

CITY OF SURREY

BY-LAW NO. 16957

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:

(a) Part 1 Definitions is amended by revising the definition "Building Height" as follows:

After Sub-section (c) of the definition, amend the clause beginning with "Elevator" and ending with "height." as follows:

- Insert a comma (",") after "similar equipment", delete the remaining part of the clause and insert the following:

"and dormers and other similar roof elements shall not be included in the measurement of *building height* provided that the dormers and other similar roof elements, in aggregate, do not exceed 25% of the area of the roof in which they are located."

(b) Part 4 General Provisions is amended by revising Section B.6 Home Occupations by deleting Sub-section B.6(a)iv. and inserting the following in its place:

"iv. The aggregate floor area of all *home occupations* shall not exceed 25% of the area of 1 floor of the *principal building* regardless of whether the *home occupation* is, or will be, carried on in the *principal building* or in an *accessory building or structure*; and"

(c) Part 16, Single Family Residential Zone (RF) is amended by revising Sub-section D.2(b)ii as follows:

- In Line 3, after the word "garage" and before the comma (",") insert "and that portion of any porch or veranda at the front that is covered by a sloped roof".

- (d) Part 17A, Single Family Residential (12) Zone (RF-12) is amended by revising Sub-section D.2(b)ii as follows:
- In Line 3, after "garage" and before the period ("."), insert "and that portion of any porch or veranda at the front that is covered by a sloped roof".
- (e) Part 17C, Single Family Residential (9) Zone (RF-9) is amended by revising Section F. Yards and Setbacks, Section F.3 "Type III lot", footnote 4, as follows:
- In line 5 after the word "increased" insert the word "up" before "to 1.2 m."; and
 - In the last line after "[4 ft.]", delete the remaining sentence, and insert the following:

"if the *side yard setback* on the opposite side of the *lot* is a minimum of 6 m. [20 ft.]."
- (f) Part 17D, Single Family Residential (9) Coach House Zone (RF-9C) is amended as follows:
1. Delete the entire clause in Section A and replace it with the following:

"This Zone is intended for *single family dwellings* on small *urban lots* with rear lanes and to accommodate *secondary suites* and *coach houses*."
 2. In Sub-section B.2(b), delete the period (".") after the words "*coach house*" and insert "located above a garage, except where a *coach house* is located at *grade*, the minimum *lot depth* shall be 36 metres [118 ft.]."
 3. Delete Section B.3 entirely.
 4. Amend Sub-section D.2(a) as follows:
 - In Sub-section D.2(a)i, in line 1, after "a Type I *lot*" delete "or Type III *lot*";
 - Delete the entire Sub-section D.2(a)ii;

- Re-number Sub-section D.2(a)iii as "D.2(a)ii" and in line 1, delete the word "and" after the semi-colon (";") at the end of the clause;
- Re-number Sub-section D.2(a)iv as "D.2(a)iii" and amend it as follows:
 - Italicize the word "grade" after "provided at";
 - Replace the period (".") at the end of the clause with a semi-colon (";"); and
 - After the semi-colon (";"), insert the word "and"; and
- Insert a new Sub-section D.2(a)iv. as follows:
 - "iv. Where the *lot* is a Type II *lot* or Type III *lot* pursuant to Section K.2 of Part 17C Single Family Residential (9) Zone (RF-9) of this By-law, the *density* for the purpose of *building* construction shall conform to Sub-section D.2(a)i or ii, as applicable, of the said Part 17C."

5. Amend Sub-section E.1 as follows:

- In Sub-section E.1(a), after "a Type I lot" delete "or Type II lot";
- Replace Sub-section E.1(b) with the following:
 - "(b) Where the *lot* is a Type II *lot* or Type III *lot* pursuant to Section K.2 of Part 17C Single Family Residential (9) Zone (RF-9) of this By-law, the *lot coverage* shall conform to Sub-section E.1(a) or (b), as applicable, of the said Part 17C."

6. Delete Sections F.2 and F.3 in their entirety and insert the following as Section F.2:

- "2. Where the *lot* is a Type II *lot* or Type III *lot* pursuant to Section K.2 of Part 17C Single Family Residential (9) Zone (RF-9) of this By-law, the *yards* and *setbacks* for Type II *lot* shall conform to Section F.2 and for Type III *lot* the *yards* and *setbacks* shall conform to Section F.3 of the said Part 17C."

