

CITY OF SURREY

BY-LAW NO. 17944

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: 024-048-585

Parcel "A" (Explanatory Plan 15363) of Lot 2 Section 12 Township 2 New Westminster District Plan 10728 and of Parcel "G" (Explanatory Plan 8644) Marked Reserve on Plan 1752 Section 12 Township 2 New Westminster District

(16577 - Old McLellan Road)

(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 dwellings* on *urban transition lots*, where *density bonus* is provided.

The *Lands* are divided into Blocks A and B as shown on the Survey Plan attached hereto and forming part of this By-law as Schedule A, certified correct by G.A. Rowbotham, B.C.L.S. on the 22nd day of May, 2013.

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. For the purpose of subdivision, the *unit density* shall not exceed 2.5 *dwelling units* per hectare [1 u.p.a]. The maximum *unit density* may be increased to 10 *dwelling units* per hectare [4 u.p.a.], calculated on the basis of the entire *Lands*, if amenities are provided in accordance with Schedule G of the "Surrey Zoning By-law, 1993, No. 12000", as amended.
2.
 - (a) Block A
 - i. 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
 - ii. 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 and 10 square metres [105 sq.ft.] shall be reserved for use only as *accessory buildings* and *structures*.
 - (b) Block B
 - i. 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

- ii. For *building* construction within a *lot*, the *floor area ratio* shall not exceed 0.45, provided that, of the resulting allowable floor area, 45 square metres [480 sq.ft.] shall be reserved for use only as a garage and 10 square metres [105 sq.ft.] shall be reserved for use only as *accessory buildings* and *structures*.

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 45%.

F. Yards and Setbacks

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

- 1. Block A

Use	<i>Setback</i>	<i>Front Yard</i>	<i>Rear Yard</i>	<i>Side Yard</i>
<i>Principal Building</i>		7.5 m. [25 ft.]	7.5 m. [25 ft.]	3.0 m.* [10 ft.]
<i>Accessory Buildings and Structures</i>		18.0 m. [60 ft.]	1.8 m [6 ft.]	1.0 m [3 ft.]

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

*The minimum *side yard* setback required for Lots 2 to 4 shall be 2.5 metres [8 ft.].

- 2. Block B

Use	<i>Setback</i>	<i>Front Yard</i>	<i>Rear Yard</i>	<i>Side Yard</i>
<i>Principal Building</i>		9.0 m. [30 ft.]	7.5 m. [25 ft.]	1.8 m. [6 ft.]
<i>Accessory Buildings and Structures</i>		18.0 m. [60 ft.]	1.8 m [6 ft.]	1.0 m [3 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 ft.].
2. Accessory buildings and structures: The *building height* shall not exceed 4 metres [13 ft.] 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) 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 *principal building*, 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 9.0 metres [30 ft.] of the said *house trailer* or boat, in order to obscure the view from the abutting *lot* or street, except:
 - (a) 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
 - (b) 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

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:

1. Block A

<i>Lot Size</i>	<i>Lot Width</i>	<i>Lot Depth</i>
1,100 sq.m. [11,840 sq.ft.]	18 metres [60 ft.]	60 metres [195 ft.]

Dimensions shall be measured in accordance with Section E.21 of Part 4 General Provisions of "Surrey Zoning By-law, 1993, No. 12000" as amended.

2. Block B

<i>Lot Size</i>	<i>Lot Width</i>	<i>Lot Depth</i>
800 sq. m. [8,610 sq.ft.]	16 metres [52 ft.]	50 metres [164 ft.]

Dimensions shall be measured in accordance with Section E.21 of 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 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, 2012, No. 17850", as amended.
8. Subdivisions shall be subject to the applicable "Surrey Development Cost Charge By-law, 2012, No. 17539", as may be amended or replaced from time to time, and the development cost charges shall be based on the RH-G Zone.
9. Tree regulations are set out in "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, 2013, No. 17944"

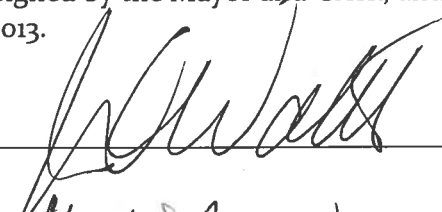
PASSED FIRST READING on the 27th day of May, 2013.

PASSED SECOND READING on the 27th day of May, 2013.

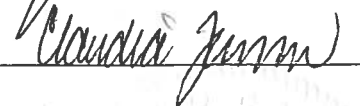
PUBLIC HEARING HELD thereon on the 17th day of June, 2013.

PASSED THIRD READING on the 17th day of June, 2013.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the 16th day of December, 2013.



