

CITY OF SURREY

BY-LAW NO. 12898

A by-law to amend "Surrey Zoning By-law, 1993, No. 12000."
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The Council of the City of Surrey, in open meeting assembled, ENACTS AS FOLLOWS:

1. "Surrey Zoning By-law, 1993, No. 12000," as amended, is hereby further amended, pursuant to the provisions of Section 963 of the "Municipal Act," and the classification of the following parcels of land, presently shown upon the maps designated as the "Zoning Maps" and marked as Schedule "A" under Part 3 of the said By-law No. 12000, is hereby amended as follows:

(a) FROM "SUBURBAN RESIDENTIAL (RS)" TO
"SINGLE FAMILY RESIDENTIAL (RF)"

Lot 75, Section 22, Township 2, New Westminster
District, Plan 46213;

(14593 - 72 Avenue)

Parcel "A" (H11864E), Lot 6, Section 22,
Township 2, New Westminster District, Plan 7427;

(14659 - 72 Avenue)

Parcel "B" (168229E), Lot 6, Section 22,
Township 2, New Westminster District, Plan 7427;

(14691 - 72 Avenue)

Westerly Half Lot 7, Section 22, Township 2,
New Westminster District, Plan 7427; and

(14715 - 72 Avenue)

Parcel "A" (373571E), Lot 7, Section 22,
Township 2, New Westminster District, Plan 7427.

(14739 - 72 Avenue)

- (b) FROM "ONE-ACRE RESIDENTIAL ZONE (RA)"
TO "COMPREHENSIVE DEVELOPMENT ZONE (CD)"

Lot 1, Section 22, Township 2, New Westminster
District, Plan NWP88317; and

(14616 - 76 Avenue)

Lot 2, Section 22, Township 2, New Westminster
District, Plan NWP88317.

(14636 - 76 Avenue)

(hereinafter referred to as "the lands")

- (b) FROM "SUBURBAN RESIDENTIAL ZONE (RS)"
TO "COMPREHENSIVE DEVELOPMENT ZONE (CD)"

Parcel "B" (L79958E), Lot 3, Section 22,
Township 2, New Westminster District, Plan 7427;

(14656 - 76 Avenue)

Parcel "A" (J161887E), Lot 3, Section 22,
Township 2, New Westminster District, Plan 7427;

(14688 - 76 Avenue)

Parcel "A" (N39128E), Lot 2, Section 22,
Township 2, New Westminster District, Plan 7427;

(14712 - 76 Avenue)

East Half Lot 2, Section 22, Township 2,
New Westminster District, Plan 7427;

(14740 - 76 Avenue)

Parcel "A" (K43221E), Lot 1, Section 22,
Township 2, New Westminster District, Plan 7427;

(14760 - 76 Avenue)

(hereinafter referred to as "the lands")

2. The following regulations shall apply to the Lands herein and portions thereof more specifically described as Area A, Area B, Area C, Area D, and Area E as attached as Schedule I attached to and forming part of this By-law.:

A. INTENT

This Comprehensive Development Zone is intended to accommodate and regulate single family housing on Areas A, B, C, a park on Area D and a school on Area E.

B. PERMITTED USES

The land is divided into five areas (Areas A, B, C, D, E) as shown on Schedule I attached to and forming part of this By-law and all land buildings and structures on the Lands should be used for the following uses only, or for a combination of such uses as hereinafter set forth:

Area A:

One single family dwelling and customary accessory uses on each lot to be created under Section J. Subdivision.

Area B:

For each lot to be created under Section J, Subdivision, the permitted uses set out in Section B of Part 16 Single Family Residential Zone of "Surrey Zoning By-law, 1993, No. 12000," as amended, shall apply.

Area C:

For each lot created under Section J, Subdivision, the permitted uses as set out in Section B of Part 16 Single Family Residential Zone of "Surrey Zoning By-law, 1993, No. 12000," as amended, shall apply.

Area D:

Park and accessory uses; provided that the uses comply with the regulations in Section A.1 of Part 4, General Provisions, of "Surrey Zoning By-law, 1993, No. 12000," as amended.

Area E:

School and accessory uses; provided that the uses comply with the regulations in Section A.1 of Part 4, General Provisions, of "Surrey Zoning By-law, 1993, No. 12000," as amended.

