

CITY OF SURREY

BYLAW NO. 20479

A Comprehensive Development bylaw to amend 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, pursuant to the provisions of Section 479 of the *Local Government Act*, R.S.B.C. 2015 c. 1, as amended, for the following lands:

Address: As described in Appendix "A".

Legal: As described in Appendix "A".

PID: As described in Appendix "A".

as follows:

- (a) by creating a new Comprehensive Development Zone 25 (CD 25), attached as Appendix "A" and forming part of this bylaw;
- (b) by changing the zoning classification shown in Schedule A, Zoning Maps, as follows:
 FROM: HALF-ACRE RESIDENTIAL ZONE (RH)
 TO: COMPREHENSIVE DEVELOPMENT ZONE (CD); and
- (c) by amending Part 52, Comprehensive Development Zone, Section C. Comprehensive Development Zones, by adding a new CD Zone "CD 25" as follows:

CD Zone ID	Civic Address	Legal Descriptions	CD Bylaw No.	Replaces Bylaw No.
"CD 25	5650 146A Street	Lot 53, Plan NWP 50725	20479	N/A"

- 2. This By-law shall be cited for all purposes as "Surrey Comprehensive Development Zone 25 (CD 25), Bylaw, 2021, No. 20479".

PASSED FIRST READING on the 22nd day of November, 2021.

PASSED SECOND READING on the 22nd day of November, 2021.

PUBLIC HEARING HELD thereon on the th day of , 2021 .

PASSED THIRD READING on the th day of , 2021 .

RECEIVED APPROVAL FROM THE MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE on the day of , 2021 .

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the th day of , 2021 .

_____ MAYOR

_____ CLERK

APPENDIX "A"

COMPREHENSIVE DEVELOPMENT ZONE 25 (CD 25)

This Comprehensive Development Zone 25 (CD 25) as well as all other applicable regulations of Surrey Zoning By-law, 1993, No. 12000, as amended, apply to the following lands:

Address	Legal Descriptions	PID
5650 146A St	Lot 53, Section 10, Township 2, NWD, Plan NWP50725	004-146-123

(collectively the "Lands")

A. Intent

This Zone is intended for *single family dwellings* on small suburban *lots*.

B. Permitted Uses

Lands, buildings and structures shall only be used for the following uses, or a combination thereof:

Principal Uses:

1. One *single family dwelling* which may contain 1 *secondary suite*.

Accessory Uses:

1. *Bed and breakfast* use, in accordance with Section B.7. of Part 4 General Provisions.
2. The keeping of *boarders or lodgers* in accordance with Section B.7. of Part 4 General Provisions.

C. Lot Area

Not applicable to this Zone.

D. Density

1. Subdivision:

For the purpose of subdivision:

(a) Maximum Unit Density:

Maximum *unit density* shall be 2.5 *dwelling units* per gross ha; and

(b) Permitted Unit Density Increases:

If amenity contributions are provided in accordance with Schedule G, maximum *unit density* may be increased to 11 *dwelling units* per ha.

2. Building Construction:

For the purpose of *building* construction:

(a) Minimum Single Family Dwelling Size:

For any *lot* regardless of size or location, *single family dwellings* shall have a minimum ground level floor area of 84 sq. m and a minimum *building* width of 7 m;

(b) Floor Area and Floor Area Ratio:

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;

(c) Floor Area Ratio Calculation:

In this Zone, 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 sq. m;
- iii. Covered outdoor space with a height of 1.8 m or greater, except for a maximum of 10% of the maximum allowable floor area of which 14.9 sq. m must be reserved for a front porch or veranda; and

- 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 the area has at least one wall 3.66 m or less in height.

E. Lot Coverage

The maximum *lot coverage* for all *buildings* and *structures* shall be 25%.

F. Yards and Setbacks

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

USES:	SETBACKS:		
	Front Yard	Rear Yard	Side Yard
<i>Principal Building</i>	7.5 m	7.5 m	2.4 m
<i>Accessory Buildings</i> and <i>Structures</i> Greater than 10 sq. m in Size	18.0m	1.8 m	1.0 m
<i>Other Accessory Buildings</i> and <i>Structures</i>	18.0 m	0.0 m	0.0 m

G. Height of Buildings

- 1. Principal Buildings:
 - (a) *Principal building height* shall not exceed 9 m; and
 - (b) *Principal building height* shall not exceed 7.3 m where any portion of the roof has a slope less than 1:4.
- 2. Accessory Buildings:
 - (a) *Accessory building height* shall not exceed 4 m; and
 - (b) *Accessory building height* may be increased to 5 m where the roof slope and construction materials of an *accessory building* are the same as that of the *principal building*.
- 3. Structures:
 - Structure* height shall not exceed 4 m.

