

CITY OF SURREY

BY-LAW NO. 16760A

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

Portion of Parcel Identifier: 010-507-434

Lot "B" Section 12 Township 2 New Westminster District Plan 19493 as shown on the Survey Plan attached hereto and forming part of the By-law as Schedule "A", certified correct by Eugene O. Wong, B.C.L.S. on the 12th day of August 2008, containing 3,126 square metres, Pt. Block B.

Portion of 5749 - 168 Street

- (b) FROM: ONE-ACRE RESIDENTIAL ZONE (RA) and
GENERAL AGRICULTURE ZONE (A-1)
TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)
-

Portion of Parcel Identifier: 007-435-983

Parcel "A" (Explanatory Plan 9012), Except: Part on Plan BCP13325 Lot 5 South East Quarter Section 12 Township 2 New Westminster District Plan BCP13325 as shown on the Survey Plan attached hereto and forming part of the By-law as Schedule "A", certified correct by Eugene O. Wong, B.C.L.S. on the 12th day of August 2008, containing 7,228 square metres, called Pt. Block B.

Portion of 16730 - 57A Avenue

- (c) FROM: GENERAL AGRICULTURE ZONE (A-1)
TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)
-

5713 - 168 Street

(1(a), (b) and (c) 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 small *suburban lots* where *density* bonus is provided, with substantial public *open space* set aside within the subdivision.

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. The maximum *unit density* shall not exceed 2.5 *dwelling units* per hectare (1 u.p.a.).
2. The maximum *unit density* shall not exceed of 6.0 *dwelling units* per hectare (2 u.p.a.), calculated on the basis of the entire *Lands*, provided:
 - (a) Amenities are provided in accordance with Schedule G of Surrey Zoning By-law, 1993, No. 12000, as amended;

- (b) *Open space* in an amount of not less than 15% of the area of the entire *Lands* is preserved in its natural state or retained for park and recreational purposes;
 - (c) The said *open space* shall contain natural features such as a stream, ravine, stands of mature trees, or other land forms worthy of preservation, and/or contain heritage *building* or features, and/or contribute to a park designated in the *Official Community Plan*; and
 - (d) The said *open space* shall be accessible by the public from a *highway*.
3. (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*; and
- (b) For *building* construction within a *lot* the *floor area ratio* shall not exceed 0.32, provided that, of the resulting allowable 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*.

E. Lot Coverage

The *lot coverage* shall not exceed 25%.

F. Yards and Setbacks

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 [20 ft.]	7.5 m.* [25 ft.]	3.0 m. [10 ft.]	7.5 m. [25 ft.]
<i>Accessory Buildings and Structures</i> Greater than 10 square metres [105 sq.ft.] in Size		18.0 m. [60 ft.]	1.8 m.* [6 ft.]	1.0 m. [3 ft.]	7.5 m. [25 ft.]
<i>Other Accessory Buildings and Structures</i>		18.0 m. [60 ft.]	0.0 m.*	0.0 m.	7.5 m [25 ft.]

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

- * The minimum *rear yard* setback required for *lots* adjacent the *Agricultural Land Reserve* boundary shall be 37.5 metres [123 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, 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 combination 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 *single family dwelling*, or within 1 metre [3 ft.] of the *side lot line*, except as follows:
 - (a) On *lots* which have no vehicular access to the *rear yard* or where access is not feasible through modification of *landscaping* or fencing or both, either 1 *house trailer* or 1 boat may be parked in the front *driveway* or to the side of the front driveway or in the *side yard*, but no closer than 1 metre [3 ft.] to a *side lot line* nor within 1 metre [3 ft.] of the *front lot line* subject to the residential parking requirements stated in Table C.6 of Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.

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) On a *corner lot*, this required landscape screening shall not be located in an area bounded by the intersecting *lot lines* at a street corner and a straight line joining points 9 metres [30 ft.] along the said *lot lines* from the point of intersection of the 2 *lot lines*;
 - (b) Where the *driveway* or the parking area is used for parking or storage of a *house trailer* or boat, the landscape screen is not required within the said *driveway*; and
 - (c) In the case of *rear yards*, this screening requirement may be provided by a 1.8 metre [6 ft.] high solid fence.
3. The *open space* set aside pursuant to Section D.2(b) 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

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>	1,120 sq. m. [12,056 sq. ft.]	30 metres [98 ft.]	30 metres [98 ft.]
Permissible Reduction as Set Out Below*	853 sq. m. [9,182 sq. ft.]	30 metres [98 ft.]	30 metres [98 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.

- * Permissible reduction for up to 67% of the *lots* within the plan of subdivision where 15% or more of the Lands are set aside as *open space* pursuant to Sub-section D.2(b) of this Zone.

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-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 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. Subdivisions shall be subject to the applicable Surrey Development Cost Charge By-law, 2008, No. 16494, as may be amended or replaced from time to time, and the development cost charges shall be based on the RH-G Zone.
 8. Surrey Tree Protection By-law, 2006, No. 16100, as amended.
 9. Development permits may be required in accordance with the Surrey *Official Community Plan*, 1996, By-law No. 12900, as amended.
3. This By-law shall be cited for all purposes as "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2008, No.16760A."

READ A FIRST AND SECOND TIME on the 8th day of September, 2008.

