

CITY OF SURREY

BY-LAW NO. 16818

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: ONE-ACRE RESIDENTIAL ZONE (RA)

TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

Portion of Parcel Identifier: 012-194-760
Lot 17 Section 17 Township 8 New Westminster District Plan 1510 as shown on the Survey Plan attached hereto and forming part of this by-law as Schedule A, certified correct by Alan S. Y. Yu, B.C.L.S. on the 31st day of October 2008 containing 790 square metres and called Block A

Portion of 6975 - 182 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* housing on small *lots* of at least 16.0 metres [52.5 ft.] wide, where *density* bonus is provided.

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 be 2.5 *dwelling units* per hectare [1 u.p.a.] and the dimensions of the *lots* created in a subdivision shall be in accordance with Section K.1 of this Zone; and
 - (b) The maximum unit *density* may be increased to 25 *dwelling units* per hectare [10 u.p.a.] and Section K.2 of this Zone shall apply if amenities are provided in accordance with Schedule G of Surrey Zoning By-law, 1993, No. 12000, as amended.
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* unless the covered parking is located within the *basement*; and
 - (b) For *building* construction within a *lot*:
 - i. The *floor area ratio* shall not exceed 0.70, provided that, of the resulting allowable floor area, 35 m² [380 ft²] shall be reserved for use only as a garage or carport and further provided that the garage meets the dimensional requirements of Section H.4 of this Zone; and
 - ii. The maximum floor area of a second storey of the *principal building* shall not exceed 80% of the floor area of the first storey including attached garage, verandas and porches. The reduced floor area of the second storey shall be accomplished by an offset at the second storey level from either the front or side walls at the first storey level or a combination thereof.

E. Lot Coverage

The *lot coverage* shall not exceed 50%.

F. Yards and Setbacks

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

<i>Use</i>	<i>Setback Front Yard</i>	<i>Rear Yard</i>	<i>Side Yard</i>	<i>Side Yard on Flanking Street</i>
<i>Principal Building</i>	5.5 m. ¹ [18 ft.]	5.5 m. [18 ft.]	1.2 m. [4 ft.]	2.4 m. [8 ft.]
<i>Accessory Buildings and Structures</i>	– ²	1.0 m. [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 3.5 m [11.5 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*, or for a *principal building* not exceeding 5.0 m [16 ft.] in *building height*, provided that the *front yard setback* of a garage or carport shall be a minimum of 5.5 m [18 ft.]. The minimum 5.5 m [18 ft.] and the permitted 3.5 m [11.5 ft.] front yard setbacks may be further reduced to a minimum of 2.0 m [6 ft. 6 in.] respectively 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 *Accessory buildings and structures* are not permitted within the *front yard 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 feet].
2. *Accessory buildings and structures:* The *building height* shall not exceed 3.0 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 in a double 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 in this Zone, the maximum width of a garage, measured between the interior faces of the side walls of the garage, shall be 6.0 metres [20 ft.] provided that the garage door opening must accommodate a garage door that is a minimum width of 5.0 metres [16 ft.].
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.

I. Landscaping

1. All portions of the *lot* not covered by *buildings*, *structures*, and non-porous or paved surfaces shall be landscaped. 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.

J. Special Regulations

Not applicable to this Zone.

K. Subdivision

1. (a) Where amenities are not provided in accordance with Schedule G of Surrey Zoning By-law, 1993, No. 12000 as amended, 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; or
- (b) Where amenities are provided in accordance with Schedule G of Surrey Zoning By-law, 1993, No. 12000 as amended, the *lots* created shall conform to the minimum standards prescribed in Sub-section K.2 of this Zone.
2. Where amenities are provided in accordance with Section G of Surrey Zoning By-law, 1993, No. 12000, as amended, the *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>
287 sq.m. [3,089 sq.ft.]	16.0 m. [52.5 ft.]	17.8 m. [58.4 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 RF-12 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 may be amended or replaced from time to time, and the development cost charges shall be based on the RF-12 Zone.
 9. 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, 2008, No. 16818."

