

CITY OF SURREY

BY-LAW NO. 16497A

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

As amended by Bylaw No: 16975, 07/27/09; 17007, 10/05/09

.....

THIS IS A CONSOLIDATED BY-LAW PREPARED BY THE CITY OF SURREY FOR CONVENIENCE ONLY. THE CITY DOES NOT WARRANT THAT THE INFORMATION CONTAINED IN THIS CONSOLIDATION IS CURRENT. IT IS THE RESPONSIBILITY OF THE PERSON USING THIS CONSOLIDATION TO ENSURE THAT IT ACCURATELY REFLECTS CURRENT BY-LAW PROVISIONS.

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: 013-230-034
Parcel D (Reference Plan 3573) Northwest Quarter of Section 17 Township 8 New Westminster District Except: Firstly; Parcel "One" (Reference Plan 5557) Secondly; Parcel "H" (Explanatory Plan 13997) Thirdly; Part Dedicated Road on Plan BCP14027 shown in heavy outline on the Survey Plan attached hereto as Schedule A and forming part of this By-law, certified correct by Grant Butler, B.C.L.S. on the 27th day of November 2007 containing 5.76 hectares and called Block A

Portion of 17912 Old Yale Road East

(b) FROM: GENERAL AGRICULTURE ZONE (A-1) AND
CLUSTER RESIDENTIAL ZONE (RC)

TO: COMPREHENSIVE DEVELOPMENT ZONE
(SURREY ZONING BY-LAW, 1993, NO. 12000, AMENDMENT BY-LAW,
2007, NO. 16497A, AMENDMENT BY-LAW, 2009, NO. 16975)

Lots 36 and 62 Section 17 Township 8 New Westminster District Plan BCP 42064
and road shown in heavy outline on the Survey Plan attached hereto as
Schedule B and forming part of this By-law, certified correct by Grant Butler on the
3rd day of September 2009 containing 0.101 hectares and called Block A

7094 and 7193 - 177A Street and Road

(both 1 (a) and (b) are hereinafter referred to as the "*Lands*" as shown in heavy
outline on the Survey Plan attached hereto as Schedule C and forming part of this
By-law certified correct by Grant Butler on the 3rd day of September 2009
containing 5.86 hectares and called Block A)"

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

A. Intent

This Comprehensive Development Zone is intended to accommodate and regulate
the development of small *suburban lots* with substantial public *open space*
containing special amenities such as watercourses, mature vegetation and other
natural features that are worthy of preservation.

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 Zone.

D. Density

1. For the purpose of subdivision:

(a) The maximum *unit density* shall not exceed *2.5 dwelling units* per
hectare [1 u.p.a.];

(b) The maximum *unit density* may be increased from *2.5 dwelling units*
per hectare [1 u.p.a.] to *3.95 dwelling units* per hectare [1.6 u.p.a.],
calculated on the basis of the entire *Lands*, if amenities are
provided in accordance with Schedule G of Surrey Zoning By-law,
1993, No. 12000, as amended; and

- (c) The maximum unit *density* may be increased from 3.95 *dwelling units* per hectare [1.6 u.p.a.] to 5.25 *dwelling units* per hectare [2.12 u.p.a.], calculated on the basis of the entire *Lands*, provided:
 - i. *Open space*, in the amount of not less than 68% of the *Lands* is retained and preserved in its natural state or retained for parks and recreational purposes; and
 - ii. The said *open space* shall be accessible by the public from a *highway*.
2. For *building* construction within a *lot*:
- (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* unless the covered parking is located within the *basement*;
 - (b) The maximum *floor area ratio* shall not exceed 0.70; and
 - (c) Notwithstanding the above, 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

1. *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>		6.0 m. ¹ [20 ft.]	7.5 m. ² [25 ft.]	1.2 m. [4.0 ft.]	2.4 m. [11 ft.]
<i>Accessory Buildings and Structures</i>		10.0 m. [33 ft.]	1.0 m. ³ [3 ft.]	0.0 m. [0 ft.]	6.0 m. [20 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 4.0 metres [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*, provided that the *front yard setback* of a garage shall

be a minimum of 6.0 metres [20 ft.]. The minimum *setbacks* may be further reduced to 2.0 metres [6 ft. 6 in.] 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*.