PUBLIC HEARING HELD thereon on the 29th day of September, 2008.

READ A THIRD TIME, AS AMENDED ON THE 27th day of July, 2009.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the 27th day of July, 2009.

_____ MAYOR

_____ CLERK

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SCHEDULE A

SURVEY PLAN TO ACCOMPANY CITY OF SURREY
 REZONING BYLAW No: 16760A OVER
 LOTS B AND C, BOTH OF SECTION 12 TOWNSHIP 2
 NEW WESTMINSTER DISTRICT PLAN 19493 AND
 PARCEL A (EXPLANATORY PLAN 9012)

EXCEPT: PART ON PLAN BCP13325,
 LOT 5 SOUTH EAST QUARTER OF
 SECTION 12 TOWNSHIP 2
 NEW WESTMINSTER DISTRICT PLAN 1752

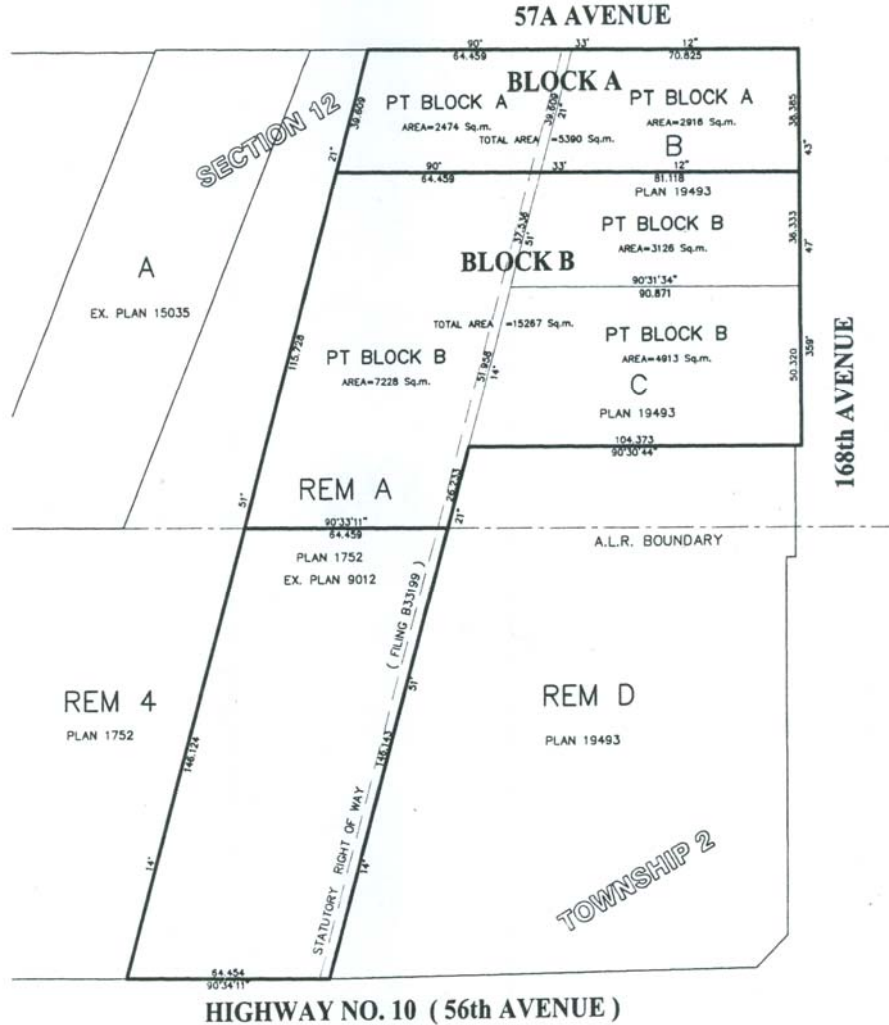
FOR THE PURPOSE OF REZONING
 B.C.G.S 92G.017

LEGEND

SCALE 1:1000



ALL DISTANCES ARE IN METRES
 Sq.m. INDICATES SQUARE METRES
 PT. INDICATES PART



BOOK OF REFERENCE

ZONE	LEGAL DESCRIPTION	AREAS	TOTAL AREAS
BLOCK A	PART LOT B PLAN 19493	2916 Sq.m.	5390 Sq.m.
	PART PARCEL "A" (EXPLANATORY PLAN 9012)	2474 Sq.m.	
BLOCK B	PART LOT C PLAN 19493	4913 Sq.m.	15267 Sq.m.
	PART LOT B PLAN 19493	3126 Sq.m.	
	PART PARCEL "A" (EXPLANATORY PLAN 9012)	7228 Sq.m.	

H.Y. AND ASSOCIATES
 LAND SURVEYING LTD.
 200, 9128 - 152nd STREET
 SURREY, B.C.
 V3R 4E7
 (ph) 583-1616
 (fx) 583-1737
 Job: 052347LS
 File: 052347_ZONE2.DWG

THIS PLAN LIES WITHIN THE
 GREATER VANCOUVER REGIONAL DISTRICT
 CITY OF SURREY

CERTIFIED CORRECT ACCORDING TO FIELD SURVEY
 DATED THE 12th DAY OF AUGUST 2008.

LUCIEN B. WONG
 B.C.L.S. 719
 REGISTERED COPY