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PART I - DEFINITIONS

The following definitions shall apply throughout this Zoning By-law:

"ACCESSORY USE"

means a use that is customarily supplementary to a principal use and where:

Inserted
B/L 7246
08/30/82

(a) the principal use is a permitted use that is carried on the lot;
and

Amended
B/L 12521
02/13/95

(b) the said accessory use:

(i) is carried on a smaller area of the lot than the principal use; and

(ii) if carried on in a building, is carried on in a building or portion thereof smaller in area than the buildings or portions thereof in which the principal use is carried on.

"ACCESSORY AGRICULTURE AND HORTICULTURE USES"

means the accessory uses in connection with the principal agricultural or horticultural uses permitted on the site to aid or support these principal agricultural or horticultural operations performed on the same site.

"ADULT ENTERTAINMENT STORE"

means any premises wherein is sold or offered for sale, objects other than contraceptive devices, designed or intended to be used in a sexual act as defined by Section 1 of the Motion Picture Act Regulations, B.C. Reg. 260/86 made pursuant to the Motion Picture Act, S.B.C. 1986, C17.

Inserted
B/L 11457
03/22/93

"APPROVING OFFICER"

means a person appointed by the Municipal Council as an Approving Officer under the Land Title Act, R.S.B.C.

Inserted
B/L 8792
11/03/86

"ARCADE"

means a premise where six or more devices or machines, mechanically, electronically, or otherwise operated, are made available for the amusement and enjoyment of the public, but shall not include a carnival ride or a premise licensed under the Liquor Control and Licensing Act, R.S.B.C., as amended, where minors are not permitted.

Inserted
B/L 6873
11/09/81
Amended
B/L 6934
12/21/81
B/L 8113
01/14/85

"ARTERIAL HIGHWAY"

means an arterial highway so designated by the Municipal Engineer.

"ASSEMBLY HALL"

means a structure providing for the assembly of persons for religious, charitable, philanthropic, cultural, private recreational, or private education purposes, and includes churches, auditoriums, youth centres, social hall, group camps, and private schools not operated by a Municipal authority; but does not include structures used exclusively for kindergartens, play schools, day nurseries, and day care schools.

"BASEMENT"

means that portion of a building between two floor levels which is partially or wholly underground with at least one-half of the volume of the said portion below the finished grade adjoining its exterior walls and includes cellars.

Amended
B/L 12521
02/13/95

"BED AND BREAKFAST"

means a business operation carried on by the members of a family on a daily basis to provide temporary sleeping accommodations, with or without meals being provided, within the same dwelling resided by the operators, all provided for a prescribed charge on a daily basis.

Inserted
B/L 8245
06/10/85

"BLOCK OF LAND"

means a block of land as delineated and numbered or lettered on the map or plan or any parcel or tract of land in any municipality deposited in the Land Registry Office. In the event of any parcel or track of land not being divided into such blocks, the said term shall mean any portion of the Municipality surrounded or enclosed by streets of not less than ten (10) metres [35 ft.] in width.

"BOARDING OR LODGING HOUSE"

means a building containing rooms for rental as sleeping units, with or without meals being provided for the persons living therein, and containing more than four (4) boarders or lodgers.

"BUILDING"

means a structure having a roof supported by columns or walls used or capable of being used for the shelter or accommodation of persons, animals or chattels and includes a portion of a building as well as chimneys and steeples.

"BUILDING ACCESSORY"

means a subordinate detached building which is:

- (a) Used for the better enjoyment of the building to which it is accessory; and
- (b) Situated upon the site on which the main building is, or is being erected; and

(c) Situated at a distance of not less than one (1) metre from an exterior wall of the main building to which it is accessory; and shall include:

- Detached toolhouse
- Carports
- Private Garages but not private stables
- Satellite dishes

Amended
B/L 7845

"BUILDING - FACE"

means a facia, canopy facia, mansard, roof eaves, parapet, exterior wall of a building or exterior wall of a penthouse.

"BUILDING HEIGHT FOR BUILDINGS LOCATED ON SINGLE FAMILY AND DUPLEX LOTS"

means the vertical distance measured from the average finished grade level, determined by averaging the finished grades at all building faces surrounding the perimeter of a building, to:

Inserted
B/L 17182
06/07/10

- (a) the highest point on a flat roof; or
- (b) the average level between the eaves and ridge of a gable, hip or gambrel roofed building; or
- (c) the greater of the two measurements referred to in (a) and (b) above in the case of a building with more than one type of roof.

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 plan view area of the roof on which they are located.

"BUILDING HEIGHT FOR BUILDINGS NOT LOCATED ON SINGLE FAMILY AND DUPLEX LOTS"

means the vertical distance measured from the average existing grade level, determined by averaging the existing grades at all building faces surrounding the perimeter of a building, to:

Inserted
B/L 17182
06/07/10

- (a) the highest point on a flat roof; or
- (b) the average level between the eaves and ridge of a gable, hip or gambrel roofed building; or
- (c) the greater of the two measurements referred to in (a) and (b) above in the case of a building with more than one type of roof.

Elevator service rooms, air conditioners and similar equipment, 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 plan view area of the roof on which they are located.

"CAMPER"

means a structure designed to be mounted upon a motor vehicle and to provide facilities for recreational purposes and does not include a fifth wheeler.

Inserted
B/L 11030
08/31/92

"CAMPSITE"

means a site occupied and maintained or intended to be occupied and maintained for the temporary accommodation of trailers or tents.

"COMPREHENSIVE DESIGN"

means development containing any number of buildings planned as an integrated project on one site.

"COMPREHENSIVE DEVELOPMENT DISTRICT": Deleted BL 9117 01/11/88

"CONTAINER - HOUSEHOLD GARBAGE"

means a container for the deposit of household waste material designed to facilitate transport to an off-site location for garbage disposal or periodic emptying into another container for such purpose.

Inserted
B/L 10916
6/17/91

"CONTROL PLAN"

means a plan approved by Council indicating road layout and land uses to provide a guide for future subdivision and development within a defined area.

"COOKING EQUIPMENT"

Means equipment, devices, or appliances that can be utilized to prepare a meal within a dwelling unit and includes a sink, gas or electric range or stove, counter-top cooking unit, hot plate, wall oven, microwave oven, convection oven, toaster oven, electric frying pan, electric wok, pressure cooker, crock pot or any other such cooking facility or any combination of such cooking facility or any combination of such cooking facilities and includes the arrangement of service lines which provide the energy source being used or intended to be used to service such facilities

Inserted
B/L 10880
6/17/91

"COPY AREA"

means the area of a rectangle or rectangles which enclose the extreme limits of the advertising message or announcement on a sign.

"DANGEROUS GOODS"

means any product, substance or organism included in the classes listed in the Schedule to the Transport of Dangerous Goods Act, S.B.C. 1985, c.17.

Inserted
B/L 11441
10/05/92

"DENSITY"

means a measurement of development intensity on a site which shall be in either of the following forms:

- (a) Floor Area Ratio: means the figure obtained when the area of all the floors of the buildings on a site, excluding those areas which are used for parking within the outermost walls of a building or underground and is ancillary to the principal use, is divided by the area of the site. The floor area of the building shall be measured to the outside edge of the exterior walls, excluding basements, crawl spaces less than or equal to 1.5 metres [5 ft.] clear height, balconies, canopies, terraces and sundecks. Undevelopable areas are excluded, except in RS, R-A(G), R-1, R-H(G), R-F, R-F(R), R-F(F), R-F(C) and R-F(D) Zones, where a lot size after the reduction of the undevelopable area is less than the minimum lot size permitted in the Zone, the minimum lot size shall be used in calculating the floor area ratio. In the event that parking is a principal use of the site, those areas which are used for parking within the outermost walls of a building or underground and is a principal use of the site shall be counted in the calculation of the floor area ratio.

Amended
B/L 12521
02/13/95

- (b) Unit Density: means the figure obtained when the total number of dwelling units constructed or to be constructed on a site is divided by the total area, excluding the undevelopable area, of the site.

"DEVELOPMENT PERMIT AREA"

means the area is designated by Council, under Section 702AA, sub-section (2a) of the Municipal Act, R.S.B.C., in which an owner of land shall, prior to the commencement of a development other than the development of three or less self-contained dwelling units, obtain or hold a development permit.

"DRUG STORE"

means a commercial establishment with a gross floor area of 600 square metres [6,450 square feet] or greater which fills a broad range of pharmaceutical prescriptions, and which includes the display for sale of health and beauty products and general merchandise on at least 65% of its gross floor area.

Amended
B/L 16804
11/24/08

"DWELLING UNIT"

means 1 or more habitable rooms which constitute 1 self-contained unit used or intended to be used for residential accommodation for which is provided:

Amended
B/L 10880
6/17/91

- (a) cooking equipment or the facilities for the installation of cooking equipment; and
(b) one or more bathrooms with a water closet, wash basin and shower or bath.

"DWELLING - SINGLE FAMILY"

means a detached building used exclusively for residential purposes and consisting of one dwelling unit, and may, in addition, include one temporary dwelling unit. No such dwelling shall contain less than eighty-four (84) square metres [900 sq. ft.] of floor area on the ground floor thereof nor shall the width of the building be less than seven (7) metres [24 ft.].

"DWELLING UNIT - TEMPORARY"

means a dwelling unit of temporary duration which:

- (a) was in existence prior to August 1, 1975;
(b) was licensed prior to April 1, 1985;
(c) will be discontinued prior to April 30, 1991; and
(d) is covered by a valid business license.

Amended
B/L 8203
04/22/85
Amended
B/L 10508
07/09/90

"DWELLING - TWO-FAMILY OR DUPLEX"

means a detached building used exclusively for residential purposes and consisting of two (2) dwelling units.

Amended
B/L 6839
& 10/26/81
B/L 9328
01/25/88

"DWELLING - THREE-FAMILY OR TRIPLEX"

means a detached building used exclusively for residential purposes and consisting of three (3) dwelling units connected by an interdependent structural system between rooms other than a garage or carport and having entrances from the ground level at not less than two (2) sides of the structure.

"DWELLING - FOUR-FAMILY OR QUADRUPLEX"

means a detached building used exclusively for residential purposes and consisting of four (4) dwelling units connected by an interdependent structural system between rooms other than a garage or carport and having entrances from ground level at not less than three (3) sides of the structure.

"DWELLING - MULTI-FAMILY"

means a residential development within a record lot consisting of more than two (2) detached or structurally connected dwelling units and shall be in the form of any of the following housing types:

Amended
B/L 9951
04/10/89

- (a) Cluster Housing: means detached residential buildings containing one dwelling unit or two dwelling units, forming parts of a comprehensively designed multi-family residential development, and the said buildings are located so as to set aside common areas for the use and enjoyment of the residents of the development.
- (b) Townhouse: means a multi-family dwelling of which each dwelling unit shall have at least two (2) bedrooms and shall have direct ground entrance accessible to a communal garden or open space.
- (c) Garden Apartment: means a multi-family dwelling consisting of ground-oriented dwelling units with access to a garden or open space.
- (d) Medium Rise Apartment: means a multi-family dwelling of up to and including four (4) storeys having dwelling units on each floor with access to a common corridor; and
- (e) High-Rise Apartment: means a multi-family dwelling which is wholly or partly at least five (5) storeys having dwelling units on each floor with access to a common corridor.

Inserted
B/L 9951
04/10/89
Amended
B/L 11691
03/22/93

"EXISTING GRADE"

means the lowest ground elevation existing prior to construction, as established on a legal survey plan by a registered British Columbia Land Surveyor, such ground elevation to include fill materials placed on the lot to raise the ground elevation up to, but not above, the average elevation of adjacent lots at the adjoining lot lines.

Inserted
B/L 17182
06/07/10

"FAMILY"

means one or more persons occupying a dwelling unit and living as a single non-profit housekeeping unit.

"FEEDLOT"

means a building, structure, or enclosure used to feed beef cattle and/or other livestock by a means other than grazing, where the number of livestock is more than one hundred (100) animal units in such building, structure or enclosure. For the purpose of calculating the number of livestock in a feedlot, one (1) animal unit shall be equivalent to one (1) beef cow, or one (1) bull, or two (2) beef feeders, or ten (10) veal calves, or one (1) horse, or four (4) sheep, or twelve (12) feeder lambs.

"FINISHED GRADE"

means:

- (a) the rough grading elevation as identified on a lot grading plan, where such a plan has been approved by the City at the time of subdivision when the lot was created; or

Inserted
B/L 12521
02/13/95

(b) where there is no lot grading plan that was approved by the City at the time of subdivision when the lot was created, the lowest ground elevation existing prior to construction, as established on a legal survey by a registered British Columbia Land Surveyor, such ground elevation to include fill materials placed on the lot to raise the ground elevation up to, but not above, the average elevation of adjacent lots at the adjoining lot lines. Amended
B/L 17182
06/07/10

"FITNESS RECREATION USES"

means a sport or activity requiring either a large or sound isolated space, such as badminton, tennis, exercising to music, band practice and ancillary fund raising activities, gymnastics, indoor miniature golf and other similar physical exercises which do not require substantial alterations to the building, and for this purpose bowling alleys, racquetball courts, health spas and other similar sports or activities are, therefore, excluded." Amended
B/L 7950
08/13/84
B/L 9201
10/26/87

"FLOOR AREA RATIO"

refers to "DENSITY".

"FRONTAGE"

means the boundary of the record lot abutting a highway. Where a record lot abuts more than one highway, other than a lane, the frontage shall be that boundary having the least measurement. A frontage as herein defined shall not be less than four (4) metres.

"GASOLINE SERVICE STATION"

means any building or land, the use of which shall be the retail sale of motor fuels and lubricants and may include automotive diagnostic centres and the servicing and minor repairing of motor vehicles, but not including self-serve gasoline stations.

"GENERAL MOTOR VEHICLE REPAIR SHOP"

means a building or land used or intended to be used for repair of automobiles, trucks, construction equipment and other motor vehicles, and of trailers and parts thereof, and shall include a body shop, but shall not include the manufacture or assembly of motor vehicles or parts thereof, nor the wrecking or storage of wrecked vehicles.

"GOLF DRIVING RANGE"

means an open air recreation facility where the sport of golf is practised from individual tees. The structure housing the tees may be covered and/or uncovered and may consist of more than one level. This use may or may not be connected with a golf course and usually includes such accessory structures as a kiosk for golf ball and golf club rentals, a structure from which the golfers stand, a snack bar to serve the patrons of the golf driving range, and a residence for the grounds keeper. Inserted
B/L 9602
08/29/88

"GROCERY OR CONVENIENCE STORE"

means a store primarily retailing groceries, meats, fruit and vegetable products, and confectioneries, and also may include ancillary retail and service uses such as selling health and beauty products and housewares, rental of audio or video recordings, equipment and machines, selling of lottery tickets, and other sundry products and services. Inserted
B/L 8505
03/10/86

"GROUND ORIENTED"

shall mean the location of a dwelling unit on the grade level. The main entrance may be oriented towards a corridor and connected to a common lobby. The living spaces of such a dwelling unit may provide access to a garden or patio. The bedrooms may be situated on the ground floor or on a second floor, accessible from an internal staircase.

"G.V.W."

means Gross Vehicle Weight.

"HIGHWAY"

includes a street, road, lane, bridge, viaduct, and any other way open to the use of the public, but does not include a private right-of-way on private property.

"HOME OCCUPATION"

means any occupation or profession carried on for consideration which is clearly incidental to the use of the dwelling unit for residential purposes but shall not include social escort services.

Amended
B/L 8037
10/29/84

"HORTICULTURE"

means the cultivation of the ground for the purpose of raising fruits, vegetables, plants and flowers

Inserted
B/L 7246
10/03/82

"HOTEL"

means a building in which lodging, with or without meals, is provided and offered to the public for compensation and is open to transient guests but which does not include individual housekeeping facilities. Does not include motels or auto courts.

"HOUSE TRAILER"

means any vehicle, including tent trailer, recreational vehicle(other than a camper), camper conversion van, motor home and fifth wheeler, designed to travel on the highways, whether or not self-propelled and to be used as temporary living or sleeping quarters by travellers.

Inserted
B/L 11030
08/31/92

"INDUSTRIAL COFFEE SHOP"

means a place of business engaged in supplying light meals and snacks primarily to employees of an industrial building, complex, or area during the working hours of said employees.

Inserted
B/L 7682
10/03/83

"INDUSTRIAL PARK"

means an area designated for consolidation and subdivision under the provisions of the Industrial Park Zone of this By-law, for the purposes of creating a comprehensively designed industrial area with special emphasis on landscaping and landscape retention, landscape buffers on the surrounding edge of the area and design guidelines regulating and coordinating the appearance of buildings and structures.

"KENNEL COMMERCIAL"

means a kennel specifically set up for boarding, breeding and training of dogs not owned by the kennel operator

Amended
B/L 8069
11/26/84

"KENNEL HOBBY"

(a) means a kennel where not more than 6 dogs which are kept on the premises for breeding or showing purposes. The operator of the hobby kennel must reside on the property on which the hobby kennel is operated. There shall be no boarding or training of dogs not owned by the kennel operator or the property owner.

&
B/L 11412
09/14/92

Notwithstanding (a)

(b) One dog not owned by the hobby kennel operator or property owner may be kept in the hobby kennel for breeding or show purposes

"LANDSCAPING"

shall mean any combination of trees, bushes, shrubs, plants, flowers, lawns, bark mulch, decorative boulders, decorative paving, planters, foundations, sculptures, decorative fences, and the like, tastefully arranged and maintained so as to enhance and embellish the appearance of a property, or where necessary to effectively screen a property, and shall not include paved parking areas and sidewalks, or uncleared natural bush, undergrowth, or uncontrolled weed growth.

"LIMITED ADVERTISING SIGNS"

means a sign which is erected with a maximum height of two (2) metres [6 ft.], which may have a changeable message intended to advertise goods or services available on the record lot on which the sign is located and which is erected in accordance with the provisions of Part VI of this Zoning By-law for Limited Advertising Signs.

Inserted
B/L 8792
11/03/86

"LIQUOR STORE"

means a business licensed as a "licensee retail store" operation under the regulations to the Liquor Control and Licensing Act, R.S.B.C. 1996, chapter 267, s. 84, as amended.

Inserted
B/L 15065
07/21/03

"LOT - RECORD"

means land designated as a separate and distinct parcel on a legally recorded subdivision plan or description filed in the records of the Land Registry Office, New Westminster.

"LOT LINE - EXTERIOR SIDE LOT LINE"

means that boundary between a lot and a public right-of-way where one or both ends of that boundary line intersect a front lot line.

"LOT LINE - INTERIOR SIDE LOT LINE"

means that boundary common to two lots where one or both ends of that boundary line intersect a front lot line.

"LOFT SPACE"

shall be defined as a remnant space which is the result of an open roof space or attic over the usable area of a building or structure, and is accessible from such usable area. Loft spaces shall not be counted into the calculation of usable building floor area if the area underneath those portions of the roof which exceed two decimal eight (2.8) metres in height measure less than two decimal five (2.5) metres horizontally.

"MAGAZINE STORAGE"

means the carrying of an access some distance into a property without having connection to a parking area on the said property so that vehicle can store without interference from on-site traffic.

"MARINA"

means a site including the surface of water, which provides for the sale and/or rental of boats, docking berths, marine engines and marine supplies.

"METHADONE DISPENSARY"

means a business selling or filling methadone prescriptions for customers as the primary activity of the business and which does not display for sale of health and beauty products and general merchandise on at least 65% of its gross floor area, but excludes a drug store or a small-scale drug store.

Inserted
B/L 16804
11/24/08

"MINK FARM" OR "FOX FARM"

denotes structures and land intended for the keeping of mink or fox or other fur-bearing animals for commercial purposes.

"MOBILE HOME"

means a structure manufactured as a unit designed to be transported on its own wheels or by other means, and arriving at the site ready for occupancy apart from incidental operations and connections.

"MOBILE HOME PARK"

means any parcel of land, upon which two or more mobile homes, occupied for dwelling purposes, are located, including all buildings, structures or accessories used or intended to be used as equipment for such mobile home park; but shall not include vehicle sales, or other lands on which mobile homes are manufactured or placed solely for the purposes of storage or inspection and sale.

"MOTEL"

means one or more connected or detached buildings, in which the transient public are provided for consideration, with:

- (a) Lodging, with or without provision of housekeeping facilities;
- (b) An office with a public register; and
- (c) An attendant on duty at all times.

A "Motel" shall also refer to accommodation commonly known as an "Auto Court".

"MOTION PICTURE FILM"

Photographic film, pre-recorded videotapes, pre-recorded video disks and includes any other object or device on which or within which there is recorded, by photographic, electronic or other means, the contents of a motion picture, and from which, by the use of a projector, machine or other appropriate technology, the motion picture may be viewed, exhibited or projected.

Inserted
B/L 9234
12/14/87

"MUSHROOM FARM"

denotes structures and land intended for the growing of mushrooms for commercial purposes.

"NON-CONFORMING BUILDING OR USE"

means any building or use which does not conform with any or all of the regulations for the zone in which such a building or use is located.

"OCCUPIED"

means "occupied or arranged, designed, or intended to be occupied".

"OFFICIAL COMMUNITY PLAN"

means the community plan which expresses Council's policy for any use or uses of land, including surfaces of water and/or the pattern of the subdivision of land applying to any or all areas of the Municipality, and which has been duly adopted by Council under the provision set out in the Municipal Act, R.S.B.C.

"PARCEL OR LOT"

means any area in which land is held as a singular entity or into which land is subdivided, including strata lots created by strata plan, but does not mean a highway or portion thereof.

Inserted
B/L 8792
11/03/86

"PARKING FACILITY"

means a building, structure or land designed or intended for short-term parking of vehicles weighing less than 5,000 kilograms [11,023 lbs.] G.V.W., with or without charge.

Inserted
B/L 11513
11/16/92

"PARKING, WITHIN THE BUILDING ENVELOPE"

shall include one of, or a combination of, the following types of parking area:

Inserted
B/L 6728
09/21/81

- (1) Roof top parking area; provided, however, that such parking area shall be adequately screened with landscaping materials so that no parked vehicles are visible from the ground level.
- (2) Parking area forming an integral part of the principal building; provided, however, that not less than fifty (50) percent of such parking area shall be under the interior usable space of the principal building. The remaining portion of the parking area shall be covered with a roof integrated into the roof structure of the principal building.
- (3) Parking area forming an integral part of the principal building; provided, however, that any portion of the parking area not under or within the principal building shall be covered. The structure covering the parking area not under the principal building shall be landscaped and accessible for recreation uses.
- (4) Multi-level parking structure; provided, however, that such parking structure shall not occupy more than ten (10) percent of the developed site and that a covered pedestrian walk shall be provided to connect such parking structure with the principal building(s).

"PERSONAL CARE FACILITY"

means a building which contains sleeping units for persons receiving care or assistance where the building and/or operator are regulated or funded by provincial or federal agencies, including care and assisted living as defined and regulated under the Community Care and Assisted Living Act, S.B.C., 2002, c.75 as amended.

Amended
B/L 17182
06/07/10

"PIGGERY"

means the keeping of more than two (2) pigs for commercial purposes.

"POULTRY FARM"

means the keeping of more than one hundred (100) heads of poultry including laying hens, broilers, roasters, pullets, breeding flocks, turkeys, geese and ducks.

"RECREATIONAL USES"

recreational uses or recreational facilities shall not be construed as to include arcades.

Inserted
B/L 8819
11/17/86

"RECYCLABLE MATERIAL"

means paper, paper products, and containers made of glass, metal or plastic or such other material as may be collected under Municipal Contract.

Inserted
BL 10916
6/17/91

"RECYCLING CONTAINER - PASSIVE"

means a container for the deposit of recyclible material which is designed to be transported to an off-site depot for unloading

Inserted
B/L 8710
09/08/86

"REPLOTTING SCHEME"

means the resubdivision of an area under the replotting provisions of the Municipal Act, R.S.B.C.

Inserted
B/L 8792
11/03/86

"RETAIL STORE"

means the business of selling goods or merchandise to the ultimate consumer for personal consumption or household use and not for resale purposes and includes convenience stores, drug stores, small scale drug stores, video rental, household equipment rental, retail warehouse uses, government liquor stores, and flea markets which are wholly enclosed within a building, but excludes vehicle sales and rentals, liquor stores and methadone dispensaries.

Inserted
B/L 16804
11/24/2008

"RETAIL WAREHOUSE"

means a business operation offering accommodation of retail sale and wholesale within a warehouse

Inserted
B/L 9900
03/13/89

"ROOF-LINE"

means the line delineated by the intersection of the plane of the outside face of the exterior wall of the building and the plane of the roof of the building except that in the case of a pitched roof with projecting eaves the roof line shall be at the eaves level, and where the building has a continuous roof parapet or mansard the roof line shall be the line of the top of the parapet or mansard.

"SECONDARY SUITE"

means a second dwelling unit, located within the structure of an owner-occupied single family dwelling.

Inserted
B/L 10703
2/25/91
Amended
B/L 11443B
03/22/93

"SATELLITE DISH"

means an antenna system designed to receive signals from a transmitting satellite.

Inserted
B/L 7845
04/09/84

"SELF-SERVE GASOLINE STATION"

means any building or land, the use of which shall be the retail sale of motor fuels and lubricants which purchasers dispense themselves and may include the servicing and minor repairing of motor vehicles.

"SENIOR CITIZENS' HOUSING DEVELOPMENT"

means any structure or building designed, used or occupied exclusively by senior citizens and which has been approved by and is supported in whole or in part by financial assistance from the Municipal, Provincial, or Federal Governments or agencies.

Amended
B/L 9951
04/10/89

"SERVICE STATION"

means a place of business engaged, either exclusively or in conjunction with another retail business, in supplying goods and services essential to normal operation of automobiles and excluding body and fender work and painting.

"SET BACK"

means the least horizontal distance from the record lot line to the exterior wall of a building.

"SIGN"

means generally, but not limited to any symbols, letters, numerals, words, figures, pictures, illustrations, advertisements, announcements, direction, logo, visual representation or other attention drawing device which advertises, identifies, or communicates information or attracts the attention of the public, for any purpose, displayed out of doors on a record lot or on the exterior of a building on a record lot in such a manner as to be visible from a highway and shall include a sign displayed on the interior surface of an exterior window, but shall not include a traffic control device, nor architectural symbolism or graphics which are an integral part of the architectural design of a building."

Amended
B/L 7678
10/24/83

"SIGN - ADVERTISING"

means a sign which advertises or identifies a business, profession, or event conducted upon the record lot on which said sign is located, or which advertises or identifies goods, products, services or other things produced, displayed, offered for sale or otherwise obtainable upon the said record lot.

"SIGN - AREA OF"

means the area of the rectangle within which the extreme limits of the face of a sign can be completely contained, exclusive of any supporting structure, except that:-

- i) Where a sign has more than one face or the face of the sign is not flat, the area of such sign shall be the rectangle, circle or triangle within which the extreme limits of the largest area of the face of the sign, in profile, can be completely contained, exclusive of any supporting structure, and

- ii) Where a sign is made up of individual letters the area of such sign shall be the combined area of the smallest rectangles, circles or triangles that will enclose the extreme limits of the individual letters or figures of the said sign.

"SIGN - BILLBOARD"

means a panel, sign-board, bulletin board, boarding or hoarding mounted on a building or free-standing structure, and used or intended to be used for the posting or displaying of notices or advertising materials pasted, glued, fastened, or otherwise affixed thereto.

"SIGN - CANOPY"

means a fascia sign displayed on a canopy fascia but shall not include a free-standing sign or a projecting sign.

"SIGN - COMMUNITY ACTIVITY"

means a sign or banner indicating that a community activity or event including, but not necessarily limited to a fair, rodeo or fund drive, is about to be, or is being, or has been carried on.

"SIGN - DIRECTIONAL"

means a sign indicating the name and direction only of a commercial or industrial establishment.

"SIGN - FACIA"

means a single faced sign displayed on a building face with its display surface in a plane parallel to the said building face, and shall include a sign displayed on the interior surface of an exterior window of said building in such a way as to be visible from a highway, but shall not include a billboard.

"SIGN - FREE-STANDING"

means any sign wholly or partially supported from the ground by a structure which is independent of any of the buildings or other structures located on the same record lot on which the sign is situated, but shall not include a billboard.

"SIGN - HOME OR FARM IDENTIFICATION"

means a fascia sign or free-standing sign which identifies a residence or a farm.

"SIGN - HOME OCCUPATION"

means a fascia sign indicating that a home occupation is carried out in the building to which the sign is affixed.