² The minimum *rear yard setback* of the *principal building* may be reduced to 6.0 metres [20 ft.] for a maximum of 50% of the width of the rear of the *principal building* excluding decks. The minimum *rear yard setback* shall be reduced to 3.0 metres [10 ft.] for a maximum of 50% of the width of the rear of the *principal building* by an unenclosed and uninhabitable space such as a deck, provided that the said deck is an integral part of the *principal building*.

³ A minimum *separation* of 5.0 metres [16 ft.] is required between the *principal building* and *accessory buildings* and *structures* exceeding 3.0 metres [10 ft.] in *building height*.

2. Notwithstanding Sub-section E.17 (b) of Part 4 General Provisions of Surrey Zoning By-law, 1993, No. 12000, as amended, stairs of more than five (5) risers may encroach into the *setback*.

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 minimum of 2 off-street *parking spaces* shall be provided in a garage.
2. The width of a *driveway* on the *lot* shall not exceed 6.0 metres [20 ft.].
3. 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, a double garage to accommodate two *vehicles* parked side by side shall be a minimum of 5.5 metres [18 ft.] in width where the maximum width of the garage is measured between the interior faces of the side walls of the garage.
4. A triple garage to accommodate three *vehicles* parked side by side is not permitted.

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.
7. No parking is permitted on a *corner lot* within an area bounded by the intersecting *lot lines* at a street corner and a straight line joining points 6.0 metres [20 ft.] along the said *lot lines* from the point of intersection of the two *lot lines*.

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*, shall not cover more than 30% of the *lot* area that is not occupied by the *principal* and *accessory buildings* or *structures*.
3. At least 50% of the area of the required *front yard* shall be landscaped, which shall not include any non-porous or paved surfaces.
4. The *open space* set aside pursuant to Sub-section D.1.(c) of this Zone, shall be improved with a basic level of *landscaping* work including brushing and seeding of the ground, limbing of low branches on trees and providing and constructing paths for public passage, wherever appropriate

J. Special Regulations

Not applicable to this Zone.

K. Subdivision

1. Where amenities are not provided in accordance with Schedule G of Surrey Zoning By-law, 1993, No. 12000, as amended, or where *open space* is not provided in accordance with Sub-section D.1(c) of this Zone, the *lots* created shall conform to the minimum standards prescribed in Section K of Part 12 One-Acre Residential Zone (RA) of Surrey Zoning By-law, 1993, No. 12000, as amended.

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

<i>Lot Size</i>	<i>Lot Width</i>	<i>Lot Depth</i>
365 sq. m [3,929 sq.ft.]	13.4 metres [44 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 RC 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, 2006, No. 15973, as amended, and the development cost charges shall be based on the RC Zone.
8. Surrey Tree Protection By-law, 2006, No. 16100, as amended.

3. This By-law shall be cited for all purposes as "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2007, No. 16497A."

READ A FIRST AND SECOND TIME on the 3rd day of December, 2007.

PUBLIC HEARING HELD thereon on the 17th day of December, 2007.

READ A THIRD TIME ON THE 17th day of December, 2007.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the 14th day of July, 2008.

