

CITY OF SURREY

BYLAW NO. 18176

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: DUPLEX RESIDENTIAL ZONE (RM-D)

TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

Portion of Parcel Identifier: 010-415-131
Lot "E" Section 31 Block 5 North Range 2 West New Westminster District Plan 21342
as shown on the Survey Plan attached hereto and forming part of this Bylaw as Schedule
A, certified correct by Ken W. Schuurman, B.C.L.S. on the 29th day of January 2014,
containing 912.6 square metres, called Block A.

Portion of 12215 – 96 Avenue
(also known as 12217 - 96 Avenue

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

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

A. Intent

This Zone is intended to accommodate and regulate *duplex* dwellings on an *urban lot*.

B. Permitted Uses

Lands and *structures* shall be used for one (1) *duplex* provided that the minimum *lot* size shall be 765 square metres [8,235 sq. ft.] and the minimum *lot* width shall be 24 metres [80 ft.]. Where the *lot* under this zone is subdivided into strata lots, only 1 *dwelling unit* shall be permitted within each of the strata lots and in the case of such a subdivision, each of the permitted *dwelling units* must form part of the *duplex* constructed on the *lot* as it existed prior to the subdivision.

C. Lot Area

Not applicable to this Zone.

D. Density

1. For *building* construction within a *lot*, the maximum allowable floor area shall be 475 sq. m. [5,100 sq. ft.].
2. For the purpose of this Section, the following must be included in the calculation of floor area:
 - (a) The *basement*;
 - (b) The combined area of all covered outdoor spaces with a height of 1.8 metres [6 ft.] or greater, except for a maximum of 20 sq. m. [215 sq. ft.] per *dwelling unit*, of which 10 square metres [108 sq. ft.] per *dwelling unit* shall be reserved for a covered *deck* or veranda;
 - (c) 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.] per *dwelling unit*;
 - (d) Garages and carports; and
 - (e) The area of any *accessory building* and *structure* in excess of 10 square metres [105 sq. ft.].

E. Lot Coverage

The maximum *lot coverage* shall be 33%.

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
<i>Principal Building</i>		7.5 m. [25 ft.]	15 m. [50 ft.]	1.8 m. [6 ft.]
<i>Accessory Buildings and Structures Greater Than 10 square metres [105 sq. ft.] in Size</i>		18 m. [60 ft.]	1.8 m. [6 ft.]	1.0 m. [3 ft.]
<i>Other Accessory Buildings and Structures</i>		18 m. [60 ft.]	0.0 m.	0.0 m.

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 and Loading/Unloading

1. Resident and visitor *parking spaces* shall be provided as stated in 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 a *dwelling unit* 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 2.
- 3. *Vehicle* access to a *lot* is permitted only from the lane.
- 4. A single or double garage or a single or double carport is permitted for each *dwelling unit*.
- 5. No outside parking or storage of a *house trailer* or boat is permitted within the *front yard setback*, or within 1 metre [3 ft.] of the *side lot line*.

I. Landscaping

- 1. 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 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*.
- 2. All 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.

J. Special Regulations

- 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 28 square metres [300 sq. ft.] per *dwelling unit*, including the stairs.
- 2. *Secondary suites* are not permitted.

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>
765 sq. m. [8,235 sq.ft.]	24 metres [80 ft.]	28 metres [90 ft.]

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

L. 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-D 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. *Building* permits shall be subject to "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-D Zone.
9. Tree regulations are set out in "Surrey Tree Protection By-law, 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, 2014, No. 18176"

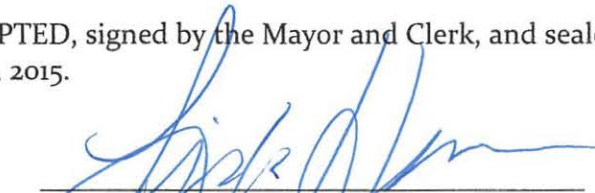
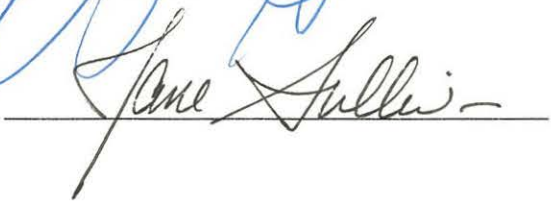
PASSED FIRST READING on the 24th day of February, 2014.

