

CITY OF SURREY

BYLAW NO. 18050

A bylaw to amend the provisions of "Surrey  
Zoning By-law, 1993, No. 12000," as amended.  
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NOW, THEREFORE, the Council of the City of Surrey, ENACTS AS FOLLOWS:

1. "Surrey Zoning By-law, 1993, No. 12000" as amended, is hereby further amended as follows:

(a) **Part 16 RF Zone is amended as follows:**

i. Section D.2 is amended by deleting D.2(a)i. in its entirety and replacing it with the following:

"i. The *floor area ratio* must not exceed 0.60 for the first 560 square metres [6,000 sq. ft.] of *lot area* and 0.35 for the remaining *lot area* in excess of 560 square metres [6,000 sq. ft.], provided that 39 square metres [420 sq. ft.] must be reserved for use only as a garage or carport."

ii. Section D.2 is amended by deleting D.2(a)iv.(c) in its entirety and replacing it with the following:

"(c) Covered outdoor space with a height of 1.8 metres [6 ft.] or greater, except for a maximum of 10% of the maximum allowable floor area of which 15 square metres [160 sq. ft.] must be reserved for a front porch or veranda; and"

iii. Section J.2 is amended by deleting the phrase "must not exceed a maximum area of 13 square metres [140 sq. ft.], in addition to the stairs." and replacing it with "must not exceed a maximum area of 28 square metres [300 sq. ft.], including the stairs."

(b) **Part 17A RF-12 Zone is amended as follows:**

i. Section F is amended by adding the following sentence to the end of Footnote 4:

"The minimum *separation* may be reduced to 3.0 metres [10 ft.] at the main floor level for stairs that consist of 3 risers or less and outdoor space such as a *deck* or *patio* that occupies a maximum of 14 square metres [150 sq. ft.] and may be covered by a sloped roof."

- ii. Section J is amended by inserting a new Section J.1 as follows and renumbering the rest of the section accordingly:

- "1. Basement access and basement wells are permitted only between the *principal building* and the *rear lot line* and must not exceed a maximum area of 7 square metres [75 sq. ft.], in addition to the stairs."

(c) **Part 17B RF-12C Zone is amended as follows:**

- i. Section F is amended by adding the following sentence to the end of Footnote 5:

"The minimum *separation* may be reduced to 3.0 metres [10 ft.] at the main floor level for stairs that consist of 3 risers or less and outdoor space such as a *deck* or patio that occupies a maximum of 14 square metres [150 sq. ft.] and may be covered by a sloped roof."

- ii. Section J is amended by inserting a new Section J.1 as follows and renumbering the section accordingly:

- "1. Basement access and basement wells are permitted only between the *principal building* and the *rear lot line* and must not exceed a maximum area of 7 square metres [75 sq. ft.], in addition to the stairs."

(d) **Part 17C RF-10 Zone is amended as follows:**

- i. Section J.1 is amended by replacing the phrase "5 square metres [140 sq. ft.]" with "5 square metres [50 sq. ft.]".

(e) **Part 17D RF-10S Zone is amended as follows:**

- i. Section J.1 is amended by replacing the phrase "5 square metres [140 sq. ft.]" with "5 square metres [50 sq. ft.]".

(f) **Part 17E RF-9 Zone is amended as follows:**

- i. Section D.2 is amended by deleting D.2(a)i. in its entirety and replacing it with the following:

- "i. Where the *lot* is a Type I *lot* or Type III *lot* pursuant to Section K.2 of this Zone, the maximum allowable floor area of the *principal building* is 158 sq. m. [1,700 sq. ft.], excluding any garage, carport, and *accessory buildings* and *structures*; and"

- ii. Section F.1 is amended by deleting Footnote 3 in its entirety and replacing it with the following:

"3 A minimum *separation* of 6 m [20 ft.] is required between the *principal building* and *accessory buildings* and *structures* exceeding 2.4 m [8 ft.] in *building height*, including any detached garage or carport regardless of the *building height*. The minimum *separation* may be reduced to 3.5 metres [11 ft.] at the main floor level for stairs that consist of 3 risers or less and outdoor space such as a *deck* or patio that occupies a maximum of 10 square metres [108 sq. ft.] and may be covered by a sloped roof."

iii. Section F.1 is amended by deleting the remainder of the sentence in Footnote 4 after the words "on the opposite side of the *lot*".

