

CITY OF SURREY

BYLAW NO. 18098

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)

Parcel Identifier: 011-413-956
Lot 3 Section 25 Township 2 New Westminster District Plan 9613

16416 - 88 Avenue

(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 small *suburban lots*, where *density bonus* is provided.

The *Lands* are divided into Block A containing 3,392 square metres and Block B containing 2,794 square metres as shown on the Survey Plan attached hereto and forming part of this By-law as Schedule A, certified correct by John Onderwater, B.C.L.S. on the 3rd day of July 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 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. For the purpose of subdivision, the maximum *unit density* is 10 *dwelling units* per hectare [4 u.p.a.].
3. For *building* construction within a *lot*:
 - (a)
 - i. Block A: The *floor area ratio* shall not exceed 0.35, provided that, of the resulting allowable floor area, 45 square metres [480 sq. ft.] shall be used 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
 - ii. Block B: 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 used only as a garage or carport, and 10 square metres [105 sq. ft.] shall be reserved for use only as *accessory buildings* and *structures*.
 - (b) 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, the following must be included in the calculation of *floor area ratio*:
 - i. Covered area used for parking unless the covered parking is located within the *basement*;
 - ii. The area of an *accessory building* in excess of 10 square metres [105 sq. ft.];

- iii. 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 of which 15 square metres [160 sq. ft.] must be reserved for a front porch or veranda; and
 - iv. Floor area with extended height, including staircases, must be multiplied by 2, where the extended height exceeds 3.7 metres [12 ft.], except for a maximum of 19 square metres [200 sq. ft.]; and
- (c) Notwithstanding the above, the maximum allowable floor area shall be as follows:
- i. Block A: 330 square metres [3,550 sq. ft.]; and
 - ii. Block B: 270 square metres [3,200 sq. ft.].

E. Lot Coverage

- 1. Block A: The lot coverage shall not exceed 30%.
- 2. Block B: The lot coverage shall not exceed 35%.

F. Yards and Setbacks

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

Use	Setback	Front Yard	Rear Yard	Side Yard	Side Yard on Flanking Street
<i>Principal Building</i>		7.5 m. [25 ft.]	7.5 m. [25 ft.]	2.4 m. [8 ft.]	5.6 m. [18 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.]	7.5 m. [25 ft.]
<i>Other Accessory Buildings and Structures</i>		18.0 m. [60 ft.]	0.0 m.	0.0 m.	7.5 m. [25 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 buildings: 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 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*.

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 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.

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*.
- 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 28 square metres [300 sq. ft.] including the stairs.

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>
Block A	926 sq. m. [9,967 sq.ft]	19 metres [62 ft.]	44 metres [144 ft.]
Block B	680 sq. m. [7,319 sq.ft]	19 metres [62 ft.]	32 metres [104 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, 2013, No. 17856", 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 Bylaw, 2006, No. 16100", as amended.
3. This Bylaw shall be cited for all purposes as "Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2013, No. 18098"

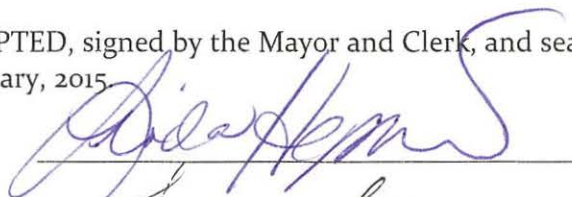
PASSED FIRST READING on the 28th day of October, 2013.

PASSED SECOND TIME on the 28th day of October, 2013.

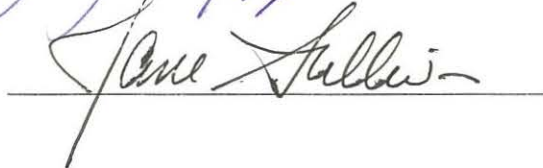
PUBLIC HEARING HELD thereon on the 12th day of November, 2013.

PASSED THIRD READING ON THE 12th day of November, 2013.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the 2nd day of February, 2015.