7. Delete Section H.7 and replace it with the following:

- "7. An attached garage or carport is permitted only where the *lot* is a Type III *lot* pursuant to Section K of Part 17C Single

Family Residential (9) Zone (RF-9) of this By-law, and the attached garage or carport shall conform to Sub-Sections J.1(a) or (b), as applicable, of the said Part 17C."

8. Amend Section J as follows:

1. Delete the entire Sub-sections J.1(a) and (b) and insert Section J.1 as follows:

"1. Where the *lot* is a Type III *lot* pursuant to Section K.2 of Part 17C Single Family Residential (9) Zone (RF-9) of this By-law, an attached garage may be permitted which shall conform to Sub-Section J.1(a) or (b), as applicable, of the said Part 17C."; and

2. Amend Section J.2 as follows:

- Delete the entire text starting with "For the purpose of" and ending with "provided that the utility room" excluding the colon (":") and replace it with the following:

"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*, except that where the *lot* is a Type I *lot* pursuant to Section K.2 of this Zone, the said garage or carport may be attached to the *principal building* at the first storey by a utility room, provided that a *coach house* that is located above a garage shall not be attached to the *principal building* by the utility room and further provided that the utility room"; and

- In Sub-section J.2(b), at the end of the clause before the period (".") and after "carport", insert a comma (",") and after the comma insert "or 3 m. [10 ft.] whichever is less".

9. In Section K.2, delete the following portion of the table entirely:

Type II

(A maximum of 33% the total *lots* in a subdivision

Interior <i>Lot</i>	220 sq. m. [2,368 sq. ft.]	7.9 m. [26 ft.]	28 m. [90 ft.]
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Corner Lot Type II *corner lots* are not permitted.

Type III

<i>Interior Lot</i>	270 sq. m. [2,905 sq. ft.]	12.3 m. [41 ft.]	22 m. [72 ft.]
<i>Corner lot</i>	285 sq. m. [3,068 sq. ft.]	13.8 m. [45 ft.]	22 m. [72 ft.]

- (g) Part 21A, Multiple Residential 23 Zone (RM-23) is hereby amended as follows:
1. In line 1 of Section K.2, after "other than" delete "these" and replace it with "those described in"; and
 2. In the table of Section K.2, in the "Internal Lot" row of the "Lot Width" column delete "6.0 m." and replace it with "6.3 m." and delete "[20 ft.]" and replace it with "[21 ft.]".
- (h) Part 40, Self-Service Gasoline Station Zone (CG-1) is amended as follows:
- In line 2 of Sub-section I.2, delete "1.5 metres [5 ft.]" and insert in its place "3 metres [10 ft.]".
- (i) Part 41, Self-Service Gasoline Station Zone (CG-2) is amended as follows:
- In line 2 of Sub-section I.2, delete "1.5 metres [5 ft.]" and insert in its place "3 metres [10 ft.]".
- (j) Part 47A, Business Park 1 Zone (IB-1) is amended as follows:
1. In Section A, in line 4 insert "limited" before the word "offices"; and
 2. In Sub-section B.4(c), in line 3 after "publics" and comma (","), delete "nor" and insert "and".
- (k) Part 47B, Business Park 2 Zone (IB-2) is amended as follows:
1. In Section A, in line 4 insert "limited" before the word "office" and delete "limited" before "service uses"; and
 2. In Section B.4(c), in line 3 after "publics" and comma (","), delete "nor" and insert "and".

(1) Part 48, Light Impact Industrial Zone (IL) is amended in Section A by deleting the period (".") at the end of the clause and, in its place, insert a comma (","), and then insert "*transportation industry, warehouses, distribution centres* and limited office and service uses."

2. This By-law shall be cited for all purposes as "Surrey Zoning By-law, 1993, No. 12000, Text Amendment By-law, 2009, No. 16957."

PASSED FIRST AND SECOND READING on the 15th day of June, 2009.

PUBLIC HEARING HELD thereon on the 29th day of June, 2009.

PASSED THIRD READING on the 29th day of June, 2009.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the 29th day of June, 2009.

_____MAYOR

_____CLERK