

CITY OF SURREY

BY-LAW NO. 16571

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: | HALF-ACRE RESIDENTIAL GROSS DENSITY ZONE (RH-G) |
| | AND: | ONE-ACRE RESIDENTIAL ZONE (RA) |
| | TO: | COMPREHENSIVE DEVELOPMENT ZONE (CD) |
-

Portions of land shown in heavy outline on a Survey Plan attached hereto and forming part of this by-law as Schedule A, certified correct by G.A. Rowbotham, B.C.L.S. on the 24th day of January, 2008, called Block 1, having a total area of 0.694 hectares and more particularly described as follows:

Portion of Parcel Identifier: 006-586-862
Lot 63, Except Part Subdivided by Plan 71163 Section 17 Township 1 New Westminster District Plan 66446, containing 0.138 hectares

Portion of 2115 - 129 Street

Portion of Parcel Identifier: 000-808-849
The North Half of Lot 8 Except: Part Subdivided by Plan BCP16463 Section 17 Township 1 New Westminster District Plan 2939, containing 0.556 hectares

Portion of 2092 - 128 Street

- | | | |
|-----|-------|---|
| (b) | FROM: | HALF-ACRE RESIDENTIAL GROSS DENSITY ZONE (RH-G) |
| | AND: | ONE-ACRE RESIDENTIAL ZONE (RA) |
| | TO: | COMPREHENSIVE DEVELOPMENT ZONE (CD) |
-

Portions of land shown in heavy outline on a Survey Plan attached hereto and forming part of this by-law as Schedule A, certified correct by G.A. Rowbotham, B.C.L.S. on the 24th day of January, 2008, called Block 2, having a total area of 0.164 hectares and more particularly described as follows:

Portion of Parcel Identifier: 006-586-862
Lot 63, Except Part Subdivided by Plan 71163 Section 17 Township 1 New Westminster
District Plan 66446, containing 0.16 hectares

Portion of 2115 - 129 Street

Portion of Parcel Identifier: 000-808-849
The North Half of Lot 8 Except: Part Subdivided by Plan BCP16463 Section 17
Township 1 New Westminster District Plan 2939, containing 410.1 square metres,

Portion of 2092 - 128 Street

(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 oversized *urban lots*.

B. Permitted Uses

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

1. One *single family dwelling*.
2. *Accessory uses*.

C. Lot Area

Not applicable to this Zone.

D. Density

1. (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 0.48, provided that, of the resulting allowable floor area, 37 square metres [400 sq.ft.] shall be reserved for use only as a garage and 10 square metres [105 sq.ft.] shall be reserved for use only as *accessory buildings* and *structures*. The area to be

reserved for a garage or carport may be reduced to 25 square metres [270 sq.ft.] when a single attached garage or carport is an integral part of the *single family dwelling*; and

- ii. Notwithstanding Sub-section D.2(b)i of this Zone, the maximum *floor area* of all *buildings* and *structures* on a *lot*, shall be 330 square metres [3,550 sq.ft.].

E. Lot Coverage

The maximum *lot coverage* shall be 40%.

F. Yards and Setbacks

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

1. Block 1

<i>Use</i>	<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>		7.5 m [25 ft.]	7.5 m ¹ [25 ft.]	1.2 m [4 ft.]	2.5 m [8 ft.]
<i>Accessory Buildings and Structures</i>		n/a ²	1.0 m [3 ft.]	1.0 m [3 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 rear wall for a *principal building* may be reduced to 6.0 m [20 ft.] for up to 50% of the rear of the *principal building* either on an upper or lower storey or some combination thereof.
- ² *Accessory buildings* and *structures* shall not be located in the *front yard* of the *principal building*.

2. Block 2

<i>Use</i>	<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>		7.5 m [25 ft.]	7.5 m [25 ft.]	1.2 m [4 ft.]	2.5 m [8 ft.]
<i>Accessory Buildings and Structures</i>		n/a ¹	1.0 m [3 ft.]	1.0 m [3 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 *Accessory buildings and structures shall not be located in the front yard of the principal building.*

² Detached garages are not permitted within Block 2.

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 9.0 metres [30 feet].
2. *Accessory buildings and structures:* The *building height* shall not exceed 30 metres [10 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 5.0 m [16 ft.].

H. Off-Street Parking

1. A minimum of 2 off-street *parking spaces* shall be provided for each *single family dwelling unit*.
2. No detached garages may be permitted in Block 2.
3. A maximum of 2 off-street *parking space* may be located in a detached garage.
4. Outside parking of *vehicles* ancillary to a *residential* use shall be limited to a maximum of 2 cars or trucks.

5. Outside parking or storage of *campers*, boats, or *house trailers* shall not be permitted in any *front yard setback*.
6. No parking is permitted on *corner lots* in an area bounded by the intersecting *lot lines* at a street corner and a straight line joining points 6.0 m [20 ft.] along the said *lot lines* from the point of intersection of the

I. Landscaping

1. All portions of the *lot* not covered by *buildings*, *structures*, non-porous or paved surfaces shall be landscaped. This *landscaping* shall be maintained.
2. No more than 30% of the *lot* area not occupied by a *principal building* or *accessory buildings* or *structures* shall be covered with non-porous or paved surfaces including the *driveway*.
3. At least 50% of the area of the required *front yard* shall be landscaped and shall not include any non-porous or paved surfaces.
4. Notwithstanding the above, a minimum planting buffer of 1.5 metres [5 ft.] shall be maintained along the *rear lot line* in Block B.