PASSED SECOND READING on the 24th day of February, 2014.

PUBLIC HEARING HELD thereon on the 14th day of March, 2014.

PASSED THIRD READING on the 23rd day of June, 2014.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the 13th day of April, 2015.

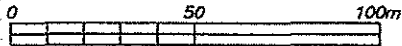
MAYOR

CLERK

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SURVEY PLAN TO ACCOMPANY CITY OF SURREY REZONING BYLAW NO. 18176 OF LOT "E", PLAN 21342; THE WEST HALF OF LOT "A" PLAN 13298; BOTH OF SECTION 31, BLOCK 5 NORTH, RANGE 2 WEST, NWD

City of Surrey B.C.G.S. 926.016



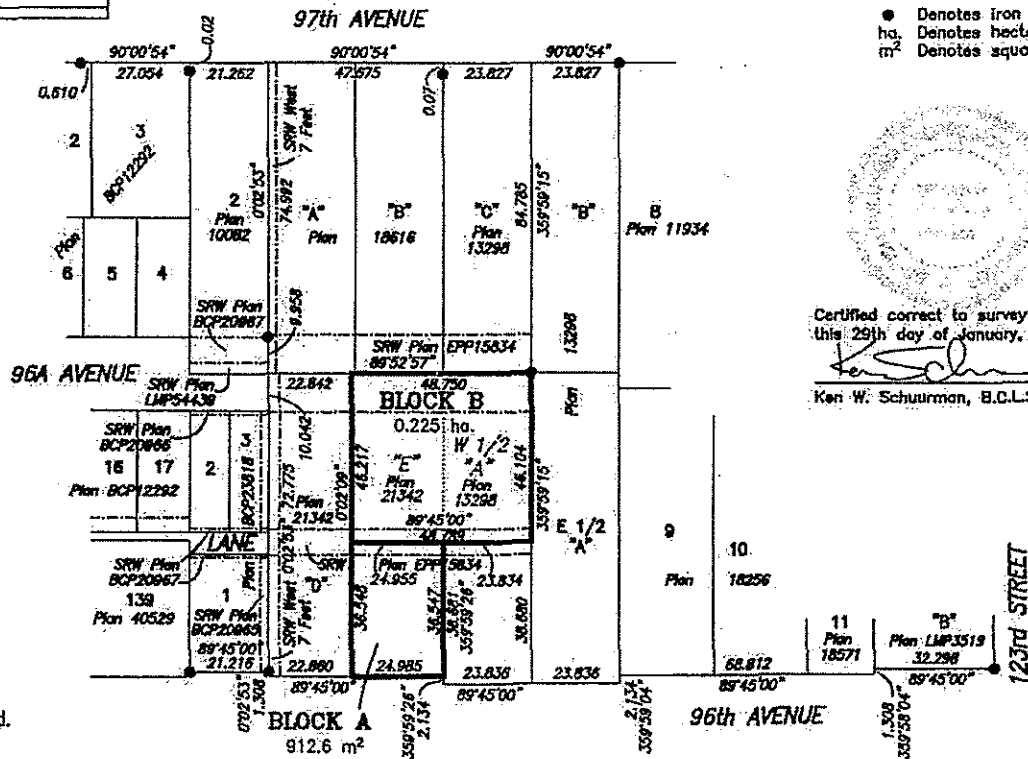
SCALE 1 : 1500
All distances are in metres

- Legend:
- Denotes iron post found
 - ha. Denotes hectares
 - m² Denotes square metres



Certified correct to survey dated this 29th day of January, 2014.

Ken W. Schuurman, B.C.L.S.



