

CITY OF SURREY

BY-LAW NO. 18067

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: 007-445-539

Lot 19 Section 23 Township 1 New Westminster District Plan 36924

As shown on the Survey Plan attached hereto and forming part of this By-law as Schedule A, certified correct by Greg Marston, B.C.L.S. on the 27th day of June 2012, containing 0.022 hectares, called Block B1.

(Portion of 15712 Mountain View Drive)

Portion of Parcel Identifier: 007-445-610

Lot 20 Section 23 Township 1 New Westminster District Plan 36924 As shown on the Survey Plan attached hereto and forming part of this By-law as Schedule A, certified correct by Greg Marston, B.C.L.S. on the 27th day of June 2012, containing 0.311 hectares, called Block B2.

(Portion of 15736 Mountain View Drive)

Portion of Parcel Identifier: 007-445-644

Lot 21 Section 23 Township 1 New Westminster District Plan 36924 As shown on the Survey Plan attached hereto and forming part of this By-law as Schedule A, certified correct by Greg Marston, B.C.L.S. on the 27th day of June 2012, containing 0.313 hectares, called Block B3.

(Portion of 15758 Mountain View Drive)

Portion of Parcel Identifier: 007-445-652
Lot 22 Section 23 Township 1 New Westminster District Plan 36924 As shown on the Survey Plan attached hereto and forming part of this By-law as Schedule A, certified correct by Greg Marston, B.C.L.S. on the 27th day of June 2012, containing 20.3 square metres, called Block B4.

(Portion of 15792 Mountain View Drive)

(hereinafter referred to as the "*Lands*")

2. The following regulations shall apply to the *Lands*:

A. Intent

This Comprehensive Development Zone is for single family housing deep *urban lots* at least 13.4 metres [44 ft.] wide where *density* bonus 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* which may contain 1 *secondary suite*.
2. *Accessory uses* including the following:
 - (a) *Bed and breakfast* use in accordance with Section B.2, of 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 maximum *unit density* shall be 2.5 *dwelling units* per hectare [1 u.p.a.]. The maximum *unit density* may be increased to 16 *dwelling units* per hectare [6.5 u.p.a.] if amenities are provided in accordance with Schedule G of "Surrey Zoning By-law, 1003, No. 12000", as amended.

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. The *floor area ratio* shall not exceed 0.48, provided that, of the resulting allowable floor area, 35 m² [380 ft²] shall be reserved for use only as a garage or carport, which may be reduced to 20 m² [215 ft²] for a single attached garage or carport and further provided that the garage meets the dimensional requirements of Section H.4 of this Zone;
 - ii. The maximum floor area of a second storey of the *principal building* shall not exceed 80% of the floor area of the first storey including attached garage and that portion of any porch or veranda at the front that is covered by a sloped roof. The reduced floor area of the second storey shall be accomplished by an offset at the second storey level from either the front or side walls at the first storey level or a combination thereof; and
 - iii. Notwithstanding Sub-section D.2(b)i of this Zone, the maximum *principal building* size, inclusive of a garage or carport, shall be 330 square metres [3,550 sq. ft.].

E. Lot Coverage

The *lot coverage* shall not exceed 50%.

F. Yards and Setbacks

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

<i>Use</i>	<i>Setback</i>	<i>Front Yard</i>	<i>Rear Yard</i>	<i>Side Yard</i>
<i>Principal Building</i>		15.5 m. [51 ft.]	7.5 m. ² [25 ft.]	1.2 m. [6 ft.]
<i>Accessory Buildings and Structures</i>		-- ¹	1.0 m. ³ [3 ft.]	0.0 m. [0 ft.]