"SIGN - MUNICIPAL BUILDING AND ASSEMBLY HALL"

means a free-standing sign or fascia sign located on the site of a Municipal building or facility or an assembly hall, indicating thereon the name of said building or facility and the activities pertaining thereto.

Inserted
B/L 8819
11/17/86

"SIGN - POLITICAL"

means a sign erected to promote the voting at an election, or the election of a particular candidate or the voting for or support of a particular cause at an election.

"SIGN - PORTABLE"

means a sign placed upon but not fixed to the ground or a building on a record lot and used to advertise a product or an event on a temporary basis, and shall include a sign which is set upon or supported by a vehicle as defined by the Motor Vehicle Act, as amended. portable sign shall not include a sandwich board sign."

Amended
B/L 7678
10/24/83

"SIGN - PROHIBITION"

means a facia or free-standing sign indicating a prohibition or penalty respecting the property on which it is situated.

"SIGN - PROJECTING"

means a sign attached to and with its display surface(s) at right angles to and attached to a wall of a building.

"SIGN - PUBLIC BUILDING"

Repealed by By-law No. 8819.

"SIGN - REAL ESTATE OR CONSTRUCTION"

means a free-standing or facia sign indicating that the property on which it is located, or a premises on the said property is for sale, rent or lease, or that a building project or development on the said property is about to be undertaken, or is currently in progress.

"SIGN - ROOF"

means a sign erected upon or above a roof or parapet of a building, or a sign affixed to a building and extending above the roof line of the building, but shall not include a projecting sign.

"SIGN - SANDWICH BOARD"

means a one or two face non-illuminated portable sign with a maximum area of eight (8) square feet on each side."

Inserted
B/L 7678
10/24/83

"SIGN - UNDER CANOPY"

means a sign affixed to or beneath a permanent marquee, canopy or awning, and with its display surface situated at right angles to the face of the building of which said marquee, canopy, or awning forms part, and does not include a projecting sign.

"SIGN - WELCOME OR TOURIST INFORMATION"

means a sign designed to orient the visitor and assist him in the location of community facilities and services, and, further indicating general tourist information relating to the Municipality of Surrey as a whole.

"SIMILAR EXTERIOR DESIGN"

means construction whose exterior appearance to the same. Minor changes in exterior structural appearance and minor variations in surface treatment shall not be considered as changes in design.

"SITE"

means a tract of land occupied or to be occupied by a principal building or principal buildings and its accessory buildings together with such open spaces and yards as are required in this By-law, and having its principal frontage on a highway. A "site" need not coincide with a "record lot". Where a group of apartment buildings or commercial buildings or industrial buildings are built or proposed to be built under a comprehensive design "site" shall not include land required for the purpose of a highway allowance or for the purpose of widening a highway.

"SITE COVERAGE"

unless specified in the zone, "Site Coverage" shall mean the horizontal area produced by a vertical projection of the outside of the outermost walls of all buildings and structures on the lot, or on the site where the site does not coincide with the "record lot".

Excluded from this calculation may be any structure located in or beneath a yard, provided that the top of such structure is located beneath the average elevation of adjoining streets, lanes, or adjacent sites.

"SITE - DEVELOPED"

means the portion of a site which is occupied by building, structure and/or land improvements.

"SITE FOR SUBDIVISION"

means a tract of land proposed to be subdivided under the provisions of the "Surrey Subdivision By-law, 1979, No. 5944".

"SMALL SCALE DRUG STORE"

means a commercial establishment with a gross floor area of less than 600 square metres [6,450 square feet] which fills prescriptions and which includes the display for sale of health and beauty products and general merchandise on at least 65% of its gross floor area.

Inserted
B/L 16804
11/24/08

"SPECIAL WASTE"

means any substance designated as such under the Waste Management Act, S.B.C. 1982, c.41.

Inserted
B/L 11441
10/05/92

"SOCIAL ESCORT SERVICE"

means any person carrying on the business of providing or furnishing male or female escorts for social occasions.

Inserted
B/L 8037
10/29/84

"STRUCTURE"

means a construction of any kind whether fixed to, supported by or sunk into land including but not limited to stadiums, sheds, fences, platforms, display signs, tanks, poles, towers, swimming pools, windmills, chimney towers, satellite dishes, and spires.

Amended
B/L 7845
04/09/84

"THEATRE"

Includes a hall, building, premises, room or place, including an open-air place commonly known as a "Drive-in Theatre" where motion picture films are exhibited to the public. Theatres designed to accommodate less than 20 persons are prohibited.

Inserted
B/L 9234
12/14/87

"THEATRE 2"

means a building used or intended to be used for the projection of motion picture films classified as restricted designated under the Motion Picture Act B.C. Reg. 260/86, or where there is one or more film viewers made available for use by the public or both.

Inserted
B/L 11457
03/22/93

"THIRD PARTY ADVERTISING"

means content on a sign which directs attention to products sold or services provided, which cannot be considered as the principal product sold or principal services provided on the premises at which such third party advertising is located.

"TOURIST TRAILER PARK"

means a parcel of land which has been planned and improved for the placement of travel trailers and other recreational vehicles for transient use.

"TRADE SCHOOL"

are those institutions the purpose of which is to educate and train individuals in the manual arts and thereby develop such programs in order to enable students enrolled therein to further their education through provision of training facilities, instruction, materials and equipment and further that this institution is recognized by the Ministry of Labour by the issuance of a certificate of registration.

Inserted
B/L 7976
08/27/84

"UNDEVELOPABLE AREA"

means the portion of a lot containing the following features:

- (a) utility rights-of-way, excluding City services; or
- (b) ravine, swamps, river banks and similar features which make the said portion of the lot unsuitable for the placement of buildings and structures of which the boundary shall be determined by a line 5 metres [16 ft] inland from the top-of-bank.

Amended
B/L 12521
02/13/95

"VEHICLE"

means a vehicle as defined in the "Motor Vehicle Act".

Amended
B/L 7678
10/24/83

"WATERSLIDE"

means a recreational facility consisting of one or more open or enclosed flume(s) for people to ride down on a flow of water.

Inserted
B/L 7937
07/23/84

"WRECKED MOTOR VEHICLE"

A vehicle as defined in the Motor Vehicle Act, R.S.B.C. 1979, Chapter 288, that is:

- (a) Physically wrecked or disabled so it cannot be operated by its own mode of power;

Amended
B/L 7678
10/24/83

- (b) Wrecked or parts of a physically wrecked or disabled vehicle; or &
- (c) A vehicle that appears to be physically wrecked, although it could be operated by its mode of power, but is not displaying thereon a lawful current license for its operation on the highway. B/L 9234
12/14/87

"YARD"

means an open area unoccupied to the sky, except for the following:

- (a) The ordinary projection of sills, belt course, cornices and eaves, provided, however, that none of these shall project into a minimum yard more than six hundred (600) millimetres;
- (b) Fire proof fire escapes;
- (c) The ordinary projection of chimneys, provided, however, that no chimneys shall project into a minimum yard more than six hundred (600) millimetres;
- (d) Accessory buildings occupying not more than 30 percent of the area of a rear yard;

and except as otherwise provided under the provisions of this by-law.

"YARD - FRONT"

means a yard extending across the full width of the site and measured as to depth at the least horizontal distance between the street line and the exterior wall.

"YARD - REAR"

means a yard which extends the full width of a site and measured as to depth at the least horizontal distance between the rear site line and the exterior wall.

"YARD - SIDE"

means a yard which extends from the front yard or front lot line where no front yard exists to the rear yard or rear lot line where no rear yard exists, and measured as to width at the least horizontal distance between the side site line and the exterior wall.

PART II - USES LIMITED

No person shall use land or buildings for any use, except for those specifically permitted in the zone in which the land or building is located. Any use not specifically permitted in a zone is an unlawful use.

Amended
B/L 8819
11/17/86

PART III - ZONES

For the purpose of this By-law, the territorial area of the District of Surrey is hereby divided into the following named classifications:

	A-1	AGRICULTURAL ZONE ONE	
	A-2	INTENSIVE AGRICULTURAL ZONE	
	A-3	AGRICULTURAL ZONE THREE	
	R-A(G)	ACREAGE RESIDENTIAL - GROSS DENSITY ZONE	
	RS	SUBURBAN RESIDENTIAL ZONE	RS and R-1
	R-H(G)	HALF-ACRE RESIDENTIAL - GROSS DENSITY ZONE	Inserted
	R-1	RESIDENTIAL ZONE NO. ONE (1)	B/L 8819
	R-F	FAMILY RESIDENTIAL ZONE	11/17/86
	R-F(D)	FAMILY RESIDENTIAL DUPLEX - ZONE	R-F(D)
	RF-SS	FAMILY RESIDENTIAL SECONDARY SUITE ZONE	Inserted
	R-F(R)	RESTRICTED SINGLE FAMILY RESIDENTIAL ZONE	B/L 9328
	RFR-SS	RESTRICTED SINGLE FAMILY RESIDENTIAL SECONDARY SUITE ZONE	01/25/88 RF-SS/ RFR-SS
	R-F(F)	FLOODPLAIN RESIDENTIAL ZONE	RFR-SS
	R-F(C)	COMPACT FAMILY RESIDENTIAL ZONE	Inserted
	R-F(M)	MOBILE HOME RESIDENTIAL ZONE	B/L 11443B
	RT-1	TOWNHOUSE RESIDENTIAL ZONE	03/22/93
	RM-1	MULTIPLE RESIDENTIAL ZONE ONE	
	RM-2	MULTIPLE RESIDENTIAL ZONE TWO	
	RM-3	MULTIPLE RESIDENTIAL ZONE THREE	
	RM-4	MULTIPLE RESIDENTIAL ZONE FOUR	
	P-R	RECREATION ZONE	
	P-P	PERSONAL CARE INSTITUTIONAL ZONE	P-P(1)
	P-P(1)	DAY CARE INSTITUTIONAL ZONE	Inserted
	P-P(2)	PERSONAL CARE INSTITUTIONAL ZONE TWO	B/L 6984
	P-A	ASSEMBLY HALL ZONE	02/01/82
	P-C	CEMETERY ZONE	P-P(2)
	P-D	DRIVE-IN THEATRE ZONE	Inserted
Sections	C-C	CORE COMMERCIAL ZONE	B/L 8322
	C-R(1)	RETAIL COMMERCIAL ZONE ONE	08/25/86
P-D to	C-R(2)	RETAIL COMMERCIAL ZONE TWO	P-A
	C-R(3)	RETAIL COMMERCIAL ZONE THREE	B/L 9125
	C-R(4)	RETAIL COMMERCIAL ZONE FOUR	Amended
	C-S	SHOPPING CENTRE ZONE	B/L 8819
I-A	C-H	HIGHWAY COMMERCIAL ZONE	11/17/86
	C-L	LOCAL COMMERCIAL ZONE	C-R(4)
inserted	C-G	GASOLINE SERVICE STATION ZONE	Inserted
	C-G(1)	SELF-SERVE GASOLINE STATION ZONE	B/L 11457
by	C-G(2)	FULL-SERVE AND SELF-SERVE GASOLINE STATION ZONE	03/22/93 C-G(2)
Part	C-T(1)	TOURIST COMMERCIAL ZONE ONE	Inserted
2	C-T(2)	TOURIST COMMERCIAL ZONE TWO	B/L 7979
	I-G	GENERAL INDUSTRIAL ZONE	01/07/85
of	I-H	HIGH IMPACT INDUSTRIAL ZONE	
	I-W	WATERFRONT INDUSTRIAL ZONE	
By-law	I-P(2)	INDUSTRIAL PARK ZONE TWO	
	I-1	INDUSTRIAL BUSINESS PARK ZONE	I-1 Inserted B/L 10956 12/09/91

5942	I-S	SERVICE INDUSTRIAL ZONE	I-T
	I-T	TRANSPORTATION INDUSTRIAL ZONE	Amended
	I-C	COTTAGE INDUSTRIAL ZONE	B/L 8360
			09/23/85
			I-4
	I-L(S)	SALVAGE INDUSTRIAL ZONE	Inserted
	I-A	AGRO-INDUSTRIAL ZONE	B/L 8819
	I-4	SPECIAL INDUSTRY ZONE	11/17/86
	C-D	COMPREHENSIVE DEVELOPMENT ZONE	C-D
			Inserted
		B/L 9117	
		01/11/88	

As shown upon the maps designated as the "Zoning Maps" and marked as "Schedule A" to this By-law and bearing the following inscription:

These are the Zoning Maps referred to as "Schedule A" of "Part I of Surrey Zoning By-law, 1979, No. 5942" and signed by the Municipal Clerk.

_____CLERK

The said Zoning Maps are hereby attached to and made part of this By-law.

Any area not designated on the said maps is hereby classified as an A-1 Agricultural Zone One.

- "PART IIIA - MANDATORY DEVELOPMENT PERMIT AREAS"

1. Those areas of land within the Municipality of Surrey, which are contained within the following described boundaries, that is to say:

(a) All that area of land within the Municipality of Surrey, which is contained within the following described boundaries, that is to say:

Commencing at the intersection of the South boundary of 108 Avenue and the East boundary of 132 Street;

Thence South along the East boundary of 132 Street to the South boundary of 100 Avenue;

Thence East along the South boundary of 100 Avenue and the South boundary produced to the East boundary of 134 Street;

Thence South along the East boundary of 134 Street to the North boundary of 96 Avenue;

Thence East along the North boundary of 96 Avenue to the East boundary of 140 Street;

Thence North along the East boundary of 140 Street to the North boundary of 102A Avenue;

Thence East along the North boundary and the North boundary produced of 102A Avenue to the East boundary of 141 Street;

Thence South along the East boundary of 141 Street to the South boundary of the North One Hundred Forty-One And Seven Tenths Feet (N.141.7') of Lot Twelve (12) of Section Twenty-Five (25), Block Five (5) North, Range Two (2) West, Plan Six Hundred Twenty-Five (625), N.W.D.;

Thence East along the South boundary of said North One Hundred Forty-One And Seven Tenths Feet (N.141.7') of Lot Twelve (12) to the East boundary thereof;

Thence North along the East boundary and the East boundary produced of said North One Hundred Forty-One And Seven Tenths Feet (N.141.7') of Lot Twelve (12) to the South boundary of 103 Avenue;

Thence East along the South boundary and the South boundary produced of 103 Avenue to the East boundary of 143 Street;

Thence South along the East boundary of 143 Street to the South boundary of Lot Two (2) of Section Twenty-Five (25), Block Five (5) North, Range Two (2) West, Plan Ten Thousand Two Hundred Fifty-Eight (10258), N.W.D.;

Thence East along the South boundary of said Lot Two (2) to the West boundary of Lot Four (4) of Section Twenty-Five (25), Block Five (5) North, Range Two (2) West, Plan Ten Thousand Two Hundred Fifty-Eight (10258), N.W.D.

Thence South along the West boundary of said Lot Four (4) to the South boundary thereof;

Thence East along the South boundary and the South boundary produced of said Lot Four (4) to the East boundary of 144 Street.

Thence North along the East boundary of 144 Street to the South boundary of Lot Six (6) of Section Thirty (30), Block Five (5) North, Range One (1) West, Plan Seven Thousand Nine Hundred Eighteen (7918), N.W.D.;

Thence East along the South boundary of said Lot Six (6) to the South boundary of Lot One Hundred Six (106) of Section Thirty (30), Block Five (5) North, Range One (1) West, Plan Forty-Five Thousand Six Hundred Fifty-Seven (45657), N.W.D., which said South boundary is the North boundary of 103 Avenue;

Thence East along the North boundary of 103 Avenue to the West boundary of 146 Street;

Thence South along the West boundary of 146 Street to the North boundary produced of 102A Avenue;

Thence East along the North boundary produced, the North boundary, and the North boundary produced of 102A Avenue to the West boundary of 148 Street;

Thence South along the West boundary of 148 Street to the North boundary of Lot One (1) of Section Thirty (30), Block Five (5) North, Range One (1) West, Plan Thirty-Six Thousand Four Hundred Fifty-Five (36455), N.W.D.;

Thence West along the North boundary of said Lot One (1) to the West boundary thereof;

Thence South along the West boundary of said Lot One (1) to the South boundary thereof;

Thence East along the South boundary and the South boundary produced of said Lot One (1) to the East boundary of 148 Street;

Thence South along the East boundary of 148 Street to the South boundary produced of the Remainder of Lot Eight (8) of Section Thirty-Two (32), Block Five (5) North, Range One (1) West, Plan One Thousand One Hundred Forty-Two (1142), N.W.D.;

Thence East along the South boundary produced of said Remainder of Lot Eight (8) to the West boundary of said Remainder of Lot Eight (8);

Thence South along the West boundary produced of said Remainder of Lot Eight (8) to the North boundary of 96 Avenue;

Thence East along the North boundary of 96 Avenue to the West boundary of Lot Two (2) of Section Thirty-Three (33), Block Five (5) North, Range One (1) West, Plan One Thousand One Hundred Eighty-Seven (1187), N.W.D.;

Thence North along the West boundary and the West boundary produced of said Lot Two (2) to the North boundary of Lot Forty-Three (43) of Section Thirty-Three (33), Block Five (5) North, Range One (1) West, Plan Thirty-One Thousand Six Hundred Fifty-Seven (31657), N.W.D.;

Thence East along the North boundary and the North boundary produced of said Lot Forty-Three (43) to the West boundary of Lot Eleven (11) of Section Thirty-Three (33), Block Five (5) North, Range One (1) West, Plan One Thousand One Hundred Eighty-Seven (1187), N.W.D.;

Thence North along the West boundary and the West boundary produced of said Lot Eleven (11) to the South boundary of 100 Avenue;

Thence East along the South boundary of 100 Avenue to the West boundary of 156 Street;

Thence North along the West boundary of 156 Street to the South Westerly boundary of the Trans Canada Highway;

Thence North Westerly along the South Westerly boundary of the Trans Canada Highway to the North boundary produced of 108 Avenue;

Thence West along the North boundary produced and the North boundary of 108 Avenue to the West boundary of 148 Street;

Thence South along the West boundary of 148 Street to the North boundary of 105A Avenue;

Thence West along the North boundary and the North boundary produced of 105A Avenue to the West boundary of 144 Street;

Thence South along the West boundary of 144 Street to the South boundary of the Remainder of Lot Twenty-Nine (29) of Section Twenty-Four (24), Block Five (5) North, Range Two (2) West, Plan Nine Thousand Fourteen (9014), N.W.D.;

Thence West along the South boundary and the South boundary produced of said Remainder of Lot Twenty-Nine (29) to the East boundary of Lot Sixty-One (61) of Section Twenty-Four (24), Block Five (5) North, Range Two (2) West, Plan Thirty-Eight Thousand Two Hundred Sixty-Three (38263), N.W.D.;

Thence North along the East boundary of said Lot Sixty-One (61) to the North boundary thereof;

Thence West along the North boundary of said Lot Sixty-One (61) to the West boundary thereof;

Thence North along the West boundary produced of said Lot Sixty-One (61) to the North boundary of Lot One Hundred Six (106) of Section Twenty-Four (24), Block Five (5) North, Range Two (2) West, Plan Fifty-Four Thousand Five Hundred Eighty-One (54581), N.W.D.;

Thence West along the North boundary and the North boundary produced of said Lot One Hundred Six (106) to the West boundary of 140B Street;

Thence South along the West boundary of 140B Street to the North boundary produced of Lot Fifteen (15) of Section Twenty-Four (24), Block Five (5) North, Range Two (2) West, Plan Twelve Thousand Six Hundred Thirty-Six (12636), N.W.D.;

Thence West along the North boundary produced and the North boundary of said Lot Fifteen (15) to the West boundary of the B.C. Electric Right-of-Way under Plan Eleven Thousand Nine Hundred Ninety-Five (11995), N.W.D.;

Thence North along the West boundary of the said B.C. Electric Right-of-Way to the South boundary of Lot One (1), Block "W" of Section Twenty-Four (24), Block Five (5) North, Range Two (2) West, Plan Eight Thousand Three Hundred Twenty-One (8321), N.W.D.;

Thence West along the South boundary of said Lot One (1) to the East boundary of Lot Five (5) of Section Twenty-Four (24), Block Five (5) North, Range Two (2) West, Plan Twelve Thousand Eight Hundred Eighty-Two (12882), N.W.D.;

Thence North along the East boundary and the East boundary produced of said Lot Five (5) to the South boundary of 108 Avenue;

Thence West along the South boundary of 108 Avenue to the point of commencement.

The above area will be designated as "Mandatory Development Permit Area 'A'".

- (b) All that area of land within the Municipality of Surrey, which is contained within the following described boundaries, that is to say:

Commencing at the North boundary of Parcel "A" of Lot Two (2), South West (S.W.), of Section Thirty-Three (33), Block Five (5) North, Range Two (2) West, Plan Twelve Thousand Eight Hundred Fifty-Six (12856), (Ex. 13223), N.W.D. and the East boundary of 128 Street;

Thence South along the East boundary of 128 Street to the South boundary of Lot Four Hundred Thirty-One (431), of the North West Quarter (NW 1/4) of Section Thirty-Two (32), Township Two (2), Plan Forty-Three Thousand Three Hundred Eighteen (43318), N.W.D.;

Thence East along the South boundary of said Lot Four Hundred Thirty-One (431) to the East boundary thereof;

Thence South along the East boundary produced of said Lot Four Hundred Thirty-One (431) to the South boundary of Lot Five Hundred Seventy-Seven (577) of the North West Quarter (NW 1/4) of Section Thirty-Two (32), Township Two (2), Plan Fifty Thousand Eight Hundred Sixty-Nine (50869), N.W.D.;

Thence East along the South boundary and the South boundary produced of said Lot Five Hundred Seventy-Seven (577) to the South boundary of Lot Four Hundred Thirty-Four (434) of the North West Quarter (NW 1/4) of Section Thirty-Two (32), Township Two (2), Plan Forty-Three Thousand Three Hundred Eighteen (43318), N.W.D.;

Thence East along the South boundary and the South boundary produced of said Lot Four Hundred Thirty-Four (434) to the West boundary of 130A Street;

Thence North along the West boundary and the West boundary produced of 130A Street to the North boundary of 96 Avenue;

Thence West along the North boundary of 96 Avenue to the West boundary of 130 Street;

Thence North along the West boundary of 130 Street to the North boundary of Lot Four (4) of Section Thirty-Three (33), Block Five (5) North, Range Two (2) West, Plan Six Thousand Six Hundred Thirty-Four (6634), N.W.D.;

Thence West along the North boundary of said Lot Four (4) to the West boundary thereof;

Thence South along the West boundary of said Lot Four (4) to the North boundary of 96A Avenue;

Thence West along the North boundary of 96A Avenue to the East boundary of Parcel "A" of Lot Two (2), South West (SW), of Section Thirty-Three (33), Block Five (5) North, Range Two (2) West, Plan Twelve Thousand Eight Hundred Fifty-Six (12856), (Ex. 13223), N.W.D.;

Thence North along the East boundary of said Parcel "A" of Lot Two (2) to the North boundary thereof;

Thence West along the North boundary of said Parcel "A" of Lot Two (2) to the point of commencement.

The above area will be designated as "Mandatory Development Permit Area 'B'".

- (c) All that area of land within the Municipality of Surrey, which is contained within the following described boundaries, that is to say:

Commencing at the intersection of the South boundary of 96 Avenue and the East boundary of 120 Street;

Thence South along the East boundary of 120 Street to the North boundary of the Remainder of Lot Thirty-One (31) of the South West Quarter (SW 1/4) of Section Thirty-One (31), Township Two (2), Plan Two Thousand Nine Hundred Sixty-Six (2966), N.W.D.;

Thence East along the North boundary of said Remainder of Lot Thirty-One (31) to the East boundary thereof;

Thence North along the East boundary produced of said Remainder of Lot Thirty-One (31) to the North boundary of 92 Avenue;

Thence East along the North boundary of 92 Avenue to the East boundary of 122 Street;

Thence North along the East boundary of 122 Street to the South boundary of Strata Plan NW Eight Hundred Thirty-Three (833) of the North West Quarter (NW 1/4) of Section Thirty-One (31), Township Two (2), N.W.D.;

Thence East along the South boundary of Strata Plan NW Eight Hundred Thirty-Three (833) to the East boundary produced of the Remainder of Lot Twenty-Two (22) of the North West Quarter (NW 1/4), Section Thirty-One (31), Township Two (2), Plan One Thousand One Hundred Eighty-One (1181), N.W.D.;

Thence North along the East boundary produced, the East boundary, and the East boundary produced of said Remainder of Lot Twenty-Two (22) to the South boundary of Lot Twenty

(20) of the North West Quarter (NW 1/4), Section Thirty-One (31), Township Two (2), Plan One Thousand One Hundred Eighty-One (1181), N.W.D.;

Thence West along the South boundary and the South boundary produced of said Lot Twenty (20) to the West boundary of 122 Street;

Thence South along the West boundary of 122 Street to the South boundary of Lot One Hundred Fifty (150) of the North West Quarter (NW 1/4) of Section Thirty-One (31), Township Two (2), Plan Fifty-Two Thousand Four Hundred Ninety-Two (52492), N.W.D.;

Thence West along the South boundary of said Lot One Hundred Fifty (150) to the West boundary thereof;

Thence South along the West boundary produced of said Lot One Hundred Fifty (150) to the South boundary of Lot One Hundred Forty-Nine (149) of the North West Quarter (NW 1/4), Section Thirty-One (31), Township Two (2), Plan Fifty-Two Thousand Four Hundred Ninety-Two (52492), N.W.D.;

Thence West along the South boundary and the South boundary produced of said Lot One Hundred Forty-Nine (149) to the West boundary of Lot One Hundred Forty-Three (143) of the North West Quarter (NW 1/4), Section Thirty-One (31) Township Two (2), Plan Fifty-Two Thousand Four Hundred Ninety-Two (52492), N.W.D.;

Thence North along the West boundary and the West boundary produced of said Lot One Hundred Forty-Three (143) to the South East corner of the Remainder of Lot Four (4) of the North West Quarter (NW 1/4), Section Thirty-One (31), Township Two (2), Plan One Thousand One Hundred Eighty-One (1181), N.W.D.;

Thence North along the East boundary and the East boundary produced of said Remainder of Lot Four (4) to the South boundary of 96 Avenue;

Thence West along the South boundary of 96 Avenue to the point of commencement.

The above area will be designated as "Mandatory Development Permit Area 'C'".

- (d) All that area of land within the Municipality of Surrey, which is contained within the following described boundaries, that is to say:

Commencing at the intersection of the East boundary of 152 Street and the North boundary of 88 Avenue;

Thence East along the North boundary of 88 Avenue to the West boundary of 156 Street;

Thence North along the West boundary of 156 Street to the North boundary of the Remainder of Lot "A", of the South West Quarter (SW 1/4), of Section Thirty-Five (35), Township Two (2), Plan Thirteen Thousand Three Hundred Fifty (13350), N.W.D.;

Thence West along the North boundary and the North boundary produced of said Remainder of Lot "A" to the North boundary of Lot One (1) of the South West Quarter (SW 1/4), of Section Thirty-Five (35), Township Two (2), Plan Ten Thousand Eight Hundred Twenty-Nine (10829), N.W.D.;

Thence West along the North boundary and the North boundary produced of said Lot One (1) to the West boundary of 154 Street;

Thence North along the West boundary and the West boundary produced of 154 Street to the North boundary of Lot One (1) of the South West Quarter (SW 1/4), Section Thirty-Five (35), Township Two (2), Plan Five Thousand Four Hundred Ninety-Nine (5499), N.W.D.;

Thence West along the North boundary and the North boundary produced of said Lot One (1) to the East boundary produced of Lot Forty-Two (42), of the South West Quarter (SW 1/4), Section Thirty-Five (35), Township Two (2), Plan Fifty-Three Thousand Five Hundred Seventy-Six (53576), N.W.D.;

Thence North along the East boundary produced, the East boundary, and the East boundary produced of said Lot Forty-Two (42) to the South boundary of 92 Avenue;

Thence West along the North boundary of 92 Avenue to the West boundary of 152 Street;

Thence South along the West boundary of 152 Street to the North boundary of Lot Six (6) of the South East Quarter (SE 1/4), Section Thirty-Four (34), Township Two (2), Plan Fourteen Thousand Two Hundred Twenty-Two (14222), N.W.D.;

Thence West along the North boundary and the North boundary produced of said Lot Six (6) to the North boundary of Strata Plan NW Eight Hundred Sixty-Seven (867), of the South East Quarter (SW 1/4), Section Thirty-Four (34), Township Two (2), N.W.D.;

Thence North Westerly along the Northerly boundary and the Northerly boundary produced of said Strata Plan NW Eight Hundred Sixty-Seven (867) to the West boundary of Lot Fourteen (14), of the South East Quarter (SE 1/4), Section Thirty-Four (34), Township Two (2), Plan Fourteen Thousand Two Hundred Twenty-Two (14222), N.W.D.;

Thence South along the West boundary and the West boundary produced of said Lot Fourteen (14) to the South boundary of the Fraser Highway;

Thence West along the South boundary of the Fraser Highway to the East boundary of 151 Street;

Thence South along the East boundary of 151 Street to the South boundary of the Remainder of Lot Two (2) of the South East Quarter (SE 1/4), Section Thirty-Four (34), Township Two (2), Plan Six Thousand Five Hundred Fifty-Eight (6558), N.W.D.;

Thence East along the South boundary and the South boundary produced of said Remainder of Lot Two (2) to the East boundary of 152 Street;

Thence South along the East boundary of 152 Street to the point of commencement.

