

CITY OF SURREY

BYLAW NO. 20551

A bylaw to amend the provisions of Surrey Zoning
By-law, 1993, No. 12000, as amended.
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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 14, RH, Half-Acre Residential Zone Section D.2 is amended by deleting sub-section "(c)" in its entirety and inserting a new sub-section "(c)" as follows:

"(c) Floor Area and Floor Area Ratio Lots \leq 1,500 sq. m

Where a *lot* is \leq 1,500 sq. m in area, the following standards apply:

i. The *floor area ratio* shall not exceed 0.60 for the first 560 sq. m of *lot* area and 0.35 for the remaining *lot* area in excess of 560 sq. m, provided 39 sq. m of the total floor area is only used as a garage or carport; and

ii. The floor area is a maximum of 465 sq. m; and

iii. Notwithstanding Section D.2(c)(ii) of this Zone in the City Centre Sub-Area (Schedule D, Map D.1 (a)), the floor area is a maximum of 84 sq. m and *basements* are not permitted; and

iv. Principal Building Second Storey Floor Area:

The maximum permitted floor area of a second storey for a *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 roof, but not including any portion of the *structure* located within 7.5 m of the *front lot line*. The reduced floor area of the second storey shall be accomplished by an offset at the second storey level from the wall at the first storey level from either the front or side walls or a combination thereof, such that the offset is fully visible anywhere along the *front lot line* and/or *flanking lot line* of the *lot*."

b. Part 14, RH, Half-Acre Residential Zone Section D.3 is amended by deleting sub-section "iv" in its entirety and inserting a new sub-section "iv" as follows:

"iv. Floor area including garages and covered parking with extended height exceeding 3.66 m must be multiplied by 2, excluding:

a) staircases;

b) 18.6 sq. m; and

c) Floor area directly below a sloped ceiling less than 4.58 m in height, provided that the area has at least one wall 3.66 m or less in height."

- c. Part 15, RH-G, Half-Acre Residential Gross Density Zone Section D.4 is amended by deleting sub-section "(c)" in its entirety and inserting a new sub-section "(c)" as follows:

"(c) Floor Area and Floor Area Ratio Lots \leq 1,500 sq. m:

Where a *lot* is \leq 1,500 sq. m in area the following standards apply:

- i. The *floor area ratio* shall not exceed 0.60 for the first 560 sq. m of *lot* area and 0.35 for the remaining *lot* area in excess of 560 sq. m, provided 39 sq. m of the total floor area is only used as a garage or carport; and
- ii. The floor area is a maximum of 465 sq. m; and
- iii. Notwithstanding Section D.4(c)(ii) of this Zone in the City Centre Sub-Area (Schedule D, Map D.1(a)), the floor area is a maximum of 84 sq. m and *basements* are not permitted; and
- iv. Principal Building Second Storey Floor Area:
The maximum permitted floor area of a second storey for a *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 roof, but not including any portion of the *structure* located within 7.5 m of the *front lot line*. The reduced floor area of the second storey shall be accomplished by an offset at the second storey level from the wall at the first storey level from either the front or side walls or a combination thereof, such that the offset is fully visible anywhere along the *front lot line* and/or *flanking lot line* of the *lot*; and"

- d. Part 15B, RF-O, Single Family Residential Oceanfront Zone Section D.1, is amended by deleting sub-section "(c)" and inserting a new sub-section "(c)" as follows:

"(c) Floor Area and Floor Area Ratio \leq 1,500 sq. m:

Where a *lot* is \leq 1,500 sq. m in area, the following standards apply:

- i. The *floor area ratio* shall not exceed 0.60 for the first 560 sq. m of *lot* area and 0.35 for the remaining *lot* area in excess of 560 sq. m, provided 39 sq. m of the total floor area is only used as a garage or carport; and
- ii. The floor area is a maximum of 465 sq. m; and
- iii. Notwithstanding Section D.1 (c)(ii) of this Zone in the City Centre Sub-Area (Schedule D, Map D.1(a)), the floor area is a maximum of 84 sq. m and *basements* are not permitted; and"

- e. Part 15C, RQ, Quarter Acre Residential Zone Section D.2, is amended by deleting sub-section "(c)" and inserting a new sub-section "(c)" as follows:

"(c) Floor Area and Floor Area Ratio Lots \leq 1,500 sq. m:

Where a *lot* is \leq 1,500 sq. m in area, the following standards apply:

