

CITY OF SURREY

BY-LAW NO. 16907A

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)

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Portion of Parcel Identifier: 009-884-068

Lot A Block 12 Section 7 Township 2 New Westminster District Plan 14035 as shown on the Survey Plan attached hereto and forming part of this by-law as Schedule A, certified correct by Gene Nikula B.C.L.S. on the 19<sup>th</sup> day of March 2009 containing 3,564 square metres and called Block B

Portion of 5966 - 126 Street

Portion of Parcel Identifier: 002-237-164

Lot B Block 12 Section 7 Township 2 New Westminster District Plan 14035 as shown on Schedule A, containing 3,449 square metres and called Block B

Portion of 5928 - 126 Street

Portion of Parcel Identifier: 007-623-381

Lot C Section 7 Township 2 New Westminster District Plan 14035 as shown on Schedule A, containing 3,453 square metres and called Block B

Portion of 5916 - 126 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 over-sized *urban lots*, interfacing *suburban lots*, where bonus *density* is provided.

**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 the 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 the 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 2.5 *dwelling units* per hectare [1.0 u.p.a.]. Where amenities are provided in accordance with Schedule G of Surrey Zoning By-law, 1993, No. 12000, as amended, the *unit density* shall not exceed 8.7 *dwelling units* per hectare [3.5 u.p.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* 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:

<b>Use</b>	<b>Setback</b>	<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.]	3.0 m. [10 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.]	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.

#### **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 building:* 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 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 combined 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 *dwelling*, or within 1 metre [3 ft.] of the *side lot line*, except 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.

**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>
950 sq. m. [10,200 sq.ft.]	20 metres [66 ft.]	35 metres [115 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 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 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 RH-G Zone.
  9. Surrey Tree Protection By-law, 2006, No. 16100, as amended.
  10. 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, 2009, No. 16907A."

READ A FIRST AND SECOND TIME on the 30th day of March, 2009.

PUBLIC HEARING HELD thereon on the 20th day of April, 2009.

READ A THIRD TIME AS AMENDED ON THE 26th day of July, 2010.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the 26th day of July, 2010.

\_\_\_\_\_ MAYOR

\_\_\_\_\_ CLERK

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**SCHEDULE A**

**SURVEY PLAN TO ACCOMPANY CITY OF SURREY  
BYLAW NO. 16907A OVER PART LOTS 'A', 'B' & 'C'  
ALL OF SECTION 7 TOWNSHIP 2  
NEW WESTMINSTER DISTRICT PLAN 14035**

FOR THE PURPOSE OF REZONING

60th AVENUE

B.C.G.S. 92G016

CITY OF SURREY

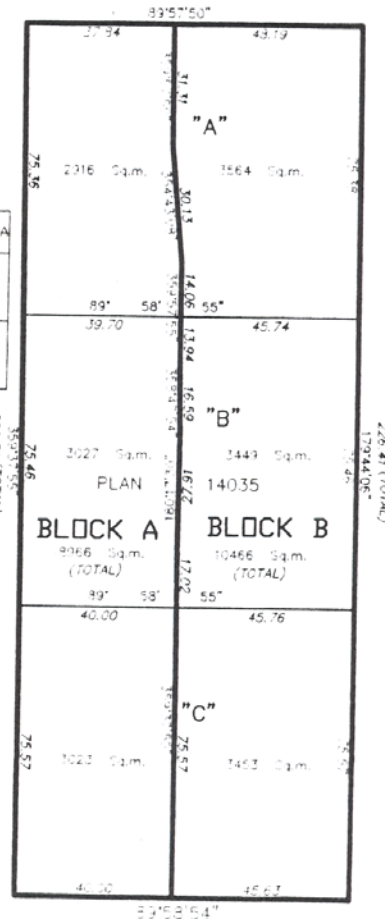
**LEGEND**

SCALE  
1:1500

**BOOK OF REFERENCE**

ZONE	LEGAL DESCRIPTION	AREA	TOTAL AREA
BLOCK A	PART LOT 'A' SEC 7 TP 2 NWD PLAN 14035	2916m <sup>2</sup>	8966m <sup>2</sup>
	PART LOT 'B' SEC 7 TP 2 NWD PLAN 14035	3027m <sup>2</sup>	
	PART LOT 'C' SEC 7 TP 2 NWD PLAN 14035	3023m <sup>2</sup>	
BLOCK B	PART LOT 'A' SEC 7 TP 2 NWD PLAN 14035	3564m <sup>2</sup>	10466m <sup>2</sup>
	PART LOT 'B' SEC 7 TP 2 NWD PLAN 14035	3449m <sup>2</sup>	
	PART LOT 'C' SEC 7 TP 2 NWD PLAN 14035	3453m <sup>2</sup>	

PART LOTS 'A', 'B' & 'C' SECTION 7  
TOWNSHIP 2 NWD PLAN 14035



126th STREET



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DHALI WAL AND ASSOCIATES  
LAND SURVEYING INC.  
101-10140 60th Avenue  
Surrey, BC V3K 1P2  
Phone: (604) 271-1133  
Fax: (604) 271-1134  
E-mail: dhaliwal@dhaliwal.com

Identified connect according to field survey  
This 18th day of March 2009.  
*Gene Titula*  
GENE PAUL TITULA

THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT THIS DOCUMENT IS NOT VALID UNLESS ORIGINALLY SIGNED AND SEALED