The above area will be designated as "Mandatory Development Permit Area 'D'".

- (e) All that area of land within the Municipality of Surrey, which is contained within the following described boundaries, that is to say:

Commencing at the intersection of the North boundary of 80 Avenue and the East boundary of 120 Street;

Thence South along the East boundary of 120 Street to the South boundary of Lot Two (2) of the North West Quarter (NW 1/4), Section Nineteen (19), Township Two (2), Plan Five Hundred Eighty-Six (586), N.W.D.;

Thence East along the South boundary of said Lot Two (2) to the West boundary of 122 Street;

Thence North along the West boundary and the West boundary produced of 122 Street to the North boundary of 80 Avenue;

Thence East along the North boundary of 80 Avenue to the East boundary of the East Half of (E 1/2) of Lot Twelve (12), of the South West Quarter (SW 1/4), Section Thirty (30), Township Two (2), Plan Four Hundred Fifty-Six (456), N.W.D.;

Thence North along the East boundary and the East boundary produced of said East Half (E 1/2) of Lot Twelve (12) to the North boundary of 84 Avenue;

Thence West along the North boundary of 84 Avenue to the East boundary of Lot Thirty-Three (33) of the North West Quarter (NW 1/4), Section Thirty (30), Township Two (2), Plan Twenty-Four Thousand Six Hundred Twenty-Seven (24627), N.W.D.;

Thence North along the East boundary of said Lot Thirty-Three (33) to the North boundary thereof;

Thence West along the North boundary and the North boundary produced of said Lot Thirty-Three (33) to the East boundary of 120 Street;

Thence South along the East boundary of 120 Street to the point of commencement.

The above area will be designated as "Mandatory Development Permit Area 'E'".

- (f) All that area of land within the Municipality of Surrey, which is contained within the following described boundaries, that is to say:

Commencing at the intersection of the West boundary of the King George Highway and the South boundary of 76 Avenue;

Thence West along the South boundary of 76 Avenue to the West boundary of the Remainder of Lot One (1), of the South East Quarter (SE 1/4), Section Twenty (20), Township Two (2), Plan Four Thousand Seven Hundred Ninety-Five (4795), N.W.D.;

Thence South along the West boundary and the West boundary produced of said Remainder of Lot One (1) to the North West corner of Lot One (1) of the South East Quarter (SE 1/4), Section Twenty (20), Township Two (2), Plan Eleven Thousand Six Hundred Eighty-Five (11685), N.W.D.;

Thence South along the West boundary of said Lot One (1) to the South boundary produced of Lot Sixty-Six (66), of the South East Quarter (SE 1/4), Section Twenty (20), Township Two (2), Plan Forty-Nine Thousand Six Hundred Thirty-Four (49634), N.W.D.;

Thence West along the South boundary produced, the South boundary, and the South boundary produced of said Lot Sixty-Six (66) to the East boundary of Strata Plan NW One Thousand Two Hundred Thirteen (1213), of the South East Quarter, Section Twenty (20), Township Two (2), N.W.D.;

Thence North along the East boundary of said Strata Plan NW One Thousand Two Hundred Thirteen (1213) to the North boundary thereof;

Thence West along the North boundary and the North boundary produced of said Strata Plan NW One Thousand Two Hundred Thirteen (1213) to the East boundary of 132 Street;

Thence South along the East boundary of 132 Street to the North boundary of Lot Thirty-Two (32), of the North East Quarter (NW 1/4), Section Seventeen (17), Township Two (2), Plan One Thousand Five Hundred Nine (1509), N.W.D.;

Thence East along the North boundary and the North boundary produced of said Lot Thirty-Two (32) to the East boundary of 133 Street;

Thence South along the East boundary of 133 Street to the North boundary of 70 Avenue;

Thence East along the North boundary and the North boundary produced of 70 Avenue to the East boundary of 134 Street;

Thence South along the East boundary of 134 Street to the North boundary of 68 Avenue;

Thence East along the North boundary of 68 Avenue to the West boundary of 140 Street;

Thence North along the West boundary of 140 Street to the South boundary of Lot Thirty-Two (32), the North West Quarter (NW 1/4), Section Sixteen (16), Township Two (2), Plan Fifty-Two Thousand Two Hundred Twelve (52212), N.W.D.;

Thence West along the South boundary of said Lot Thirty-Two (32) to the West boundary thereof;

Thence North along the West boundary and the West boundary produced of said Lot Thirty-Two (32) to the North boundary of 72 Avenue;

Thence East along the North boundary of 72 Avenue to the West boundary of Lot Two (2), of the South West Quarter (SW 1/4), Section Twenty-One (21), Township Two (2), Plan Fifteen Thousand Six Hundred Forty-Eight (15648), N.W.D.;

Thence North along the West boundary and the West boundary produced of said Lot Two (2) to the North boundary of 73 Avenue;

Thence East along the North boundary of 73 Avenue to the West boundary of 140 Street;

Thence North along the West boundary of 140 Street to the North boundary of 76 Avenue;

Thence West along the North boundary of 76 Avenue to the West boundary of 138 Street;

Thence North along the West boundary of 138 Street to the North boundary of the Remainder of Lot "B", of the North West Quarter (NW 1/4), Section Twenty-One (21), Township Two (2), Plan Nine Thousand One Hundred Six (9106), N.W.D.;

Thence West along the North boundary and the North boundary produced of said Remainder of Lot "B" to the West boundary of the King George Highway;

Thence South along the West boundary of the King George Highway to the point of commencement.

The above area will be designated as "Mandatory Development Permit Area 'F'".

- (g) All that area of land within the Municipality of Surrey, which is contained within the following described boundaries, that is to say:

Commencing at the intersection of the East boundary of 144 Street and the South boundary of 65 Avenue;

Thence East along the South boundary of 65 Avenue to the South-Westerly boundary of Hyland Road;

Thence South-Easterly along the South-Westerly boundary of Hyland Road to the North East corner of Lot Twenty-Four (24), of the South West Quarter (SW 1/4) of Section Fifteen (15), Township Two (2), Plan One Thousand Three Hundred Seventy-Eight (1378), N.W.D.;

Thence South along the East boundary of said Lot Twenty-Four (24) to the North boundary of Lot Four (4), Block "B", of the South West Quarter (SW 1/4) of Section Fifteen (15), Township Two (2), Plan Eighteen Thousand Four Hundred Seventy (18470), N.W.D.;

Thence West along the North boundary of said Lot Four (4) and the North boundary produced to the North West corner of Block "A", South West Quarter (SW 1/4), Section Fifteen (15), Township Two (2), Plan Seventeen Thousand Six Hundred Ninety-Three (17693), N.W.D.;

Thence South along the West boundary of said Block "A" to the South boundary of 64 Avenue;

Thence East along the South boundary of 64 Avenue to the East boundary of 146 Street;

Thence South along the East boundary of 146 Street to the South boundary of Lot Thirty-Three (33), North West Quarter (NW 1/4), Section Ten (10), Township Two (2), Plan Twenty-Six Thousand Two Hundred Thirty-Eight (26238), N.W.D.;

Thence East following the South boundary of said Lot Thirty-Three (33) and the South boundary produced to the South West corner of Lot Thirty-Three (33), North East Quarter (NE 1/4), Section Ten (10), Township Two (2), Plan One Thousand Three Hundred Sixty-One (1361), N.W.D.;

Thence East along the South boundary and the South boundary produced of said Lot Thirty-Three (33) to the East boundary of 150 Street;

Thence North along the East boundary of 150 Street to the North boundary of 64 Avenue;

Thence East along the North boundary of 64 Avenue to the East boundary of Plan of Four And Six Hundred Sixty-Nine One Thousandths Acres (4.669 ac.) "A", Portion of Lot Four (4), of the South East Quarter (SE 1/4) of Section Fifteen (15), Township Two (2), Explanatory Plan Twelve Thousand Eight Hundred Seventeen (12817), N.W.D.;

Thence North along the East boundary of said Plan of Four And Six Hundred Sixty-Nine One Thousandths Acres (4.669 ac.) "A", Portion of Lot Four (4), to the North boundary thereof;

Thence Westerly following the Northerly boundary of said Plan of Four And Six Hundred Sixty-Nine One Thousandths Acres (4.669 ac.) "A", Portion of Lot Four (4) and the Northerly boundary of the Remainder of Lot Four (4), of the South East Quarter (SE 1/4), Section Fifteen (15), Township Two (2), Plan Four Thousand Seventy-Nine (4079), N.W.D. to the North boundary of Lot Five (5), of the South East Quarter (SE 1/4), Section Fifteen (15), Township Two (2), Plan Four Thousand Seventy-Nine (4079), N.W.D.;

Thence West along the North boundary of said Lot Five (5) to the West boundary thereof;

Thence South along the West boundary of said Lot Five (5) to the North boundary of 64 Avenue;

Thence West along the North boundary of 64 Avenue to the East boundary of Lot "A", of the South East Quarter (SE 1/4), Section Fifteen (15), Township Two (2), Plan Fourteen Thousand Twenty-Eight (14028), N.W.D.;

Thence North along the East boundary of said Lot "A" to the North boundary thereof;

Thence West along the North boundary of said Lot "A" to the East boundary Parcel "C", Block Two (2), of the South East Quarter (SE 1/4), Section Fifteen (15), Reference Plan Seven Thousand Nine Hundred Twenty-Eight (7928), N.W.D.;

Thence North-Easterly along the East boundary of said Parcel "C", Block Two (2), to the North-Easterly boundary thereof;

Thence North-Westerly along the North-Easterly boundary of said Parcel "C", Block Two (2), to the North boundary thereof;

Thence Westerly along the North boundary of said Parcel "C", Block Two (2), to the East boundary of Lot "D", of the South East Quarter (SE 1/4), Section Fifteen (15), Township Two (2), Plan Eighteen Thousand One Hundred Eighty-Six (18186), N.W.D.;

Thence Westerly along the Southerly boundaries of Lots "D", "C", "B" and "A", of the South East Quarter (SE 1/4), Section Fifteen (15), Township Two (2), Plan Eighteen Thousand One Hundred Eighty-Six (18186), N.W.D. to the East boundary of 148 Street;

Thence North along the East boundary of 148 Street to the South boundary produced of Lot Fifty-Two (52), of the South West Quarter (SW 1/4), Section Fifteen (15), Township Two (2), Plan Two Thousand Six Hundred Eighty-Five (2685), N.W.D.;

Thence West along the South boundary produced and the South boundary of said Lot Fifty-Two (52) to the West boundary thereof;

Thence North along the West boundary of said Lot Fifty-Two (52) to the South Boundary produced of the Remainder of Lot Three (3), of the South West Quarter (SW 1/4), Section Fifteen (15), Township Two (2), Plan Two Thousand Five Hundred Sixty-Three (2563), N.W.D.;

Thence West along the South boundary produced, the South boundary, and the South boundary produced of said Remainder of Lot Three (3) to the East boundary of 144 Street;

Thence South along the East boundary of 144 Street to the point of commencement.

The above area will be designated as "Mandatory Development Permit Area "G".

Amended
B/L 6824
12/14/81

- (h) All that area of land within the Municipality of Surrey, which is contained within the following described boundaries, that is to say:

Commencing at the intersection of the West boundary of 176 Street and the South boundary of 60 Avenue;

Thence West along the South boundary of 60 Avenue to the West boundary of Lot One (1), of the South East Quarter (SE 1/4), Section Seven (7), Township Eight (8), Plan Six Hundred Twenty-Eight (628), N.W.D.;

Thence South along the West boundary and the West boundary produced of said Lot One (1) to the North-Westerly boundary produced of the Remainder of Lot Thirty-Four (34), of the South East Quarter (SE 1/4), Section Seven (7), Township Eight (8), Plan Twenty-Six Thousand Nine Hundred Forty-One (26941), N.W.D.;

Thence South-Westerly along the North-Westerly boundary produced, the North-Westerly boundary, and the North-Westerly boundary produced of said Remainder of Lot Thirty-Four (34) to the North-Westerly boundary of Lot Sixty-Six (66), of the South East Quarter (SE 1/4), Section Seven (7), Township Eight (8), Plan Forty-Three Thousand Fifty-Seven (43057), N.W.D.;

Thence South-Westerly along the North-Westerly boundary of said Lot Sixty-Six (66) to the West boundary thereof;

Thence South along the West boundary of said Lot Sixty-Six (66) to the North boundary of 57 Avenue;

Thence East along the North boundary of 57 Avenue to the West boundary produced of Lot One (1), of the South East Quarter (SE 1/4), Section Seven (7), Township Eight (8), Plan Ten Thousand Six Hundred Nineteen (10619), N.W.D.;

Thence South along the West boundary produced, the West boundary, and the West boundary produced of said Lot One (1) to the North boundary of 56 Avenue;

Thence East along the North boundary of 56 Avenue to the West boundary of 177B Street;

Thence North along the West boundary of 177B Street to the South boundary of 60 Avenue;

Thence West along the South boundary of 60 Avenue to the point of commencement.

The above area will be designated as "Mandatory Development Permit Area 'H'".

- (i) All that area of land within the Municipality of Surrey, which is contained within the following described boundaries, that is to say:

Commencing at the intersection of the South boundary of 32 Avenue and the East boundary of 148 Street;

Thence South along the East boundary of 148 Street to the South boundary of Lot "A", of the North East Quarter (NE 1/4), Section Twenty-Two (22), Township One (1), Plan Nine Thousand One Hundred Twenty-Five (9125), N.W.D.;

Thence East along the South boundary and the South boundary produced of said Lot "A" to the Easterly boundary of the King George Highway;

Thence South-Easterly along the Easterly boundary of the King George Highway to the North-Westerly boundary of Lot Fifteen (15), of the North East Quarter (NE 1/4), Section Twenty-Two (22), Township One (1), Plan Eight Thousand Eight Hundred Eighty-Eight (8888), N.W.D.;

Thence North-Easterly along the North-Westerly boundary of said Lot Fifteen (15) to the North Easterly boundary thereof;

Thence South-Easterly along the North-Easterly boundary and the North-Easterly boundary produced of said Lot Fifteen (15) to the South boundary of Lot Nineteen (19), of the North East Quarter (NE 1/4), Section Twenty-Two (22), Township One (1), Plan Eight Thousand Eight Hundred Eighty-Eight (8888), N.W.D.;

Thence East along the South boundary of said Lot Nineteen (19) to the West boundary of 152 Street;

Thence North along the West boundary of 152 Street to the South boundary of Cranley Drive;

Thence West along the South boundary of Cranley Drive to the West boundary thereof;

Thence North-Westerly following the Westerly boundary of Cranley Drive to the South boundary of 32 Avenue;

Thence West along the South boundary of 32 Avenue to the West boundary produced of Lot Sixteen (16), of the South East Quarter (SE 1/4), Section Twenty-Seven (27), Township One (1), Plan Eight Thousand Eight Hundred Ninety-Five (8895), N.W.D.;

Thence North along the West boundary produced and the West boundary of said Lot Sixteen (16) to the North boundary thereof;

Thence West along the North boundary produced of said Lot Sixteen (16) to the West boundary of 148 Street;

Thence South along the West boundary of 148 Street to the point of commencement.

The above area will be designated as "Mandatory Development Permit Area 'I'".

- (j) All that area of land within the Municipality of Surrey, which is contained within the following described boundaries, that is to say:

Commencing at the intersection of the Southerly boundary of Beecher Street and the North-Westerly boundary of the Great Northern Railway Right-of-Way;

Thence South-Westerly along the said boundary of the Great Northern Railway Right-of-Way to the Southerly boundary produced of Lot Two (2), Block Two (2), District Lot Fifty-Two (D.L.52), Plan Two Thousand Four Hundred Eighty-Two (2482), N.W.D.;

Thence Westerly along the South boundary produced, the South boundary, and the South boundary produced of said Lot Two (2) to the West boundary of Lot Forty-Seven (47), District Lot Fifty-Two (D.L.52), Plan Twenty-Five Thousand One Hundred Nine (25109), N.W.D.;

Thence Northerly along the Westerly boundary and the Westerly boundary produced of said Lot Forty-Seven (47) to the Northerly boundary produced of Lot Twenty-One (21), District Lot Fifty-Two (D.L.52), Plan Two Thousand Two Hundred (2200), N.W.D.;

Thence North-Easterly along the North boundary produced, the North boundary, and the North boundary produced of said Lot Twenty-One (21) to the Westerly boundary of Sullivan Street;

Thence Southerly along the Westerly boundary and the Westerly boundary produced of Sullivan Street to the Southerly boundary of Beecher Street;

Thence Easterly along the Southerly boundary of Beecher Street to the point of commencement.

The above area will be designated as "Mandatory Development Permit Area 'J'".

- (k) All that area of land within the Municipality of Surrey, which is contained within the following described boundaries, that is to say:

Commencing at the intersection of the Southerly boundary of 26 Avenue and the Easterly boundary of the King George Highway;

Thence South-Easterly along the Easterly boundary of the King George Highway to the south boundary of 24 Avenue;

Thence West along the South boundary of 24 Avenue to the East boundary of 154 Street;

Thence south along the East boundary of 154 Street to the South boundary of Lot Four (4), of the North West Quarter (NW 1/4), Section Fourteen (14), Township One (1), Plan Eight Thousand Nine Hundred Forty-One (8941), N.W.D.;

Thence East along the South boundary of said Lot (4) to the West boundary of Lot Two Hundred Forty-Two (242), of the North West Quarter (NW 1/4), Section Fourteen (14), Township One (1), Plan Fifty-Six Thousand Five Hundred Forty-One (56541), N.W.D.;

Thence South along the West boundary of said Lot Two Hundred Forty-Two (242) to the South-Westerly boundary thereof;

Thence South-Easterly along the South-Westerly boundary of said Lot Two Hundred Forty-Two (242) to the North-Westerly boundary of Lot Two (2), of the North West Quarter (NW 1/4), Section Fourteen (14), Township One (1), Plan Eight Thousand Four Hundred Forty-Three (8443), N.W.D.;

Thence South-Westerly along the North-Westerly boundary of said Lot Two (2) to the South-Westerly boundary thereof;

Thence South-Easterly along the South-Westerly boundary of said Lot Two (2) to the South-Easterly corner thereof, which is the South-Westerly corner of Lot Three (3), of the North West Quarter (NW 1/4), Section Fourteen (14), Township One (1), Plan Eight Thousand Four Hundred Forty-Three (8443), N.W.D.;

Thence North-Easterly along the North-Westerly boundary of said Lot Three (3) a distance of Fifty-Seven and Six One Hundredths (57.06) Metres;

Thence South-Easterly within said Lot Three (3) and parallel to the South-Westerly boundary thereof, in a straight line and a straight line produced, to a point on the South-Easterly boundary of Lot Five (5) of the North West Quarter (NW 1/4) of Section Fourteen (14), Township One (1), Plan Eight Thousand Four Hundred Forty-Three (8443), N.W.D., which is Fifty-Seven and Six One-Hundredths (57.06) metres from the South-Easterly corner thereof;

Thence South-Westerly along the South-Easterly boundary of said Lot Five (5) to the South-Easterly corner thereof, which is the South Westerly corner of Lot Six (6) of the North West Quarter (NW 1/4) of Section Fourteen (14), Township One (1), Plan Eight Thousand Four Hundred Forty-Three (8443), N.W.D.;

Thence South-Easterly along the South-Westerly boundary and the South-Westerly boundary produced of said Lot Six (6) to the South-Westerly boundary of Lot Ten (10), of the North West Quarter (NW 1/4), Section Fourteen (14), Township One (1), Plan Eight Thousand Four Hundred Forty-Three (8443), N.W.D.;

Thence North-Easterly along the North-Westerly boundary of said Lot Ten (10) a distance of Forty-Nine and Eighty One Hundredths (49.80) Metres;

Thence South-Easterly within said Lot Ten (10) and parallel to the South-Westerly boundary thereof, in a straight line and a straight line produced, to a point on the South-Easterly boundary of Lot Eleven (11), of Legal Subdivision Fourteen (14), of the North West Quarter (NW 1/4) of Section Fourteen (14), Township One (1), Plan Eight Thousand Four Hundred Forty-Three (8443), New Westminster District, which is located Eighty-Two And Ninety-Seven One Hundredths (82.97) Metres South-Westerly of the Westerly boundary of the King George Highway;

Then North-Easterly along the South-Easterly boundary, and the South-Easterly boundary produced of said Lot Eleven (11) to the West boundary of 156 Street;

Thence North along the West boundary of 156 Street to the North boundary of 24 Avenue;

Thence West along the North boundary of 24 Avenue to the East boundary of Lot Seventy-Seven (77), of the South West Quarter (SW 1/4), Section Twenty-Three (23), Township One (1), Plan Fifty-Seven Thousand Fifteen (57015), N.W.D.;

Thence North along the East boundary and the East boundary produced of said Lot Seventy-Seven (77) to the North boundary produced of Lot "A", of the South West Quarter (SW 1/4), Section Twenty-Three (23), Township One (1), Plan Thirteen Thousand Five Hundred and Sixty-Six (13566);

Thence West along the North boundary produced, and the North boundary, and the North boundary produced of said Lot "A" to the West boundary of 154 Street;

Thence North along the West boundary of 154 Street to the south boundary of 26 Avenue;

Thence West along the South boundary of 26 Avenue to the point of commencement.

The above area will be designated as "Mandatory Development Permit Area 'K'".

Amended
B/L 7451
02/28/83
B/L 8033

- (1) All that area of land within the Municipality of Surrey, which is contained within the following described boundaries, that is to say:

10/29/84

Commencing at the intersection of the West boundary of 128 Street and the South boundary of 18 Avenue;

Thence West along the South boundary of 18 Avenue to the East boundary of 127A Street;

Thence South along the East boundary and the East boundary produced of 127A Street to the North boundary of the East Half (E 1/2) of Lot Forty-Seven (47), of the South East Quarter (SE 1/4), Section Eighteen (18), Township One (1), Plan One Thousand Sixty-two (1062), N.W.D.;

Thence West along the North boundary and the North boundary produced of said East Half (E 1/2) of Lot Forty-Seven (47) to the West boundary of the West Half (W 1/2) of Lot Forty-Seven (47), of the South East Quarter (SE 1/4), Section Eighteen (18), Township One (1), Plan One Thousand Sixty-Two (1062), N.W.D.;

Thence South along the West boundary and the West boundary produced of said West Half (W 1/2) of Lot Forty-Seven (47) to the South boundary of 16 Avenue;

Thence East along the South boundary of 16 Avenue to the West boundary of Lot "B" of the North East Quarter (NE 1/4), Section Seven (7), Township One (1), Plan Fifty-Five Thousand One Hundred Ninety-Six (55196), N.W.D.;

Thence South along the West boundary and the West boundary produced of said Lot "B" to the North boundary of 15A Avenue;

Thence East along the North boundary and the North boundary produced of 15A Avenue to the East boundary of 128 Street;

Thence South along the East boundary of 128 Street to the South boundary produced of Lot Eleven (11), of the North West Quarter (NW 1/4), Section Eight (8), Township One (1), Plan Eleven Thousand Six Hundred Ninety-Six (11696), N.W.D.;

Thence East along the South boundary produced of said Lot Eleven (11) to the West boundary thereof;

Thence North along the West boundary and the West boundary produced of said Lot Eleven (11) to the South boundary of Lot Fourteen (14), of the North West Quarter (NW 1/4), Section Eight (8), Township One (1), Plan Eleven Thousand Six Hundred Ninety-Six (11696), N.W.D.;

Thence East along the South boundary and the South boundary produced of said Lot Fourteen (14) to the East boundary of 129 Street;

Thence South along the East boundary of 129 Street to the North boundary of Lot Forty-Four (44), of the North West Quarter (NW 1/4), Section Eight (8), Township One (1), Plan Forty-Five Thousand Nine Hundred Eighty (45980), N.W.D.;

Thence East along the North boundary of said Lot Forty-Four (44) to the East boundary thereof;

Thence South along the East boundary of said Lot Forty-Four (44) to the South boundary of Lot Sixty-One (61), of the North West Quarter (NW 1/4), Section Eight (8), Township One (1), Plan Fifty Thousand Two Hundred Six (50206), N.W.D.;

Thence East along the South boundary and the South boundary produced of said Lot Sixty-One (61) to the West boundary of 130 Street;

Thence North along the West boundary of 130 Street to the South boundary of 18 Avenue;

Thence West along the South boundary and the South boundary produced of 18 Avenue to the West boundary of 128 Street;

Thence South along the West boundary of 128 Street to the point of commencement.

The above area will be designated as "Mandatory Development Permit Area 'L'".

- (m) All that area of land within the Municipality of Surrey, which is contained within the following described boundaries, that is to say:

Commencing at the intersection of the South boundary of 20 Avenue and the East boundary of 152 Street;

Thence South along the East boundary of 152 Street to the North boundary of 16 Avenue;

Thence East along the North boundary of 16 Avenue to the East boundary of Lot "A", of the South West Quarter (SW 1/4), Section Fourteen (14), Township One (1), Plan Twelve Thousand Nine Hundred Thirteen (12913), N.W.D.;

Thence North along the East boundary and the East boundary produced of said Lot "A" to the North boundary of 17 Avenue;

Thence West along the North boundary of 17 Avenue to the East boundary of Lot Fourteen (14), Legal Subdivision Four (L.S.4), of the South West Quarter (SW 1/4), Section

Fourteen (14), Township One (1), Plan Thirteen Thousand Four Hundred Thirty-Nine (13439), N.W.D.;

Thence North along the East boundary and the East boundary produced of said Lot Fourteen (14) to the North boundary of 18 Avenue;

Thence East along the North boundary of 18 Avenue to the West boundary of Lot Five (5), Legal Subdivision Five (L.S.5), of the South West Quarter (SW 1/4), Section Fourteen (14), Township One (1), Plan Two Thousand Fifteen (2015), N.W.D.;

Thence North along the West boundary and the West boundary produced of said Lot Five (5) to the South boundary of Lot Thirteen (13), Block Eight (8), of the South West Quarter (SW 1/4), Section Fourteen (14), Township One (1), Plan Two Thousand Fifteen (2015), N.W.D.;

Thence West along the South boundary and the South boundary produced of said Lot Thirteen (13) to the East boundary of Lot Four (4), of the South West Quarter (SW 1/4), Section Fourteen (14), Township One (1), Plan Eight Thousand Eight Hundred Ninety (8890), N.W.D.;

Thence North along the East boundary and the East boundary produced of said Lot Four (4) to the South boundary of 20 Avenue;

Thence West along the South boundary of 20 Avenue to the point of commencement.

The above area will be designated as "Mandatory Development Permit Area 'M'".

