

CITY OF SURREY

BYLAW NO. 18000

A bylaw to amend Surrey Zoning By-law, 1993, No. 12000, as amended
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THE CITY COUNCIL of the City of Surrey, 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: 009-285-644
Lot 2 Section 24 Township 1 New Westminster District Plan 10271

Portion of 2460 - 164 Street

As shown on the Survey Plan attached hereto and forming part of this Bylaw as Schedule A, certified correct by Gary Sundvick, B.C.L.S. on the 24th day of June, 2013, containing 0.206 hectares, called Block A.

(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 attached *dwelling units* on *lots* contained in a *row housing building*, which are to be developed in accordance with a *comprehensive design*, and where *density bonus* is provided.

B. Permitted Uses

Land and *structures* shall be used for only one *dwelling unit* on each *lot* contained within a *row housing building* and *accessory uses*.

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 *density* may be increased to that prescribed in Section D.2 of this Zone if amenities are provided in accordance with Schedule G of Surrey Zoning By-law, 1993, No. 12000, as amended.
2. (a) The *unit density* shall not exceed 57 *dwelling units* per hectare [23 u.p.a.]; and
(b) For *building* construction within a *lot*, the maximum allowable floor area of the *dwelling unit* shall be 158 sq. m. [1,700 sq. ft.], excluding any *basement*, garage, carport, or *accessory buildings* and *structures*.

E. Lot Coverage

The maximum *lot coverage* shall be:

1. 50% where the *lot* is an *internal lot* pursuant to Section K.2 of this Zone.
2. 40% where the *lot* is an *end lot* pursuant to Section K.2 of this Zone.

F. Yards and Setbacks

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

| | <i>Setback</i> | <i>Front Yard</i> | <i>Rear Yard</i> | <i>Side Yard</i> |
|---|----------------|-----------------------------------|-----------------------------------|------------------------------------|
| <i>Use</i> | | | | |
| <i>Internal Dwelling Unit</i> | | 3.5 m. ¹ [11.5 ft.] | 12.5 m. [41 ft.] | 0.0 m. [0.0 ft.] |
| <i>End Dwelling Unit</i> | | 3.5 m. ¹ [11.5 ft.] | 12.5 m. [41 ft.] | 1.2 m. ⁴ [4 ft.] |
| <i>Accessory Buildings and Structures</i> | | - ² | 0.5 m. ³ [1.64 ft.] | 0.0 m. ^{5,6} [0.0 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 2.0 m. [6.6 ft.] for the first storey by an unenclosed and uninhabitable space such as a porch or veranda provided that the said porch or veranda is a minimum of 1.5 m. [5 ft.] deep, covered from above and is an integral part of the *principal building*.
- ² *Accessory buildings and structures* shall not be located in the *front yard setback* of the *principal building*.
- ³ *Accessory buildings and structures* exceeding 2.4 m. [8 ft.] in *building height* and any detached garage or carport regardless of the *building height* are not permitted within 6.0 m. [20 ft.] of the *principal building*.
- ⁴ A *side yard setback* is not required at the common *side lot line* between two *lots* along which the same *row housing building* is located.
- ⁵ The *side yard setback* of an *accessory building and structure* including a garage shall be increased to a minimum of 2.7 m. [9 ft.] on the opposite side of the *lot*.
- ⁶ At any corner cut at the intersection of a rear lane, the *side yard setback* shall be increased to a minimum of 0.5 m. [1.64 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 building*: The *building height* shall not exceed 9.5 m. [31 ft.].
2. *Accessory buildings and structures*: The *building height* shall not exceed 3 m. [10 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 5.0 m. [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. A *driveway* to the *lot* shall be permitted only from a rear lane.
3. A minimum of 2 off-street *parking spaces* shall be provided for each *dwelling unit* at the rear of the *lot*.
4. Where a garage or carport is provided on the *lot*, no more than one off-street *parking space* shall be within the garage or carport.
5. The floor area of the garage or carport shall not exceed a maximum of 22 sq. m. [240 sq. ft.].

6. Where a detached garage or carport is provided on the *lot*, such detached garage or carport shall:
 - (a) Be located at a minimum of 6 m [20 ft.] from the rear wall of the *principal dwelling*; and
 - (b) The *driveway* width shall not exceed 6 m [20 ft.].
7. Outside parking of *vehicles* ancillary to a residential use shall be limited to a maximum of 2 cars or trucks.
8. Outside parking or storage of *campers*, boats or *house trailers* shall not be permitted.