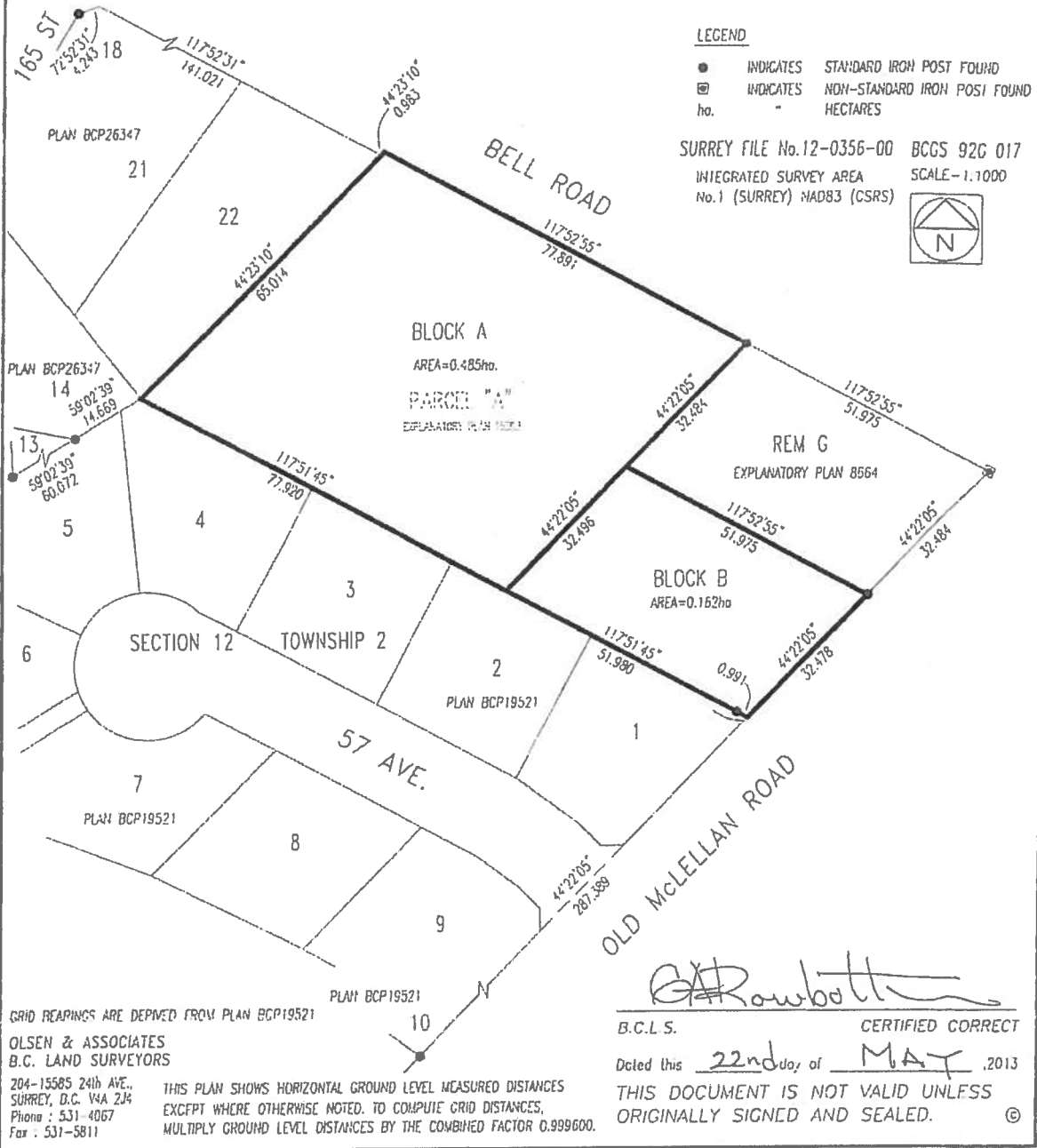
MAYOR



CLERK

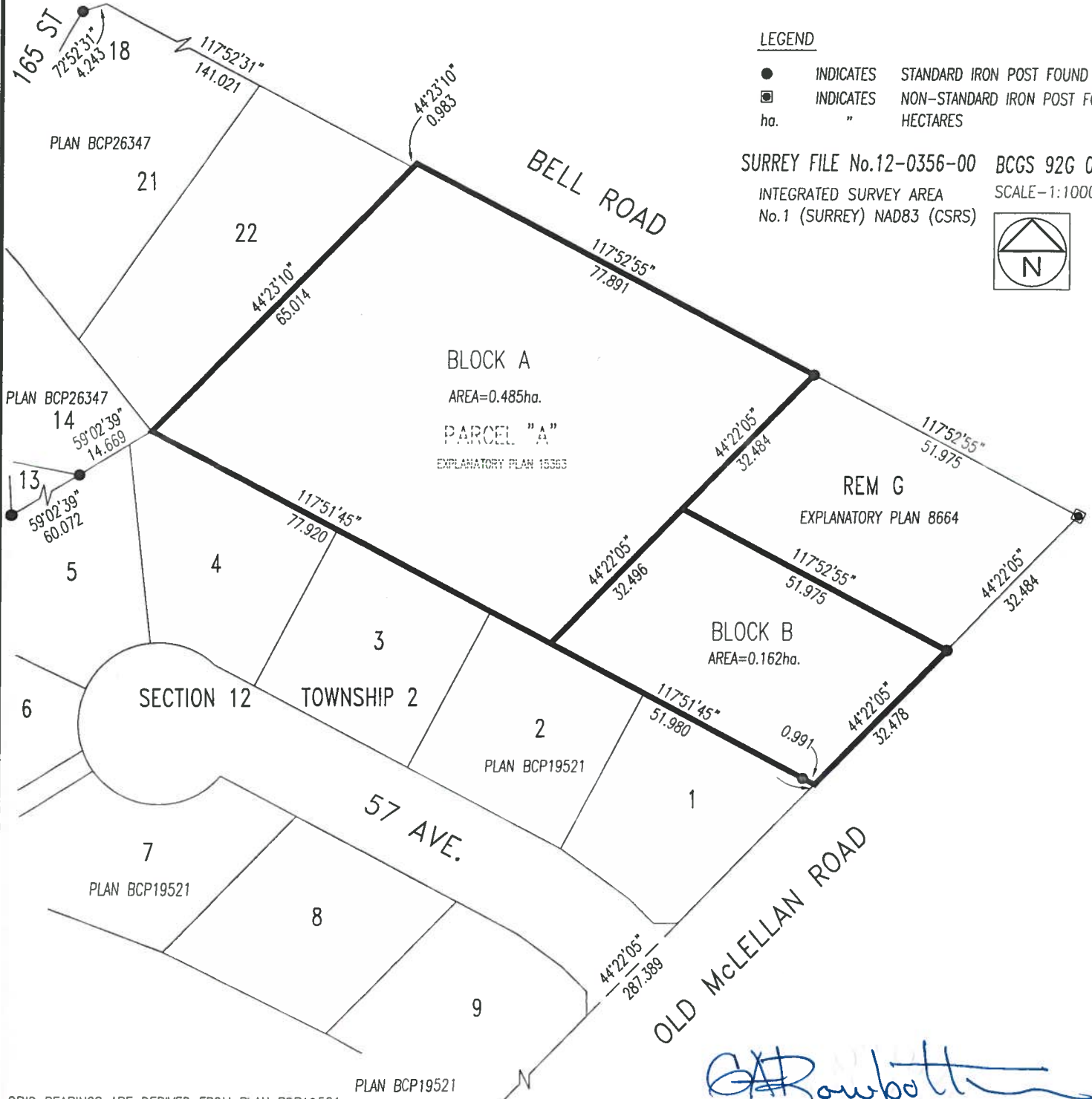
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SURVEY PLAN TO ACCOMPANY CITY OF SURREY BYLAW No. 17944, OF:
 PARCEL "A" (EXPLANATORY PLAN 15363) OF LOT 2 SEC 12 Tp 2 NWD PLAN 10728
 AND OF PARCEL "G" (EXPLANATORY PLAN 8644) MARKED RESERVE ON PLAN 1752 SEC 12 Tp 2 NWD



Our File - 17732BYLAW

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LEGEND

- INDICATES STANDARD IRON POST FOUND
- ◻ INDICATES NON-STANDARD IRON POST FOUND
- ha. " HECTARES

SURREY FILE No.12-0356-00 BCGS 92G 017
 INTEGRATED SURVEY AREA SCALE-1:1000
 No.1 (SURREY) NAD83 (CSRS)



GRID BEARINGS ARE DERIVED FROM PLAN BCP19521

OLSEN & ASSOCIATES
 B.C. LAND SURVEYORS

204-15585 24th AVE.,
 SURREY, B.C. V4A 2J4
 Phone : 531-4067
 Fax : 531-5811

THIS PLAN SHOWS HORIZONTAL GROUND LEVEL MEASURED DISTANCES
 EXCEPT WHERE OTHERWISE NOTED. TO COMPUTE GRID DISTANCES,
 MULTIPLY GROUND LEVEL DISTANCES BY THE COMBINED FACTOR 0.999600.

G. Rowbotham

B.C.L.S. CERTIFIED CORRECT

Dated this 22nd day of MAY, 2013

THIS DOCUMENT IS NOT VALID UNLESS
 ORIGINALLY SIGNED AND SEALED. ©