- (n) All that area of land within the Municipality of Surrey, which is contained within the following described boundaries, that is to say:

Commencing at the intersection of the North boundary of 108 Avenue and the East boundary of 133A Street;

Thence North along the East boundary of 133A Street and the East boundary produced to the North East boundary of 133A Street;

Thence North West along the North East boundary of 133A Street to the South West boundary of Haddon Road;

Thence North East along the North West boundary of Haddon Road to the South East corner of Lot Three (3), Block Eleven (11), Section Fifteen (15), Block Five (5) North, Range Two (2) West, Plan Eighteen Thousand One Hundred Forty-Eight (18148), New Westminster District;

Thence North West along the North East boundary of said Lot Three (3) to the South East property line of Remainder Lot Twelve (12), Section Fifteen (15), Block Five (5) North, Range Two (2) West, Plan Four Thousand One Hundred Seventy-Two (4172), New Westminster District;

Thence South West along the South East property of said Remainder Lot Twelve (12) to the South West corner thereof;

Thence North West along the North West property line of said Remainder Lot Twelve (12) to the South East property line of Lot Seventy-Seven (77), Section Fifteen (15), Block Five (5) North, Range Two (2) West, Plan Thirty-Four Thousand Three Hundred Thirteen (34313), New Westminster District;

Thence North East along the South East property line of said Lot Seventy-Seven (77) to the South West corner of Remainder Lot Thirteen (13), Section Fifteen (15) Block Five (5) North, Range Two (2) West, Plan Four Thousand One Hundred Seventy-Two (4172), New Westminster District;

Thence North West along the South West property line of said Remainder Lot Thirteen (13) to the South East property line of Remainder Lot Fourteen (14), Section Fifteen (15), Block Five (5) North, Range Two (2) West, Plan Four Thousand One Hundred Seventy-Two (4172), New Westminster District;

Thence South West along the South East property line of said Remainder Lot Fourteen (14) to the South West corner thereof;

Thence North West along the North West property line of said Remainder Lot Fourteen (14) to the North West boundary of Ravine Road;

Thence North East along the North West boundary of Ravine Road to the South East corner of Lot Three (3), Block "B", Section Fifteen (15), Block Five (5) North Range Two (2) West, Plan Nine Thousand Seven Hundred Thirty-Nine (9739), New Westminster District;

Thence North West along the North East property line of said Lot Three (3) to the North East boundary of Lot Three (3), Block "B", Section Fifteen (15), Block Five (5) North, Range Two (2) West, Plan Eight Thousand Seven Hundred Ninety-One (8791), New Westminster District;

Thence North East along the North East property line of said Lot Three (3) and the North East property line produced to the North East corner of Remainder Lot "C", Parcel "B", Section Fifteen (15), Block Five (5) North, Range Two (2) West, Plan Fourteen Thousand Eight Hundred Seventy-six (14876), New Westminster District;

Thence North West along the North East property line of said Remainder Lot Three (3) to the North East corner thereof;

Thence West along the North boundary of said Remainder Lot "C" to the South West corner of Lot Eighty-Four (84), Section Fifteen (15), Block Five (5) North, Range Two (2) West, Plan Thirty-Seven Thousand Six Hundred Forty-Nine (37649), New Westminster District;

Thence North along the West property line of said Lot Eighty-Four (84) and the West property line produced to the South boundary of Remainder Lot Twelve (12), Block "B", Section Fifteen (15), Block Five (5) North, Range Two (2) West, Plan Eight Thousand Eight Hundred Fifteen (8815), New Westminster District;

Thence West along the South property line of said Remainder Lot Twelve to the West boundary of 132 Street;

Thence North along the West boundary of 132 Street to the North East corner of Lot Fifty-Two (52), Section Sixteen (16), Block Five (5) North, Range Two (2) West, Plan Thirty-Four Thousand Eight Hundred Forty-Nine (34849), New Westminster District;

Thence West along the North property line of said Lot Fifty-Two (52) and the North boundary produced to the South West corner of Lot Twelve (12), Block "A", Section Sixteen (16), Block Five (5) North, Range Two (2) West, Plan Eighteen Thousand Sixty-Seven (18067), New Westminster District;

Thence North along the West property line of said Lot Twelve (12) and the West boundary produced to the South boundary of the King George Highway;

Thence West along the South boundary of King George Highway to the North West corner of Lot Fourteen (14), Section Nine (9), Block Five (5) North, Range Two (2) West, Plan Seven Thousand One Hundred Ninety-Three (7193), New Westminster District;

Thence South along the West property line of said Lot Fourteen (14) and the West boundary produced to the South boundary of 112 Avenue;

Thence West along the South boundary of 112 Avenue to the West boundary of Lot "C", Block Twenty-Nine (29), Section Sixteen (16), Block Five (5) North, Range Two (2) West, Explanatory Plan Thirteen Thousand Two Hundred Twenty-One (13221), New Westminster District;

Thence South along the West boundary of said Lot "C" to the North boundary of Lot Two (2), Block Twenty-Nine (29), Section Sixteen (16), Block Five (5) North, Range Two (2) West, Plan Eight Thousand Six Hundred Seventy-Two (8672), New Westminster District;

Thence West along the North boundary of said Lot Two (2) and the North boundary produced to the North West corner of Lot Six (6), Block Twenty-Nine (29), Section Sixteen (16), Block Five (5) North, Range Two (2) West, Plan Eight Thousand Six Hundred Seventy-Two (8672), New Westminster District;

Thence South along the West boundary of said Lot Six (6) to the North East corner of Remainder West Eighty-Two And Five Tenths Feet (W.82.5') of Block Twenty-Nine (29), Section Sixteen (16), Block Five (5) North, Range Two (2) West, Plan Four Hundred Ninety-Three (493), New Westminster District;

Thence West along the North boundary of Remainder West Eighty-Two And Five Tenths Feet (W.82.5') of Block Twenty-Nine (29) and the North boundary produced to the South East corner of Lot Eight (8), Block Thirty (30), Section Sixteen (16), Block Five (5) North, Range Two (2) West, Plan Six Thousand One Hundred Seventy-Six (6176), New Westminster District;

Thence North along the East property line of said Lot Eight (8) and the East property line produced to the North East corner of Lot Seven (7), Block Thirty (30), Section Sixteen (16), Block Five (5) North, Range Two (2) West, Plan Six Thousand One Hundred Seventy-Six (6176), New Westminster District;

Thence West along the North property line of said Lot Seven (7) and the North property line produced to the West boundary of 128 Street;

Thence North along the West boundary line of 128 Street to the North East corner of Lot Three (3) of Block One (1) of Lot Thirteen (13), Section Seventeen (17), Block Five (5) North, Range Two (2) West, Plan Ten Thousand Sixty-Nine (10069), New Westminster District;

Thence West along the North property line of said Lot Three (3) to the North West corner thereof;

Thence South along the West property line of said Lot Three (3) to the North East corner of Lot Six (6) of Block One (1) of Lot Thirteen (13), Section Seventeen (17), Block Five (5) North, Range Two (2) West, Plan Ten Thousand Sixty-Nine (10069), New Westminster District;

Thence West along the North property line of said Lot Six (6) to the North West corner thereof;

Thence South along the West property line of said Lot Six (6) and the West property line produced to the South West corner of Lot Six (6) of Block Thirteen (13), Section Seventeen (17), Block Five (5) North, Range Two (2) West, Plan Nine Thousand Four Hundred Eighty-Four (9484), New Westminster District;

Thence East along the South property line of said Lot Six (6) to the West boundary of 128 Street;

Thence South along the West boundary of 128 Street to the North boundary of 110 Avenue;

Thence West along the North boundary of 110 Avenue to the South East corner of Remainder Three (3), Section Seventeen (17), Block Five (5) North, Range Two (2) West, Plan Six Hundred Sixteen (616), New Westminster District;

Thence North along the East property line of said Remainder Lot Three (3) to the North East corner thereof;

Thence West along the North property line of said Remainder Lot Three (3) and the North boundary produced to the North West corner of Lot Two (2), Block Eighteen (18), Section Eighteen (18), Block Five (5) North, Range Two (2) West, Plan Six Thousand Eight Hundred Eighty (6880), New Westminster District;

Thence South West along the North West property line of said Lot Two (2) to the South West property line of Lot Nineteen (19), Section Eighteen (18), Block Five (5) North, Range Two (2) West, Plan Forty-Seven Thousand Five Hundred Six (47506), New Westminster District;

Thence North West along the South West property line of said Lot Nineteen (19), and the South West boundary produced to the South boundary of the C.N. Railway Right-of-way;

Thence North East along the South boundary of the C.N. Railway Right-of-way to the North West corner of Lot One (1), Section Seven (7), Block Five (5) North, Range Two (2) West, Plan One Thousand Seven Hundred Fifty-Five (1755), New Westminster District;

Thence South East along the North East property line of said Lot One (1) to the South East boundary of Industrial Road;

Thence North East along the South East boundary of Industrial Road to the North East corner of Lot Twenty-Two (22), Section Seven (7), Block Five (5) North, Range Two (2) West, Plan One Thousand Seven Hundred Fifty-Five (1755), New Westminster District;

Thence East along the North boundary of said Lot Twenty-Two (22) and the North boundary produced, to the West property line of Remainder Lot One (1) of Lot "E", of Section Seven (7), Block Five (5) North, Range Two (2) West, Explanatory Plan Eight Thousand Thirty-Two (8032), New Westminster District;

Thence North along the West property line of said Remainder Lot One (1) of "E", to the North West corner thereof;

Thence East along the North property line of said Remainder Lot One (1) of "E" to the West boundary of Parcel Two (2) of "E" of Section Seven (7), Block Five (5) North, Range Two (2) West, Plan Seven Thousand Seven Hundred Twenty-Eight (7728), New Westminster District;

Thence North along the West boundary of said Parcel Two (2) of "E" to the North West corner thereof;

Thence East along the North boundary of said Parcel Two (2) of "E" and the North boundary produced to the East boundary of 124 Street;

Thence South along the East boundary of 124 Street to the South boundary of 112A Avenue;

Thence East along the South boundary of 112A Avenue to the East boundary of 126A Street;

Thence South along the East boundary of 126A Street to the South boundary of 112A Avenue;

Thence East along the South boundary of 112A Avenue and the South boundary produced to the West property line of Lot Twenty-One (21), Block "B", Section Nine (9), Block Five (5) North, Range Two (2) West, Plan Nine Thousand Twenty-Five (9025), New Westminster District;

Thence North along the West property line of said Lot Twenty-One (21) to the North West corner thereof;

Thence East along the North property line of said Lot Twenty-One (21) and the North property line produced to the East boundary of 129 Street;

Thence North along the East boundary of 129 Street to the South boundary of 112B Avenue;

Thence East along the South boundary of 112B Avenue to the East boundary of 130 Street;

Thence North along the East boundary of 130 Street to the South boundary of 114 Avenue;

Thence East along the South boundary of 114 Avenue to the East boundary of 131 Street;

Thence South along the East boundary of 131 Street to the South boundary of 113A Avenue;

Thence East along the South boundary of 113A Avenue to the North East corner of Remainder "G", Section Nine (9), Block Five (5) North, Range Two (2) West, Plan Five Thousand Five Hundred Eighty-Five (5585), New Westminster District;

Thence South along the East property line of said Remainder "G" a distance of Sixty And Ninety-Six One Hundredths Metres (60.96m) to the North property line of Lot Sixty-Five (65), Section Nine (9), Block Five (5) North, Range Two (2) West, Plan Fifty Seven Thousand Four Hundred Forty-Four (57444), New Westminster District;

Thence West along the North property line of said Lot Sixty-Five (65) to the North West corner thereof;

Thence in a South Westerly direction along the West property line of said Lot Sixty-Five (65) to the South West corner thereof;

Thence East along the South property line of said Lot Sixty-Five (65) and the South property line produced to the East boundary of 132 Street;

Thence South along the East boundary of 132 Street to the North West corner of Remainder One (1), Section Ten (10), Block Five (5) North, Range Two (2) West, Plan Five Thousand Eight Hundred Forty-Two (5842), New Westminster District;

Thence East along the North property line of said Remainder One (1) and the North property line produced to the North East corner of Remainder Two (2), Section Ten (10), Block Five (5) North, Range Two (2) West, Plan Five Thousand Eight Hundred Forty-Two (5842), New Westminster District;

Thence South along the East property line of said Remainder Two (2) and the East property line produced to the South boundary of 112 Avenue;

Thence East along the South boundary of 112 Avenue to the North West corner of Lot One (1), of the North East Quarter (NE 1/4), Section Fifteen (15), Block Five (5) North, Range Two (2) West, Plan Five Thousand Three Hundred Forty-Seven (5347), New Westminster District;

Thence in a South Easterly direction along the West property line of said Remainder Lot One (1) to the North West corner of Lot Two (2), of the North East Quarter (NE 1/4), Section Fifteen (15), Block Five (5) North, Range Two (2) West, Plan

Five Thousand Three Hundred Forty-Seven (5347), New Westminster District;

Thence in a South Easterly direction along the West property line of said Lot Two (2) to the South West corner thereof;

Thence East along the South property line of said Lot Two (2) and the South property line produced to the East boundary of Bolivar Road;

Thence South along the East property line of Bolivar Road to the North East corner of Remainder Four (4), Section Fifteen (15), Block Five (5) North, Range Two (2) West, Plan Five Thousand Three Hundred Forty-Seven (5347), New Westminster District;

Thence South East along the North East property line of said Remainder Four (4) and the North East property line produced to the North West property line of Remainder Seven (7), Section Fifteen (15), Block Five (5) North, Range Two (2) West, Plan Five Thousand Three Hundred Forty-Seven (5347), New Westminster District;

Thence North East along the North West property line of said Remainder Seven (7) to the North West corner thereof;

Thence South East along the North East property line of said Remainder Seven (7) to the South East corner thereof;

Thence South West along the South West property line of said Remainder Seven (7) to the South West corner of Lot Ninety-Six (96), Section Fifteen (15), Block Five (5) North, Range Two (2) West, Plan Fifteen Thousand Eight Hundred Thirty-Five (15835), New Westminster District;

Thence South East along the South West property line of said Lot Ninety-Six (96) and the South West property line produced to the South East boundary of Bolivar Crescent;

Thence North East along the South East boundary of Bolivar Crescent to the North West corner of Lot Ninety (90), Section Fifteen (15), Block Five (5) North, Range Two (2) West, Plan Forty-Three Thousand Fifty-Eight (43058), New Westminster District;

Thence South East along the North East property line of said Lot Ninety (90) and the North East property line produced to the North East corner of Remainder Lot Nineteen (19), of the North East Quarter (NE 1/4), Section Fifteen (15), Block Five (5) North, Range Two (2) West, Plan Five Thousand Three Hundred Forty-Seven (5347), New Westminster District;

Thence South West along the South East property line of said Remainder Lot Nineteen (19) to the South West corner of

Strata Lot Two (2), Section Fifteen (15), Block Five (5) North, Range Two (2) West, Strata Plan NW167, New Westminster District;

Thence South East along the South West property line of said Strata Lot Two (2) and the South West property line produced to the North East corner of Parcel "A", Block Three (3), Section Fifteen (15), Block Five (5) North, Range Two (2) West, Reference Plan 14292, New Westminster District;

Thence South along the South East property line of said Parcel "A" and the South East property line produced to the North East corner of Lot One (1) of Lot One (1), Block Twenty-One (21), Section Fifteen (15), Block Five (5) North, Range Two (2) West, Plan Twelve Thousand Four Hundred Four (12404), New Westminster District;

Thence South East along the North East property line of said Lot One (1) of Lot One (1) to the South East corner thereof;

Thence South West along the South East property line of said Lot One (1) of Lot One (1) to the South West corner thereof;

Thence South in a South Westerly direction to the North West intersection of the King George Highway and 108 Avenue;

Thence West along the North boundary of 108 Avenue to the North boundary of 108 Avenue and the East boundary of 133A Street which is the point of commencement.

The above area will be designated as "Mandatory Development Permit Area 'N'".

Area "N"
Inserted
B/L 6654
07/13/81

are hereby designated as mandatory development permit areas.

These areas are outlined on a set of maps marked "Mandatory Development Permit Areas" for reference purposes only.

- (o) All that area of land within the Municipality of Surrey, which is contained within the following described boundaries, that is to say:

Commencing at the intersection of the south easterly boundary of Timberland Road and the north east boundary of Tannery Road;

Thence north easterly along the south easterly boundary of Timberland Road and the easterly boundary produced to the south westerly boundary of Old Yale Road;

Inserted
B/L 8448
01/27/86

Thence south easterly along the south easterly boundary of Old Yale Road to the north westerly boundary of Scott Road;

Thence south westerly along the north westerly boundary of Scott Road to a south easterly corner of Block "D" of Section Twenty-Five (25), Block Five (5) North, Range Three (3) West, New Westminster District, Plan Three Thousand Six Hundred Forty-Eight (3648);

Thence south westerly and following the southerly boundary of said Block "D" to the north westerly boundary of Grace Road;

Thence north easterly along the north westerly boundary of Grace Road to the south easterly boundary of Lot Ten (10), Group Two (2), lying south and east of the right-of-way shown on Plan with fee deposited No. Nine Thousand Four Hundred Seventy "F" (9470F), EXCEPT Parcel "A" and Road (Explanatory Plan Thirteen Thousand Six Hundred Thirty-Nine (13639), New Westminster District;

Thence north westerly along the south westerly boundary of said Lot Ten (10), and the south westerly boundary produced, to the south easterly boundary of the Burlington Northern Railway;

Thence north easterly along the south easterly boundary of the Burlington Northern Railway, and the south easterly boundary produced, to the north easterly boundary of Tannery Road;

Thence north westerly along the north easterly boundary of Tannery Road to where it intersects with the south westerly boundary of Timberland Road, which is the point of commencement.

2. That owners of land within the said mandatory development permit areas shall, prior to the commencement of a development other than the development of three (3) or less self-contained dwelling units, obtain or hold a development permit, pursuant to Section 998 of the Municipal Act, RSBC, 1979, Chapter 290, and amendments thereto
3. Repealed by By-law 8626.

Amended
B/L 8626
06/16/86

PART IV - GENERAL PROVISIONS

The following general provisions shall apply throughout the Municipality:

A. USES PERMITTED IN ALL ZONES

1. Public Uses:

The following uses may be located in any zone:

- (a) Municipal playgrounds and recreation areas, including Municipal golf courses and golf drive ranges. A.1(a)
Amended
B/L 8819

- (b) Telecommunication towers, subject to the following conditions: 11/17/86
 - (i) all such towers shall comply with all setback regulations applicable to principal buildings for the zone in which the said tower is located; A.1(b)
Amended
B/L 11346
11/09/92

 - (ii) in the case of towers that are free-standing (affixed directly onto the ground, rather than on a building) the height shall not exceed 12 metres [40 feet]; and

 - (iii) in the case of towers that are erected upon a building, the combined height of the building and the tower shall not exceed the maximum height applicable to principal buildings for the zone in which the said tower is located plus 3 metres [10 feet], provided that where there is no maximum height for buildings prescribed in the zone, the combined height of the building and the said tower shall not exceed 12 metres [40 feet].

 - (iv) the limitations on height of towers set out in (ii) and (iii) do not apply to amateur radio stations."

- (c) Public schools and public hospitals provided that such buildings shall be situated such that the minimum yard requirements shall be as follows: A.1(c)
Amended
B/L 6839
10/26/81
 - (i) Front yard ... fifteen (15) metres [50 ft].
 - (ii) Rear yard fifteen (15) metres [50 ft].
 - (iii) Side yard six (6) metres [20 ft].

Maximum floor area ratio of schools shall be:

Elementary Schools	0.40	Amended
Junior Secondary Schools	0.40	B/L 7678
Senior Secondary Schools	0.40	10/24/83
Any combination of the above on any one site.	0.40	

The floor area ratios hereinbefore defined may be exceeded by 0.15 for the purpose of erecting or placing temporary portable classrooms thereon, and which said classrooms shall be permitted on the site for a period not to exceed two years.

- (d) Municipal buildings provided they shall have a minimum side, front and rear yard equal to the height of the principal building

A.1(d)
Amended
B/L 8819
11/17/86

2. Utilities and Services:

An electrical transformer station, sewage treatment plant, Municipal utility operation, Municipal service operation, water pumping station, reservoir, or other utility structure or use may be located in any zone provided that:

- (a) The structure or use is necessary in this location for the safe and efficient operation of the utility or service.
- (b) The utility or service is available to the general public.
- (c) The minimum site area is no smaller than the minimum size lot allowed in the area, except in Agriculture Zone in which it is to be located. In Agricultural Zone the minimum size lot shall be zero decimal four (0.4) hectares.
- (d) Height and yard restrictions shall be those of the zone in which the use is to be located with the exception of Municipal water towers.
- (e) A planted strip at least one decimal five (1.5) metres [5 ft.] wide shall be maintained on all boundaries.
- (f) Fencing at least one decimal eight (1.8) metres [6 ft.] in height is erected where any danger of children exists and such fencing shall not encroach on any minimum yard.

A.2(d)
Amended
B/L 11346
11/09/92

3. Uses Within Utility Rights-of-Way:

Notwithstanding the permitted uses set out in Section B of each zone, where a utility right-of-way has been registered against a property or a portion of a property, the property or portion of the property subject to the said right-of-way may only be used for recreational open space, agricultural, horticultural and associated uses, excluding mink or fox farms, piggeries, kennels, mushroom farms, poultry farms and feedlots except as follows:

- (a) In the following industrial zones, where land subject to a utility statutory right-of-way may also be used for parking and storage, provided that such uses shall be accessory to the principal uses

Amended
B/L 8827
11/24/86

permitted for the site, and are lawfully permitted by the registered utility statutory right-of-way: I-G, I-H, I-W, I-P(2), I-S, I-T, I-C, I-L(S), I-A.

B/L 8926
03/02/87

- (b) In the following commercial zones, where land subject to a utility statutory right-of-way may also be used for surface parking provided that such uses shall be accessory to the principal uses permitted for the site, and are lawfully permitted by the registered utility statutory right-of-way, and further provided that where the Park Designation Map of the Official Community Plan indicates a linear open space system along the said utility right-of-way, uninterrupted public access to and through the lands shall be provided by a statutory right-of-way not less than ten (10) metres [33 ft.] wide: C-C, C-R(1), C-R(2), C-S, C-H, C-L, C-G, C-G(1), C-G(2), C-T(1), C-T(2), RT-1, RM-1, RM-2, RM-3, RM-4, P-R, P-P, P-P(1), P-P(2), P-A."

4. Where land in a zone cannot be used for the Permitted Uses set out in Section B for that zone due to the unavailability or inadequacy of those Municipal facilities and services required by the Land Development Section of that zone, such land may be used for those Permitted Uses set out in Sub-section B.1 of A-1, Agricultural Zone One. Section 4
Amended
Part 2 of
By-law 5942
5. Recreational Uses: Section A.5
Inserted
B/L 6873
11/09/81
Repealed by By-law 8819. (11/17/86)
6. SkyTrain ALRT Stations:
A SkyTrain ALRT Station may be located in any zone and may include ancillary retail or service commercial uses provided that:
- (a) The ancillary commercial uses are developed as an integral part of the station or site; and Inserted
B/L 10179
02/19/90
- (b) The ancillary commercial uses are oriented to serving the convenience needs of SkyTrain patrons; and
- (c) The ancillary commercial uses on the station site do not exceed 60 square metres (646 square feet) gross floor area in total.

B. USES PERMITTED IN SPECIFIC ZONES

1. Home Occupations:

- (a) Type I Home Occupations:

Type I Home Occupations are permitted in any zone permitting either a single family dwelling or two family dwelling provided that:

- (i) No person other than a member of the immediate family occupying the dwelling may be employed.
- (ii) No goods are displayed or sold on the premises.
- (iii) No alterations are made which change the character of the building as a dwelling.
- (iv) No more than twenty-five (25) percent of the area of one floor or any accessory building of like area is used.
- (v) No evidence of the home occupation including storage of materials or illuminated signs, shall be visible from outside the confines of the dwelling.

(b) Type II Home Occupations:

Type II Home Occupations are permitted in any zone provided that:

- (i) The use of the premises for a home occupation shall be confined to the incidental use of a telephone and records pertaining directly to that business.
- (ii) No goods are to be displayed, stored or sold on the premises.
- (iii) No alterations are made which change the character of the dwellings.
- (iv) No signs are displayed on the premises.
- (v) The storage of vehicles or equipment associated with a home occupation is not permitted on or near the site for which a Type II home occupation permit is granted.
- (vi) In the case of rental premises, the business license applicant will be required to obtain the permission of the owner of the premises before a business license under this section can be issued.

2. Personal Care and Day Care Facilities:

(a) Personal Care Facilities:

Personal Care Facilities accommodating up to and including ten (10) persons may be located in any zone.

(b) Day Care Children:

- (i) The keeping of not more than ten (10) day care children may be permitted in any zone except RM-1, RM-2, RM-3, RM-4, unless otherwise provided for in that zone.
- (ii) Notwithstanding the above restrictions, day care facilities may be permitted in any public assembly building subject to the provisions of the Community Care and Assisted Living Act, S.B.C., 2002, c.75, as amended.

3. Newspaper Sub-station:

A newspaper sub-station may be located in any non-residential zone provided that:

- (a) No part of the structure shall be located closer to any street right-of-way than seven decimal five (7.5) metres [24.6 ft.] or any other property line than four decimal five (4.5) metres [15 ft.].
- (b) Where the property abuts a residential zone, a planted strip at least one decimal five (1.5) metres [5 ft.] wide and one (1.0) metre [3 ft.] high shall be maintained on that boundary.

4. Wrecked Vehicles:

Amended
B/L 9234
12/14/87

Wrecked Vehicles are not permitted in any zone unless specifically provided for in that zone, or unless as specifically hereinafter provided:

- (a) wrecked vehicles are required for the operation of a business and in such case the wrecked vehicles shall be completely enclosed within a building or approved walled or fenced area with no wrecked vehicles to be visible from outside the building or the walled or fenced area in which the wrecked vehicles are stored, and further provided that the total number of wrecked vehicles stored within the walled or fenced area shall not exceed (5) at any time; or
- (b) one wrecked vehicle which may be stored inside a building used for residential purposes, provided that such vehicle is completely enclosed within a building."

4.A Truck Parking or Storage

Inserted
BL 10876
7/15/91

Vehicles exceeding 5,000 kilograms (11,023 lbs.) licensed G.V.W. are not permitted to be parked or stored either inside or outside a building or structure on any parcel in a residential zone.

5. Private Airport:

Private airports or heliports may be located in any agricultural zone provided that:

- (a) The private airport or heliport is used for the private purposes only by the owner of the property and any aircraft operated on the property must be operated by the owner or some person employed by the owner for a specific purpose related to the operation of the farm;
- (b) The site area is not less than 16 hectares [40 acres];
- (c) The site and facilities to be developed shall meet the requirements of Transport Canada for the type of airport or heliport proposed;
- (d) Any building, hangar or other structure shall be at least 30 metres [100 ft.] from any lot line;
- (e) A maximum of two (2) aircraft and/or helicopters is permitted on one site at one time;
- (f) All runways or areas used for takeoff and landing shall be at least 150 metres [500 feet] from any property line;
- (g) No commercial activities, demonstrations or instructional training to be associated with the operation of a private airport or heliport; and
- (h) The use does not create a nuisance.

Amended
B/L 7543
05/30/83

6. Recreational Vehicle Parking - Expo 86

Repealed by By-law No. 8351. (09/23/85)

7. Bed and Breakfast

Bed and breakfast use may be permitted in A-1, A-2, A-3, RS, R-A(G), R-1, R-H(G), R-F, R-F(R) and R-F(F) zones provided however, that

Amended
B/L 10781
2/18/91

- (a) Not more than eight (8) persons shall be accommodated within one (1) dwelling unit;
- (b) Not more than three (3) bedrooms shall be used for the bed and breakfast operation;
- (c) No cooking facilities or other facilities for the keeping of food shall be provided for within the bedrooms intended for the said operation;
- (d) Parking of recreation vehicles or vehicles operated by the patrons shall be adequately provided for within the property;

Sec. 7
Inserted
B/L 8245
06/10/85

Amended
B/L 8449
01/13/86

- (e) No patron shall stay within the same dwelling for more than thirty (30) days in a calendar year; and
- (f) A valid business license has been issued for the use.

8. Containers for Garbage and Recyclable Material

Any multi-family development in the R-F(M), RT-1, RM-1, RM-2, RM-3, RM-4 and C-C zones shall provide a facility for garbage containers and recycling containers-passive.

Inserted
BL 10916
6/17/91

Bins should be clearly labelled for source separation.

Any garbage and recycling containers located outdoors shall be completely screened to a height of at least two decimal five (2.5) metres (6 ft.) by buildings, solid decorative fence, a landscape screen or a combination thereof.

In the case of buildings constructed prior to June 30, 1991, one parking space per apartment building or townhouse cluster may be used for this purpose without affecting the parking requirement for the development."

9. P.C.B. Storage

Notwithstanding other provisions of this By-law, P.C.B.'s (chlorobiphenyl's) may be stored in commercial or industrial zones, provided that the said storage is authorized by and in compliance with a permit issued by the Waste Management Branch of the Ministry of Environment.

Inserted
B/L 11441
10/05/92

10. Mobile Food Services

Mobile food services providing temporary food services from a mobile food vending cart not exceeding 4 square metres in area, capable of being moved on its own wheels without alteration or preparation, and be fully self-contained with no service connection, may be permitted in all commercial and industrial zones.

Inserted
B/L 11696
03/22/93

11. Small-Scale Drug Stores

No small-scale drug store or methadone dispensary shall locate within 400 metres [1,300 feet] of the lot line of an existing drug store, small-scale drug store or methadone dispensary.