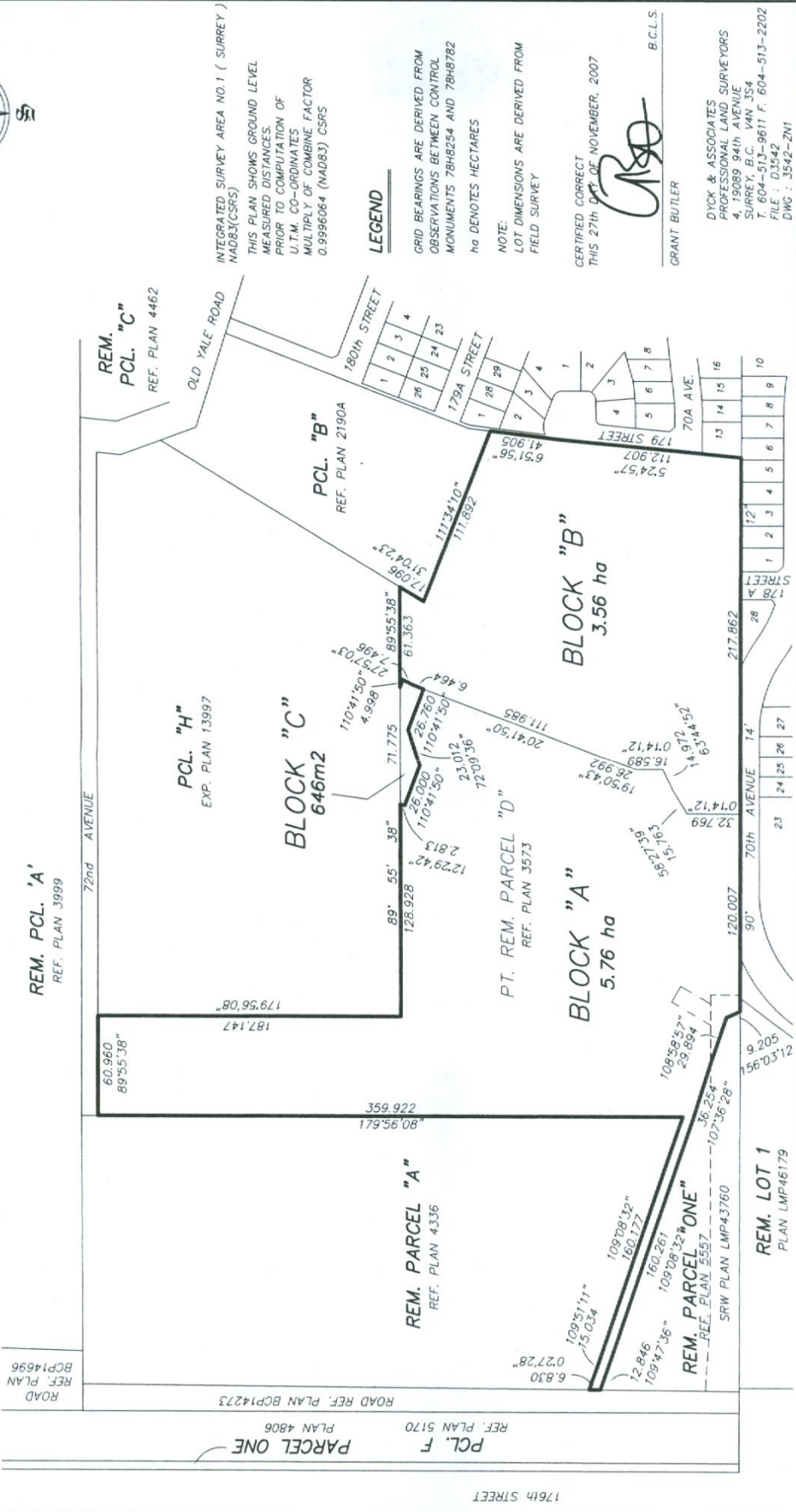
_____ MAYOR

_____ CLERK

h:\by-laws\cd consolidations\byl 16497a cd consolidated.docx

SCHEDULE A

BLOCK SURVEY PLAN TO ACCOMPANY CITY OF SURREY REZONING BYLAW NO. 14871.0 OF PART OF PARCEL D (REF. PLAN 3573) NW4 SEC. 17 TP.8 N.W.D. EXCEPT: FIRSTLY: PARCEL "ONE" (REF. PLAN 5557) SECONDLY: PARCEL "H" (EXP. PLAN 13997) THIRDLY: PART DEDICATED ROAD ON PLAN BCP14027