C. LOT AREA

Not applicable to this Zone.

D. DENSITY

Area A

1. For the purpose of subdivision in Area A, the maximum density shall not exceed 25.75 dwelling units per hectare [10 u.p.a].
2.
 - (a) For purposes of this Section and notwithstanding the definition of floor area ratio (FAR) in Part 1 Definitions of "Surrey Zoning By-law, 1993, No. 12000," as amended all covered areas used for parking shall be included in the calculation of FAR;
 - (b) For building construction within a lot, the floor area ratio (FAR) shall not exceed 0.65, provided that, of the resulting allowable floor area, 28 square metres [300 sq. ft.] shall be reserved for use only as a garage or carport and further provided that where an accessory building is greater than 5 square metres [50 sq. ft.] in size that the area in excess of 5 square metres [50 sq. ft.] shall be included as part of the floor area for the purposes of calculating floor area ratio;
 - (c) The maximum permitted floor area of a second storey for a principal building shall not exceed 35% of the total floor area of the principal building including attached garage. The reduced floor area of the second storey shall be accomplished by a setback at the second storey level from the wall at the main floor level from either the front or side walls at the main floor level or a combination thereof; and
 - (d) Notwithstanding Section 2(b) above, the maximum permitted floor area shall not exceed 213 square meters [2,300 sq. ft.]

Area B

The density provisions in Section D of Part 16 Single Family Residential Zone of "Surrey Zoning By-law, 1993, No. 12000," as amended shall apply.

Area C

The density provisions in Section D of Part 16 Single Family Residential Zone of "Surrey Zoning By-law, 1993, No. 12000," as amended, shall apply.

E. LOT COVERAGE

Area A

The maximum lot coverage shall not exceed 45%

Area B

The lot coverage provisions in Section E of Part 16 Single Family Residential Zone of "Surrey Zoning By-law, 1993, No. 12000," as amended, shall apply.

Area C

The lot coverage provisions in Section E of Part 16 Single Family Residential Zone of "Surrey Zoning By-law, 1993, No. 12000," as amended, shall apply.

F. YARD AND SETBACKS

Building and structures shall be sited in accordance with the following minimum setbacks from property lines:

Area A

Use	Setback Front Yard	Setback Rear Yard	Setback Side Yard	Setback Side Yard on flanking street
Principal Buildings	3.5 m. [11.4 ft.]	6.0 m. [20 ft.]	1.2 m. [3.9 ft.]	3.6 m. [11.8 ft.]
Accessory Buildings and Structures	7.5 m [25 ft.]	1.8 m. [6 ft.]	1.0 m. [3 ft.]	3.65 m. [11.9 ft.]

Area B

The yard and setback provisions in Section F of Part 16 Single Family Residential Zone of "Surrey Zoning By-law, 1993, No. 12000," as amended, shall apply.

Area C

The yard and setback provisions in Section F of Part 16 Single Family Residential Zone of "Surrey Zoning By-law, 1993, No. 12000," as amended, shall apply.

G. HEIGHT OF BUILDINGS

Area A

Measurements shall be determined as set out in Part 1 Definitions of "Surrey Zoning By-law, 1993, No. 12000," as amended.

The height of buildings for Area A of this zone shall be as follows:

1. Principal Building

The height shall not exceed nine (9) metres [30 ft].

2. Accessory Buildings and Structures

The height shall not exceed four (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.].

Area B

The height provisions as set out in Section G of Part 16 Single Family Residential Zone of "Surrey Zoning By-law, 1993, No. 12000," as amended, shall apply.

Area C

The height provisions as set out in Section G of Part 16 Single Family Residential Zone of "Surrey Zoning By-law, 1993, No. 12000," as amended, shall apply.

