

CITY OF SURREY

BY-LAW NO. 16697A

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)

All those portions of land shown on the Survey Plan attached hereto and forming part of this by-law as Schedule A, certified correct by Dave Dyck, B.C.L.S. on the 6th day of June, 2008, containing 7,187 square metres, called Block B and more particularly described as follows:

Portion of Parcel Identifier: 011-305-878
Lot 3 Section 25 Township 1 New Westminster District Plan 8431

Portion of 3430 - 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 and regulate the development of *single family dwellings* on large *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 2.8 *dwelling units* per gross hectare [1.1 u.p.g.a.].
- 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*, 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

The *lot coverage* shall not exceed 20%.

F. Yards and Setbacks

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

Use	Setback	Front Yard	Rear Yard	Side Yard	Side Yard on Flanking Street
<i>Principal Building</i>		7.5 m. [25 ft.]	37.5 m. [123 ft.]	4.5 m. [15 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.]	15.0 m. [50 ft.]	1.0 m. [3 ft.]	7.5 m. [25 ft.]
<i>Other Accessory Buildings and Structures</i>		18.0 m. [60 ft.]	15.0 m. [50 ft.]	0.0 m. [0 ft.]	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. Resident *parking spaces* shall be provided as stated in Table C.6, 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 as follows:
 - (a) A maximum of 2 cars or trucks;

- (b) *House trailers, campers* or boats, provided that the combined total shall not exceed 2; and
- (c) The total amount permitted under (a) and (b) shall not exceed 4.

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. A minimum 15.0-metre [50 ft.] wide *landscaping* strip shall be provided along the *rear lot line*, adjacent the *Agricultural Land Reserve* boundary.

J. Special Regulations

Not applicable to this Zone.

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>
3,100 sq. m [33,000 sq.ft.]	45 metres [148 ft.]	62 metres [203 ft.]

Dimensions shall be measured in accordance with Section E.21, Part 4 General Provisions, of the 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 RA-G Zone as set forth in the 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 Off-Street Parking, 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.
8. Subdivisions shall be subject to the applicable Surrey Development Cost Charge By-law, 2008, No. 16494, as amended, and the development cost charges shall be based on the RA-G Zone.
9. Surrey Tree Protection By-law, 2006, No. 16100, as amended.
10. Development permits may be required in accordance with the Surrey *Official Community Plan*, 1996, By-law No. 12900, as amended.
11. Provincial licensing of *child care centres* is regulated by the Community Care and Assisted Living Act R.S.B.C. 2002. c. 75, 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. 16697A."

READ A FIRST AND SECOND TIME on the 16th day of June, 2008.

PUBLIC HEARING HELD thereon on the 14th day of July, 2008.

READ A THIRD TIME ON THE 14th day of July, 2008.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the 1st day of February, 2010.

_____ MAYOR

_____ CLERK

SCHEDULE A

**SURVEY PLAN TO ACCOMPANY CITY OF SURREY ZONING BYLAW No. 166219
OF PART OF LOT 3 SECTION 25 TOWNSHIP 1 N.W.D. PLAN 8431**

CITY OF SURREY
B.C.S. 926.007

SCALE = 1:1000

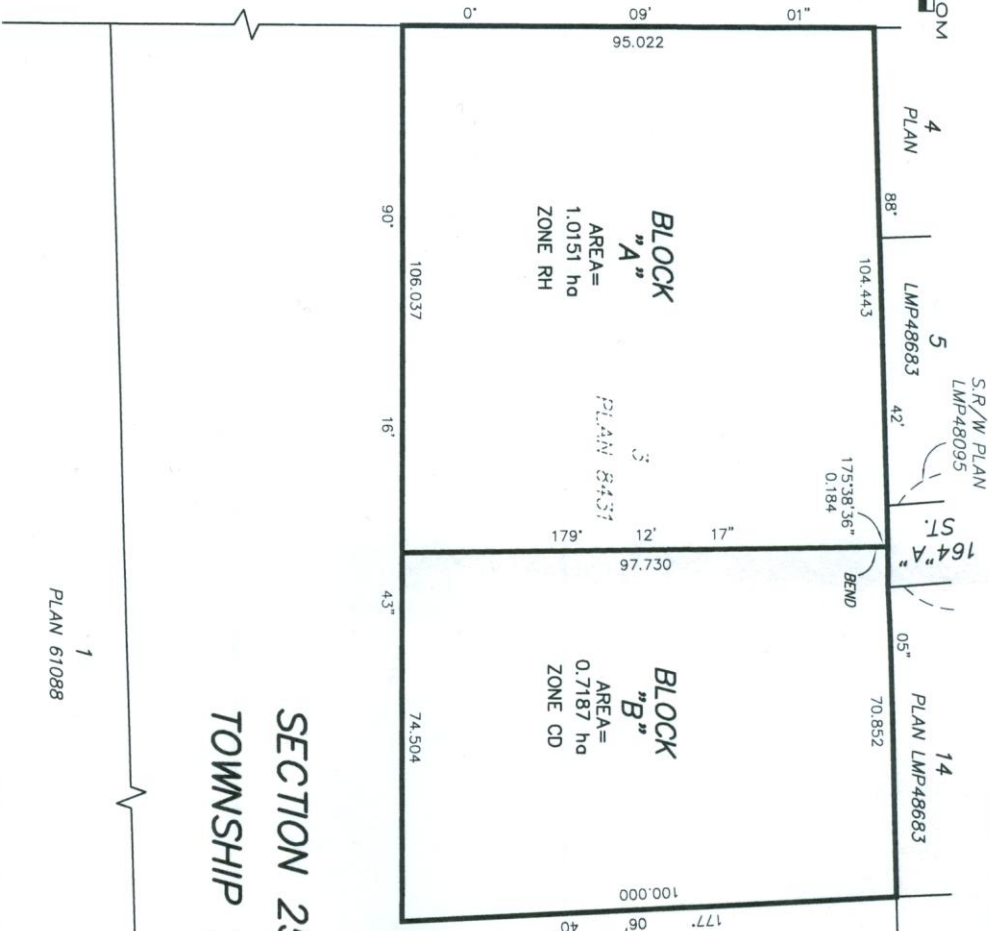


"ALL DISTANCES ARE IN METRES"

BOOK OF REFERENCE		PLAN	AREA	BLOCK "A"	ZONE RH
PART OF LOT 3	SEC. 25 TP. 1	8431	1,0151 ha	BLOCK "A"	ZONE RH
PART OF LOT 3	SEC. 25 TP. 1	8431	0,7187 ha	BLOCK "B"	ZONE CD



164th STREET



BLOCK "A"
AREA = 1,0151 ha
ZONE RH

BLOCK "B"
AREA = 0,7187 ha
ZONE CD

**SECTION 25
TOWNSHIP 1**

REM. 3
PLAN 8431

REM. 4
PLAN 8431

SOUTH FRASER LAND SURVEYING LTD.
#101 - 7485 139th STREET
SURREY, B.C. V3W 1H8
604-599-1886
0848920N

PLAN 61088

THIS PLAN LIES WITHIN THE
GREATER VANCOUVER REGIONAL DISTRICT

CERTIFIED CORRECT ACCORDING TO
LAND TITLE OFFICE RECORDS DATED
THIS 8th DAY OF JUNE, 2008

SIGNATURE OF B.C.L.S.

0848920N