iv. Section F.1 is amended by deleting the remainder of the sentence in Footnote 6 after the words "may be reduced to a minimum of 0.5 m. [1 ft. 6 in.]".

v. Section F.2 is amended by deleting Footnote 3 in its entirety and replacing it with the following:

"3 A minimum *separation* of 6 m [20 ft.] is required between the *principal building* and *accessory buildings* and *structures* exceeding 2.4 m [8 ft.] in *building height*, including any detached garage or carport regardless of the *building height*. The minimum *separation* may be reduced to 3.5 metres [11 ft.] at the main floor level for stairs that consist of 3 risers or less and outdoor space such as a *deck* or patio that occupies a maximum of 10 square metres [108 sq. ft.] and may be covered by a sloped roof."

vi. Section J is amended by deleting Section J.2 in its entirety and replacing it with the following:

"2. Basement access and basement wells are permitted only between the *principal building* and the *rear lot line* and must not exceed a maximum area of 5 square metres [50 sq. ft.], in addition to the stairs."

(g) **Part 17F RF-9C Zone is amended as follows:**

i. Section D.2 is amended by deleting D.2(a)i. in its entirety and replacing it with the following:

"i. Where the *lot* is a Type I *lot* pursuant to Section K.2 of this Zone, the maximum allowable floor area of the *principal building* is 158 sq. m. [1,700 sq. ft.], excluding any *coach house*, garage, carport, and *accessory buildings* and *structures*;"

- ii. Section F.1 is amended by deleting Footnote 3 in its entirety and replacing it with the following:

"3 A minimum *separation* of 6 m [20 ft.] is required between the *principal building* and *accessory buildings* and *structures* exceeding 2.4 m [8 ft.] in *building height*, including any detached garage or carport regardless of the *building height*. The minimum *separation* may be reduced to 3.5 metres [11 ft.] at the main floor level for stairs that consist of 3 risers or less and outdoor space such as a *deck* or patio that occupies a maximum of 10 square metres [108 sq. ft.] and may be covered by a sloped roof."

- iii. Section F.1 is amended by deleting the remainder of the sentence in Footnote 6 after the words "on the opposite side of the *lot*".

- iv. Section F.1 is amended by deleting the remainder of the sentence in Footnote 8 after the words "may be reduced to a minimum of 0.5 m. [1 ft. 6 in.]".

- v. Section J is amended by deleting Section J.2 in its entirety and replacing it with the following:

"2. Basement access and basement wells are permitted only between the *principal building* and the *rear lot line* and must not exceed a maximum area of 5 square metres [50 sq. ft.], in addition to the stairs."

**(h) Part 17G RF-9S Zone is amended as follows:**

- i. Section F is amended by deleting Footnote 3 in its entirety and replacing it with the following:

"3 A minimum *separation* of 6 m [20 ft.] is required between the *principal building* and *accessory buildings* and *structures* exceeding 2.4 m [8 ft.] in *building height*, including any detached garage or carport regardless of the *building height*. The minimum *separation* may be reduced to 3.5 metres [11 ft.] at the main floor level for stairs that consist of 3 risers or less and outdoor space such as a *deck* or patio that occupies a maximum of 10 square metres [108 sq. ft.] and may be covered by a sloped roof."

- ii. Section J is amended by deleting Section J.1 in its entirety and replacing it with the following:

"1. Basement access and basement wells are permitted only between the *principal building* and the *rear lot line* and must not exceed a maximum area of 5 square metres [50 sq. ft.], in addition to the stairs."

2. This Bylaw shall be cited for all purposes as "Surrey Zoning Bylaw, 1993, No. 12000, Text Amendment Bylaw, 2013, No. 18050"

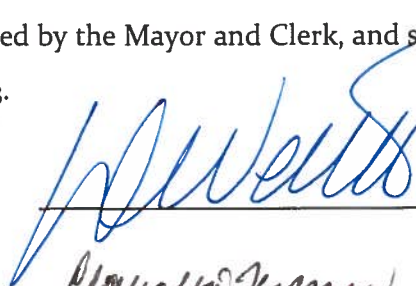
PASSED FIRST READING on the 9th day of September, 2013.


PASSED SECOND READING on the 9th day of September, 2013.

PUBLIC HEARING HELD thereon on the 23rd day of September, 2013.

PASSED THIRD READING on the 23rd day of September, 2013.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the 23rd day of September, 2013.

  
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MAYOR

  
\_\_\_\_\_  
CLERK