INTEGRATED SURVEY AREA NO 1 (SURREY)
 MAD83(CSRS)
 THIS PLAN SHOWS GROUND LEVEL
 MEASURED DISTANCES.
 PRIOR TO COMPUTATION OF
 U.T.M. CO-ORDINATES
 MULTIPLY BY COMBINE FACTOR
 0.9996064 (NAD83) CSRS

LEGEND

GRID BEARINGS ARE DERIVED FROM
 OBSERVATIONS BETWEEN CONTROL
 MONUMENTS 78H8254 AND 78H8782
 ha DENOTES HECTARES
 NOTE:
 LOT DIMENSIONS ARE DERIVED FROM
 FIELD SURVEY

CERTIFIED CORRECT
 THIS 27th DAY OF NOVEMBER, 2007

[Signature]
 GRANT BUTLER
 B.C.L.S.

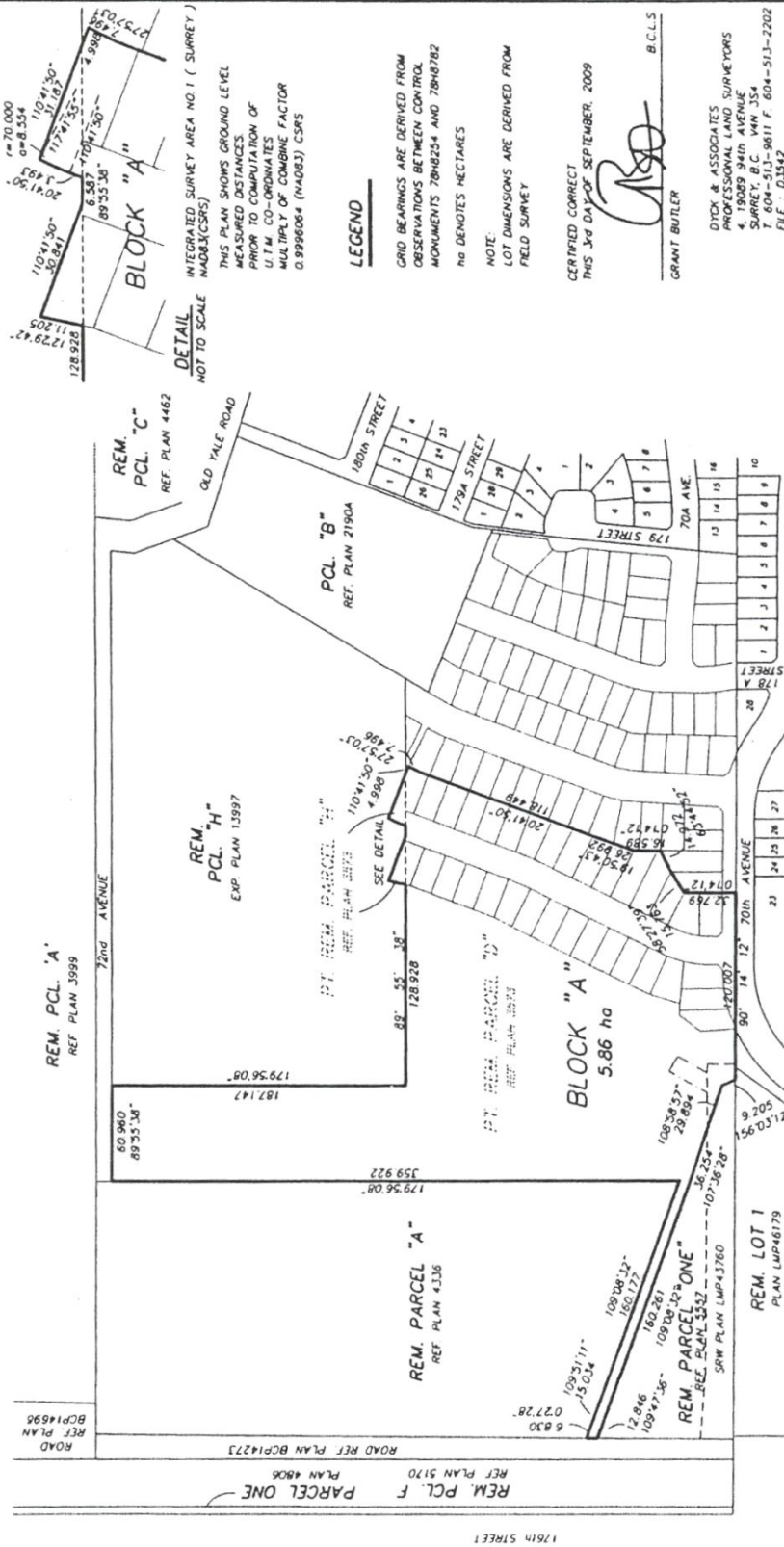
DYCK & ASSOCIATES
 PROFESSIONAL LAND SURVEYORS
 4, 19089 94th AVENUE
 SURREY, B.C. V4N 3S4
 TEL: 604-513-9611 F: 604-513-2202
 FAX: 604-513-9622
 DWG.: 3542-ZN1