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

- ¹ *Accessory buildings and structures* are not permitted within the *front yard setback*.
- ² 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*. When a garage is located at the rear of the *lot* and attached to the *principal building*, the *rear yard setback* measured to the face of the attached garage may be reduced to a minimum of 1.0 metre [3 ft.], provided that the *rear yard setback* is a minimum of 6.0 m [20 ft.] for up to 50% of the rear of the *principal building* excluding the attached garage and the *rear yard setback* is a minimum of 7.5 m [25 ft.] for the remaining portion of the *principal building* excluding the attached garage.
- ³ A minimum *separation* of 5 m [16 ft.] is required between the *principal building* and *accessory buildings and structures* exceeding 3.0 m [10 ft.] in *building height*, including any detached garage or carport regardless of the *building height*.

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 buildings*: The *building height* shall not exceed 9.5 metres [31 feet].
2. *Accessory buildings and structures*: The *building height* shall not exceed 3.0 metres [10 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.

H. Off-Street Parking

1. A minimum of 2 off-street *parking spaces* shall be provided, 1 of which may be in the *driveway*.
2. The width of a *driveway* on the *lot* shall not exceed 6.0 m [20 ft.].
3. 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.5 of this Zone, the paved portion of the *driveway* shall not exceed 4.5 metres [15 ft.] in width.
4. Notwithstanding the width of the *parking space* required for a single garage and a double garage in 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.
(b) Double garage that accommodates two <i>vehicles</i> parked side by side:	The maximum width of a garage, measured between the interior faces of the side walls of the garage, shall be: <ul style="list-style-type: none"> <li data-bbox="734 348 1406 415">i. 6.0 metres [20 ft.] for <i>lots</i> greater than 14.4 metres [47 ft.] in width; <li data-bbox="734 422 1445 489">ii. 5.8 metres [19 ft.] for <i>lots</i> between 14.0 metres [46 ft.] and 14.4 metres [47 ft.] in width; or <li data-bbox="734 495 1406 562">iii. 5.5 metres [18 ft.] for <i>lots</i> less than 14.0 metres [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.].

5. A triple garage to accommodate three *vehicles* parked side by side is not permitted.
6. Outside parking of *vehicles* ancillary to a residential use shall be limited to a maximum of 2 cars or trucks.
7. Outside parking or storage of *campers*, boats, or *house trailers* shall not be permitted.

I. Landscaping

1. All portions of the *lot* not covered by *buildings*, *structures*, and non-porous or paved surfaces shall be landscaped. This *landscaping* shall be maintained.
2. 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*.
3. 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

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

<i>Lot Size</i>	<i>Lot Width</i>	<i>Lot Depth</i>
560 sq.m. [6,000 sq.ft.]	13.4 m [44 ft.]	39 m [128 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 RF-12 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 Bylaw, 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 RF-12 Zone.
 9. Tree regulations are set out in "Surrey Tree Protection By-law, 2006, No. 16100", as amended.
3. This Bylaw shall be cited for all purposes as "Surrey Zoning Bylaw, 1993, No. 12000, Amendment By-law, 2013, No. 18067"

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 9th day of June, 2014.