H. OFF-STREET PARKING

Area A

1. A minimum of 2 off-street parking spaces shall be provided for each lot.
2. Outside parking or storage of campers, boats, and vehicles including cars, trucks and house trailers ancillary to the residential use shall be limited as follows:
 - (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. 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 to the dwelling, or within 1 metre [3 ft.] of the side lot line, except as follows:
 - (a) On lots which have no vehicular access to the rear yard or where access is not feasible through modification of landscaping or fencing or both, either 1 house trailer or 1 boat may be parked in the front driveway or to the side of the front driveway or in the side yard, but no closer than 1 metre [3 ft.] to a side lot line nor within 1 metre [3 ft.] of the front lot line subject to the residential parking requirements stated in Section B.1 of Part 5 Parking, of Surrey Zoning By-law, 1993, No. 12000," as amended;
 - (b) Notwithstanding Section H.3(a) of "Surrey Zoning By-law, 1993, No. 12000," as amended, no outside parking or storage of a house trailer or boat is permitted on corner lots in an area bounded by the intersection 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 two lot lines; and
 - (c) Adequate screening, as described in Section I.2 of this zone shall be provided.

Area B

The off street parking provisions set out in Section H. of Part 16 Single Family Residential Zone of "Surrey Zoning By-law, 1993, No. 12000," as amended, shall apply.

Area C

The off street parking provisions as set out in Section H of Part 16 Single Family Residential Zone of "Surrey Zoning By-law, 1993, No. 12000," as amended, shall apply.

I. LANDSCAPING

Area A

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.

Area B

The landscaping provisions as set out in Section I of Part 16 Single Family Residential Zone of "Surrey Zoning By-law, 1993, No. 12000," as amended.

Area C

The landscaping provisions as set out in Section I of Part 16 Single Family Residential Zone of "Surrey Zoning By-law, 1993, No. 12000," as amended.

J. SUBDIVISION

Area A

Single family lots created through subdivision in this zone shall conform to the following minimum standards:

1. Lot size:
The minimum lot size shall be 324 square metres [3,488 sq. ft.] and there should be no more than one hundred and twelve lots as per attached Schedule II.
2. Lot Width
The minimum lot width shall not be less than 7.29 metres [24 ft.].
3. Lot Depth
The minimum lot depth shall be not be less than 22.8 metres [74 ft]

Area B

The subdivision provisions as set out in Subsection K of Part 16 Single Family Residential Zone of "Surrey Zoning By-law, 1993, No. 12000," as amended.

Area C

The subdivision provisions as set out in Subsection K of Part 16 Single Family Residential Zone of "Surrey Zoning By-law, 1993, No. 12000," as amended.

K. SPECIAL REGULATIONS

Area A

Not applicable to this Zone.

Area B

Not applicable to this Zone.

Area C

Not applicable to this Zone.

L. OTHER REGULATIONS

Area A

In addition, land use regulations including the following are applicable unless they are in conflict with the regulations in this Zone:

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, 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 "Surrey Subdivision and Development By-law, 1986, No. 8830," as amended.
3. General provisions on use are 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, of "Surrey Zoning By-law, 1993, No. 12000," as amended.
5. Subdivisions shall be subject to the "Tree Preservation By-law" and the "Surrey Development Cost Charge By-law, 1993, No. 11951," as amended based on the RF-G Zone of "Surrey Zoning By-law, 1993, No. 12000," as amended.
6. Building Permits shall be subject to "Surrey Building By-law, 1987, No. 9011," as amended.
7. Sign regulations are as set out in Part 6 Signs, of "Surrey Zoning By-law, 1993, No. 12000," as amended.
8. Special building setbacks are as set out in Part 7 Special Building Setbacks, of "Surrey Zoning By-law, 1993, No. 12000," amended.

Area B

Other regulations as set out in Section L of Part 16 Single Family Residential Zone of "Surrey Zoning By-law, 1993, No. 12000," as amended.

Area C

Other regulations as set out in Section L of Part 16 Single Family Residential Zone of "Surrey Zoning By-law, 1993, No. 12000," as amended.

3. This By-law shall be cited for all purposes as "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 1996, No. 12898."

PASSED FIRST AND SECOND READING on the 29th day of July, 1996.

PUBLIC HEARING HELD thereon on the 9th day of September, 1996.

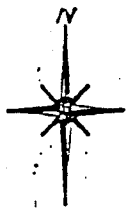
PASSED THIRD READING on the 23rd day of September, 1996.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the 25th day of November, 1996.

