

CITY OF SURREY

BY-LAW NO. 16918

A by-law to amend the provisions of "Surrey
Zoning By-law, 1993, No. 12000," as amended.
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NOW, THEREFORE, 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 as follows:
 - 1) Italicize both the singular and plural forms of the non-italicized words "Driveway" and "driveway" wherever they appear throughout the Zoning By-law.
 - 2) Amend the Index as follows:
 - a) Delete "17Ai" in the "Part" column and replace it with "17B";
 - b) Insert "(12)" after "Residential" and before "Coach House" in the title of the zone; and
 - c) In the "Page" column, delete "17ai.1" and replace it with "17b.1".
 - 3) Part 1 Definitions, is amended as follows:
 - a) Amend the definition of "Accessory Building" as follows:
 - i) Under Sub-section (b), italicize the words "lot" and "principal building", and delete the word "and" after the semi-colon (";");
 - ii) Under Sub-section (c), italicize the word "principal building", and delete the period (".") at the end of the sentence and insert a semi-colon (";") and "and" after the semi-colon; and
 - iii) Insert a new Sub-section (d) as follows:

"(d) smaller in floor area and *lot coverage* than the floor area and *lot coverage* of the *principal building*, and provided that the aggregate floor area and *lot coverage* of all *accessory buildings* on the *lot* are less than the floor area and *lot coverage* of the *principal building*."

- b) Amend the definition of "Density – Floor Area Ratio" as follows:
 - i) Delete the clause in Sub-section (b) in its entirety and insert the following:

"(b) when calculating the *floor area ratio*, *undevelopable areas* are excluded from the *lot* area in all zones other than in the single family *residential* zones except in RA, RA-G, RH and RH-G Zones. Where the exclusion of the *undevelopable areas* in the RA, RA-G, RH and RH-G Zones results in a *lot* size that is less than the minimum *lot* size permitted in Section K of the Zone, the *floor area ratio* shall be calculated using the minimum *lot* size permitted in that Zone;"
 - c) Amend the definition of "Gross Floor Area" as follows:
 - i) by inserting "and *bicycle storage areas*" after "loading areas" and before "within the *building*".

4. Part 4 General Provisions is amended as follows:

- a) In Line 1 of Sub-section E.21(1), after "provision of" delete "Sub-section D.1" and insert "Sub-section E.21(b)" in its place.
- b) In the last line of Sub-section E.26 (b), after "excluding" delete "sub-section 269(a)" and insert "Sub-section 26(a)" in its place.

5. Part 5 Off-Street Parking and Loading and Unloading is amended as follows:

- a) Delete the Table in Section B and replace it with the table attached hereto and forming part of this by-law as Schedule A,
- b) Amend the Table footnotes as follows:
 - i) Re-number footnote number 3 under the table to footnote number 4; and
 - ii) After footnote number 2, insert a new footnote number 3 as follows:

"3 For parking within a single garage or double garage, or within a garage designed to accommodate *tandem parking*, the width and length of the *parking space*, required in accordance with the minimum standards, shall be measured from the inside of the finished wall to the inside of the opposite finished wall of the garage, and the *parking space*, along its entire width and length, shall be clear of any protrusions or encroachments by any structural and non-structural elements."

- b) In Sub-section D.1(a), after the words "conform to" and before the words "British Columbia" insert "the current", and after the word "Code" delete "1998"; and
 - c) In sub-section D.1(a)i, after the word "wide" at the end of the line, insert "and comply with the other dimensions and standards pursuant to Section B of this Part".
6. Part 15A Cluster Residential Zone (RC) is amended as follows:
- a) Amend the table in Sub-section F.1 as follows:

Under the "*Front Yard*" column in the row "*Accessory Buildings and Structures*" delete the asterisk ("*") beside "7.5 m."; and

Under the "*Rear Yard*" column in the rows "*Principal Building*" and "*Accessory Buildings and Structures*" delete the asterisk ("*") beside "7.5 m." and beside "1.8 m.".
7. Part 15B Single Family Residential Ocean Front Zone (RF-O) is amended as follows:
- a) Amend Sub-section D.2(c) as follows:

In Line 3, delete the comma (",") after the words "attached garage" and delete the remaining portion "but not including any portion of the *principal building* located within 10 metres [32 ft.] of the *front lot line*" before the period (".").
8. Part 17Ai Single Family Residential Coach House Zone (RF-12C) is amended as follows:
- a) Amend the title of the zone as follows:

Insert "(12)" after "Residential" and before "Coach House"; and
 - b) Delete "Part 17Ai" and replace it with "Part 17B".
 - c) Replace "ai" in page numbers "17ai.1" to "17ai.9" all inclusive with "b"; and
 - d) Amend Sub-section D.1(b) as follows:

In Line 3, after the words "excluding any" delete the words "*accessory dwelling units*" and replace with the words "*coach houses*".
9. Part 17D Single Family Residential (9) Coach House Zone (RF-9C) is amended as follows:
- a) Amend Section F.1 as follows:

Delete the entire table below the sentence beginning with "on a Type I *lot*" and ending with "this Zone", and replace it with the following table:

"

Use	Setback	Front Yard	Rear Yard	Side Yard	Side Yard on Flanking Street
<i>Principal Building</i>		3.5 m. ¹ [11.5 ft.]	6.5 m. [21 ft.]	1.2 m. [4 ft.]	2.7 m. ⁷ [9 ft.]
<i>Coach House</i>		— ²	0.5 m. ³ [1.5 ft.]	0.0 m. ^{4&5} [0.0 ft.]	1.2 m. ⁸ [4 ft.]
<i>Other Accessory Buildings and Structures</i>		— ²	0.5 m. ³ [1.5 ft.]	0.0 m. ⁶ [0.0 ft.]	1.2 m. ⁸ [4 ft.]