Inserted
B/L 16804
11/24/08

C. REGULATIONS APPLICABLE TO ALL ZONES

1. Site:

- (a) Only one (1) principal building may occupy one (1) site, except as specifically provided in the zone or in a comprehensive design in which more than one (1) principal building may be permitted.

- (b) Where a site or record lot lies within two or more zones, a principal building may be placed on a portion of the site or record lot lying in only one zone and no further building shall be erected on those portions of the site or record lot lying in any other zone.

2. Minimum Floor Area:

Every site which may be used for the erection or placing of a single family dwelling, shall contain the minimum permissible floor area on the ground floor as defined under the definition of Dwelling - Single Family in Part I of this By-law.

3. Fencing:

- (a) Any fence, wall or similar structure located in any residential zone shall not be:
 - (i) Higher than one decimal eight (1.8) metres [6 ft.] unless it complies with the height and yard restrictions applicable to principal buildings for the zone in which it is located.
 - (ii) Higher than one decimal two (1.2) metres [4 ft.] when it is located within a required front yard.
 - (iii) Higher than one (1.0) metres [3 ft.] in an area bounded by the intersecting property lines at a street corner and a straight line joining points nine (9) metres [30 ft.] along said property lines from their point of intersection.
 - (iv) Constructed of barbed wire or electrified unless it is located on a property at least four thousand (4,000) square metres [1 ac.] in area.
 - (v) constructed of ultra barrier or razor ribbon wire.

Inserted
B/L 9718
10/24/88

- (b) Where a fence, wall or similar structure is located on top of a retaining wall the height of the fence shall include the height of the retaining wall, except that where their combined height exceeds one decimal eight (1.8) metres [6 ft.], the fence, wall or similar structure by itself may have a height of not more than one (1) metre.
- (c) Restrictions under this section shall not apply to any hedge, bush, shrub, tree or other natural growth neither shall they apply to any open mesh or chain link fence which does not restrict vision.
- (d) The use of ultra barrier/razor wire as fencing material is prohibited in all zones

Inserted
B/L 9813
12/12/88

4. Variation of House Design:

No single family dwelling or two family dwelling may be erected in a zone within fifty-five (55) metres [180 ft.] of any structure of a similar exterior design.

5. Development Reserves:

Areas deemed undevelopable by virtue of extreme slope, ravine conditions, swamps, including the immediate uplands of streams, rivers, lakes and the ocean, shall be considered undevelopable and shall be subtracted for the purposes of calculating density and site coverage from the developable portion of the site and shall be kept free of development.

6. Special Setbacks:

All zones shall be subject to Part VII (Special Building Setback).

6.A Setback from Natural Gas Transmission Rights-of-Way:

(a) Rear Setback for Buildings:

Notwithstanding the provisions of other sections of this By-law, the setback of buildings on properties containing or abutting a natural gas transmission right-of-way at the rear shall not be less than 7.5 metres, and such setback shall be measured at right angles to the gas right-of-way boundary closest to the building line.

Inserted
B/L 9185
10/19/87

(b) Side Setback for Buildings:

Notwithstanding the provisions of other sections of this By-law, the buildings on properties containing a natural gas transmission right-of-way at the side shall not extend into the said right-of-way.

(c) Setback for Ancillary Structures:

Notwithstanding the provisions of other sections of this By-law, the ancillary structures on properties containing a natural gas transmission right-of-way shall not extend into the said right-of-way.

7. Sewage:

Sewage and waste disposal systems shall be constructed to the standards as prescribed under the 'Surrey Subdivision By-law, 1986, No. 8830, and amendments thereto'. In the event that it is not possible to connect such sewage and waste disposal systems to the municipal, public sewer system, a sewage disposal system, as defined by the Health Act and Regulations thereto, may be constructed or installed in accordance with the Health Act and the Regulations thereto.

Amended
B/L 9882
02/20/89

8. Drainage:

All developments shall be provided with the required drainage works in conformity with the Natural Drainage System Policy and Design Manual adopted by the Municipality.

9. Floodproofing:

All zones shall be subject to Part VIII (Floodproofing).

10. Off-street Parking:

All zones shall be subject to Part V (Off-street Parking).

11. Access:

Driveway crossings to all zones shall be provided in accordance with "Schedule A" of the 'Surrey Subdivision By-law 1986, No. 8830, and amendments thereto.'

Amended
B/L 9882
02/20/89

12. Height of Structures:

Height limitations shall not apply to windmills, chimney towers, spires, or similar structures occupying less than ten (10) per cent of the site area.

12A. Siting of Accessory Building Structures:

In all zones, and, unless incorporated as part of the principal building, structures including, but not limited to stadiums, sheds, fences, platforms, display signs, tanks, poles, towers, swimming pools, windmills, chimney towers, satellite dishes, spires and similar building structures shall be sited in accordance with the requirements for accessory buildings in the zone in which they are located.

Inserted
B/L 7845
04/09/84

13. Signs:

All zones shall be subject to Part VI (Signs).

14. Average Front Setback:

Where forty (40) percent or more of the adjacent lots in the same block and fronting on the same street are occupied by buildings at the date of coming into effect of this By-law and the average setback does not exceed the minimum setback required in that zone, the minimum front setback required in that zone may be relaxed; provided however that no building or part thereof hereafter erected shall be so situated on a site that any main front wall will be closer to the street line than the average of the setback of the said buildings. In all other cases, the minimum setback required in that zone shall apply.

15. Extension of Municipal Facilities and Services:

Where land in a zone cannot be used for the Permitted Uses set out in Section B of that zone due to the unavailability or inadequacy of those

Municipal facilities and services required by the Land Development Section of that zone, the owner of the land may, with the consent of the Municipality and upon such terms and conditions as are acceptable to the Municipality, extend Municipal facilities and services to the land so that the facilities and services provided to the land meet the requirements of the said Land Development Section.

16. Existing Land Use Contract:

Where the regulations set forth in this By-law conflict with the terms and conditions contained in an existing Land Use Contract, the terms and conditions contained in the Land Use Contract shall prevail.

17. Tourist Accommodation:

The maximum length of occupancy by any person/persons in any tourist accommodation facility, including but not limited to hotels, motels and tourist trailer parks, is 182 days in any twelve-month period, on the same property.

Inserted
B/L 9034
07/13/87

Amended B/L 6401 - 10/27/80
Amended B/L 7035 - 02/08/82
Amended B/L 5942
(Part 2)
Repealed B/L 9117
01/11/88

D. COMPREHENSIVE DEVELOPMENT ZONES

E. DEVELOPMENT PERMITS

1. Repealed by By-law 8626.

2. Repealed by By-law 8626.

3. Pursuant to Section 998 of the Municipal Act, RSBC, and amendments thereto, all registered owners of land within a development permit area designated prior to December 2, 1985, shall, prior to the commencement of a development other than the development of three (3) or less self-contained dwelling units, obtain or hold a development permit, which may regulate or require any or all of the following:

Amended
B/L 8626
06/16/86

- (a) Regulate the dimensions and siting of buildings and structures on the land;
- (b) Regulate the siting and design of off-street parking and loading facilities in accordance with the provisions of the permit;
- (c) Require that landscaping or screening be established around different uses in accordance with the standards set out in the permit;

- (d) Require the pavement of roads and parking areas in accordance with the standards set out in the permit;
- (e) Require that the land be developed, including:
 - (i) The provision of sewerage, water and drainage facilities; and
 - (ii) The construction of highways, street lighting, underground wiring, sidewalks and transit service facilities;
- (f) Subject to Section 719A, require the construction of buildings and structures in accordance with the specifications, terms and conditions of the permit;
- (g) Require the preservation or dedication of natural water courses and the construction of works to preserve and beautify them in accordance with the terms and conditions specified in the permit;
- (h) Require that an area of land specified in the permit above the natural boundary of streams, rivers, lakes, or specified in the permit;
- (i) Require the provision of areas for play and recreation;
- (j) Limit the number, size and type and specify the form, appearance and construction of signs, and
- (k) Regulate the exterior finishing of buildings, other than residential buildings containing three (3) or less self-contained dwelling units, having the regard for requirements made under paragraph (c).

4. Repealed by By-law 8626.

5. All development permits issued prior to December 2, 1985, or under Sub-Section One (1) herein above stated, remain valid and may be amended pursuant to Section 998 of the Municipal Act, RSBC, 1979, Chapter 290, and amendments thereto.

Inserted
B/L 8626
06/16/86

F. INSPECTION OF PROPERTY

1. The Municipal Planning Officer, the Chief Inspector, the Municipal Engineer, the Medical Health Officer, the Fire Chief, the By-law Enforcement Officer and each of their respective Deputies and Assistants, each as duly appointed, from time-to-time by the Municipal Council, are hereby authorized collectively or individually, to enter, at all reasonable times, upon any property subject to any of the regulations of this By-law, in order to ascertain whether such regulations are being obeyed.

Amended
B/L 8810
12/17/86

2. It is unlawful for any person to prevent, or obstruct or seek or attempt to

Inserted

prevent or obstruct the entry of any Municipal Inspector as authorized
under Section F.1.

B/L 8810
12/17/86

G. Deleted by By-law No. 12207 on April 18, 1994

H. MEASUREMENTS

All dimensions and other measurements in this By-law are expressed in the Standard International Units (Metric) system. Equivalents in the Imperial (foot, pound, etc.) system shown in square brackets are included for convenience only, and do not form part of this By-law.

I. SUBDIVISION

1. Unless otherwise provided hereinafter, any parcel created under the 'Surrey Subdivision By-law, 1986, No. 8830, and amendments thereto', shall be in accordance with the parcel standards prescribed for the zone in which the subdivision is located. Inserted
B/L 8792
11/03/86
Amended
B/L 9882
02/20/89
2. No parcel created by a subdivision shall have a frontage less than 1/10 of its total perimeter or have a lot width less than the minimum requirement prescribed for the zone in which the subdivision is located, unless approved by the Approving Officer, and in no cases shall a frontage be less than four decimal five (4.5) metres or shall a relaxation of the lot width requirement result in a frontage less than four decimal five (4.5) metres.
3. For the purpose of subdivision, the width of a parcel or the width of a lot measured between two side lot lines on a straight line shall be determined as hereinafter set forth:
 - (a) For a rectangular parcel, the width of a parcel shall be determined by a straight line seven decimal five (7.5) metres from and parallel to the frontage of the parcel.
 - (b) For a parcel of an irregular shape, the width shall be determined by a straight line seven decimal five (7.5) metres from and parallel to the frontage of the parcel. However, where the frontage intersects any of the side lot lines at an angle less than 60 degrees, the width shall be determined by a straight line at least seven decimal five (7.5) metres from any point of the frontage and equiangular to both side lot lines;
 - (c) Where the frontage of a parcel is not a straight line, all references of frontage in (b) above shall mean a straight line connecting the two points at which the frontage intersects with the side lot lines; provided, however, that the width shall not be less than seven decimal five (7.5) metres from any point of the frontage; and
 - (d) In the case of a panhandle lot and for the purpose of determining the lot width, the panhandle portion shall be disregarded, resulting in a rectangle or a polygon. The shortest lot line contiguous with the panhandle shall be considered as the

frontage for the purpose of determining the lot width and the provisions set forth in (a) and (b) above shall apply.

4. For the purpose of subdivision, the depth of a parcel or the depth of a lot shall be determined by a straight line perpendicular to the width of the said parcel and having the least distance between the front and the furthest opposing lot line.
5. Where the parcel to be created is in such an irregular shape that the width and/or depth of the parcel cannot be determined as hereinabove provided, the said width and/or depth of the parcel shall be determined by the Approving Officer.
6. Where a strict application of the width requirement would result in a parcel substantially larger than the minimum area required in a particular zone, the Approving Officer may reduce this requirement by not more than ten (10) percent.
7. Where the land being subdivided is such that the last lot to be created does not have the required minimum lot area, the subdivision may be approved provided that the area of this last lot is not less than ninety (90) percentum of the minimum lot area requirement prescribed in the zone.
8. Where a replotting scheme is proposed under Part 28 Division (2) of the Municipal Act, the minimum dimensional and/or area requirements may be reduced where this reduction is necessary for completion of the replotting scheme, provided however that such reduction shall not result in a dimension or lot area less than that of any existing lot which is less than the minimum requirements prior to replot.
9. Where the land proposed for subdivision is intended to complete a previous subdivision within a block in which a substantial number of smaller parcels have been created, the minimum dimensional and/or area requirements may be reduced so that the new parcels to be created are similar in lot dimensions and size of the existing lots within the block; provided, however, that such reduction shall not result in a dimension or lot area less than eighty-five (85) percent of the average parcel within the block and further provided that in no case shall the lot width of the parcels so created be less than twelve (12) metres [40 ft.] and the lot depth be less than twenty-five (25) metres [80 ft.].
10. Notwithstanding the provisions of Section 1 hereof, when the Municipality or the School Board intends to acquire a portion of a parcel of land for school, park, road, or other Municipal purposes and such parcel:
 - (a) Contains a total area larger than that required for school, park, road or other Municipal purposes; and
 - (b) Does not contain a total area large enough for both:
 - (i) School, park, road or other Municipal purposes; and

- (ii) Adequate and lawful continuation of the purposes for which it was used prior to the acquisition by the Municipality or the School Board, or is intended to be used;

that parcel may be subdivided into two or more parcels which are smaller than those parcels otherwise permitted within the zones in which they are located.

11. Notwithstanding the provisions of this By-law or any regulation under the "Local Services Act", the Approving Officer may approve a subdivision of any parcel of land that has been owned by the person applying for the subdivision for a period of not less than five years prior to the application, for the purpose of providing a separate residence for the owner, or for the father, mother, father-in-law, mother-in-law, son, daughter, son-in-law, daughter-in-law, or grandchild of the owner.
 - (a) A parcel created by a subdivision under this provision shall be not less than 1 hectare, unless a smaller area, of not less than two thousand five hundred (2,500) square metres, is approved by the Medical Health Officer.
 - (b) This section does not apply where the parcel being subdivided is classified as farm land for the purpose of real property assessment and taxation, and the remainder of the parcel, after subdivision, would be less than two (2) hectares.
 - (c) Where land is subdivided under this provision, the subdivided parcel shall be restricted to residential use for a period of five years and the use of the remainder of the parcel shall not be changed for five years.
 - (d) Not more than one parcel shall be subdivided from any parcel under the provisions of this section in any five-year period.
12. Unless otherwise specified, the minimum parcel standards prescribed in a zone under the Subdivision Section shall apply to a bare land strata subdivision under the Condominium Act, R.S.B.C.

PART V - OFF-STREET PARKING

Any building or structure being erected, enlarged or increased in capacity shall make provision for off-street parking for the general public in addition to employee or company vehicle parking on the same site as the main building or within two hundred (200) metres therefrom as follows:-

A. GENERAL REQUIREMENTS

1. Off-street parking spaces required under this By-law shall be constructed to the following minimum standards:

- (a) For parking spaces and maneuvering aisles:

i)

<u>Parking Angle in Degrees</u>	<u>Width of Parking Space in Metres</u>	<u>Length of Parking Space in Metres</u>	<u>Width of Aisle in Metres</u>
90	2.9	5.8	6.1
90	2.75	5.8	6.7
90	2.6	5.8	7.3
60	2.75	5.8	5.5
45	2.75	5.8	3.9
30	2.75	5.8	3.3
Parallel	2.6	6.7	3.6 or 6

- ii) Where the parking angle is 60 degrees, 45 degrees or 30 degrees, only one-way traffic shall be permitted in the maneuvering aisle. Where the parking angle is parallel to the maneuvering aisle and the maneuvering aisle is three decimal six (3.6) metres wide, only one-way traffic shall be permitted in the maneuvering aisle.

- iii) Small car parking spaces, in all cases, shall be a minimum two decimal five (2.5) metres wide by four decimal nine (4.9) metres long.

- iv) For cross aisles, the aisle width shall be four decimal three (4.3) metres (one-way traffic), or seven decimal three (7.3) metres (two-way traffic).

Amended
B/L 7678
10/24/83

- v) Where a parking space or maneuvering aisle abuts a wall along its side, the width of that space or maneuvering aisle, as determined by Section A.1.(a)i) of this By-law, shall be increased an additional decimal six (0.6) metres.

- (b) All parking areas, unless otherwise provided for in Clause A.2. below, shall be surfaced with an asphalt concrete or similar pavement, so as to provide a surface that is durable and dust free, and shall be so graded and drained as to properly dispose of all water.

(c) A maximum of twenty percent (20%) of the total parking requirement for a parking area containing not less than thirty (30) parking spaces may be reduced to small car size as set out above, provided each parking space is clearly designated with the words "Small Cars Only."

2. Unless otherwise require within this By-law, all off-street parking areas shall be paved as set out above with the exception of:

- (a) Single and two-family dwellings,
- (b) Rooming and boarding houses,
- (c) Churches,
- (d) Community halls,
- (e) Tennis and badminton courts,
- (f) Golf courses and driving ranges,
- (g) Schools,
- (h) Areas of adverse soil conditions as determined by the Chief Inspector.

3. Off-street loading space shall not be considered as off-street parking space for the purpose of calculating the parking spaces required under this by-law. All off-street loading spaces shall be a minimum of two decimal six (2.6) metres by nine decimal one (9.1) metres, or a sufficient space necessary to accommodate a commercial vehicle used on a regular basis for the transportation of goods to and from the business premise.

4. In addition to the parking requirements for the general public set out in this By-law, employee and company vehicle parking shall be provided as set out below except as otherwise provided for in this by-law:

- (a) One (1) space for each two (2) regular employees, or in C-H zoned areas, two (2) spaces for each three (3) regular employees, unless otherwise specified in this By-law. For the purpose of this section, the owner who regularly attends the premises shall be considered an employee.

Sec. 4(a)
Amended
B/L 8078
11/26/84

All employee parking shall be designated as such.

- (b) One (1) space for each vehicle owned, operated or leased by the business company or organization.

5. Joint parking facilities for two or more establishments may be permitted when the maximum use of such parking facilities by the individual establishments occur at different periods of the day. The parking area or spaces so provided shall be not less than seventy-five (75) per cent of the total required by the individual uses pursuant to this By-law.

6. Visitor parking location in any zones permitting multi-family residential developments:

- (a) On-street parking for visitors only may be provided in the bulb of a cul-de-sac or in off-set parking bays, in accordance with Surrey Standard Drawing in Schedule B of "Surrey Subdivision By- law No. 5944". This parking shall not be included in the amounts required under this Part.

Amended
B/L 9882
02/20/89
B/L 9923
04/10/89

- (b) In no case, shall the front door to any townhouse unit, garden apartment unit, or the main entry door of an apartment building be more than 100 metres [330 feet] from a visitor parking space.
- (c) Visitor parking areas, or signs giving directions to them, shall be visible upon entry to the site.
- (d) All visitor parking spaces shall be clearly marked "visitor parking only" by using signs above, or at the end of, the parking spaces, or paint markings on the pavement.
- (e) Access to all visitor parking shall not be blocked by security gates.
- (f) Security gates located at the entry to the site shall be set back sufficiently from the property line to provide at least 1 visitor parking space outside, and adjacent to, the gates, to permit vehicle drivers to pull off the road to make enquiries at the gate.
- (g) All parking spaces shall be located completely clear of travel lanes on internal roads.

7. No off-street parking spaces shall be permitted to overhang any sidewalk and whenever a sidewalk is needed the minimum distance between the off-street parking and a curb or shoulder shall be three (3) metres.

8. 1. In addition to the parking requirements for the general public set out in this By-law, disabled provided as set out below, except parking shall be as otherwise provided for in this By-law.

Section 8
Amended
B/L 10404
4/22/90

(a) Where more than ten (10) and not more than fifty (50) off-street parking spaces are required, one (1) disabled parking space shall be provided.

(b) Where more than fifty (50) and not more than one hundred fifty (150) off-street parking spaces are required, two (2) disabled parking spaces shall be provided.

(c) Where more than one hundred fifty (150) and not more than three hundred (300) off-street parking spaces are required, three (3) disabled parking spaces shall be provided.

(d) For each one hundred fifty (150) parking spaces required over three hundred (300) or part thereof, one (1) additional disabled parking space shall be provided.

2. Where parking is required for the physically disabled, each parking stall shall:

- have a minimum width of twelve feet (12 ft.) (3.6m),

- have a hard and level surface,
- be located reasonably close to the main entrance of the building for which the
- disabled space is required, and
- be clearly identified as being disabled use only.

Inserted
B/L 7083
03/29/82

Approved disabled parking authorization stickers are available by application through Spark - B.C. (Social Planning and Review Council), 109 - 2182 West 12th Street, Vancouver, B.C., V6K 2N4 - Telephone 736-4367.

9. Where the calculation of the required parking results in a fraction of a space, any fraction less than 0.5 space shall be disregarded, and any fraction 0.5 space or greater shall require one (1) full parking space.

Inserted
B/L 9923
04/10/89

B. RESIDENTIAL

1. Dwellings, including single-family and duplexes:

- (a) A minimum of two (2) off-street parking spaces per dwelling unit;
- (b) Where boarders of lodgers are accommodated, one (1) additional off-street parking space shall be provided;
- (c) One (1) additional off-street parking space shall provided where the dwelling contains a secondary suite;
- (d) The width of the driveway shall not exceed six (6) metres [20 feet]. Additional area may be cleared, surfaced, or paved for parking of vehicles, provided that the addition of such area shall not result in the total amount of area for the driveway and the said additional parking area exceeding 33% of the front yard setback. The aforesaid restrictions shall also apply to the driveway and parking area within the side yard setback abutting a flanking street.
- (e) No off-street parking space shall be permitted within the front yard setback and the side yard setback on a flanking street, except within the driveway and parking area provided for in Sub-Section (d) above; and
- (f) There shall be no paving or surfacing of the Municipal boulevard, without the written consent from the Municipal Engineer.

Inserted
B/L 10703
2/25/91
Amended
B/L 11030
08/31/92

2. Three family dwellings or triplexes, a total of.....Six (6) parking spaces shall be provided.

- 3. Four family dwellings or quadraplex, a total of...Eight (8) parking spaces shall be provided.
- 4. Townhouses and Cluster Housing:
 - (a) Regular parking
 - Two (2) spaces per dwelling unit
 - (b) Visitor parking

Sec. 4
 Amended
 B/L 8157
 03/04/85
 B/L 9951
 04/10/89
 B/L 9923
 04 /10/89

In addition to the above parking requirement, zero decimal two (0.2) spaces per dwelling unit shall be provided for visitors. The requirements for visitor parking may be excluded from the calculation of density bonuses provided for in a zone. The visitor parking shall be located and provided in accordance with Section A.6. above.

- 5. (a) Garden Apartments....One decimal five (1.5) spaces for every dwelling unit with one or less bedroom, Two (2) spaces for every dwelling unit with two or more bedrooms
- (b) Apartments including medium-rise apartment, medium-rise residential building, high-rise apartment....One decimal five (1.5) spaces for every dwelling unit with one or less bedroom, One decimal seven five (1.75) spaces for every dwelling unit with two bedrooms,Two (2) spaces for every dwelling unit with three or more bedrooms.
- (c) Visitor parking

Sec. 5
 Amended
 B/L 8157
 03/04/85

Included within the required parking spaces stated above, zero decimal two (0.2) spaces per dwelling unit shall be allocated for visitors. The visitor parking may be excluded from the calculation of density bonuses provided for in a zone. The visitor parking shall be located and provided in accordance with Section A.6. above.

Inserted
 B/L 9923
 04/10/89

- 6. Mobile homesOne (1) space for each mobile home plus one (1) visitor parking space for each four (4) mobile homes.

- 7. Senior Citizen Housing and Dwelling Units in Personal Care Facilities:
 - (a) For senior citizens housing, the required amount of parking shall be as follows:
 - Regular parking:
 - Zero decimal five (0.5) spaces per unit

Amended
 B/L 9923
 04/10/89

Visitor parking:

In addition to the above parking requirement, zero decimal twenty-five (0.25) spaces per unit

- (b) For dwelling units contained in personal care facilities permitted in the P-P(2) zone, the required amount of parking shall be as follows:

Regular parking:

Fifty percent (50%) of the required parking prescribed in Subsection B.4(a), B.5(a) or B.5(b), whichever is applicable.

Visitor parking:

In addition to the above parking requirement, zero decimal twenty-five (0.25) spaces per unit"

- 8. Rooming or boarding houseOne (1) space for each two (2) sleeping rooms for rent plus one (1) space for the owner or operator of the rooming house.
- 9. No required parking in multiple residential zones RT-1, RM-1, RM-2, RM-3 and RM-4 shall be permitted in any required front yard, or required side yard where flanking on a street unless otherwise permitted by a development permit.

C. INSTITUTIONAL

1. Schools

- (a) One (1) space for each two (2) staff members or employees; plus
- (b) Additional space for any space of public assembly (auditorium, gymnasium, etc.) in accordance with the requirements set forth in this Zoning By-law.

- 2. Hospitals, including personal care facilities, sanitariums, convalescent homes, asylums and similar institutions one (1) space for each four (4) patient beds plus one (1) additional space for each staff doctor plus one (1) additional space for each three (3) regular employees, including nurses.

D. COMMERCIAL AND PUBLIC ASSEMBLY

For the purpose of this section, "downtown" means that portion of the Municipality within the Whalley (Inner) Ring Road System shown upon the map designated as "Downtown Area" and marked as "Schedule D" attached hereto and forming part of this By-law.

Amended
 B/L 8819
 11/17/86
 B/L 11513
 11/16/92
 B/L 11614
 02/08/93

1. Hotels, including clubsOne (1) space for each guest room plus additional spaces as required for other facilities such as banquet rooms, bars and restaurants.
2. Tourist homes, motels, trailer courtsOne (1) space for each guest room, cabin or trailer space plus additional spaces as required for other facilities such as banquet rooms, bars and restaurants.
3. Restaurants, dining establishments, fast food and take out restaurants, shall provide one (1) space for each four (4) seats and five (5) spaces for each additional cash register, however, in all cases a minimum of five (5) spaces shall be provided.
4. Bars, licensed premises, night clubs, neighbourhood pubs and similar drinking establishments including restaurant holding bars shall provide one (1) space for each four (4) seats provided for patrons use.
5. Places of public assembly, including private clubs, lodges and fraternal buildings not providing overnight accommodations, assembly halls, auditoriums, skating rinks, dance halls, bowling alleys, sports arenas, stadiums, gymnasiums, churches, community centres, theatres and all other similar places of public assembly:
 - (a) One (1) space for each five (5) fixed seats provided, or
 - (b) One (1) space for each nine (9) square metres of floor area used or intended to be used by the customers, patrons or clients.

whichever requires the greater number of parking spaces.

6. In addition to the parking spaces required under Section D.5. the following parking spaces shall also be required for recreational facilities:
 - (a) Bowling alleys.....Three (3) spaces per lane;
 - (b) Curling rinks.....Four (4) spaces per sheet;
 - (c) Badminton, racquets and courts.....Three (3) spaces per court;
 - (d) Miniature rifle range.....Two (2) spaces per position;
 - (e) Bowling green.....Four (4) spaces per rink;
 - (f) Tennis courts.....Three (3) spaces per courts;
 - (g) Golf course.....Four (4) spaces per tee;
 - (h) Golf driving range.....One (1) space per tee;
 - (i) Roller skating rink.....One (1) space for each eighteen (18) square metres of floor area used or intended to be used by the customers, patrons, or clients.
 - (j) Teenage discotheque.....One (1) space for each eighteen (18) square metres of floor area used or intended to be used by the customers, patrons, or clients.
 - (k) Pool and billiard halls...Two (2) spaces per table.
7. Off-street parking for marina uses shall be provided on the site as follows:
 - (a) One (1) parking space for each two (2) boats rented or offered for rent; and

- (b) One (1) parking space for each two (2) boatdocking berths and storage spaces provided.
 - (c) Additional parking spaces shall be provided amounting to twenty-five (25) per cent of the total of (a) and (b).
8. Medical clinics, including offices of doctors, dentists and chiropractors:
- (a) Three (3) spaces for each doctor using the office or clinic.
9. Retail establishments not in the Downtown as herein above defined:
- (a) SupermarketsSix (6) spaces for each one hundred (100) square metres of gross floor area. Amended
B/L 11513
11/16/92
 - (b) Other establishments, including *liquor store*Three (3) spaces for each one hundred (100) square metres of gross floor area provided that a minimum of four (4) spaces are provided for each store. Amended
B/L 15126
10/27/03
 - (c) Equipment stores,
Six (6) spaces for each one hundred (100) square metres of building area used for the display of such equipment or vehicles Sec. 9(c)
Amended
B/L 8078
11/26/84
 - (d) Automobile Sales: Designated spaces shall be provided for:
 - (i) Vehicle Sales Customers: One (1) space for each 420 square metres (4,520 sq. ft.) of indoor plus outdoor display space. Outdoor display space is defined as all portions of the site not covered by buildings, designated parking area, and landscaping (Explanation: This standard allows one customer parking space for approximately 12 vehicles on display, based on 35m² per vehicle.) Sec. 9(d)
Inserted
B/L 8078
11/26/84
 - (ii) Parts Sales Customers: 2 spaces, if the premises contain a parts sales area;
 - (iii) Vehicle Servicing Customers: 2 spaces per service bay;
 - (iv) Employees: As per Section A.4.(a) above.
These parking spaces shall be designated and kept clear of display vehicles.
10. Office buildings not in the Downtown as herein above defined, including commercial governmental and professional buildings ...Two decimal seven (2.7) spaces for each one hundred (100) square metres of gross floor area. Sec. 10, 11,
12, 13, 14
Amended
B/L 11513
11/16/92

11. Retail Establishments and Office Buildings, in the Downtown as herein above defined:
 - (a) Two decimal six (2.6) spaces for each one hundred(100) square metres of gross floor area on the first storey and levels below the first storey, plus one decimal four (1.4) spaces for each (100) one hundred square metres of gross floor area on the other storeys; and
 - (b) The requirement for employee parking set out in Section A.4. does not apply.
12. Automobile service centres or repair facilities including full service stations and auto body shops shall provide two (2) parking spaces for each service bay.
13. The total amount of off-street parking required for commercial uses within the C-C, Core Commercial Zone not in the Downtown as herein above defined, may be reduced to eighty (80) per cent of the total amount calculated from the aforesaid standards; provided however that a minimum of five (5) spaces shall be provided in any development.
14. Waterslides shall provide:
 - Forty (40) parking spaces for each slide, or one (1 parking space for each nine (9) square metres of) floor area used or intended to be used by the customers, patrons, or clients, whichever requires the greater number of parking spaces.

