



# Corporate Report

NO: R208

September 29, 2003

COUNCIL DATE:

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## REGULAR COUNCIL

TO: Mayor & Council                      DATE: September 23,  
2003

FROM: General Manager,  
Planning & Development              FILE: 3900-30

SUBJECT: Text Amendments to the Single Family Residential  
(12) Zone (RF-12), the Single Family Residential  
Coach House Zone (RF-12C) and the Single  
Family Residential (9) Coach Houses Zone (RF-9C) of  
Surrey Zoning By law, 1993, No. 12000

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## RECOMMENDATION

It is recommended that Council:

1. Receive this report as information;
2. Approve amendments to Part 17A Single Family Residential (12) Zone (RF-12) and Part 17Ai Single Family Residential Coach House Zone (RF 12C) of Surrey Zoning By-law, 1993, No. 12000, as documented in Appendices I and II to this report, that will act to define more accurately when vehicular access to lots in these zones must be provided from a rear lane;
3. Approve a minor amendment to Surrey Zoning By-law, 1993, No. 12000, as documented in Appendix III to this report, that will act to modify the name of Part 17D Single Family Residential (9) Coach Houses Zone (RF-9C) to Single Family Residential (9) Coach House Zone (RF-9C); and
4. Authorize the City Clerk to bring forward the necessary amendment by-law for the required readings and to set a date for the related Public Hearing.

## INTENT

The purpose of this report is to obtain Council approval:

1. For text amendments to the Single Family Residential (12) Zone (RF-12) and the Single Family Residential Coach House Zone (RF-12C) as contained in Surrey Zoning By-law, 1993, No. 12000 (the "Zoning By-law") that will act to clarify when lane access is required for single family lots located in these zones; and
2. To correct a typographical error in the name of the Single Family Residential (9) Coach Houses Zone (RF-9C) as contained in the Zoning By-law, which should be named Single Family Residential (9) Coach House Zone (RF-9C)".

## BACKGROUND

The Planning and Development Department has, over the past two years, developed several new "small lot" zones in

conjunction with major neighbourhood planning exercises including the East Clayton Neighbourhood Concept Plan and the South Newton Neighbourhood Concept Plan ("NCPs"). These NCPs have identified areas of land, which are intended for development as compact single-family lots. The new zones, that include the Single Family Residential (12) Zone (RF-12) and the Single Family Residential Coach House Zone (RF-12C), have been incorporated into the Zoning By-law. These zones include the requirement for rear lane access where proposed lots front onto an arterial road, as defined in Surrey Highway and Traffic By-law, 1997, No. 13007, as amended (the "Highway and Traffic By-law") and in other locations where the lot backs onto a rear lane.

Since the introduction of these zones, staff have received queries from homebuilders, who want to provide street-oriented garages to lots in these zones despite the availability of a rear lane. These queries have revealed that the current wording of the off-street parking requirements of the RF-12 and RF-12C zones is somewhat ambiguous.

## DISCUSSION

### **Amendments to Single Family Residential (12) Zone (RF-12) and Single Family Residential Coach House Zone (RF-12C)**

The current provision for off-street parking in the Single Family Residential (12) Zone (RF-12) and the Single Family Residential Coach House Zone (RF-12C) states:

"H.1. Where there is a rear lane up to or along the *rear* or *side lot line* or where a rear lane is required for alternative access in accordance with the Highway and Traffic By-law, 1997, No. 13007, as amended, a *driveway* to the *lot* is only permitted from the rear lane. Where there is no rear lane up to or along the *rear* or *side lot line* or where a rear lane is not required for alternative access in accordance with the Highway and Traffic By-law, 1997, No. 13007, as amended, a *driveway* may be permitted from the front or side of the *lot*".

This wording, most specifically the second sentence of this clause, has led to some confusion on the part of builders and developers, that even if a rear lane is available to provide vehicular access to a lot, the house on the lot may have a driveway from the fronting street if the fronting street is not an arterial street as defined by the Highway and Traffic By-law. The intention of the Zoning By-law was to require all lots in these zones to take access from the rear lane where a lane abuts the lot, regardless of the status of the fronting street.

To clarify the off-street parking requirements in each of these zones, a minor amendment is proposed to the sections addressing Off-Street Parking, as documented in Appendices I and II.

It is recommended that the above-referenced clause be amended to read:

"1. Where there is a lane up to or along the *rear lot line* or *side lot line*, a *driveway* access is only permitted from the lane."

This amendment is consistent with the original intent for these zones.

### **Amendments to Single Family Residential (9) Coach Houses Zone (RF-9C)**

The name of the Single Family Residential (9) Coach Houses Zone (RF-9C) under Part 17D of the Zoning By-law contains a typographical error. This zone was to have been named:

Single Family Residential (9) Coach House Zone (RF-9C).

It is recommended that Council approve the revised name for this zone (i.e., eliminating the last "s" from the word "Houses" in the name of the zone).

## SUMMARY

Amendments are recommended to the Single Family Residential (12) Zone (RF-12) and the Single Family Residential Coach House Zone (RF-12C) to clarify driveway location and vehicular access requirements for lots in these zones when such a lot has an abutting rear or side lane. An amendment is also recommended to the name of the Single

Family Residential (9) Coach Houses Zone (RF 9C) to eliminate the last "s" from the word "Houses". It is further recommended that Council authorize the City Clerk to bring forward the appropriate amendment by-law for the required readings and to set a date for the related Public Hearing.

Murray Dinwoodie  
General Manager  
Planning and Development

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Attachments:

- Appendix I Proposed Amendments to Part 17A Single Family Residential (12) Zone (RF-12)
- Appendix II Proposed Amendments to Part 17Ai Single Family Residential Coach House Zone (RF-12C)
- Appendix III Proposed Amendment to Part 17D Single Family Residential (9) Coach Houses Zone (RF-9C)

Appendix I

**Proposed Amendments to  
Part 17A Single Family Residential (12) Zone (RF-12)**

The following amendment is proposed to Part 17A Single Family Residential (12) Zone (RF 12) of Surrey Zoning By-law, 1993, No. 12000, as amended:

Section H Off-Street Parking, Subsection 1 is to be deleted and replaced with the following:

1. Where there is a lane up to or along the *rear lot line* or *side lot line*, a *driveway* access is permitted only from the lane.

Appendix II

**Proposed Amendments to  
Part 17Ai Single Family Residential Coach House Zone (RF-12C)**

The following amendment is proposed to Part 17Ai Single Family Residential Coach House Zone (RF-12C) of Surrey Zoning By-law, 1993, No. 12000, as amended:

Section H Off-Street Parking, Subsection 1 is to be deleted and replaced with the following:

1. Where there is a lane up to or along the *rear lot line* or *side lot line*, a *driveway* access is permitted only from the lane.

Appendix III

**Proposed Amendment to  
Part 17D Single Family Residential (9) Coach Houses Zone (RF-9C)**

The following amendment is proposed to Part 17D Single Family Residential (9) Coach Houses Zone (RF-9C) of Surrey Zoning By-law, 1993, No. 12000, as amended:

Part 17D Single Family Residential (9) Coach Houses Zone (RF-9C) is to be re-named Single Family Residential (9) Coach House Zone (RF 9C).

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