_____ MAYOR

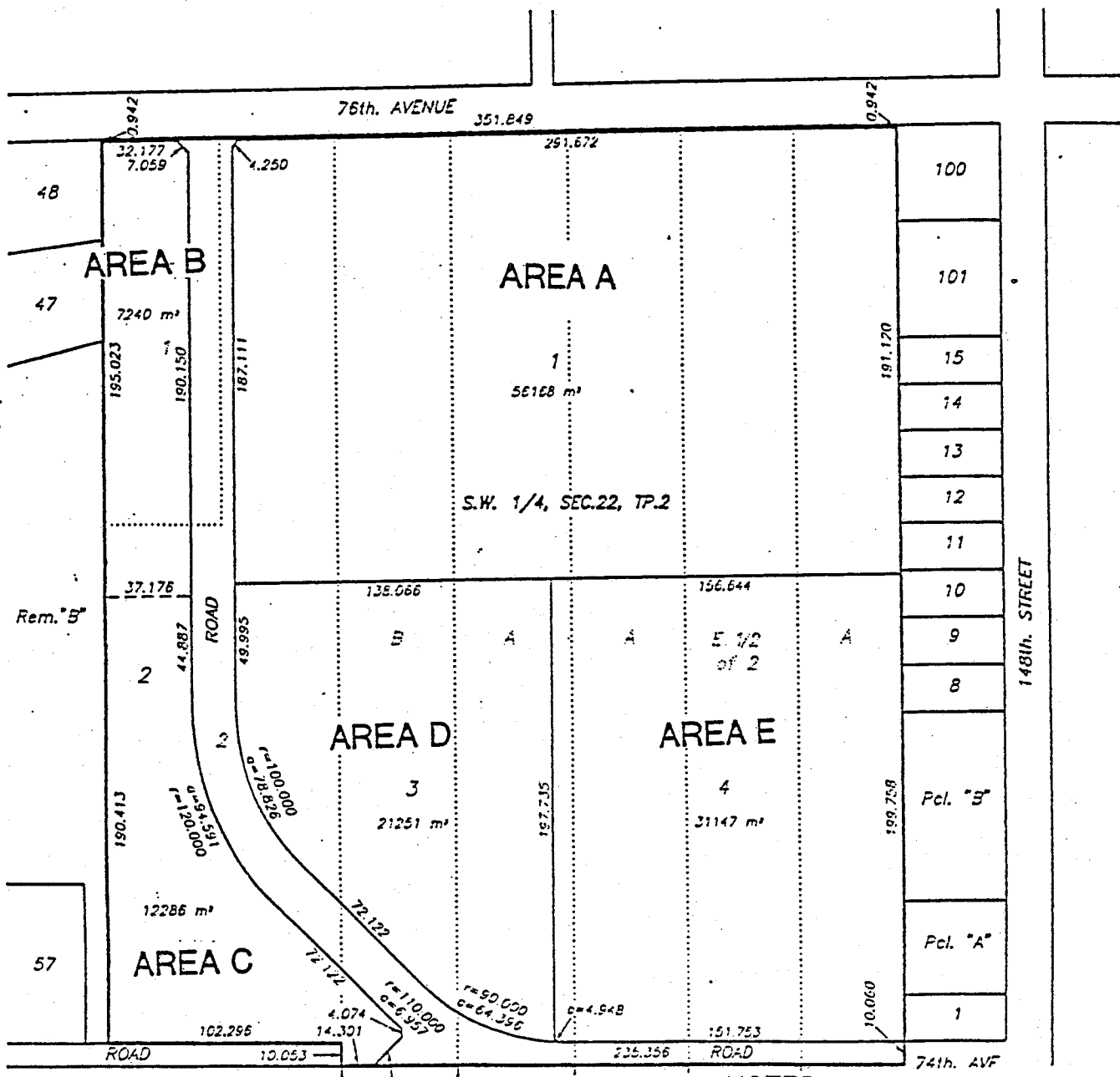
_____ CLERK

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- COMPRISING OF :
- PARCEL "A" (K43221E) OF LOT 1, PLAN 7427
 - EAST HALF OF LOT 2, PLAN 7427
 - PARCEL "A" (N39128E) OF LOT 2, PLAN 7427
 - PARCEL "A" (J161887E) OF LOT 3, PLAN 7427
 - PARCEL "B" (L79958E) OF LOT 3, PLAN 7427
 - LOTS 1 AND 2, PLAN NWPBB317