READ A FIRST AND SECOND TIME on the 24th day of November, 2008.

PUBLIC HEARING HELD thereon on the 15th day of December, 2008.

READ A THIRD TIME ON THE 15th day of December, 2008.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the 9th day of May, 2011.

_____ MAYOR

_____ CLERK

**BLOCK SURVEY PLAN TO ACCOMPANY CITY OF SURREY
REZONING BYLAW NO. 16818 OF LOT 17 SECTION 17
TOWNSHIP 8 NEW WESTMINSTER DISTRICT PLAN 1510**

SCALE 1 : 1000



NOTE:

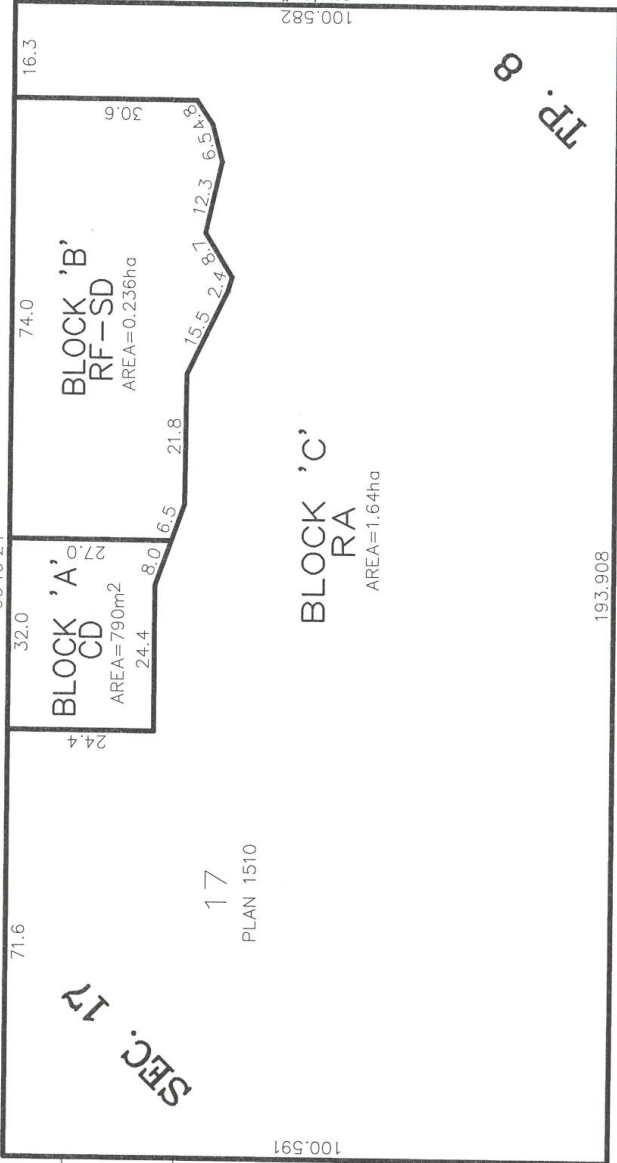
Lot dimensions are derived from field survey
and from Zoning Plan: LAYOUT_A.dwg (Layout 38)
obtained from New East Consulting

LEGEND:

ha DENOTES HECTARES
m² DENOTES SQUARE METRES



70th AVENUE



PARK
RESTRICTIVE COVENANT
PLAN LMP38124

Schedule A

INTEGRATED SURVEY AREA No. 1 SURVEY

CERTIFIED CORRECT
DATED THIS 31ST DAY OF OCTOBER, 2008

This plan shows horizontal ground level measured distances.
Prior to computation of U.T.M. coordinates multiply
by a combined factor of 0.99959865
Grid bearings are NAD 83 (CSRS 2005) derived from
control monuments 5934 and 8779

PLAN LMP38121

TARGET
LAND SURVEYING
NEW WESTMINSTER B.C.
TEL (604)524-6161

Alan S.Y. Yu B.C.L.S.

FILE: N1069-BLOCK