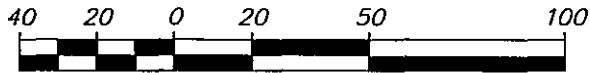
MAYOR



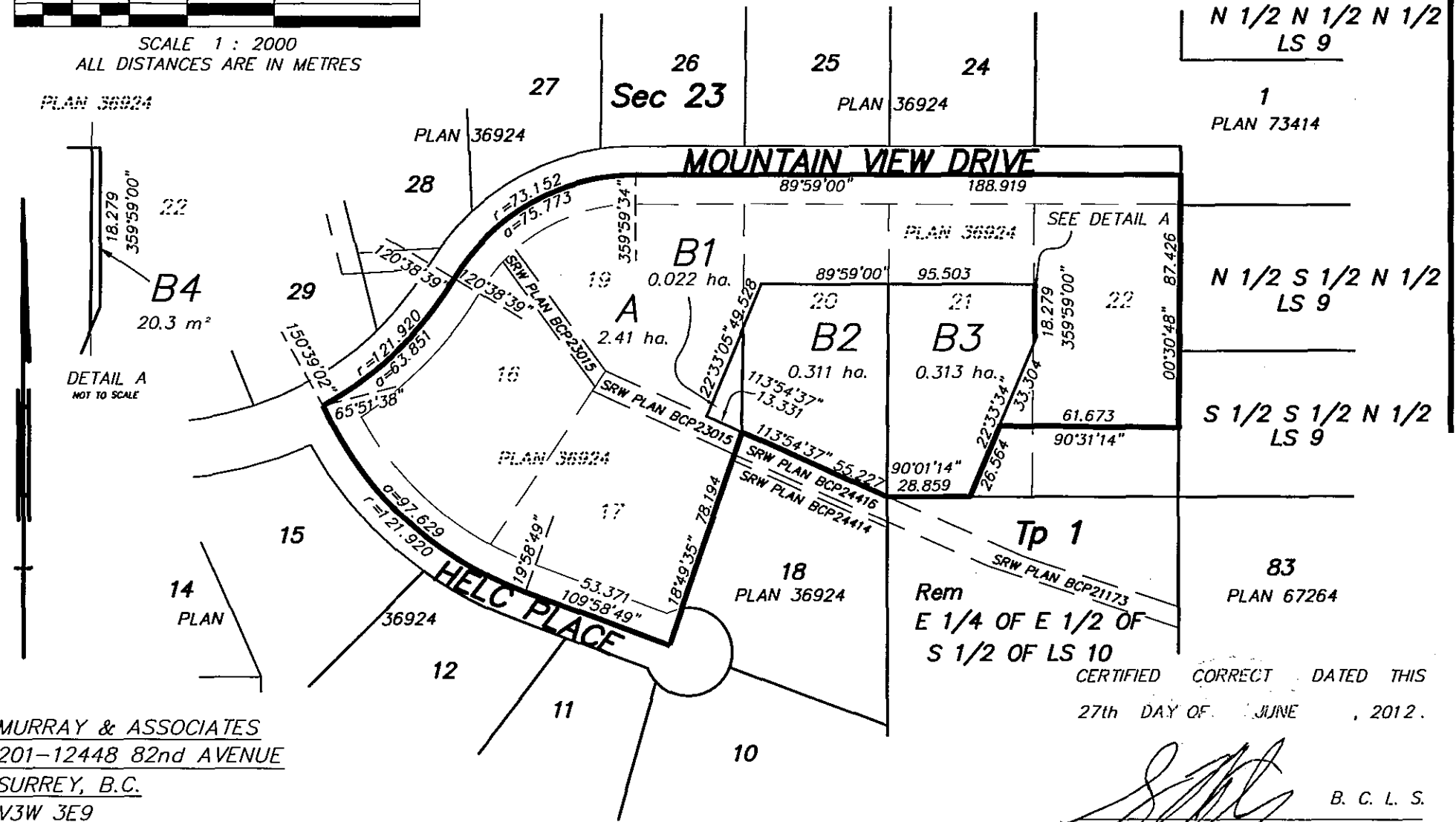
CLERK

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**SURVEY PLAN TO ACCOMPANY
CITY OF SURREY ZONING BYLAW 18067
OVER LOTS 16, 17, 19, AND 20,
AND PORTIONS OF LOTS 21 AND 22, SECTION 23, TOWNSHIP 1,
NEW WESTMINSTER DISTRICT, PLAN 36924**




SCALE 1 : 2000
ALL DISTANCES ARE IN METRES



MURRAY & ASSOCIATES
201-12448 82nd AVENUE
SURREY, B.C.
V3W 3E9
(604) 597-9189

CERTIFIED CORRECT DATED THIS
27th DAY OF JUNE, 2012.


B. C. L. S.
FILE 9707-04

SCHEDULE A