H. Off-Street Parking and Loading/Unloading

- 1. Parking Calculations:
 - (a) Refer to Table D.1. of Part 5 Off-Street Parking and Loading/Unloading; and
 - (b) In this Zone, where *boarders* or *lodgers* or *bed and breakfast* users are accommodated, the following additional parking is required:
 - i. *Bed and Breakfast* – 1 *parking space* per bedroom available; and
 - ii. *Boarders* and *Lodgers* – 1 *parking space* per boarder or lodger.
- 2. Outdoor Parking and Storage:

Outdoor parking or storage of *vehicles*, *house trailers*, *utility trailers*, *campers* or boats ancillary to a residential use shall be limited as follows:

 - (a) Maximum of 3 *vehicles*;
 - (b) Combined maximum of 1 *house trailer*, *utility trailer*, *camper* or boat;
 - (c) Outside parking or storage of a *house trailer* or boat is not permitted within the *front yard setback*, or within the required *side yards* adjacent to the *dwelling unit*, or within 1 m of the *side lot line*; and
 - (d) Notwithstanding Section H.2.(c) of this Zone, 1 *house trailer* or 1 boat may be parked a minimum of 1 m from the *front lot line* and/or *side lot line* in the front *driveway*, to the side of the front *driveway* or in the *side yard*, on *lots* that have no vehicular access to the *rear yard* or where access is not feasible through *landscaping* or fencing modifications.

I. Landscaping and Screening

1. General Landscaping:

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. Outdoor Parking and Storage:

For outdoor parking or storage:

- (a) *House trailers* or boats parked or stored in any area of a *lot* other than a *driveway* or parking pad shall be adequately screened as follows:
 - i. *All Yards:* Compact evergreen trees or shrubs a minimum of 1.8 m high; except:
 - ii. *Rear Yard:* A solid fence a minimum of 1.8 m high may be used in place of trees or shrubs;
- (b) Screening required in Section I.2.(a) of this Zone shall be located between the *house trailer* or boat and any portion of the *lot line* within 7.5 m of the *house trailer* or boat in order to obscure the view from the abutting *lot* or street; and
- (c) Notwithstanding Section I.2.(b) of this Zone, screening of a *house trailer* or boat on a *corner lot* shall not be located in an area bounded by the intersecting *lot lines* at a street corner and a straight-line joining points 9 m along the said *lot lines* from the point of intersection of the two *lot lines*.

3. Open Space:

The *open space* set aside pursuant to Section K.2. of this Zone, shall be improved with a basic level of *landscaping* work including brushing and seeding of the ground, limbing of low branches on trees and providing and constructing paths for public passage, wherever appropriate.

J. Special Regulations

1. Secondary Suites:

A *secondary suite* shall:

- (a) Not exceed 90 sq. m in floor area; and
- (b) Occupy less than 40% of the habitable floor area of the *building*.

2. Basement Access:

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 sq. m; including the stairs.

K. Subdivision

1. Minimum Lot Sizes:

Lots created through subdivision shall conform to the following minimum standards:

- (a) *Lot Area:* Minimum 8,094 sq. m;
- (b) *Lot Width:* Minimum 50 m; and
- (c) *Lot Depth:* Minimum 60 m.

2. Permitted Lot Size Reductions:

In accordance with the permitted *unit density* increases in Section D. of this Zone, if amenity contributions are provided in accordance with Schedule G, *lots* created through subdivision may be reduced to the following minimum standards:

- (a) *Lot Area:* Minimum 929 sq. m;
- (b) *Lot Width:* Minimum 20 m; and
- (c) *Lot Depth:* Minimum 44 m.

L. Other Regulations

Additional land use regulations may apply as follows:

- 1. Prior to any use, the *Lands* must be serviced as set out in Part 2 Uses Limited, of the Zoning Bylaw and in accordance with the servicing requirements for the RQ Zone as set forth in the Surrey Subdivision and Development By-law, 1986, No. 8830, as amended.

2. Subdivisions shall be subject to the applicable Surrey Development Cost Charge Bylaw, 2021, No. 20291, as may be amended or replaced from time to time, and the development cost charges shall be based on the RQ Zone.
3. Development permits, pursuant to the *OCP*.
4. Trees and vegetation, pursuant to Surrey Tree Preservation Bylaw, as amended.
5. Sign regulations, pursuant to Surrey Sign By-law, as amended.