Sec. 11,
B/L 11614
02/08/93

Inserted
B/L 7937
07/23/84

E. INDUSTRIAL

1. Wholesale, manufacturing and industrial plants including warehouses, public utility buildings, equipment and lumber yards, research laboratories, business service establishments, such as blueprinting and engraving, bottling plants, fabricating, and all other structures or use of land devoted to similar mercantile or industrial establishments.
 - (a) Three (3) spaces for every one hundred (100) square metres of display or retail sales area, plus
 - (b) One (1) space for each two (2) employees computed on the basis of the greatest number of employees on a single shift, plus
 - (c) One (1) space for each vehicle owned, leased or operated by the company.
2. Salvage yards, junk yards and/or auto wrecking yards shall provide:
 - (a) Five (5) parking spaces for each zero decimal two (0.2) hectare up to and including zero decimal four (0.4) hectares and
 - (b) One (1) space for each one thousand (1,000) square metres of salvage yard over the initial zero decimal four (0.4) hectares.

PART VI - SIGNS

WHENEVER THERE IS A REFERENCE TO PART VI SIGNS OF SURREY ZONING BY-LAW, 1979, NO. 5942, AS AMENDED, IT SHALL BE DEEMED TO MEAN SURREY SIGN BY-LAW, 1999, NO. 13656, AS AMENDED.

Amended
B/L 13821
09/20/99

PART VII - SPECIAL BUILDING SETBACK

A. GENERAL

Amended
B/L 10602
11/10/90

1. Notwithstanding the provisions of previous sections of this By-law, setback of buildings and structures on a property abutting existing or future Provincial highways, or existing or future arterial roads as designated on the drawing "Surrey Arterial, Major Collector & Grid Roads Plan, Drawing R-91, and attached as Schedule D of Surrey Subdivision By-law, 1986 No. 8830", shall not be less than the required setback set forth in the "YARDS AND SETBACKS" section of the zone in which the said property is located, and such setback shall be measured at right angles to the setback base line as hereinafter defined and established for the roads specified in Section B of this Part of the By-law.
2. For the purpose of this Part of the By-law, a setback base line shall mean a line which is parallel to the centreline of the ultimate right-of-way lines of an arterial road as designated on the an existing or future Provincial highway, or an existing or future arterial road as designated on the drawing "Surrey Arterial, Major Collector, & Grid Roads Plan, Drawing R-91, and attached as Schedule D of Surrey Subdivision By-law No. 8830", and which is established for the reservation of right-of-way for the purpose of future road widening. The said centreline of the highway or a road may not coincide with the centreline of the existing road or right-of-way.
3. Where ninety (90) per cent or more of the lots in the same block of land fronting on the same road are occupied by buildings at the date coming into effect of this By-law, no building or part thereof, hereafter erected, shall be so situated on a site that any main wall will be closer to the street line than the average of the setback of the said ninety (90) percent of the buildings.

B. ESTABLISHMENT OF SETBACK BASE LINES FOR SPECIFIC ROADS

1. A setback base line shall be fixed on both sides of all roads as hereinafter set forth, and such setback base line shall be twelve (12) metres [40 ft.] as measured at right angles to the centrelines of the said roads:
 - (a) East-West Roads:
 - 112 Avenue from the King George Highway to Hansen Road
 - 110 Avenue from Scott Road to 128 Street

- 110 Avenue to 108 Avenue from Highway No. 1 Interchange to 160 Street Amended
B/L 9604
07/25/88
- 104 Avenue from the Highway No. 1 Interchange to the Parson's Channel and from Scott Road at Tannery Road to the West Whalley Ring Road
- 102 Avenue from 134A Street to the East Whalley Ring Road
- 100 Avenue from 154 Street to 160 Street
- 96 Avenue from River Road to Scott Road; from the Fraser Highway to 176 Street; and from Barnston Drive to the Surrey-Langley Boundary
- 88 Avenue from Scott Road to the Surrey-Langley Boundary
- 84 Avenue from 132 Street to the Fraser Highway Inserted
B/L 8160
03/04/85
- 80 Avenue from Scott Road to the King George and Highway from the Fraser Highway to the Surrey-Langley Boundary
- 72 Avenue from the Fraser Highway to the Surrey-Langley Boundary
- 64 Avenue from Scott Road to the Surrey-Langley Boundary
- 60 Avenue from 176 Street to 184 Street
- 56 Avenue from the Langley By-Pass to the Surrey-Langley Boundary
- 40 Avenue from the King George Highway to 184 Street
- 32 Avenue from 152 Street to the Surrey-Langley Boundary
- 24 Avenue from 128 Street to 192 Street
- 16 Avenue from 128 Street to the Surrey-Langley Boundary
- 8 Avenue from 160 Street to Highway 99, and from the Pacific Highway to the Surrey-Langley Boundary
- Barnston Drive from 176 Street to 96 Avenue

- Colebrook Road from the King George Highway to 152 Street
- Crescent Road from Sullivan Street to the King George Highway
- Hansen Road from 112 Avenue to 140 Street
- Marine Drive from 128 Street to the Surrey-White Rock Boundary
- Old Yale Road from Scott Road to 108 Avenue and from 104 Avenue to the King George Highway
- Tannery Road from the proposed Provincial connection between River Road and Bridge Road to Scott Road

(b) North-South Roads:

- 128 Street from Highway No.10 to 108 Avenue; from 110 Avenue to 116 Avenue (North Perimeter Road); and from Marine Drive to Crescent Road
- 132 Street from Highway No. 10 to the King George Highway
- 136 Street from Highway No. 10 to the King George Highway
- 140 Street from 72 Avenue to Hansen Road, and from 16 Avenue to Crescent Road
- 144 Street from Highway No. 10 to the Fraser Highway, and from 100 Avenue to 108 Avenue
- 148 Street from 16 Avenue to the King George Highway, and from 96 Avenue to Wallace Drive
- 150 Street from 100 Avenue to 108 Avenue
- 152 Street from 16 Avenue to 88 Avenue
- 153 Street (North Slope Connection) from 152 Street/Highway No. 1 Interchange to the North Perimeter Road (location to be determined)
- 154 Street from 100 Avenue to Guildford Drive
- 156 Street from the Fraser Highway to 110 Avenue
- 160 Street from 8 Avenue to the King George Highway and from the Highway No. 1 Interchange to 108 Avenue

Amended
B/L 9604
07/25/88

- 168 Street from 8 Avenue to 96 Avenue
- 176 Street from Highway No. 1 to the North Perimeter Road
- 184 Street from 8 Avenue to 80 Avenue
- 192 Street from 24 Avenue to 88 Avenue, and from Harvie Road to the North Perimeter Road
- East Whalley Ring Road from the King George Highway (location to be determined) to 108 Avenue then along 137 Street, 137A Street and 136A Street to 100 Avenue
- Grace Road from the proposed Provincial Highway Connection between River Road and Bridge Road to Scott Road
- Grosvenor Road from the East Whalley Ring Road to McBride Drive
- Harvie Road from Fraser Highway to 192 Street
- McBride Drive from Grosvenor Road to the North Perimeter Road
- Newton Ring Road from King George Highway along 76 Avenue then along 138 Street, 138A Street to 68 Avenue then back to King George Highway
- River Road from 96 Avenue to Grace Road
- Surrey Road from Wallace Drive to the North Perimeter Road
- Wallace Drive from 148 Street to Surrey Road

Amended
BL 10000
05/23/89

2. A setback base line shall be fixed on both sides of all roads as hereinafter set forth, and such setback base line shall be thirteen decimal five (13.5) metres [44 ft.] as measured at right angles to the centreline of the said roads:

(a) East-West Roads:

- 116 Avenue from Industrial Road to King Road
- 108 Avenue from 128 Street to Ferguson Diversion
- 104 Avenue from the West Whalley Ring Road to 160 Street
- 100 Avenue from the King George Highway to 154 Street

- 96 Avenue from Scott Road to the Fraser Highway
- 72 Avenue from Scott Road to 152 Street
- Ferguson Diversion from 108 Avenue to 152 Street
- Guildford Drive from 152 Street to 156 Street
- Industrial Road from Bridge Road to 116 Avenue
- King Road from 116 Avenue to the North Perimeter Road (location to be determined)
- North Perimeter Road from King Road to 192 Street (location to be determined)

(b) North-South Roads:

- 152 Street from 88 Avenue to the Highway No. 1 Interchange
- 156 Street from 104 Avenue to Guildford Drive
- 160 Street from the Fraser Highway to the Highway No. 1 Interchange
- West Whalley Ring Road from Old Yale Road along 134A Street, 134 Street to 108 Avenue then to the King George Highway (location to be determined)

C. ESTABLISHMENT OF SETBACK BASE LINE AT INTERSECTIONS

1. Notwithstanding the provisions set forth in Section B above, a setback base line shall be fixed at the intersections of all roads specified in Section B.1 above, and at intersections of the said roads with Provincial Highways. Such setback base line shall be established on both sides of the said road for a distance of one hundred and fifty (150) metres [490 ft.] from the setback base line of the intersecting road, and the said setback base line of all the intersecting roads shall be thirteen decimal five (13.5) metres as measured at right angles to the centreline of the said road.
2. For the remaining section of all the intersecting roads the provisions set forth in Section B of this Part of the By-law shall apply.

PART VIII - FLOODPROOFING

A. GENERAL

1. All lands located in floodplain areas are subject to the regulations as set out in this Part.
2. For the purpose of this Part, floodplain shall mean an area of land, whether floodproofed or not, which is susceptible to flooding by a watercourse, lake, ocean or other body of water; it is the area shown in Schedule AA of the Official Regional Plan for the Lower Mainland Planning Area adopted in June, 1966, as modified from time to time based on the design flood profile established under the Fraser River Flood Control Agreement of 1968.
3. Elevations for floodproofing purposes refer to the Geodetic Survey of Canada (G.S.C.) datum.
4. No reductions in floodproofing requirements as set out herein shall be permitted without written approval of the Minister of the Environment or his duly authorized representative for that purpose.
5. Where the areas are behind the two hundred (200) year standard dykes, the regulations set out in this Part shall not apply to:
 - (a) The renovation of an existing residential building or structure.
 - (b) An addition to a residential building or structure which would increase the size of the building or structure by less than ten (10) per cent of the total floor area.
 - (c) That portion of a residential building or structure designed or intended for use as a carport or garage, storage area, utility area, or workshop, or other non-habitable area.
 - (d) Non-habitable floor area created by raising an existing residential building or structure.

B. DETERMINATION OF MINIMUM FLOOR ELEVATION

1. No building, mobile home or unit, structure, or any part thereof shall be constructed, reconstructed, moved, or extended so as to have a minimum elevation less than that required for the area in which it is located.

2. The minimum elevation of a building, mobile home or unit, structure, or any part thereof shall be taken at:
 - (a) The underside of the floor system of any habitable area, business area, or area used for the storage of goods damageable by flood waters; or
 - (b) In the case of a mobile home or unit, modular home or structure, at the ground level on which such unit is located.
3. The minimum elevation required for floodproofing purposes may be achieved:
 - (a) By landfill, provided however that such landfill shall be adequately protected against erosion by flood waters on the face of any landfill slope; or
 - (b) By structurally elevating the habitable area, business area, or storage area, or
 - (c) By a combination of both landfill and structural elevation.

C. MINIMUM FLOOR ELEVATION REQUIREMENTS

1. Except for Bridgeview and South Westminster areas as hereinafter set out in sub-section C.2 and C.3 of this By-law, the minimum floor elevation for building, mobile home or unit, structure, or any part thereof located in floodplains shall be not lower than:
 - (a) Zero decimal six (0.6) metres [2.0 ft.] above the two hundred (200) year flood level of the Fraser River as determined by the Ministry of Environment, or
 - (b) Zero decimal six (0.6) metres [2.0 ft.] above the two hundred (200) year flood level of the Nicomekl and Serpentine Rivers as determined by the Ministry of Environment. Exemptions to this minimum floor elevation requirements are farm structures and non-habitable buildings or structures.

whichever is applicable.

2. Bridgeview areas:
 - (a) For the purpose of this sub-section "Bridgeview" is that portion of the floodplain lying between the Pattullo Bridge and the projection of 138 Street as shown on Schedule "B-1" to this By-law.

- (b) The minimum floor elevation at which any floor or structure may be constructed or placed, shall be not less than zero decimal three (0.3) metres [1.0 ft.] above the adjacent street or natural ground elevation, nor less than the minimum elevation in each floodplain area as follows:
- (i) Bridgeview Floodplain Area "A" 2.75 metres G.S.C. [9.0 ft.]
 - (ii) Bridgeview Floodplain Area "B" 2.75 metres G.S.C. [9.0 ft.]
 - (iii) Bridgeview Floodplain Area "C" 4.60 metres G.S.C. [15.0 ft.]
 - (iv) Bridgeview Floodplain Area "D" 4.70 metres G.S.C. [15.4 ft.]
 - (v) Bridgeview Floodplain Area "E" 4.66 metres G.S.C. [15.3 ft.]
- (c) Minimum elevation of electrical devices:
- (i) In Bridgeview Floodplain Area "B", no electrical conduits, outlets, or cut-off switches in any commercial or industrial building or structure shall be installed or permitted below an elevation of four decimal six (4.6) metres G.S.C. datum; and
 - (ii) In Bridgeview Floodplain Areas "A", "C", "D" and "E", no electrical outlet in any commercial or industrial building or structure shall be installed or permitted below an elevation of four (4) metres [13.0 ft.] G.S.C., nor below an elevation zero decimal three (0.3) metres above the minimum floor elevation hereinbefore set out in sub-section C.2 (b).
 - (iii) In Bridgeview Floodplain Areas "A", "C", "D", and "E", no electrical cut-off switch or other protective device in any commercial or industrial building, structure or other electrical installation shall be installed or permitted below an elevation of four decimal six (4.6) metres [15.0 ft.] G.S.C., nor below an elevation zero decimal three (0.3) metres above the minimum floor elevations hereinbefore set out in the sub-section C.2 (b).

3. Southwestminster Areas:
 - (a) For the purposes of this sub-Section, "South Westminster" is that portion of the floodplain lying between the Pattullo Bridge and the projection of 96 Avenue as shown on Schedule "B-2" to this By-law.
 - (b) The minimum floor elevation at which any floor or structure may be constructed or placed, shall be not less than zero decimal three (0.3) metres above the adjacent street or natural ground elevation nor less than the minimum elevation in each floodplain area as follows:
 - (i) South Westminster Floodplain Area "A" 2.75 metres [9 ft.] G.S.C.
 - (ii) South Westminster Floodplain Area "B" 3.50 metres [11.5 ft.] G.S.C.
 - (iii) South Westminster Floodplain Area "C" top of dyke level.
 - (c) Minimum elevation of electrical devices:
 - (i) In all South Westminster Floodplain Areas no electrical outlet in any commercial or industrial building or structure shall be installed or permitted below an elevation of three decimal sixty-six (3.66) metres [12.0 ft.] G.S.C., nor below an elevation zero decimal three (0.3) metres [1.0 ft.] above the minimum floor elevation hereinbefore set out in Section C.3 (b).
 - (ii) In all South Westminster Floodplain Areas no electrical cut-off switch or other protective device in any commercial or industrial building, structure or other electrical installation shall be installed or permitted below an elevation of four decimal four (4.4) metres [14.4 ft.] G.S.C., nor below an elevation zero decimal three (0.3) metres above the minimum floor elevations hereinbefore set out in Section C.3 (b).

D. MINIMUM SETBACK REQUIREMENTS

1. For the purposes of this section, the following definitions shall apply:

Natural Boundary - is the visible high-water mark of any lake, river, stream or other body of water where the

presence and action of the water are so common and usual and so long continued in all ordinary years, as to mark upon the soil of the bed of the lake, river, stream, or other body of water, a character distinct from that of the banks thereof, in respect to vegetation, as well as in respect to the nature of the soil itself.

Section "D"
Inserted
B/L 6401
10/27/80

Watercourse - is any natural or man-made depression with well-defined banks and a bed zero point six (0.6) metres or more below the surrounding land serving to give direction to a current of water at least six months of the year or having a drainage area of two (2) square kilometres or more, or as required by a designated official of the Ministry of Environment of the Province of British Columbia.

2. Notwithstanding any other provisions of this by-law, no building or part thereof shall be constructed, reconstructed, moved or extended, nor shall any mobile home or unit, modular home or structure be located:
 - (a) Within seven point five (7.5) metres of the natural boundary of the sea, a swamp, slough, pond or ditch;
 - (b) Within seven point five (7.5) metres of the inboard toe of a dyke;
 - (c) Within thirty (30) metres of the natural boundary of the Fraser River;
 - (d) Within fifteen (15) metres of the natural boundary of the Nicomekl or Serpentine Rivers or any other nearby watercourse.

provided, that with the approval of the Deputy Minister of Environment, these requirements may be reduced.

PART IX - VIOLATIONS

- A. Every person who violates any of the provisions of this By-law or who suffers or permits any act or thing to be done in contravention of this By-law or who neglects to do or refrains from doing any act or thing which violates any of the provisions of this By-law shall be liable to the penalties hereby imposed, and each day that such violation is permitted to exist shall constitute a separate offence.

- B. Any person who violates any of the provisions of this By-law shall upon summary conviction thereof be liable to a penalty of not less than fifty dollars (\$50.00) and not more than two thousand dollars (\$2,000.00) plus the cost of the prosecution or to a term of imprisonment not exceeding 30 days or both.

PART X - A-1 AGRICULTURAL ZONE ONE

A. INTENT

This zone is intended for general agriculture use in small lots.

B. PERMITTED USES

Land and structures shall be used for the following uses only, or for a combination of such uses:

1. Agriculture, horticulture and accessory uses, excluding mink farms, fox farms, piggeries and feedlots, provided that any building to shelter animals shall be located fifteen (15) metres [50 ft.] or more from any property line and if located adjacent to a residentially zoned property, that any exhaust fans or machinery used in the said building be located at least twenty-four (24) metres [80 ft.] from any property line and shall emit a noise level no greater than sixty (60) decibels at the perimeter of any property line. Amended
B/L 7246
08/30/82
2. Single-family dwelling and customary accessory uses;
3. A single-family dwelling for employees of the farm or a two-family dwelling for employees of a farm where the record lot is three decimal six (3.6) hectares [9 acres] or more in area. Such dwellings may be on the same site as the principal dwelling;
4. Industries of a temporary nature for the primary processing of natural agricultural products such as field processing, cleansing, sorting, packaging, storage, and similar processing of the natural agricultural products grown on the property; provided, however, that such uses shall be limited to six months of the year. Amended
B/L 7246
08/30/82
5. Kennels provided that buildings and yards housing dogs shall be located not less than thirty (30) metres [100 ft.] from any property line; provided that where they can be located at least ninety (90) metres [300 ft.] back from the front property line, buildings and yards housing dogs need only comply with the minimum yard requirements as specified under Section E.
6. Facilities for the purpose of: Inserted
B/L 8288
07/15/85
 - Agricultural and Horticultural Education
 - Conservation and Nature Study
 - Fish, Game and Wildlife Enhancement
 - Hunting and Wilderness Survival Training.

7. The parking of one vehicle which may exceed 5,000 GVW, including a truck tractor, trailer or semi-trailer as defined in the "Commercial Transport Act", RSBC, or combination thereof, or dump truck or other similar vehicle for transporting goods and materials, which is ancillary to the permitted residential use of the property, provided that the vehicle is owned and/or operated by the owner or occupier of the property, and further that only one such vehicle, exceeded 5,000 GVW, or one truck tractor, trailer unit, may be parked within a lot and that the said vehicle shall not be parked within any other required yards set out in Sections E.1, E.2, and E.3 of this zone.

Inserted
B/L 8930
03/16/87
Amended
B/L 10517
07/09/90

C. SUBDIVISION

No land in an A-1 Zone shall be subdivided into parcels of less than twenty thousand (20,000) square metres [5 acres].

D. SITE AREA

The minimum site area shall be eighteen thousand (18,000) square metres [4.5 acres].

E. YARDS AND SETBACKS

Buildings and structures shall be situated as hereinafter set forth:

1. Front yard: The minimum front yard shall be twelve (12) metres [40 ft.];
2. Rear yard: The minimum rear yard shall be twelve (12) metres [40 ft.];
3. Side yard: The minimum side yard shall be thirteen decimal five (13.5) metres [45 ft.]; or ten per cent of the width of the site, whichever is less, but never less than three (3) metres [10 ft.].
4. Buildings, structures, and cages housing animals or accommodating the uses which are not permitted under Section B of this zone, but permitted by virtue of Section 977 of the Municipal Act, RSBC, shall be located not less than ninety (90) metres [300 feet] from any frontage highway and not less than thirty (30) metres [100 ft.] from any flanking highway; provided further that the said buildings, structures, and cages shall be located not less than thirty (30) metres [100 feet] from the boundary of any other zone.

Amended
B/L 7543
05/30/83

Sec. 4
Inserted
B/L 8775
10/20/86

PART XI - A-2 INTENSIVE AGRICULTURAL ZONE

A. INTENT

This zone is intended for intensive agricultural uses.

B. PERMITTED USES

Land and structures shall be used for the following uses including the manufacturing, processing and screening of topsoil only, or for a combination of such uses:

1. Agricultural, horticultural and accessory uses, including the manufacturing, processing and screening of top soil, and associated items, provided that any building to shelter animals shall be located seven decimal five(7.5) metres [25 ft.] or more from any property line. Amended B/L 7246 08/30/82 B/L 8651 06/16/86
2. Single family dwelling and customary accessory uses.
3. A single family dwelling for the employees of the farm or a two family dwelling for employees of a farm where the record lot is three decimal six (3.6) hectares [9 acres] or more in area. Such dwelling may be on the same site as the principal dwelling.
4. Primary processing of natural agricultural and horticultural products grown on the same lot, including field processing, cleansing, sorting, packaging, and storing. Amended B/L 7246 08/30/82 B/L 11466 10/27/92
5. Mink, fox, pigs, dogs and feedlots, subject to the following conditions:

Buildings and cages housing mink, fox, pigs, dogs and beef feedlots shall be located not less than ninety (90) metres [300 ft.] from any frontage highway and not less than thirty (30) metres [100 ft.] from any flanking highway; provided further that the said buildings and cages shall be located not less than thirty (30) metres [100 ft.] from the boundary of any other zone.
6. The parking of one vehicle which may exceed 5,000 GVW, including a truck tractor, trailer or semi-trailer as defined in the "Commercial Transport Act", RSBC, or combination thereof, or dump truck or other similar vehicle for transporting goods and materials, which is ancillary to the permitted residential use of the property, provided that the vehicle is owned and/or Sec. 6 Inserted B/L 8930 03/16/87 Amended B/L 10517 07/09/90

operated by the owner or occupier of the property, and further that only one such vehicle, exceeded 5,000 GVW, or one truck tractor, trailer unit, may be parked within a lot and that the said vehicle shall not be parked within any other required yards set out in Sections E.1, E.2, and E.3 of this zone.

C. SUBDIVISION

No land in an A-2 Zone shall be subdivided into parcels of less than twenty thousand (20,000) square metres [5 acres].

D. SITE AREA

The minimum site area shall be eighteen thousand (18,000) square metres [4.5 acres].

E. YARDS AND SETBACKS

Buildings and structures shall be situated as hereinafter set forth:

1. Front yard: The minimum front yard shall be twelve (12) metres [40 ft.];
2. Rear yard: The minimum rear yard shall be twelve (12) metres [40 ft.];
3. Side yard: The minimum side yard shall be thirteen decimal five (13.5) metres [45 ft.]; or ten per cent of the width of the site, whichever is less, but never less than three(3) metres [10 ft.].

Amended
B/L 7543
05/30/83

PART XII - A-3 AGRICULTURAL ZONE THREE

A. INTENT

This zone is intended for general agricultural uses in large lots.

B. PERMITTED USES

Land and structures shall be used for the following uses only, or for a combination of such uses:

1. Agriculture, horticulture and accessory uses, excluding mink farms, fox farms, piggeries and feedlots, provided that any building to shelter animals shall be located fifteen (15) metres [50 ft.] or more from any property line. Amended B/L 7246 08/30/82
2. Single family dwelling and customary accessory uses.
3. One single family dwelling for employees of the farm or one two family dwelling for employees of the farm where the record lot is three decimal six (3.6) hectares [9 acres] or more in the area. Such dwelling may be on the same site as the principal building.
4. Primary processing of natural agricultural and horticultural products grown on the same lot, including field processing, cleansing, sorting, packaging, and storing. Amended B/L 7246 08/30/82 B/L 11466 10/27/92
5. Kennels provided that buildings and yards housing dogs shall be located not less than thirty (30) metres [100 ft.] from any property line, provided that where they can be located at least ninety (90) metres [300 ft.] back from the front property line, buildings and yards housing dogs need only comply with the minimum yard requirements as specified under Section E.
6. Facilities for the purpose of:
 - Agricultural and Horticultural Education
 - Conservation and Nature Study
 - Fish, Game and Wildlife Enhancement
 - Hunting and Wilderness Survival Training.Sec. 6 Inserted B/L 8288 07/15/85
7. The parking of one vehicle which may exceed 5,000 GVW, including a truck tractor, trailer or semi-trailer as defined in the "Commercial Transport Act", RSBC, or combination thereof, or dump truck or other similar vehicle for transporting goods and materials, which is ancillary to the permitted residential use of the property, provided that the vehicle is owned and/or Sec. 7 Inserted B/L 8930 03/16/87 Amended B/L 10517 07/09/90

operated by the owner or occupier of the property, and further that only one such vehicle, exceeded 5,000 GVW, or one truck tractor, trailer unit, may be parked within a lot and that the said vehicle shall not be parked within any other required yards set out in Sections E.1, E.2, and E.3 of this zone.

C. SUBDIVISION

No land in an A-3 zone shall be subdivided into parcel of less than forty thousand (40,000) square metres [10 acres]. Provided however that land in an A-3 zone may be subdivided into parcels of a minimum of twenty thousand (20,000) square metres [5 acres] in size if municipal water is provided to each of the parcels so created.

D. SITE AREA

The minimum site area shall be eighteen thousand (18,000) square metres [4.5 acres].