SCALE: 1:2000



NOTES :

--- indicates possible future subdivision
 Certified correct this 11th day of July, 1996

V.C. Goudal & Associates
 British Columbia Land Surveyors
 2559 Shaughnessy Street,
 Port Coquitlam, B.C., V3C-3G3
 Telephone : 942-6616

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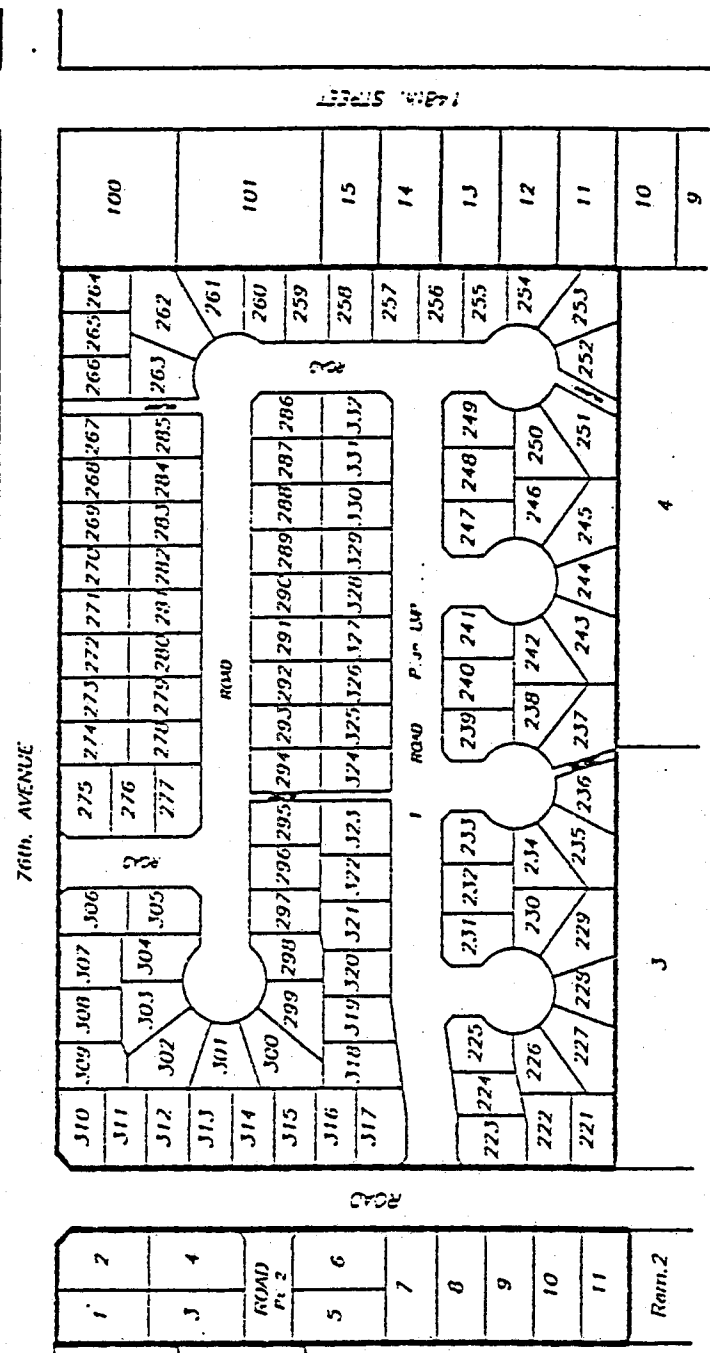
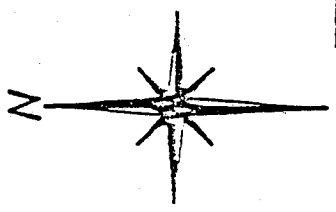
V.C. Goudal
 B.C.L.S.

PLAN OF PROPOSED SUBDIVISION OF LOT 1 AND OF A PORTION OF LOT 2,
SECTION 22, TOWNSHIP 2, NEW WESTMINSTER DISTRICT, PLAN LMP

SCALE: 1:2500



All distances are in metres



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