- i. The *floor area ratio* shall not exceed 0.60 for the first 560 sq. m of *lot* area and 0.35 for the remaining *lot* area in excess of 560 sq. m, provided 39 sq. m of the total floor area is only used as a garage or carport; and
- ii. The floor area is a maximum of 465 sq. m; and

- iii. Notwithstanding Section D.2(c)(ii) of this Zone in the City Centre Sub-Area (Schedule D, Map D.1(a)), floor area is a maximum of 84 sq. m and *basements* are not permitted; and
 - iv. Principal Building Second Storey Floor Area:
The maximum permitted floor area of a second storey for a *principal building* must 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 roof, but not including any portion of the *structure* located within 7.5 m of the *front lot line*. The reduced floor area of the second storey shall be accomplished by an offset at the second storey level from the wall at the first storey level from either the front or side walls or a combination thereof, such that the offset is fully visible anywhere along the *front lot line* and/or *flanking lot line* of the *lot*; and"
- f. Part 15C, RQ, Quarter Acre Residential Zone Section E, is amended as follows:
- i. In sub-section "1.", delete the "<" symbols and replace with the ">" symbol.
 - ii. In sub-section "2.", delete the ">" symbol and replace with the "<" symbol.
- g. Part 16, RF, Single Family Residential Zone Section D.2, is amended by deleting sub-section "(b)" and inserting a new sub-section "(b)" as follows:
- "(b) Floor Area and Floor Area Ratio:
- i. The *floor area ratio* shall not exceed 0.60 for the first 560 sq. m of *lot* area and 0.35 for the remaining *lot* area in excess of 560 sq. m, provided that 39 sq. m of the total floor area is used only as a garage or carport; and
 - ii. The floor area is a maximum of 465 sq. m; and
 - iii. Notwithstanding Section D.2(b)(ii) of this Zone in the City Centre Sub-Area (Schedule D, Map D.1 (a)), the floor area is a maximum of 84 sq. m and *basements* are not permitted; and"
- h. Part 16A, RF-SS, Single Family Residential Secondary Suite Zone Section D.2, is amended by deleting sub-section "(b)" in its entirety and inserting a new sub-section "(b)" as follows:
- "(b) Floor Area and Floor Area Ratio:
- i. The *floor area ratio* must not exceed 0.60 for the first 560 sq. m of *lot* area and 0.35 for the remaining *lot* area in excess of 560 sq. m, provided that 39 sq. m of the total floor area is only used as a garage or carport; and
 - ii. The floor area is a maximum of 465 sq. m; and
 - iii. Notwithstanding Section D.1(b)(ii) of this Zone in the City Centre Sub-Area (Schedule D, Map D.1 (a)), the floor area is a maximum of 84 sq. m and *basements* are not permitted; and"

- i. Part 16B, RF-13, Single Family Residential (13) Zone Section H.3(c), is amended as follows:
 - a. In sub-section "i", delete the phrase "and 6.1 m long";
 - b. In sub-section "ii", delete the phrase "and 6.1 m long";
 - j. Part 17A, RF-12, Single Family Residential (12) Zone Section H.3(c), is amended as follows:
 - a. In sub-section "i", delete the phrase "and 6.1 m long";
 - b. In sub-section "ii", delete the phrase "and 6.1 m long";
 - k. Part 17B, RF-12C, Single Family Residential (12) Coach House Zone Section H.3(c), is amended as follows:
 - a. In sub-section "(a)", delete the words "by 6.1 m long";
 - b. In sub-section "(b)", delete all occurrences of the phrase "by 6.1 m long";
 - l. Part 29, RMS-2, Special Care Housing 2 Zone, is amended in Section B. Permitted Uses by renumbering the sub-sections from 1 to 7;
 - m. Part 47A, IB-1, Business Park 1 Zone, is amended in Section I. Landscaping and Screening by renumbering the sub-sections from 1 to 2;
 - n. Part 47B, IB-2, Business Park 2 Zone, is amended in Section J, Special Regulations, by renumbering the sub-sections from 1 to 4
 - o. Part 48A, IL-1, Light Impact Industrial 1 Zone, is amended in Section J, Special Regulations by renumbering the sub-sections from 1 to 3
2. This Bylaw shall be cited for all purposes as "Surrey Zoning Bylaw, 1993, No. 12000, Text Amendment Bylaw, 2021, No. 20551".

PASSED FIRST READING on the 20th day of December, 2021.

PASSED SECOND READING on the 20th day of December, 2021.

PUBLIC HEARING HELD thereon on the th day of , 202_.

PASSED THIRD READING on the th day of , 202_.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the th day of , 202_.

_____MAYOR

_____CLERK