

CITY OF SURREY

BY-LAW NO. 17516

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)

Parcel Identifier: 001-584-456
Lot 60 Section 6 Township 7 New Westminster District Plan 60594

17108 – 4 Avenue

As shown on the Survey Plan attached hereto and forming part of this By-law as Schedule A, certified correct by Gary A. Rowbotham, B.C.L.S. on the 25th day of October, 2011, containing 0.265 hectares, called Block A and 0.218 hectares, called Block B.

(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 *urban lots* within 100 metres (328 ft.) from the *agricultural land reserve* boundary.

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* which may contain 1 *secondary suite*.
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 *unit density* shall not exceed 2.5 *dwelling units* per hectare [1 u.p.a.]. The maximum *unit density* may be increased as follows if amenities are provided in accordance with Schedule G of Surrey Zoning By-law, 1993, No. 12000, as amended:
 - (a) Block A: A maximum of 7.5 *dwelling units* per hectare [3 u.p.a.]; and
 - (b) Block B: A maximum of 18 *dwelling units* per hectare [7.5 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*:
 - i. Block A:
 - a. 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*; and
 - b. The maximum permitted floor area of a second storey for a *principal building* shall not exceed 80% of the floor area of the first storey including attached garage, but not including any portion of the *structure* located within 7.5 metres [25 ft] of the *front lot line*. The reduced floor area of the second storey shall be accomplished by an offset at the second storey level from the wall at the main floor level from either the front or side walls at the main floor level or a combination thereof.

ii. Block B:

- a. The *floor area ratio* shall not exceed 0.58 provided that of the resulting allowable floor area, 35 square metres [380 sq. ft.] shall be reserved for use only as a garage or carport and further provided that where an *accessory building* is greater than 10 square metres [105 sq. ft.] in size that the area in excess of 10 square metres [105 sq. ft.] shall be included as part of the floor area for the purpose of calculating *floor area ratio*; and
- b. The maximum permitted floor area of a second storey for a *principal building* shall not exceed 80% of the floor area of the first storey including attached garage, but not including any portion of the *structure* located within 7.5 metres [25 ft] of the *front lot line*. The reduced floor area of the second storey shall be accomplished by an offset at the second storey level from the wall at the main floor level from either the front or side walls at the main floor level or a combination thereof.

E. Lot Coverage

The maximum lot coverage shall be as follows:

1. Block A: The *lot coverage* shall not exceed 25%
2. Block B: The *lot coverage* shall not exceed 40%

F. Yards and Setbacks

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

1. Block A:

| Use | Setback | <i>Front Yard</i> | <i>Rear Yard</i> | <i>Side Yard</i> |
|---|----------------|-----------------------|----------------------|----------------------|
| <i>Principal Building</i> | | 17.5 m. [57 ft.] | 7.5 m. [25 ft.] | 3.0 m. [10 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.] |
| <i>Other Accessory Buildings and Structures</i> | | 18.0 m. [60 ft.] | 0.0 m. | 0.0 m. |

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

2. Block B:

| Use | Setback | <i>Front Yard*</i> | <i>Rear Yard**</i> | <i>Side Yard</i> |
|---|----------------|------------------------|------------------------|----------------------|
| <i>Principal Building</i> | | 6.0 m. [20 ft.] | 7.5 m. [25 ft.] | 1.2 m. [8 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.] |
| <i>Other Accessory Buildings and Structures</i> | | 18.0 m. [60 ft.] | 0.0 m. | 0.0 m. |

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

* The *front yard setback* of the *principal building* may be reduced to a minimum of 4.0 metres [13 ft.] 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*.

** The minimum *rear yard setback* of the *principal building* may be reduced to 6.0 m [20 ft.] for a maximum of 50% of the width of the rear of the *principal building*.

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* 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 of 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) Block A:

- i. A maximum of 2 cars or trucks;
- ii. *House trailer, camper* or boat provided that the combined total shall not exceed 1;
- iii. The total amount permitted under Sub-sections H.2(a)i. and ii. shall not exceed 3; and
- iv. 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 *principal building*, or within 1 metre [3 ft.] of the *side lot line*.

(b) Block B:

- i. A maximum of 2 cars or trucks;
- ii. Outside parking or storage of *campers*, boats, or *house trailers* shall not be permitted; and
- iii. *Vehicle* parking may be permitted in the *front yard* subject to the following:
 - a. No off-street *parking space* shall be permitted within the required *front yard setback* except on a *driveway*;
 - b. The width of a *driveway* on the *lot* shall not exceed 6.0 metres [20 ft.]; and
 - c. When the *driveway* provides access to a single garage located at the front of the *lot* that accommodates only one *vehicle* and meets the stipulations of Section H.4 of this Zone, the paved portion of the *driveway* shall not exceed 4.5 metres [15 ft.] in width.

3. For Block A only, notwithstanding any provision in the Highway and Traffic By-law, 1997, No. 13007, as amended, a *driveway* to the *lot* is permitted only from a rear lane.

4. For Block B only, notwithstanding the width of the *parking space* required for a single garage and a double garage in Sub-section B.1 of Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended, a single garage to accommodate only one *vehicle* or a double garage to accommodate two *vehicles* parked side by side in this Zone shall meet the following requirements:

| | |
|--|--|
| (a) Single garage that accommodates one <i>vehicle</i> only: | The maximum width of a garage shall be 4.0 m [13 ft.] measured between the interior faces of the side walls of the garage. |
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|---|--|
| (b) Double garage that accommodates two vehicles parked side by side: | The maximum width of a garage measured between the interior faces of the side walls of the garage, shall be: i. 6.0 m [20 ft.] for lots greater than 14.4 metres [47 ft.] in width; or ii. 5.5 m [18 ft.] for lots less than 14.0 m [46 ft.] in width; provided that the garage door opening must accommodate a garage door that is a minimum width of 5.0 metres [16 ft.]. |
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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. For Block A only, 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. 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*.
4. For Block B only, 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

1. A *secondary suite* shall:
 - (a) Not exceed 90 square metres [968 sq.ft.] in floor area; and
 - (b) Occupy less than 40% of the habitable floor area of the *building*.

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> |
|----------------|----------------------------------|-------------------------|------------------------|
| <u>Block A</u> | 1,300 sq. m. [14,000 sq. ft.] | 30 metres [100 ft.] | 30 metres [100 ft.] |
| <u>Block B</u> | 400 sq. m. [4,305 sq. ft.] | 13.4 metres [44 ft.] | 25 metres [82 ft.] |

Dimensions shall be measured in accordance with Section E.21, Part 4 of 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 for Block A and the RF Zone for Block B, 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 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. *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, 2010, No. 17111, as may be amended or replaced from time to time, and the development cost charges shall be based on the RH-G Zone for Block A and the RF Zone for Block B.

9. Tree regulations are set out in 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.
3. This By-law shall be cited for all purposes as "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2011, No. 17516."

READ A FIRST AND SECOND TIME on the 7th day of November, 2011.

PUBLIC HEARING HELD thereon on the 28th day of November, 2011.

READ A THIRD TIME ON THE 28th day of November, 2011.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the 12th day of March, 2012.

_____ MAYOR

_____ CLERK

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