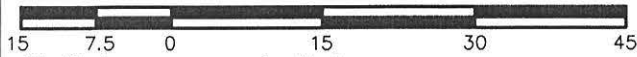
MAYOR



CLERK

**SURVEY PLAN TO ACCOMPANY CITY OF SURREY
REZONING BYLAW 18098, OF LOT 3 SECTION 25
TOWNSHIP 2 NWD PLAN 9613**

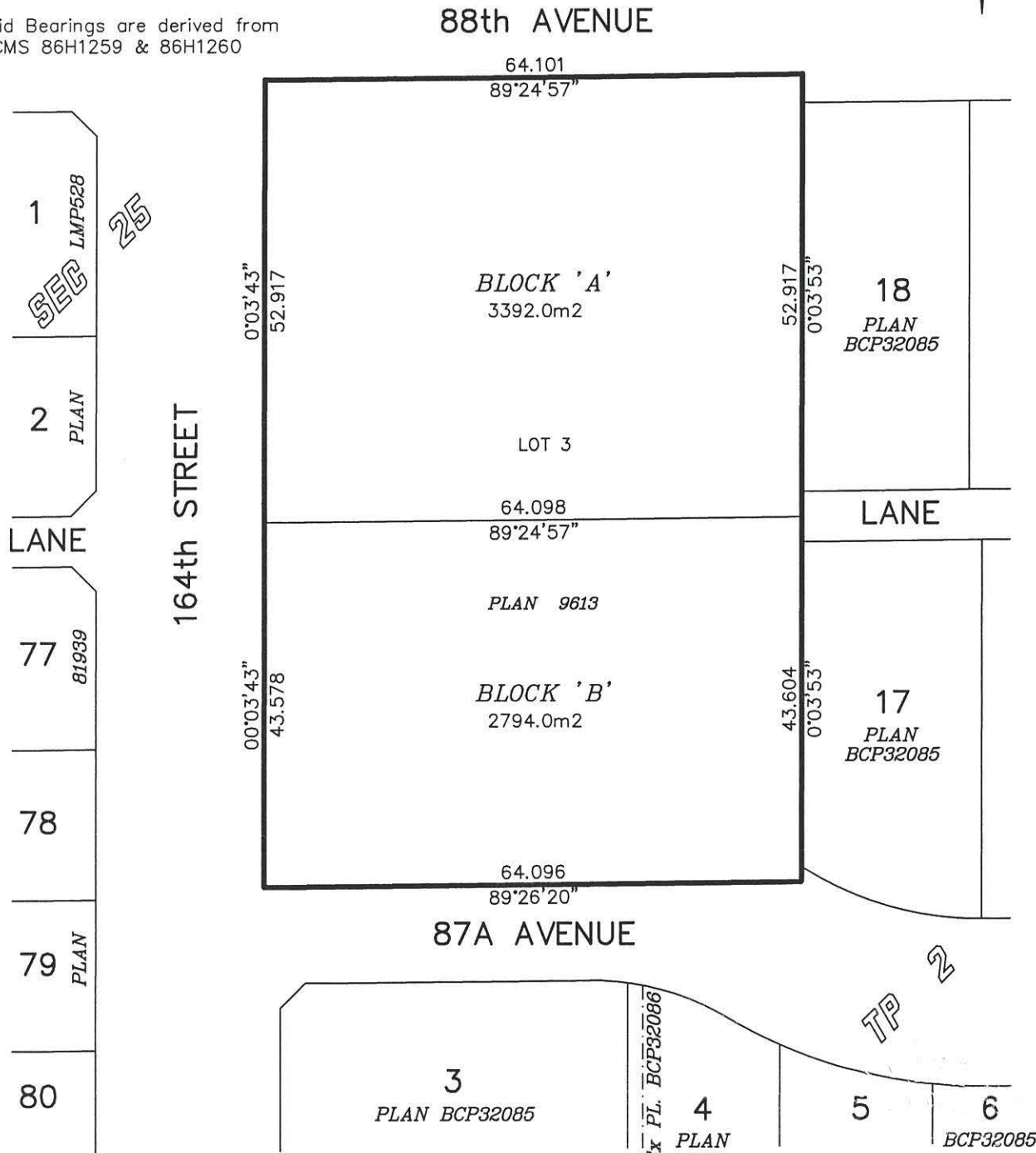
SCALE 1:750



All Distances are in Metres.

CITY OF SURREY

Grid Bearings are derived from
OCMS 86H1259 & 86H1260



Onderwater Land Surveying Ltd.
B.C. Land Surveyors
#104 - 5830 176 'A' Street
Cloverdale, B.C.
FILE: JS1301_RZ1

Certified correct, completed on
the 3rd day of July, 2013.

*This Plan Lies Within The
Greater Vancouver Regional District*

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