

CITY OF SURREY

BY-LAW NO. 16712

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: SINGLE FAMILY RESIDENTIAL ZONE (RF)
TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

Parcel Identifier: 027-151-671
Lot 41 Section 22 Township 8 New Westminster District Plan BCP31567
19295 - 72 Avenue

- (b) FROM: SINGLE FAMILY RESIDENTIAL (9) COACH HOUSE ZONE (RF-9C)
TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

Parcel Identifier: 026-926-628
Lot 1 Section 22 Township 22 Township 8 New Westminster District Plan BCP27707
19299 - 72 Avenue

(hereinafter both 1.(a) and (b) are 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 *ground-oriented multiple unit residential buildings* on urban lots containing a maximum of 4 *dwelling units*, in accordance with a *comprehensive design*.

B. Permitted Uses

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

- 1. One (1) *ground-oriented multiple unit residential building* on the *Lands*, provided that the *ground-oriented multiple unit residential building* contains a maximum of 4 *dwelling units*.

C. Lot Area

Not applicable to this Zone.

D. Density

The *floor area ratio* shall not exceed 0.10. The *floor area ratio* may be increased to 0.80 if amenities are provided in accordance with Schedule G of Surrey Zoning By-law, 1993, No. 12000, as amended.

E. Lot Coverage

The *lot coverage* shall not exceed 44%.

F. Yards and Setbacks

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

Use	Setback	<i>Front Yard</i> ⁴	<i>Rear Yard</i>	<i>Side Yard</i>	<i>Side Yard on Flanking Street</i>
<i>Principal Buildings</i>		3.5 m ¹ [11.5 ft.]	12.5 m [41 ft.]	1.5 m [4.9 ft.]	2.0 m [6.5 ft.]
<i>Accessory Buildings and Structures</i>		²	0.5 m ³ [1.6 ft.]	1.2 m [4 ft.]	2.0 m [6.5 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 2.0 metres [6 ft. 6 in.] for the first storey by an unenclosed and uninhabitable space such as a porch or verandah, provided that the said porch or verandah is a minimum of 1.5 metres [5.0 ft.] deep, covered from above and is an integral part of the *principal building*.

- ² *Accessory buildings and structures* are not permitted within the *front yard setback*.
- ³ A minimum separation of 6 metres [20 ft.] is required between the *principal building* and *accessory buildings and structures*, including any detached garage or carport regardless of the *building height*.
- ⁴ Notwithstanding Part 4 General Provisions of Surrey Zoning By-law, 1993, No. 12000, as amended, stairs may encroach into the *front yard*.

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 [29.5 feet].
2. *Accessory buildings and structures:* The *building height* shall not exceed 5.0 metres [16.5 feet].

H. Off-Street Parking

1. Where there is a lane up to or along the *rear lot line* or *side lot line*, a *driveway* to the *lot* is permitted only from the lane.
2. Notwithstanding Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended, a minimum of 4 *parking spaces* for residents shall be provided on the *lot* and shall be enclosed in detached garages.
3. Notwithstanding Part 5 Off- Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended, a minimum of 1 *parking space* for visitors shall be provided on the *lot*.
4. No Parking pad is permitted within a minimum of 3.0 metres [13 ft.] of the *principal building* but may encroach within the required *side yard setbacks*.
5. Outside parking or storage of *campers*, boats, or *house trailers* shall not be permitted.

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* and a parking pad, shall not cover more than 60% of the *lot* area that is not occupied by the *principal building* and *accessory buildings* or *structures*.
3. Internal *rear yard* fences shall be transparent, not exceeding 1.2 metres [4 ft.] in height and shall be installed in combination with *landscaping*.
4. Fences shall not be higher than 1.2 metres [4 ft.] when located within a required *front yard* or *side yard* on a *flanking street*.
5. Notwithstanding Sub-section E.8(a) of Part 4 General Provisions of Surrey Zoning By-law, 1993, No. 12000, as amended, where a fence is located within the required *side yard* on a *flanking street*, the height of the fence shall not exceed 1.2 metres [4 ft.] and shall be installed in combination with *landscaping*.
6. Where a privacy fence is installed between *lots*, the height of the fence shall not exceed 1.8 metres [6 ft.] and shall not extend past the wall of the *principal building* facing the *front yard* or the *side yard* on a *flanking street*.

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>
542 sq. m [15,834 sq.ft.]	15 metres [50 ft]	28 metres [92 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 RM-30 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. *Building* permits shall be subject to Surrey Development Cost Charge By-law, 2008, No. 16494, as amended, and the development cost charges shall be based on the RM-30 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. 16712."

READ A FIRST AND SECOND TIME on the 23rd day of June, 2008.

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

READ A THIRD TIME AS AMENDED, on the 12th day of April, 2010.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the 12th day of April, 2010.

_____ MAYOR

_____ CLERK

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