E. YARDS AND SETBACKS

Buildings and structures shall be situated as hereinafter set forth:

1. Front yard: The minimum front yard shall be twelve (12) metres [40 ft.];
2. Rear yard: The minimum rear yard shall be twelve (12) metres [40 ft.];
3. Side yard: The minimum side yard shall be thirteen decimal five (13.5) metres [45 ft.]; or ten per cent of the width of the site, whichever is less, but never less than three (3) metres [10 ft.]. Amended
B/L 7543
05/30/83
4. Buildings, structures, and cages housing animals or accommodating the uses which are not permitted under Section B of this zone, but permitted by virtue of Section 977 of the Municipal Act, RSBC, shall be located not less than ninety (90) metres [300 feet] from any frontage highway and not less than thirty (30) metres [100 ft.] from any flanking highway; provided further that the said buildings, structures, and cages shall be located not less than thirty (30) metres [100 feet] from the boundary of any other zone. Sec. 4
Inserted
B/L 8775
10/20/86

PART XIV - R-A(G) ACREAGE RESIDENTIAL - GROSS DENSITY ZONE

A. INTENT

This zone is intended for single family housing on large suburban lots, with substantial public open space set aside within the site. This zone shall only be considered if special siting circumstances prevail in the land, such as the presence of mature vegetation, streams, rivers, ravines or other landscape features worthy of preservation.

A.
Amended
B/L 9341
02/01/88

B. PERMITTED USES

Land and structures shall be used for the following uses only, or for a combination of such uses, provided such combined uses are part of a comprehensive design:

1. A single family dwelling and customary accessory uses.
2. The keeping of not more than two (2) boarders or lodgers in a dwelling unit.
3. Agricultural and horticultural uses, excluding mink or fox farms, piggeries, kennels, mushroom farms, poultry farms, and feedlots, provided that:
 - (a) The minimum site shall be two (2) hectares [5 ac.].
 - (b) A building to shelter livestock or poultry shall be located not less than forty-five (45) metres [150 ft.] from any adjoining residence, street or roadway, and fifteen (15) metres [50 ft.] from any property line.
4. Accessory buildings located in the rear yard of the building to which they are accessory.
- 5.

B.2
Amended
B/L 6839
10/26/81

B.5
Deleted
B/L 11030
08/31/92

6. Buildings and open space area for recreational purposes including:
 - (a) Buildings and open space for sports and recreation, provided that the enclosed portion of the recreational facility does not exceed twenty (20) per cent of the total open land area provided for recreational purposes.
 - (b) Equestrian facilities, both open and covered, provided however that the enclosed portion of this facility does not exceed ten (10) per cent of the total open area provided.
 - (c) Golf courses, including putting greens, pitch and putt and par three golf courses, provided however that the enclosed portion of this facility shall not exceed five (5) per cent of the total open area provided.
7. Day care centres provided that such centres are located in an open space and recreation area of a development and that the enclosed portion of such centre shall not exceed twenty (20) of the total open area provided.
8. The keeping of one horse, provided that:
 - (a) the lot size shall not be less than 2,800 square metres (30,000 sq. ft.);
 - (b) the lot is totally fenced at a height of not less than 1.2 metres (4 ft.); and
 - (c) that the lot in question abut, or provide direct access to, open space suitable for equestrian activities.

Sec. 8
Inserted
B/L 7106
04/19/82

C. LAND DEVELOPMENT

Notwithstanding any other provision of this zone, the uses permitted by Section B shall be conditional upon the immediate availability and adequacy of those Municipal facilities and services hereinafter set forth to serve each parcel of land and each unit of every building, structure and use to be erected, placed or carried on thereon. No use of land and no use of any building or structure, thereon shall be deemed to be authorized by Section B of this zone, and all uses otherwise permitted by this By-law are hereby prohibited unless and until all of the following services and facilities have been provided and are immediately available and are adequate therefor to the standards set out as follows:

- | | | |
|----|---|--|
| 1. | Sanitary sewer, waterworks and drainage works shall be provided and constructed to the standards set out for the R-A(G) zone in "Surrey Subdivision By-law, 1986 No. 8830, " and amendments thereto. | C.1, 2,
Amended
B/L 9882
02/20/89 |
| 2. | All highways abutting and serving the land including boulevards, street lighting, underground wiring, sidewalks, transit service facilities shall be provided and constructed to the standards set out for the R-A(G) zone in "Surrey Subdivision By-law, 1986, No. 8830" and amendments thereto. | |

D. DENSITY

For the purpose of subdivision, the maximum density shall not exceed two (2) dwelling units per gross hectare [0.8 upga] calculated on the basis of the entire site area; provided however that this density may be increased to two decimal five (2.5) dwelling units per gross hectare [1.0 upga] in the event that:	D. Amended B/L 9341 02/01/88
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- | | | |
|----|---|--|
| 1. | Open space in an amount of not less than fifteen (15) percent of the site area is preserved in its natural state or retained for park and recreational purposes; | Note:
Previous
D.(4)
Repealed
B/L 8626
06/16/86 |
| 2. | The said open space shall contain natural features such as a stream, ravine, or other land forms worthy of preservation, and/or contain stands of mature trees capable of being preserved and contributing to the appearance of the community, and/or contribute to the site of a park designated in the Official Community Plan; | |
| 3. | The said open space shall abut a highway and shall be accessible by the public from the said highway; and | |
| 4. | The said open space 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. | |

E. SITE COVERAGE

The maximum site coverage shall be twenty (20) per cent.

F. SITE AREA

The minimum site area for subdivision shall be not less than one (1) hectare [2.5 ac.]	Amended B/L 7035 02/08/82
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Notwithstanding the aforementioned minimum site area for subdivision and, in the event of previous subdivision under this zone, a remnant lot that does not meet the foregoing site area requirement, it shall, for the purpose of this zone, be treated as conforming to the requirement of this section.	Para. 2 Inserted B/L 8281 07/15/85
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G. SUBDIVISION

1. Lot size: The minimum lot size shall be two thousand eight hundred (2,800) square metres [30,000 sq. ft.], provided however that an amount of not exceeding thirty (30) per cent of the total amount of lots created in a subdivision may be reduced in area to a lot size of not less than two thousand two hundred and thirty (2,230) square metres [24,000 sq. ft.] and further provided that such reduction shall be subject to the approval of the Approving Officer.
2. Lot width: The minimum lot width measured at a distance of seven decimal five (7.5) metres from the front property line shall be not less than forty (40) metres [130 ft.], provided however that the lot width may be reduced to thirty-five (35) metres [115 ft.] for up to thirty (30) per cent of the lots, and further provided that this reduction may only apply to lots of less than two thousand eight hundred (2,800) square metres [30,000 sq.ft.] in area.

H. HEIGHT OF STRUCTURES

1. Principal buildings: The height of principal buildings shall not exceed two (2) storeys or ten (10) metres [33 ft.].
2. Accessory buildings: The height of accessory buildings shall not exceed one (1) storey or four (4) metres [12 ft.].

I. YARDS AND SETBACKS

1. Principal buildings shall be situated as hereinafter set forth:
 - (a) Front yard: The minimum front yard shall be seven decimal five (7.5) metres [25 ft.].
 - (b) Side yard: The minimum side yard shall be four decimal five (4.5) metres [15 ft.], provided however, that such side yard shall be increased to not less than seven decimal five (7.5) metres [25 ft.] if the side property line fronts onto a flanking street. Amended
B/L 10750
1/14/91
 - (c) Rear yard: The minimum rear yard shall be seven decimal five (7.5) metres [25 ft.].
2. Accessory buildings and structures including a garage for the storage of not more than three (3) vehicles shall be situated as hereinafter set forth:
 - (a) Front setback: The minimum front setback shall be eighteen (18) metres [60 ft.].

- (b) Side setback: The minimum side setback shall be one (1) metred [3 ft.] provided however that the side setback shall be increased to seven decimal five (7.5) metres [25 ft.] in the event that the side property line fronts onto a flanking street.
- (c) Rear setback: The minimum rear setback shall be one decimal five (1.5) metres [5 ft.].

J. LANDSCAPING

- 1. Within three (3) metres of the side and rear property lines of a lot, the natural vegetation consisting of mature trees shall be retained.
- 2. Repealed by By-law 8626. (06/16/86)
- 3. Repealed by By-law 8626. (06/16/86)

K. DOCUMENTATION

- 1. Repealed by By-law 8626. (06/16/86)

L. OFF-STREET PARKING AND STORAGE

- 1. A minimum of two (2) off-street parking spaces per dwelling unit shall be provided Inserted
B/L 11030
08/31/93
- 2. Where boarders or lodgers are accommodated, one (1) additional off-street parking space shall be provided; and
- 3. Outside parking or storage of cars, trucks, house trailers, campers or boats ancillary to the residential use, shall be limited as follows:
 - (a) A maximum of two (2) cars or trucks not exceeding 5,000 kilograms [11,023 lbs.] G.V.W.; and
 - (b) House trailers, campers or boats, provided that the combined total shall not exceed two (2); and
 - (c) The total amount permitted under (a) and (b) shall not exceed 4.

PART XV - RS SUBURBAN RESIDENTIAL ZONE

A. USES

RS Zone
Inserted
B/L 8819
11/17/86

Land and structures shall be used for the following purposes only:

1. A single-family dwelling and customary uses.
2. Agricultural, horticultural, and associated uses, excluding mink or fox farms, piggeries, kennels, mushroom farms and poultry farms and beef feedlots; provided, however, that one hobby kennel may be permitted on a record lot where that record lot is not less than .4047 hectare [1 acre] in area.
3. Industries of a temporary nature for the primary processing of natural products.
4. A single-family dwelling for the employees of the farm or a two-family dwelling for employees of the farm where the record lot is 4.047 hectares [10 acres] or more in area. Such dwelling may be on the same record lot as the principal dwelling.
5. Chinchillas and rabbits may be kept for commercial purposes provided that:
 - (a) The minimum site shall be .4047 hectare [1 acre]; and
 - (b) Buildings and cages shall be not less than one point five (1.5) metres [5 ft.] from any property line.

6.

Amended
B/L 9850
05/23/89
B.6
Deleted
B/L 11030
08/31/92

7. Storage or parking of wrecked vehicles is prohibited.

8. The keeping of not more than two (2) boarders or lodgers in a dwelling unit.

Inserted
8959
04/13/87

B. Minimum lot dimensions shall be as follows:

1. Lot size: four thousand and forty-seven (4,047) square metres [1 acre]
2. Lot Width: fifty (50) metres [164 ft.]
3. Lot Depth: sixty-one (61) metres [200 ft.]

D. OFF-STREET PARKING AND STORAGE

1. A minimum of two (2) off-street parking spaces per dwelling unit shall be provided; Inserted
B/L 11030
08/31/92
2. Where boarders or lodgers are accommodated, one (1) additional off-street parking space shall be provided; and
3. Outside parking or storage of cars, trucks, house trailers, campers or boats ancillary to the residential use, shall be limited as follows:
 - (a) A maximum of 2 cars or trucks not exceeding 5,000 kilograms [11,023 lbs.] G.V.W.;
 - (b) House trailers, campers or boats, provided that the combined total shall not exceed 3; and
 - (c) The total amount permitted under (a) and (b) shall not exceed 5.

4. Notwithstanding Sub-section D.3, where the lot is 900 square metres [9,685 sq.ft.] in area or less, the requirements in Sub-section J.3 of Part XVIII R-F Family Residential Zone shall apply.	Inserted B/L 13096 05/12/97
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E. <u>DENSITY</u> Not applicable to this Zone, except where the lot is 900 square metres [9,685 sq.ft.] in area or less, the requirements in Section D. Density of Part XVIII R-F Family Residential Zone shall apply.	Inserted B/L 13096 05/12/97
F. <u>SITE COVERAGE</u> Not applicable to this Zone, except where the lot is 900 square metres [9,685 sq.ft.] in area or less, the requirements in Section E. Site Coverage of Part XVIII R-F Family Residential Zone shall apply.	

PART XVI - R-H(G) HALF-ACRE RESIDENTIAL - GROSS DENSITY ZONE

A. INTENT

This zone is intended for single family housing on suburban lots, with substantial public open space set aside within the site. This zone shall only be considered if special siting circumstances prevail in the land, such as the presence of mature vegetation, streams, rivers, ravines or other landscape features worthy of preservation.

Amended
B/L 9341
02/01/88

B. PERMITTED USES

Land and structures shall be used for the following uses only, or for a combination of such uses, provided such combined uses are part of a comprehensive design:

1. A single family dwelling and customary accessory uses.
2. The keeping of not more than two (2) boarders or lodgers in a dwelling unit. Section B.2
Amended
B/L 6839
10/26/81
3. Agricultural and horticultural uses, excluding mink or fox farms, piggeries, kennels, mushroom farms, poultry farms, and feedlots, provided that:
 - (a) The minimum site shall be two (2) hectares [5 ac.].
 - (b) A building to shelter livestock or poultry shall be located not less than forty-five (45) metres [150 ft.] from any adjoining residence, street or roadway, and fifteen (15) metres [50 ft.] from any property line.
4. Accessory buildings located in the rear yard of the building to which they are accessory.
5. B.5
Deleted
B/L 11030
08/31/92
6. Buildings and open space area for recreational purposes including:
 - (a) Buildings and open space for sports and recreation, provided that the enclosed portion of the recreational facility does not exceed twenty (20) per cent of the total open land area provided for recreational purposes.
 - (b) Equestrian facilities, both open and covered, provided however that the enclosed portion of this facility does not exceed ten (10) per cent of the total open area provided.

- (c) Golf courses, including putting greens, pitch and putt and par three golf courses, provided however that the enclosed portion of this facility shall not exceed five (5) per cent of the total open area provided.

- 7. Day care centres provided that such centres are located in an open space and recreation area of a development and that the enclosed portion of such centre shall not exceed twenty (20) of the total open area provided.

C. LAND DEVELOPMENT

Notwithstanding any other provision of this zone, the uses permitted by Section B shall be conditional upon the immediate availability and adequacy of those Municipal facilities and services hereinafter set forth to serve each parcel of land and each unit of every building, structure and use to be erected, placed or carried on thereon. No use of land and no use of any building or structure thereon shall be deemed to be authorized by Section B of this zone, and all uses otherwise permitted by this By-law are hereby prohibited unless and until all of the following services and facilities have been provided and are immediately available and are adequate therefor to the standards set out as follows:

- 1. Sanitary sewer, waterworks and drainage works shall be provided and constructed to the standards set out for the R-H(G) zone in "Surrey Subdivision By-law, 1986, No. 8830" and amendments thereto. C.1, 2, Amended B/L 9882 02/20/89
- 2. All highways abutting and serving the land including boulevards, street lighting, underground wiring, sidewalks, transit service facilities shall be provided and constructed to the standards set out for the R-H(G) zone in "Surrey Subdivision By-law, 1986, No. 8830" and amendments thereto.

D. DENSITY

For the purpose of subdivision, the maximum density shall not exceed three decimal nine five (3.95) dwelling units per gross hectare [1.6 upga] calculated on the basis of the entire site area; provided however that this density may be increased to five (5) dwelling units per gross hectare [2.0 upga] in the event that:

- 1. Open space in an amount of not less than fifteen (15) percent of the site area is preserved in its natural state or retained for park and recreational purposes; Amended B/L 9341 02/01/88
- 2. The said open space shall contain natural features such as a stream, ravine, or other land forms worthy of preservation, and/or contain stands of mature trees capable of being preserved and contributing to the appearance of the community, and/or contribute to the site of a park designated in the Official Community Plan;
- 3. The said open space shall abut a highway and shall be accessible by the public from the said highway; and
- 4. The said open space 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."

E. SITE COVERAGE

The maximum site coverage shall be twenty-five (25) per cent.

F. SITE AREA

The minimum site area for subdivision shall be not less than one (1) hectare [2.5 ac.].

Amended
B/L 7035
02/08/82

Notwithstanding the aforementioned minimum site area for subdivision and, in the event of previous subdivision under this zone, a remnant lot that does not meet the foregoing site area requirement, it shall, for the purpose of this zone, be treated as conforming to the requirement of this section.

Para. 2
Inserted
B/L 8281
07/15/85

G. SUBDIVISION

1. Lot size: The minimum lot size shall be one thousand three hundred (1,300) square metres [14,000 sq. ft.]; provided however that an amount not exceeding thirty (30) per cent of the total amount of lots created in a subdivision may be reduced in area to a lot size of not less than one thousand one hundred and twenty (1,120) square metres [12,000 sq. ft.] and further provided that such reduction shall be subject to the approval of the Approving Officer.
2. Lot width: The minimum lot width measured at a distance of seven decimal five (7.5) metres from the front property line shall be not less than thirty (30) metres [100 ft.]; provided however that the lot width may be reduced to twenty-four (24) metres [80 ft.] for up to thirty (30) per cent of the lots, and further provided that this reduction may only apply to lots of less than one thousand three hundred (1,300) square metres [14,000 sq. ft.] in area.

H. HEIGHT OF STRUCTURES

1. Principal buildings: The height of principal buildings shall not exceed two (2) storeys or ten (10) metres [33 ft.].
2. Accessory buildings: The height of accessory buildings shall not exceed one (1) storey or four (4) metres [12 ft.].

I. YARDS AND SETBACKS

1. Principal buildings shall be situated as hereinafter set forth:
 - (a) Front yard: The minimum front yard shall be seven decimal five (7.5) metres [25 ft.].
 - (b) Side yard: The minimum side yard shall be three (3) metres [10 ft.], provided however, that such side yard shall be increased to not less than seven decimal five (7.5) metres [25 ft.] if the side property line fronts onto a flanking street
 - (c) Rear yard: The minimum rear yard shall be seven decimal five (7.5) metres [25 ft.].
2. Accessory buildings and structures including a garage for the storage of not more than three (3) vehicles shall be situated as hereinafter set forth:
 - (a) Front setback: The minimum front setback shall be eighteen (18) metres [60 ft.].

Amended
B/L 10750
1/14/91

- (b) Side setback: The minimum side setback shall be one (1) metre [3 ft.] provided however that the side setback shall be increased to seven decimal five (7.5) metres [25 ft.] in the event that the side property line fronts onto a flanking street.
- (c) Rear setback: The minimum rear setback shall be one decimal five (1.5) metres [5 ft.].

J. LANDSCAPING

- 1. Within three (3) metres of the side and rear property lines of a lot, the natural vegetation consisting of mature trees shall be retained.
- 2. Repealed by By-law 8626. (06/16/86)
- 3. Repealed by By-law 8626. (06/16/86)

K. DOCUMENTATION

- 1. Repealed by By-law 8626. (06/16/86)

L. OFF-STREET PARKING AND STORAGE

- 1. A minimum of two (2) off-street parking spaces per dwelling unit shall be provided; Inserted
B/L 11030
08/31/92
- 2. Where boarders or lodgers are accommodated, one (1) additional off-street parking space shall be provided;
- 3. Outside parking or storage of cars, trucks, house trailers, campers or boats ancillary to the residential use, shall be limited as follows:
 - (a) A maximum of two (2) cars or trucks not exceeding 5,000 kilograms [11,023 lbs.] G.V.W.;
 - (b) House trailer, camper or boat, provided that the combined total shall not exceed one (1); and
 - (c) The total amount permitted under (a) and (b) shall not exceed 3; and
- 4. Outside Parking and Storage of House Trailer or Boat. Amended
B/L 11931
09/13/93

No outside parking or storage of a house trailer or boat is permitted between the front property line and the dwelling, nor within the required side yards adjacent to the dwelling, nor closer than 1 metre to the side property line, except as herein provided.

 - (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 one house trailer or one 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 to a side property line nor within 1 metre of the front property line subject to the residential parking requirements contained under Part V of the Surrey Zoning By-law.

- (b) Notwithstanding paragraph (a) herein above, no outside parking or storage of a house trailer or boat is permitted on corner lots in an area bounded by the intersecting property lines at a street corner and a straight line joining points 9 metres along the said property lines from the point of intersection of the two property lines.

- 5. The parking or storage of house trailers or boats shall be screened by compact evergreen trees or shrubs at least 1.8 metres in height located between the said house trailer or boat and any point on the property line within 7.5 metres of the said house trailer or boat,
 - (a) on a corner lot to obscure the view from the closest abutting street, however this required landscape screening shall not be located in an area bounded by the intersecting property lines at a street corner and a straight line joining points 9 metres along the said property lines from the point of intersection of the two property lines,
 - (b) where a front driveway is used for parking or storage of a house trailer or boat to obscure the view from any abutting property,
 - (c) where land beside the front driveway is used for parking or storage of a house trailer or boat to obscure the view from any abutting property and from the abutting street, and
 - (d) in the case of rear yards, this screening requirement can be fulfilled by substituting a 1.8 metre high solid fence.

PART XVII - R-1 RESIDENTIAL ZONE NO. ONE (1)

A. USES

Land and structures shall be used for the following purposes only:

R-1 Zone
Inserted
B/L 8819
11/17/86

1. A single-family dwelling and customary accessory uses.
2. Agricultural and horticultural uses, excluding mink or fox farms, poultry and mushroom farming, piggeries and kennels provided that:
 - (a) The minimum site shall be 2.02 hectares [5 acres]; and
 - (b) A building to shelter livestock or poultry shall be located not less than forty-five (45) metres [150 ft.] from any adjoining residence, street or roadway, and fifteen (15) metres [50 ft.] from any property line.
3. Accessory buildings not exceeding three point six (3.6) metres [12 ft.] in height located in the rear yard of the building to which they are accessory, provided that:

A private garage or accessory building shall be situated:

- (a) From the street
line in front eighteen (18) metres [60 ft.]
 - (b) From the side
lot line one (1) metre [3 ft.]
 - (c) From the rear
lot line one point five (1.5) metres [5 ft.]
 - (d) From the flanking
street seven point five (7.5) metres [25 ft.]
- 4.

Amended
B/L 9850
05/23/89
B/L 10876
7/15/91
B.4
Deleted
B/L 11030
08/31/92

- 5. The keeping of not more than two (2) boarders or lodgers in a dwelling unit.
- 5. The keeping of not more than two (2) boarders or lodgers in a dwelling unit. Inserted
B/L 8959
04/13/87

B. Minimum lot dimensions shall be as follows:

- 1. Lot size: one thousand eight hundred and fifty-eight (1,858) square metres [20,000 sq. ft.]
- 2. Lot Width: thirty (30) metres [98 ft.]
- 3. Lot Depth: thirty (30) metres [98 ft.]

C. YARD

Minimum yard requirements shall be as follows:

- 1. Front yard seven point five (7.5) metres [25 ft.]
- 2. Rear yard..... seven point five (7.5) metres [25 ft.]
- 3. Side yard....four decimal five (4.5) metres [15 ft.] Sections
3 & 4
- 4. Side yard on a flanking street....seven decimal five (7.5) metres [25 ft.] Amended
B/L 10750
1/14/91
- 5. Notwithstanding the minimum yard requirements stated above, where the lot is 900 square metres [9,685 sq.ft.] in area or less, the requirements in Section H. Yards and Setbacks of Part XVIII R-F Family Residential Zone shall apply. Inserted
B/L 13096
05/12/97

D. SITE COVERAGE

The maximum site coverage shall be 33%, except where the lot is 900 square metres [9,685 sq.ft.] in area or less, the requirements in Section E. Site Coverage of Part XVIII R-F Family Residential Zone shall apply.

Inserted
B/L 13096
05/12/97

E. HEIGHT

Maximum height of a building - nine (9) metres [30 ft.].

F. OFF-STREET PARKING AND STORAGE

- 1. A minimum of two (2) off-street parking spaces per dwelling unit shall be provided; Inserted
B/L 11030
08/31/92

2. Where boarders or lodgers are accommodated, one (1) additional off-street parking space shall be provided;
3. Outside parking or storage of cars, trucks, house trailers, campers or boats ancillary to the residential use, shall be limited as follows:
 - (a) A maximum of two (2) cars or trucks not exceeding 5,000 kilograms [11,023 lbs.] G.V.W.;
 - (b) House trailer, camper or boat, provided that the combined total shall not exceed one (1); and
 - (c) The total amount permitted under (a) and (b) shall not exceed 3; and

4. Outside Parking and Storage of House Trailer or Boat

. Amended
B/L 11931
09/13/93

No outside parking or storage of a house trailer or boat is permitted between the front property line and the dwelling, nor within the required side yards adjacent to the dwelling, nor closer than 1 metre to the side property line, except as herein provided.

- (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 one house trailer or one 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 to a side property line nor within 1 metre of the front property line subject to the residential parking requirements contained under Part V of the Surrey Zoning By-law.
 - (b) Notwithstanding paragraph (a) herein above, no outside parking or storage of a house trailer or boat is permitted on corner lots in an area bounded by the intersecting property lines at a street corner and a straight line joining points 9 metres along the said property lines from the point of intersection of the two property lines.
5. The parking or storage of house trailers or boats shall be screened by compact evergreen trees or shrubs at least 1.8 metres in height located between the said house trailer or boat and any point on the property line within 7.5 metres of the said house trailer or boat,
 - (a) on a corner lot to obscure the view from the closest abutting street, however this required landscape screening shall not be located in an area bounded by the intersecting property lines at a street corner and a straight line joining points 9 metres along the said property lines from the point of intersection of the two property lines,
 - (b) where a front driveway is used for parking or storage of a house trailer or boat to obscure the view from any abutting property,

- (c) where land beside the front driveway is used for parking or storage of a house trailer or boat to obscure the view from any abutting property and from the abutting street, and
- (d) in the case of rear yards, this screening requirement can be fulfilled by substituting a 1.8 metre high solid fence.

G. DENSITY

Not applicable to this Zone, except where the lot is 900 square metres [9,685 sq.ft.] in area or less, the requirements in Section D. Density of Part XVIII R-F Family Residential Zone shall apply.

Inserted
B/L 13096
05/12/97

PART XVIII - R-F FAMILY RESIDENTIAL ZONE

A. INTENT

This zone is intended for single family housing, including single dwellings on individual urban lots.

Amended
B/L 9284
12/14/87

B. PERMITTED USES

Land and structures shall be used for the following uses only, or for a combination of such uses:

Sec. B.1.
Amended
B/L 6401
10/27/80

1. (a) One (1) single family dwelling on one (1) lot or

(b) Sec.B.1(b) deleted B/L 9284 (12/14/87)

2. The keeping of not more than two (2) boarders or lodgers in a dwelling unit.

Sec. B.2.
Amended
B/L 6839
10/26/81

3. The keeping of two (2) livestock per four thousand (4,000) square metres of site area and twelve (12) head of poultry provided that:

(a) The site area is not less than four thousand (4,000) square metres.

(b) The use is not a nuisance to the surrounding property.

(c) The keeping of this livestock or poultry is for the enjoyment and use of the resident family and does not constitute a commercial undertaking.

4.

B.4
Deleted
B/L 11030
08/31/92

C. LAND DEVELOPMENT

Notwithstanding any other provision of this zone, the uses permitted by Section B shall be conditional upon the immediate availability and adequacy of those Municipal facilities and services hereinafter set forth to serve each parcel of land and each unit of every building, structure and use to be erected, placed or carried on thereon. No use of land and no use of any building or structure, thereon shall be deemed to be authorized by Section B of this zone, and all uses otherwise permitted by this By-law are hereby prohibited unless and until all of the following services and facilities have been provided and are immediately available and are adequate therefor to the standards set out as follows:

1. Sanitary sewer, waterworks and drainage works shall be provided and constructed to the standards set out for the R-F zone in "Surrey Subdivision By-law, 1986, No. 8830" and amendments thereto. C.1, 2, Amended B/L 9882 02/20/89
2. All highways abutting and serving the land including boulevards, street lighting, underground wiring, sidewalks, transit service facilities shall be constructed to the standards set out for the R-F zone in "Surrey Subdivision By-law, 1986, No. 8830" and amendments thereto.

D. DENSITY

1. For the purpose of subdivision, the maximum density shall be 14.75 units per hectare [6 u.p.a.]; and Amended B/L 11028 9/9/91 B/L 11410
2. (a) For the purpose of this Section and notwithstanding the definition of floor area ratio (FAR) in Part 1 Definitions of this By-law, all covered areas used for parking shall be included in the calculation of FAR; and 09/28/92
- (b) For building construction within a lot:
 - (i) The floor area ratio (FAR) shall not exceed 0.48, provided that, of the resulting allowable floor area, 45 square metres [480 sq.ft.] shall be reserved for use only as a garage or carport, and 10 square metres [105 sq.ft.] shall be reserved for use only as accessory buildings and structures;
 - (ii) Where the lot has been created prior to adoption of this By-law, such that the lot size is 465 square metres [5,000 sq.ft.] or less, the floor area ratio (FAR) shall not exceed 0.52, provided that, of the resulting allowable floor area, 45 square metres [480 sq.ft.] shall be reserved for use only as a garage or carport, and 10 square metres [105 sq.ft.] shall be reserved for use only as accessory buildings and structures.
 - (iii) notwithstanding the above, the maximum allowable floor area shall be as follows: Inserted B/L 13096

- a. 270 square metres [2,900 sq.ft.] for lots of 560 square metres [6,000 sq.ft.] or less; and
- b. 330 square metres [3,550 sq.ft.] for lots in excess of 560 square metres [6,000 sq.ft.].