Schedule B

BLOCK SURVEY PLAN TO ACCOMPANY CITY OF SURREY REZONING BYLAW NO. 1200-Z OF PART OF PARCEL D (REF. PLAN 3573) EXCEPT: FIRSTLY: PARCEL "ONE" (REF. PLAN 5557) SECONDLY: PARCEL "H" (EXP. PLAN 13997) THIRDLY: PART DEDICATED ROAD ON PLAN BCP14027 AND PARCEL "H" (EXPLANATORY PLAN 13997) OF PARCEL "D" (REFERENCE PLAN 3573) BOTH OF NORTH WEST QUARTER SECTION 17 TOWNSHIP 8 NEW WESTMINSTER DISTRICT

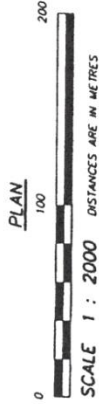


SCALE 1 : 2500 DISTANCES ARE IN METRES



Schedule C

BLOCK SURVEY PLAN TO ACCOMPANY CITY OF SURREY REZONING BYLAW NO. 171007 OF PART OF PARCEL "H" (EXP. PLAN 13997) OF PARCEL "D" (REF. PLAN 3573) NORTH HALF OF THE NORTH WEST QUARTER SECTION 17 TOWNSHIP 8 AND PARTS OF LOT 99 PLAN BCP37766 SECTION 17 TOWNSHIP 8 NEW WESTMINSTER DISTRICT



INTEGRATED SURVEY AREA NO. 1 (SURREY) MADDX(CSRS)
 THIS PLAN SHOWS GROUND LEVEL MEASURED DISTANCES PRIOR TO COMPUTATION OF U.T.M. CO-ORDINATES MULTIPLY OF COMBINE FACTOR 0.9996020 (NAD83) CSRS

LEGEND

GRID BEARINGS ARE DERIVED FROM OBSERVATIONS BETWEEN CONTROL MONUMENTS 80K2074 AND 5898
 NO DENOTES HECTARES

NOTE:
 LOT DIMENSIONS ARE DERIVED FROM FIELD SURVEY

CERTIFIED CORRECT
 THIS 3rd DAY OF SEPTEMBER, 2009

GRD
 GRANT BUTLER

B.C.L.S.

DETAIL



50 BUTLER SUMMICK AND ASSOCIATES
 PROFESSIONAL LAND SURVEYORS
 4008 94th AVENUE
 SURREY, B.C. V3R 4J6
 T. 604-513-9611 F. 604-513-2202
 FILE : D3542
 DMC 3542-RN2