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. Non-porous or paved surfaces, excluding a *driveway*, shall not cover more than 12 sq.m. [129 sq.ft.] in area.

J. Subdivision

1. Where amenities are not provided in accordance with Schedule G of 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 of Surrey Zoning By-law, 1993, No. 12000, as amended.
2. Where amenities are provided in accordance with Schedule G of of Surrey Zoning By-law, 1993, No. 12000, as amended, the *lots* created shall conform to the minimum standards:

| | <i>Lot Size</i> | <i>Lot Width</i> | <i>Lot Depth</i> |
|---------------------|-------------------------------|--------------------|--------------------|
| <i>Internal Lot</i> | 217 sq. m. [2,340 sq. ft.] | 6.3 m. [21 ft.] | 33 m. [108 ft.] |
| <i>End Lot</i> | 245 sq. m. [2,638 sq. ft.] | 7.5 m. [25 ft.] | 31 m. [102 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.

K. Other Regulations

In addition to all statutes, bylaws, 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 RM-23 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, 2013, No. 17856, as may be amended or replaced from time to time, and the development cost charges shall be based on the RM-23 Zone.
9. Tree regulations are set out in Surrey Tree Protection Bylaw, 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 Bylaw shall be cited for all purposes as "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2013, No. 18000"

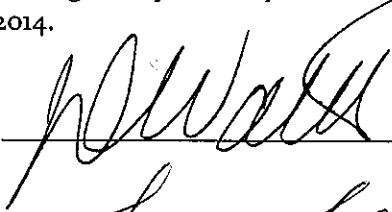
PASSED FIRST READING on the 8th day of July, 2013.

PASSED SECOND READING on the 8th day of July, 2013.

PUBLIC HEARING HELD thereon on the 22nd day of July, 2013.

PASSED THIRD READING ON THE 22nd day of July, 2013.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the 10th day of March, 2014.



MAYOR



CLERK

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SCHEDULE A

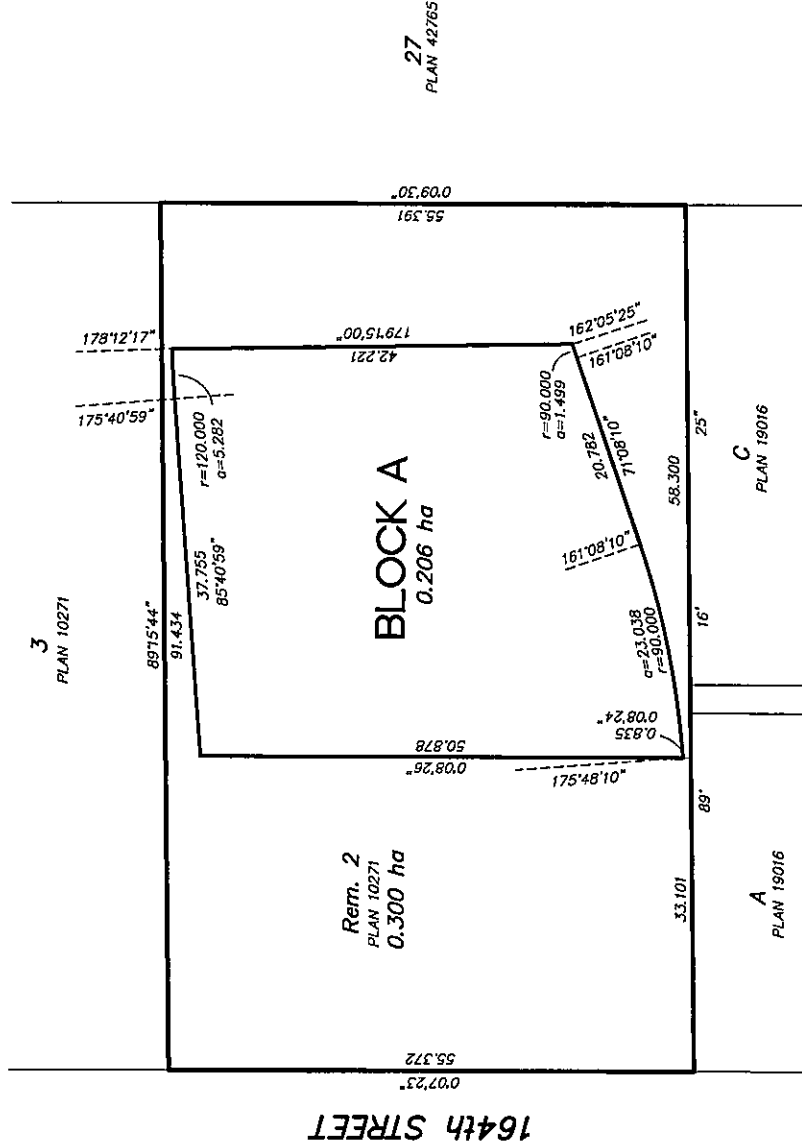
BLOCK SURVEY PLAN TO ACCOMPANY CITY OF SURREY ZONING BYLAW NO. 18000 OF PART OF LOT 2 SECTION 24 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 10271