J. Special Regulations

Where there is a lane up to or along the *rear lot line* or *side lot line* or where a lane is required for alternative access in accordance with Highway and Traffic By-law, 1997, No. 13007, as amended, *vehicle* access to the *lot* is only permitted from the lane. Where there is no lane up to or along the *rear lot line* or *side lot line* or where a lane is not required for alternative access in accordance with Highway and Traffic By-law, 1997, No. 13007, as amended, vehicle access shall be permitted from the *front lot line* or *side lot line* in which case a double garage may be permitted.

K. 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>
660 sq. m [7,100 sq.ft.]	15 metres [50 ft]	26 metres [92 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 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 RF Zone.
8. Surrey Tree Protection By-law, 2006, No. 16100, 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, 2008, No. 16571."

READ A FIRST AND SECOND TIME on the 11th day of February, 2008.

PUBLIC HEARING HELD thereon on the 25th day of February, 2008.

READ A THIRD TIME ON THE 10th day of March, 2008.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the 14th day of September, 2009

_____ MAYOR

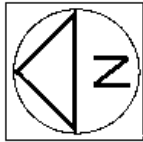
_____ CLERK

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SKETCH PLAN TO ACCOMPANY CITY OF SURREY REZONING BYLAW 16571 OF:
 THE NORTH HALF OF LOT 8 EXCEPT; PART SUBDIVIDED BY PLAN BCP16463;
 LOT 63 EXCEPT; PART SUBDIVIDED BY PLAN 71163; SECTION 17, TOWNSHIP 1, N.W.D.

SURREY FILE No.
 7906-0118-00

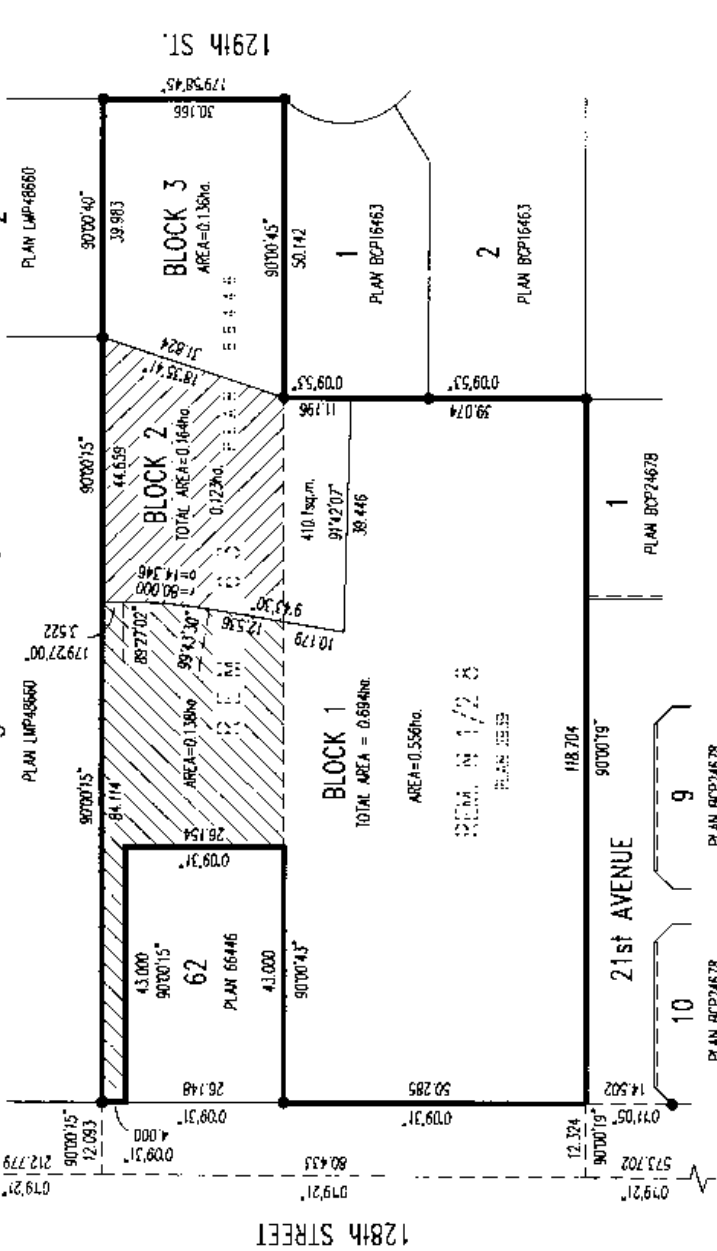
SCALE - 1:1000



LEGEND

- INDICATES OLD IRON POST FOUND
- OLD LEAD PILE FOUND
- OLD CONTROL MONUMENT FOUND
- HECTARES

SCHEDULE A



C.R. Rutherford

CERTIFIED CORRECT

Dated this 24th day of JAN, 2008

THIS DOCUMENT IS NOT VALID UNLESS
 ORIGINALLY SIGNED AND SEALED. ©

THIS PLAN SHOWS HORIZONTAL GROUND LEVEL MEASURED DISTANCES
 EXCEPT WHERE OTHERWISE NOTED. TO COMPUTE GRID DISTANCES
 MULTIPLY BY THE COMBINED FACTOR 0.995503

GRID BEARINGS ARE DERIVED FROM OLD CONTROL
 MONUMENTS 5488 and 5489

OLSEN & ASSOCIATES
 B.C. LAND SURVEYORS
 204-15585 24th AVE.
 SURREY, B.C. V4A 2J4
 Phone : 531-4067
 Fax : 531-5811

Our File - 17053BPLAN-3