Measurements to be determined as per Part 1 Definitions of this By-law."

b) Amend the footnotes under the table as follows:

i) Delete the entire footnote 4 and replace it with the following:

"4. Where the lot is not a corner lot and the coach house is located above a garage, the side yard setback of the coach house, excluding the garage below, on the opposite side of the lot shall be increased to a minimum of 2.4 m. [8 ft.]. When the coach house is located at grade, the side yard setback of the coach house, excluding any garage, may be a minimum of 1.2 m. [4 ft.] on each side."

ii) After footnote number 4, insert a new footnote number 5 as follows:

"5. Where the *lot* is a *corner lot* and the *coach house* is located above a garage or at *grade* attached to a garage, the *side yard setback* of the *coach house*, excluding the garage, shall be increased to a minimum of 2.4 m. [8 ft.]."

iii) Re-number the existing footnotes numbers 5, 6 and 7 respectively as 6, 7 and 8;

10. Part 17E Special Single Family Residential (9) Zone (RF-9S) is amended as follows:

- a) Delete the entire table in Section F, except the clause underneath the table beginning with "Measurements" and ending with "this By-law", and replace the deleted table with the following table:

Use	<i>Setback</i>	<i>Front Yard</i>	<i>Rear Yard</i>	<i>Side Yard</i>	<i>Side Yard on Flanking Street</i>
<i>Principal Building</i>		3.5 m. ¹ [11.5 ft.]	6.5 m. [21 ft.]	1.2 m. [4 ft.]	2.7 m. ⁶ [9 ft.]
<i>Coach House</i>		– ²	0.5 m. ³ [1.5 ft.]	0.0 m. ⁴ [0.0 ft.]	1.2 m. ⁷ [4 ft.]
<i>Other Accessory Buildings and Structures</i>		– ²	0.5 m. ³ [1.5 ft.]	0.0 m. ⁵ [0.0 ft.]	1.2 m. ⁷ [4 ft.]

- b) Amend the footnotes below the table as follows:

- i) In Line 2 of footnote 1, delete "[7 ft.]" after "2.0 m." and replace it with "[6 ft. 7 in.]";
- ii) Add a new footnote 2 as follows:

"2 *Coach house* and other *accessory buildings and structures* are not permitted within the *front yard setback* of the *principal building*.";
- iii) Re-number all of the footnotes following the new footnote number 2; and
- iv) In line 1 of the re-numbered footnote 4, italicize "side yard setback" and "lot".

- c) Delete Section J.1 entirely and insert a new Section J.1 as follows:

"1. For the purpose of this Zone, a detached garage or carport shall be permitted a minimum of 6.0 m [20 ft.] from the *principal building*."

11. Part 27 Multiple Residential Commercial 150 Zone (RMC-150) is amended as follows:

- a) Delete Section D.2 and re-number Section D.3 from D.3 to D.2.

12. Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2007, No. 16348 is amended as follows:

In Section D.2, in line 1 after "listed under" delete "Section A.1(b)" and insert "Sub-section B.1(b)".

2. This By-law shall be cited for all purposes as "Surrey Zoning By-law, 1993, No. 12000, Text Amendment By-law, 2009, No. 16918."

PASSED FIRST AND SECOND READING on the 20th day of April, 2009.

PUBLIC HEARING HELD thereon on the 4th day of May, 2009.

PASSED THIRD READING on the 4th day of May, 2009.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the 4th day of May 2009.

_____MAYOR

_____CLERK

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SCHEDULE A

Types of Uses	Parking Angle in Degrees	Width of <i>Parking space</i> ¹		Length of <i>Parking space</i> ²		Width of Aisle ¹		Vertical Clearance	Traffic Direction
		Metres	Feet	Metres	Feet	Metres	Feet		
Parking Facilities	90	2.90	9.5	5.5	18	6.1	20.00	2 metres [6 ft. 7 in.], except that this shall be increased to 2.3 metres [7 ft. 6 in.] where <i>parking spaces</i> for persons with disabilities are provided as required by Section D of this Part. The required vertical clearance shall be provided over the entire width and length of each required off-street <i>parking space</i> and be free of protrusions or encroachments by structural and non-structural elements.	Two-way
	90	2.75	9.0	5.5	18	6.7	22.00		Two-way
	90	2.60	8.5	5.5	18	7.0	23.00		Two-way
	60	2.75	9.0	5.5	18	5.5	18.00		One-way
	45	2.75	9.0	5.5	18	3.9	12.75		One-way
	30	2.75	9.0	5.5	18	3.3	11.00		One-way
	Parallel	2.60	8.5	6.7	22	3.6	12.00		One-way
	Parallel	2.60	8.5	6.7	22	6.0	19.75		Two-way
	Tandem Parking	2.60	8.5	13.4	44	3.6	12.00		One-way
Tandem Parking	2.60	8.5	13.4	44	6.0	19.75	Two-way		
Single Family Dwelling, Duplex and Ground-oriented Multiple Unit Residential Building: • Single Garage ³ • Double Garage ³									
	• Parallel	3.20	10.5	6.10	20	N/A	N/A		N/A
	• Parallel	5.70	18.8	6.10	20	N/A	N/A		N/A
	• Tandem Parking ^{3 & 4}	3.20	10.5	12.2	40	N/A	N/A		N/A