-law to amend Surrey Zoning By-law, 1993, No. 12000, as amended  
.....

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: ONE-ACRE RESIDENTIAL ZONE (RA)  
TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

Parcel Identifier: 015-682-455  
Lot 2 Section 21 Township 1 New Westminster District Plan 83445

3106 - 140 Street

FROM: SUBURBAN RESIDENTIAL ZONE (RS) (BY-LAW NO. 5942)  
TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

Parcel Identifier: 018-720-935  
Lot 1 Section 21 Township 1 New Westminster District Plan LMP16163

3140 - 140 Street

Portion of 140 Street shown on the Survey Plan attached hereto and forming part of this by-law as Schedule "A", certified correct by Gene Paul Nikula, B.C.L.S. on the 4<sup>th</sup> day of July, 2006 containing 1,441 square metres called "Block A".

(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 suburban lots*.

## **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, the maximum *unit density* shall not exceed 5 *dwelling units* per hectare [2 u.p.a.], calculated on the basis of the entire *Lands*.
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*; and
  - (b) For *building* construction within a *lot*:
    - i. The *floor area ratio* shall not exceed 0.32 for *lots* less than 1,858 square metres [20,000 sq.ft.], provided that, of the resulting 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*;
    - ii. The *floor area ratio* shall not exceed 0.25 for *lots* equal to or in excess of 1,858 square metres [20,000 sq.ft.], provided that, of the resulting 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*; and

- iii. Notwithstanding the above, the maximum allowable floor area shall be 425 square metres [4,575 sq.ft.] for *lots* less than 1,858 square metres [20,000 sq.ft.].

**E. Lot Coverage**

The maximum *lot coverage* shall be 25%.

**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>
<b>Use</b>			
<i>Principal Building</i>	7.5 m. [25 ft.]	7.5 m. [25 ft.]	4.5 m.* [15 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.]
<i>Other Accessory Buildings and Structures</i>	18.0 m [60 ft.]	0.0 m.	0.0 m.

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

- \* Where the *lot* is less than 1,858 square metres [20,000 sq.ft.] in area, the minimum *side yard setback* of the *principal building* may be reduced to 3.0 metres [10 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 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. Resident and visitor *parking spaces* shall be provided as stated in Table C.6 of Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.
2. 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.
3. 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*.

## **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) 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**

For the purpose of 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>
Regular Standard <i>Lots</i>	1,858 sq. m. [20,000 sq.ft.]	30 metres [100 ft.]	30 metres [100 ft.]
Permissible Reduction as set out below*	1,300 sq.m. [14,000 sq.ft.]	30 metres [100 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 40% of the *lots* within a plan of subdivision.

**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 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 RH 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, 2006, No. 16065."

READ A FIRST AND SECOND TIME on the 10th day of July, 2006.

PUBLIC HEARING HELD thereon on the 24th day of July, 2006.

READ A THIRD TIME ON THE 24th day of July, 2006.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the 26th day of June, 2007.

\_\_\_\_\_ MAYOR

\_\_\_\_\_ CLERK

**SCHEDULE A**

**SURVEY PLAN TO ACCOMPANY CITY OF SURREY  
BYLAW NO. 16065 OVER PART OF SECTION 21  
TOWNSHIP 1 NEW WESTMINSTER DISTRICT**

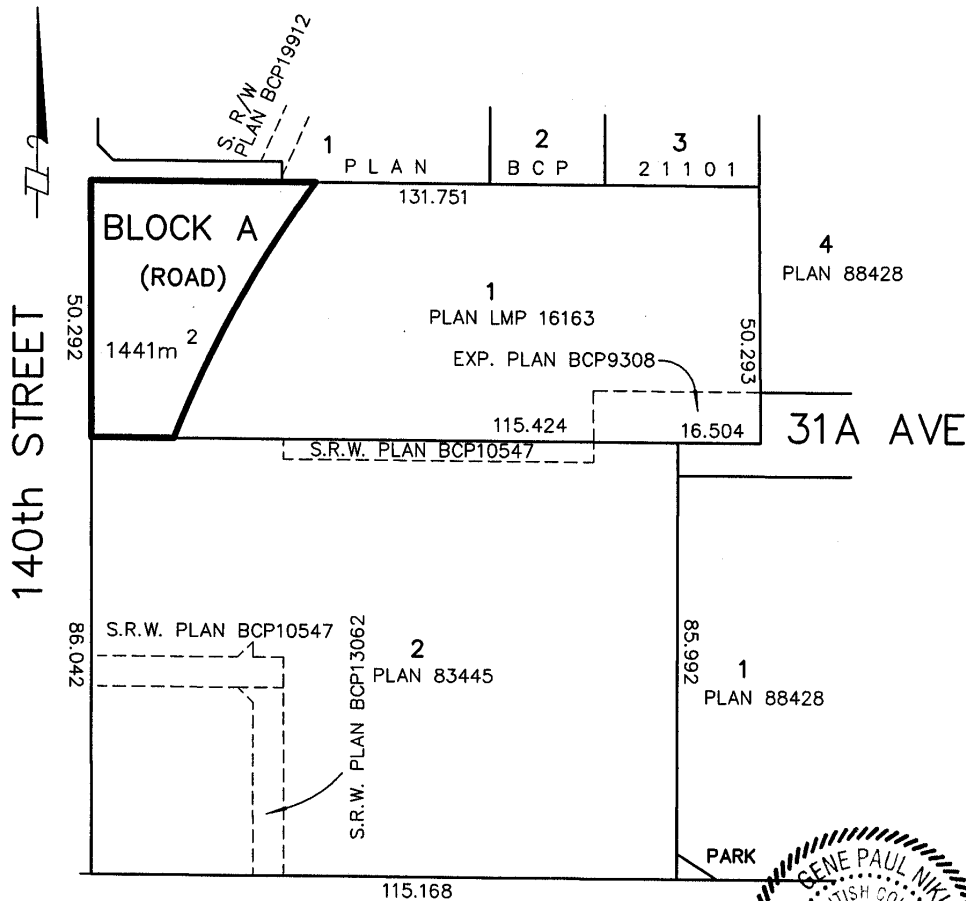
FOR THE PURPOSE OF REZONING  
B.C.G.S. 92G006  
CITY OF SURREY

BOOK OF REFERENCE

ZONE	LEGAL DESCRIPTION	TOTAL AREA
BLOCK A CD ZONE	PART ROAD DEDICATED ON PLAN LMP16163	1441m <sup>2</sup>

LEGEND

SCALE  
1:1250



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**DHALIWAL AND ASSOCIATES**  
LAND SURVEYING INC.  
121-13140 80th Avenue  
Surrey, B.C. V3W 3B2  
Phone: 604 501-6188  
Fax: 604 501-6189  
File: 0602002-Z01.DWG

6  
PLAN 9571

THIS PLAN LIES WITHIN THE  
GREATER VANCOUVER REGIONAL DISTRICT

Certified correct according to filed survey.  
This 4th day of July, 2008

*Gene Paul Nikul*  
GENE PAUL NIKUL  
BRITISH COLUMBIA  
LAND SURVEYORS  
COMMISSION REG. NO. 803

GENE PAUL NIKUL B.C.L.S. 803

THIS DOCUMENT IS NOT VALID UNLESS  
ORIGINALLY SIGNED AND SEALED