Cameron Land Surveying Ltd.
B.C. Land Surveyors
Unit 206 - 16055 Fraser Highway
Surrey, B.C. V4N 0G2
Phone: 604-597-3777
Fax: 604-597-3783

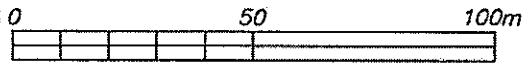
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SCHEDULE A



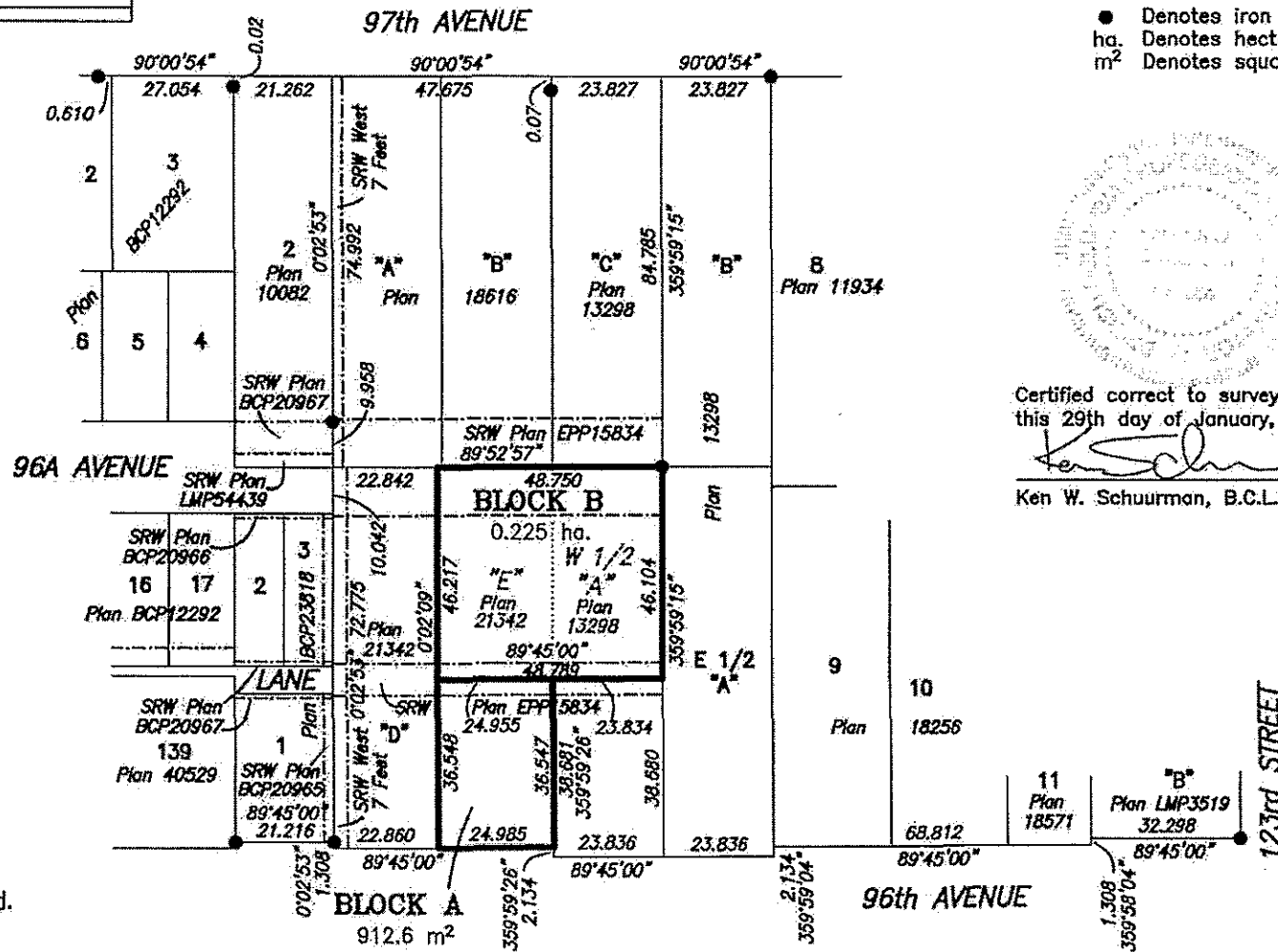
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NO. 18176 OF LOT "E", PLAN 21342; THE WEST HALF OF LOT "A"
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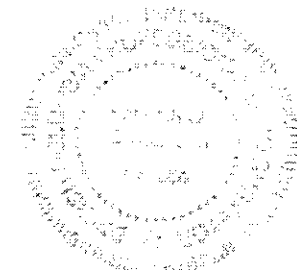
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SCHEDULE A



Legend:

- Denotes iron post found
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this 29th day of January, 2014.

Ken W. Schuurman
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File: 4960-ZONING4