SCALE 1 : 500 DISTANCES ARE IN METRES



| TABLE OF AREAS | |
|-----------------------|----------|
| BLOCK A | 0.206 ha |
| REM. LOT 2 PLAN 10271 | 0.300 ha |
| TOTAL | 0.506 ha |



CERTIFIED CORRECT
THIS 24th DAY OF JUNE, 2013

G. Sundvick
B.C.L.S.

GARY SUNDVICK

**BUTLER
SUNDVICK**

File: 4085
Dwg: 4085-ZN2

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PLAN 42765

SCHEDULE A

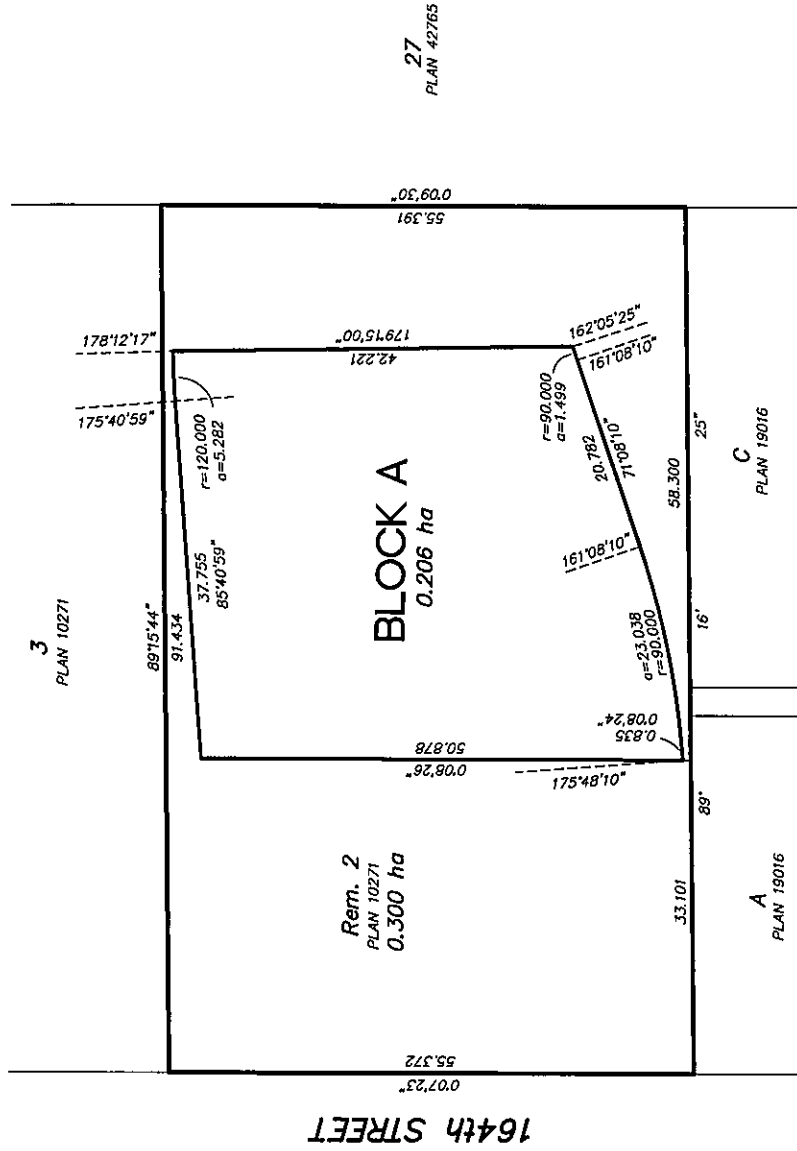
BLOCK SURVEY PLAN TO ACCOMPANY CITY OF SURREY REZONING BYLAW NO. 18000 OF
PART OF LOT 2 SECTION 24 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 10271



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PLAN 42765

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PLAN 10271

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PLAN 19016

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PLAN 19016

BLOCK A
0.206 ha

Rem. 2
PLAN 10271
0.300 ha