E. SITE COVERAGE

The maximum site coverage shall be thirty-three (33) per cent.

F. SUBDIVISION

1. No lands shall be subdivided for purposes of accommodating single family dwelling lots unless:

- (a) The total lot area measures not less than six hundred and sixty (660) square metres [7,200 sq. ft.], and
- (b) The lot width measured at a distance of seven decimal five (7.5) metres [25 ft.] from the front property line measures not less than eighteen (18) metres [60 ft.].

- (c) The minimum lot depth shall be twenty-eight (28) metres [90 ft.].

F.1.(c)
Inserted
B/L 8792
11/03/86

2. Section F.2 deleted by By-law 9284 (12/14/87)

F.2(c)
Inserted
B/L 9034
07/13/87

G. HEIGHT OF STRUCTURES

1. Principal buildings: The height of principal buildings shall not exceed two (2) storeys or ten (10) metres [33 ft.].
2. Accessory buildings: The height of accessory buildings shall not exceed one (1) storey or four (4) metres [12 ft.].

H. YARDS AND SETBACKS

1. Principal building shall be situated as hereinafter set forth:
 - (a) Front yard: The minimum front yard shall be seven decimal five (7.5) metres.
 - (b) Rear yard: The minimum rear yard shall be seven decimal five (7.5) metres.
 - (c) Side yard: The minimum side yard shall be one decimal eight (1.8) metres, provided however that such side yard shall be

increased to not less than three decimal six (3.6) metres [12 ft.], if the side property line fronts onto a flanking street.

2. Accessory buildings are structures including a garage for the storage of not more than three (3) vehicles shall be situated as hereinafter set forth:
 - (a) Front setback: The minimum front setback shall be eighteen (18) metres.
 - (b) Side setback: The minimum side setback shall be one (1) metre, provided however that such setback shall be increased to not less than seven decimal five (7.5) metres if the side property fronts onto a flanking street.
 - (c) Rear setback: The minimum rear setback shall be one decimal eight (1.8) metres.
3. Buildings and structures housing animals and birds shall be situated as hereinafter set forth:
 - (a) Front setback: The minimum front setback shall be thirty (30) metres.
 - (b) Side setback: The minimum side setback shall be fifteen (15) metres.

I. BUILDING CONSTRUCTION

An attached garage to the principal building shall not extend towards the street for more than one-half the depth of the said garage, measured from the front face of the exterior wall of the principal building, excluding any front face of the exterior wall above the said garage. If the aforesaid garage contains more than 2 parallel parking bays, the additional parking bay(s) and the garage entrance leading to the additional parking bay(s) shall be set back at least 0.9 metre (3 feet) from the front of the said garage.

Inserted
B/L 11029
10/7/91

J. OFF-STREET PARKING AND STORAGE

1. A minimum of two (2) off-street parking spaces per dwelling unit shall be provided;
2. Where boarders or lodgers are accommodated, one (1) additional off-street parking space shall be provided; and
3. Outside parking or storage of cars, trucks, house trailers, campers or boats ancillary to the residential use, shall be limited as follows:
 - (a) A maximum of 2 cars or trucks not exceeding 5,000 kilograms [11,023 lbs.] G.V.W.;

Inserted
B/L 11030
08/31/92

- (b) House trailer, camper or boat, provided that the combined total shall not exceed one (1); and
- (c) The total amount permitted under (a) and (b) shall not exceed 3; and

4. Outside Parking and Storage of House Trailer or Boat.

Amended
B/L 11931
09/13/93

No outside parking or storage of a house trailer or boat is permitted between the front property line and the dwelling, nor within the required side yards adjacent to the dwelling, nor closer than 1 metre to the side property line, except as herein provided.

- (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 one house trailer or one 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 to a side property line nor within 1 metre of the front property line subject to the residential parking requirements contained under Part V of the Surrey Zoning By-law.
- (b) Notwithstanding paragraph (a) herein above, no outside parking or storage of a house trailer or boat is permitted on corner lots in an area bounded by the intersecting property lines at a street corner and a straight line joining points 9 metres along the said property lines from the point of intersection of the two property lines.

5. The parking or storage of house trailers or boats shall be screened by compact evergreen trees or shrubs at least 1.8 metres in height located between the said house trailer or boat and any point on the property line within 7.5 metres of the said house trailer or boat,

- (a) on a corner lot to obscure the view from the closest abutting street, however this required landscape screening shall not be located in an area bounded by the intersecting property lines at a street corner and a straight line joining points 9 metres along the said property lines from the point of intersection of the two property lines,
- (b) where a front driveway is used for parking or storage of a house trailer or boat to obscure the view from any abutting property,
- (c) where land beside the front driveway is used for parking or storage of a house trailer or boat to obscure the view from any abutting property and from the abutting street, and
- (d) in the case of rear yards, this screening requirement can be fulfilled by substituting a 1.8 metre high solid fence.

PART XVIII(A) - R-F(D) FAMILY RESIDENTIAL - DUPLEX ZONE

A. INTENT

This zone is intended for duplexes on individual urban lots.

R-F(D) Zone
Inserted
B/L 9328
01/25/88

B. PERMITTED USES

Land and structures shall be used for the following uses only, or for a combination of such uses:

1. One (1) duplex to accommodate two (2) dwelling units one (1) lot, provided however that the minimum lot size shall be nine hundred and thirty (930) square metres [10,000 sq. ft.] and the minimum lot width shall be twenty-four (24) metres [80 ft.]. Where the land or lot is subdivided into strata lots, only one dwelling unit shall be permitted within each of the strata lots so created. Amended
B/L 11834
07/27/93
2. Buildings and structures or uses customarily accessory to the above use. Amended
B/L 9850
05/23/89
&
B/L 10876
07/15/91
&
B/L 11030
08/31/92

C. LAND DEVELOPMENT

Notwithstanding any other provision of this zone, the uses permitted by Section B shall be conditional upon the immediate availability and adequacy of those Municipal facilities and services hereinafter set forth to serve each parcel of land and each unit of every building, structure and use to be erected, placed or carried on thereon. No use of land and no use of any buildings or structure, thereon shall be deemed to be authorized by Section B of this zone, and all uses otherwise permitted by this By-law are hereby prohibited unless and until all of the following services and facilities have been provided and are immediately available and are adequate therefor to the standards set out as follows:

1. Sanitary sewer, waterworks and drainage works shall be provided and constructed to the standards set out for the R-F(R) zone in "Surrey Subdivision By-law, 1986, No. 8830, and amendments thereto."
2. All highways abutting and serving the land including boulevards, street lighting, underground wiring, sidewalks, transit service facilities shall be constructed to the standards set out for the R-F(R) zone in "Surrey Subdivision By-law, 1986, No. 8830, and amendments thereto".

D. DENSITY

The density shall not exceed a floor area ratio of zero decimal four (0.4).

E. SUBDIVISION

1. Lot Size: The minimum lot size shall be nine hundred and thirty (930) square metres [10,000 square feet].
2. Lot Width: The minimum lot width shall be twenty-four (24) metres [80 feet].
3. Lot Depth: The minimum lot depth shall be twenty-eight (28) metres [90 feet].

F. HEIGHT OF STRUCTURES

1. Principal buildings: The height of principal buildings shall not exceed two (2) storeys or ten (10) metres [33 ft.].
2. Accessory buildings: The height of accessory buildings shall not exceed one (1) storey or four (4) metres [12 ft.].

G. YARDS AND SETBACKS

1. Principal building shall be situated as hereinafter set forth:
 - (a) Front yard: The minimum front yard shall be seven decimal five (7.5) metres.
 - (b) Rear yard: The minimum rear yard shall be seven decimal five (7.5) metres.
 - (c) Side yard: The minimum side yard shall be one decimal eight (1.8) metres, provided however that such side yard shall be increased to not less than three decimal six (3.6) metres [12 ft.], if the side property line fronts onto a flanking street.
2. Accessory buildings and structures including a garage shall be situated as hereinafter set forth:
 - (a) Front setback: The minimum front setback shall be eighteen (18) metres.
 - (b) Side setback: The minimum side setback shall be one (1) metre, provided however that such setback shall be increased to not less than seven decimal five (7.5) metres if the side property fronts onto a flanking street.
 - (c) Rear setback: The minimum rear setback shall be one decimal eight (1.8) metres.

H. DEVELOPMENT COST CHARGES

All building construction and/or subdivision under this zone shall be subject to the Surrey Development Cost Charge By-law, 1984, No. 7996, and amendments thereto, based on the R-F(R) zone as it applied to each and every dwelling unit permitted under this zone.

I. OFF-STREET PARKING AND STORAGE

1. A minimum of two (2) off-street parking spaces per dwelling unit shall be provided; Inserted
B/L 11030
08/31/92
2. Outside parking or storage of cars, trucks, house trailers, campers or boats ancillary to each dwelling unit, shall be limited as follows:
 - (a) A maximum of one (1) car or truck not exceeding 5,000 kilograms [11,023 lbs.] G.V.W.;
 - (b) House trailer, camper or boat, provided that the combined total shall not exceed one (1); and
 - (c) The total amount permitted under (a) and (b) shall not exceed 2; and
3. Outside Parking and Storage of House Trailer or Boat Amended
B/L 11931
09/13/93

No outside parking or storage of a house trailer or boat is permitted between the front property line and the dwelling, nor within the required side yards adjacent to the dwelling, nor closer than 1 metre to the side property line, except as herein provided.

 - (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 two house trailers or two boats may be parked on the front driveway or to the side of the front driveway or in the side yard, but no closer than 1 metre to a side property line nor within 1 metre of the front property line subject to the residential parking requirements contained under Part V of the Surrey Zoning By-law.
 - (b) Notwithstanding paragraph (a) herein above, no outside parking or storage of a house trailer or boat is permitted on corner lots in an area bounded by the intersecting property lines at a street corner and a straight line joining points 9 metres along the said property lines from the point of intersection of the two property lines.
4. The parking or storage of house trailers or boats shall be screened by compact evergreen trees or shrubs at least 1.8 metres in height located between the said house trailer or boat and any point on the property line within 7.5 metres of the said house trailer or boat,
 - (a) on a corner lot to obscure the view from the closest abutting street, however this required landscape screening shall not be located in an area bounded by the intersecting property lines at a street and a straight line joining points 9 metres along the said property lines from the point of intersection of the two property lines,
 - (b) where a front driveway is used for parking or storage of a house trailer or boat to obscure the view from any abutting property,
 - (c) where land beside the front driveway is used for parking or storage of a house trailer or boat to obscure the view from any abutting property and from the abutting street, and

- (d) in the case of rear yards, this screening requirement can be fulfilled by substituting a 1.8 metre high solid fence.

PART XVIII(B) - RF-SS FAMILY RESIDENTIAL SECONDARY SUITE ZONE

A. INTENT

This zone is intended for single family housing with one secondary suite on urban lots.

Inserted
B/L 11443B
03/22/93

B. PERMITTED USES

Land and structures shall be used for the following uses only, or for a combination of such uses:

1. One (1) single family dwelling.
2. One (1) single family dwelling containing one (1) secondary suite.
3. The keeping of two (2) livestock per four thousand (4,000) square metres [1 acre] of site area and twelve (12) head of poultry provided that:
 - (a) The site area is not less than four thousand (4,000) square metres [1 acre];
 - (b) The use is not a nuisance to the surrounding property; and
 - (c) The keeping of this livestock or poultry is for the enjoyment and use of the resident family and does not constitute a commercial undertaking.
4. Buildings and structures accessory to the above uses.

C. LAND DEVELOPMENT

Notwithstanding any other provision of this zone, the uses permitted by Section B shall be conditional upon the immediate availability and adequacy of those Municipal facilities and services hereinafter set forth to serve each parcel of land and each unit of every building, structure and use to be erected, placed or carried on thereon. No use of land and no use of any buildings or structure, thereon shall be deemed to be authorized by Section B of this zone, and all uses otherwise permitted by this By-law are hereby prohibited unless and until all of the following services and facilities have been provided and are immediately available and are adequate therefor to the standards set out as follows:

1. Sanitary sewer, waterworks and drainage works shall be provided and constructed to the standards set out for the RF-SS zone in "Surrey Subdivision By-law, 1986, No. 8830" and amendments thereto.
2. All highways abutting and serving the land including boulevards, street lighting, underground wiring, sidewalks transit service facilities shall be constructed to the standards set out for the RF-SS zone in "Surrey Subdivision By-law, 1986, No. 8830" and amendments thereto.

D. DENSITY

1. For the purpose of subdivision, the maximum density shall not exceed 14.75 units per hectare [6 u.p.a.], excluding secondary suites.
2. (a) For the purpose of this section, and notwithstanding Part I - Definitions of Surrey Zoning By-law, 1979, No. 5942, as amended, floor area ratio (FAR) shall be construed to include all areas used for parking within the outermost walls of a building or underground.

(b) For building construction within a record lot, the floor area ratio (FAR) shall not exceed 0.48, provided that, of the resulting allowable floor space, 45 square metres [480 sq.ft.] shall be reserved for use only as a garage or carport, and 10 square metres [105 sq.ft.] shall be reserved for use only as accessory buildings.

E. SITE COVERAGE

The maximum site coverage shall be thirty-three (33) per cent.

F. SUBDIVISION

1. Lot size: The minimum lot size shall be six hundred and sixty (660) square metres [7,200 sq. ft.].
2. Lot width: The minimum lot width measured at a distance of seven decimal five (7.5) metres [25 ft.] back from the front property line shall be eighteen (18) metres [60 ft.].
3. Lot depth: The minimum lot depth shall be twenty-eight (28) metres [90 ft.].

G. HEIGHT OF STRUCTURES

1. Principal buildings: The height of principal buildings shall not exceed two (2) storeys or ten (10) metres [33 ft.].
2. Accessory buildings: The height of accessory buildings shall not exceed one (1) storey or four (4) metres [12 ft.].

H. YARDS AND SETBACKS

1. A principal building shall be situated as follows:
 - (a) Front yard: The minimum front yard shall be seven decimal five (7.5) metres [25 ft.].
 - (b) Rear yard: The minimum rear yard shall be seven decimal five (7.5) metres [25 ft.].

- (c) Side yard: The minimum side yard shall be one decimal eight (1.8) metres [6 ft.], provided however that such side yard shall be increased to not less than three decimal six (3.6) metres [12 ft.], if the side property line fronts onto a flanking street.
- 2. Accessory buildings are structures including a garage for the storage of not more than three (3) vehicles shall be situated as follows:
 - (a) Front setback: The minimum front setback shall be eighteen (18) metres [60 ft.].
 - (b) Side setback: The minimum side setback shall be one (1) metre [3 ft.], provided however that such setback shall be increased to not less than seven decimal five (7.5) metres [25 ft.] if the side property fronts onto a flanking street.
 - (c) Rear setback: The minimum rear setback shall be one decimal eight (1.8) metres [6 ft.].

I. OFF-STREET PARKING AND STORAGE

- 1. A minimum of two (2) off-street parking spaces shall be provided.
- 2. Where a licensed suite exists, one (1) additional off-street parking space shall be provided.
- 3. Outside parking or storage of cars, trucks, house trailers, campers or boats ancillary to the residential use, shall be limited as follows:
 - (a) A maximum of 3 vehicles;
 - (b) One (1) house trailer and one (1) camper; and
 - (c) Pleasure boats kept for other than gain or sale.

J. SPECIAL REGULATIONS

- 1. A secondary suite shall not exceed 90 square metres [968 sq. ft.] in size."

PART XIX - R-F(R) RESTRICTED SINGLE FAMILY RESIDENTIAL ZONE

A. INTENT

This zone is intended for the provision of single family housing exclusively.

B. PERMITTED USES

Land and structures shall be used for the following uses only, or for a combination of such uses:

1. One (1) single family dwelling per lot.
2. The keeping of not more than two (2) boarders or lodgers.
3. A building or use customarily accessory to the above uses.
 - (a) Accessory buildings located in the rear yard of the building to which they are accessory.
 - (b) The storage or parking ancillary to a residential use including garages

Amended
B/L 11030
08/31/92

C. LAND DEVELOPMENT

Notwithstanding any other provision of this zone, the uses permitted by Section B shall be conditional upon the immediate availability and adequacy of those Municipal facilities and services hereinafter set forth to serve each parcel of land and each unit of every building, structure and use to be erected, placed or carried on thereon. No use of land and no use of any buildings or structure, thereon shall be deemed to be authorized by Section B of this zone, and all uses otherwise permitted by this By-law are hereby prohibited unless and until all of the following services and facilities have been provided and are immediately available and are adequate therefor to the standards set out as follows:

1. Sanitary sewer, waterworks and drainage works shall be provided and constructed to the standards set out for the R-F(R) zone in "Surrey Subdivision By-law, 1986, No. 8830" and amendments thereto.
2. All highways abutting and serving the land including boulevards, street lighting, underground wiring, sidewalks, transit service facilities shall be constructed to the standards set out for the R-F(R) zone in "Surrey Subdivision By-law, 1986, No. 8830" and amendments thereto.

C.1, 2
Amended
B/L 9882
02/20/89

D. DENSITY

- (a) For the purpose of subdivision, the maximum density shall be 14.75 units per hectare [6 u.p.a.]; and
- (b) For the purpose of this section, and notwithstanding "Part I - Definitions" of the "Surrey Zoning By-law, 1979, No. 5942," as amended, floor area ratio shall be construed to include all areas used for parking within the outermost walls of a building or underground.

Amended
B/L 11028
9/9/91

For BUILDING construction within a record lot, the floor area ratio (FAR) shall not exceed 0.48, provided that, of the resulting allowable

floor space, 45 square metre (480 sq.ft.) shall be reserved for use only as a garage or carport, and 10 square metres (105 sq.ft.) shall be reserved for use only as accessory buildings.

E. SITE COVERAGE

The maximum site coverage shall be thirty-three (33) per cent.

F. SUBDIVISION

1. Lot size: The minimum lot size shall be six hundred and sixty (660) square metres.

2. Lot width: The minimum lot width measured at a distance of seven decimal five (7.5) metres back from the front property line shall be eighteen (18) metres

F.3
Inserted
B/L 8792
11/03/86

3. Lot depth: The minimum lot depth shall be twenty-eight (28) metres [90 ft.].

G. HEIGHT OF STRUCTURES

1. Principal buildings: The height of principal buildings shall not exceed two (2) storeys or ten (10) metres [33 ft.].

2. Accessory buildings: The height of accessory buildings shall not exceed one (1) storey or four (4) metres [12 ft.].

H. YARDS AND SETBACKS

1. A principal building shall be situated as hereinafter set forth:

(a) Front yard: The minimum front yard shall be seven decimal five (7.5) metres.

(b) Rear yard: The minimum rear yard shall be seven decimal five (7.5) metres.

(c) Side yard: The minimum side yard shall be one decimal eight (1.8) metres, provided however that such side yard shall be increased to not less than three decimal six (3.6) metres [12 ft.] if the side property line fronts onto a flanking street.

2. Accessory buildings and structures including a garage for the storage of not more than three (3) vehicles shall be situated as hereinafter set forth:

(a) Front setback: The minimum front setback shall be eighteen (18) metres.

(b) Side setback: The minimum side setback shall be one (1) metre, provided however that such setback shall be increased to not less than seven decimal five (7.5) metres if the side property fronts onto a flanking street.

(c) Rear setback: The minimum rear setback shall be one decimal eight (1.8) metres.

I. LANDSCAPING

The natural vegetation consisting of mature trees shall be retained.

J. BUILDING CONSTRUCTION

An attached garage to the principal building shall not extend towards the street for more than one-half the depth of the said garage, measured from the front face of the exterior wall of the principal building, excluding any front face of the exterior wall above the said garage. If the aforesaid garage contains more than 2 parallel parking bays, the additional parking bay(s) and the garage entrance leading to the additional parking bay(s) shall be set back at least 0.9 metres (3 feet) from the front of the said garage.

Inserted
BL 11029
10/07/91

K. OFF-STREET PARKING AND STORAGE

1. A minimum of two (2) off-street parking spaces per dwelling unit shall be provided;

Inserted
B/L 11030
08/31/92

2. Where boarders or lodgers are accommodated, one (1) additional off-street parking space shall be provided;

3. Outside parking or storage of cars, trucks, house trailers, campers or boats ancillary to the residential use, shall be limited as follows:

(a) A maximum of two (2) cars or trucks not exceeding 5,000 kilograms [11,023 lbs.] G.V.W.;

(b) House trailers, campers or boats, provided that the combined total shall not exceed one (1); and

(c) The total amount permitted under (a) and (b) shall not exceed three (3); and

4. Outside Parking and Storage of House Trailer or Boat.

Amended
B/L 11931
09/13/93

No outside parking or storage of a house trailer or boat is permitted between the front property line and the dwelling, nor within the required side yards adjacent to the dwelling, nor closer than 1 metre to the side property line, except as herein provided.

(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 one house trailer or one 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 to a side property line nor within 1 metre of the front property line subject to the residential parking requirements contained under Part V of the Surrey Zoning By-law.

(b) Notwithstanding paragraph (a) herein above, no outside parking or storage of a house trailer or boat is permitted on corner lots in an area bounded by the intersecting property lines at a street corner and a straight line joining points 9 metres along the said property lines from the point of intersection of the two property lines.

5. The parking or storage of house trailers or boats shall be screened by compact evergreen trees or shrubs at least 1.8 metres in height located between the said house trailer or boat and any point on the property line within 7.5 metres of the said house trailer or boat,
- (a) on a corner lot to obscure the view from the closest abutting street, however this required landscape screening shall not be located in an area bounded by the intersecting property lines at a street corner and a straight line joining points 9 metres along the said property lines from the point of intersection of the two property lines,
 - (b) where a front driveway is used for parking or storage of a house trailer or boat to obscure the view from any abutting property,
 - (c) where land beside the front driveway is used for parking or storage of a house trailer or boat to obscure the view from any abutting property and from the abutting street, and
 - (d) in the case of rear yards, this screening requirement can be fulfilled by substituting a 1.8 metre high solid fence.

PART XX - R-F(F) FLOODPLAIN RESIDENTIAL ZONE

A. INTENT

The intent of this zone is to accommodate single family housing in specified areas of designated floodplains subject to special regulations.

B. PERMITTED USES

Land and structures shall be used for the following uses only, or for a combination of such uses:

1. A single family dwelling.
2. The keeping of not more than two (2) boarders or lodgers.
3. The keeping of two (2) livestock per four thousand (4,000) square metres of site area and twelve (12) head of poultry provided that:
 - (a) The site area is not less than four thousand (4,000) square metres.
 - (b) The use is not a nuisance to the surrounding property.
 - (c) The keeping of this livestock or poultry is for the enjoyment and use of the resident family and does not constitute a commercial undertaking.
4. A building or use customarily accessory to the above uses:
 - (a) Accessory buildings located in the rear yard of the building to which they are accessory.
 - (b) The storage or parking ancillary to a residential use including garages.

Amended
B/L 11030
08/31/92

C. GENERAL REQUIREMENTS

Land and structures shall be used for the uses permitted in this zone only if:

1. The site has a frontage of not less than fifteen (15) metres and an area of not less than four hundred and sixty-four (464) square metres.
2. The uses thereof conform to the special regulations regarding floodproofing as set out in Part VIII of this By-law.

D. LAND DEVELOPMENT

Notwithstanding any other provision of this zone, the uses permitted by Section B shall be conditional upon the immediate availability and adequacy of those Municipal facilities and services hereinafter set forth to serve each parcel of land and each unit of every building, structure and use to be erected, placed or carried on thereon. No use of land and no use of any buildings or structure, thereon shall be deemed to be authorized by Section B of this zone, and all uses otherwise permitted by this By-law are hereby prohibited unless and until all of the following services and facilities have been provided and are immediately available and are adequate therefor to the standards set out as follows:

1. Sanitary sewer, waterworks and drainage works shall be provided and constructed to the standards set out for the R-F(F) zone in "Surrey Subdivision By-law, 1986, No. 8830" and amendments thereto. C.1, 2
Amended
B/L 9882
02/20/89
2. All highways abutting and serving the land including boulevards, street lighting, underground wiring, sidewalks, transit service facilities shall be provided and constructed to the standards set out for the R-F(F) zone in "Surrey Subdivision By-law, 1986, No. 8830" and amendments thereto.

E. DENSITY

- (a) For the purpose of subdivision the maximum density shall be 14.75 units per hectare [6 u.p.a.]; and Amended
BL 11028
09/09/91
- (b) For the purpose of this section, and notwithstanding "Part I - Definitions" of the "Surrey Zoning By-law, 1979, No. 5942," as amended, floor area ratio shall be construed to include all areas used for parking within the outermost walls of a building or underground.

For building construction within a record lot, the floor area ratio (FAR) shall not exceed 0.48, provided that, of the resulting allowable floor space, 45 square metre (480 sq.ft.) shall be reserved for use only as a garage or carport, and 10 square metre (105 sq.ft.) shall be reserved for use only as accessory buildings.

F. SITE COVERAGE

The maximum site coverage shall be thirty-three (33) per cent. However, the maximum site coverage for all buildings and structures on a record lot of less than six hundred and sixty (660) square metres and not less than four hundred and sixty-four (464) square metres in size may be increased to fifty (50) per cent.

G. SUBDIVISION

1. Lot size: The minimum lot size shall be six hundred and sixty (660) square metres [7,200 sq. ft.]. However, the minimum size of a lot created by consolidation of record lots shall be four hundred and sixty-four (464) square metres [4,995 sq. ft.].
2. Lot width: The minimum lot width measured at a distance of seven decimal five (7.5) metres from the front property line shall be not less than eighteen (18)

metres [60 ft.]. However, the minimum lot width of a lot created by consolidation of record lots shall be fifteen (15) metres [49 ft.].

3. Lot depth: The minimum lot depth shall be twenty-eight (28) metres [90 ft.].

H. HEIGHT OF STRUCTURES

1. Principal buildings: The height of principal buildings shall not exceed two (2) storeys or ten (10) metres [33 ft.].
2. Accessory buildings: The height of accessory buildings shall not exceed one (1) storey or four (4) metres [12 ft.].

I. YARDS AND SETBACKS

1. A principal building shall be situated as hereinafter set forth:
 - (a) Front yard: The minimum front yard shall be seven decimal five (7.5) metres.
 - (b) Rear yard: The minimum rear yard shall be seven decimal five (7.5) metres.
 - (c) Side yard: The minimum side yard shall be one decimal eight (1.8) metres, provided however that such side yard shall be increased to not less than three decimal six (3.6) metres [12 ft.] if the side property line fronts onto a flanking street.
2. Accessory buildings and structures including a garage for the storage of not more than three (3) vehicles shall be situated as hereinafter set forth:
 - (a) Front setback: The minimum front setback shall be eighteen (18) metres.
 - (b) Side setback: The minimum side setback shall be one (1) metre, provided however that such setback shall be increased to not less than seven decimal five (7.5) metres if the side property fronts onto a flanking street.
 - (c) Rear setback: The minimum rear setback shall be one decimal eight (1.8) metres.
3. Buildings and structures housing animals and birds shall be situated as hereinafter set forth:
 - (a) Front setback: The minimum front setback shall be thirty (30) metres.
 - (b) Side setback: The minimum side setback shall be fifteen (15) metres.

J. LANDSCAPING

The natural vegetation consisting of mature trees shall be retained.

K. BUILDING CONSTRUCTION

An attached garage to the principal building shall not extend towards the street for more than one-half the depth of the said garage, measured from the front face of the exterior wall of the principal building, excluding any front face of the exterior wall above the said garage. If the aforesaid garage contains more than 2 parallel parking bays, the additional parking bay(s) and the garage entrance leading to the additional parking bay(s) shall be set back at least 0.9 metre (3 feet) from the front of the said garage.

Inserted
BL 11029
10/07/91

L. OFF-STREET PARKING AND STORAGE

1. A minimum of two (2) off-street parking spaces per dwelling unit shall be provided;

Inserted
B/L 11030
08/31/92

2. Where boarders or lodgers are accommodate, one (1) additional off-street parking space shall be provided;

3. Outside parking or storage of cars, trucks, house trailers, campers or boats ancillary to the residential use, shall be limited as follows:

- (a) A maximum of two (2) cars or trucks not exceeding 5,000 kilograms [11,023 lbs.] G.V.W.;
- (b) House trailers, campers or boats, provided that the combined total shall not exceed 1; and
- (c) The total amount permitted under (a) and (b) shall not exceed 3; and

4. Outside Parking and Storage of House Trailer or Boat.

Amended
B/L 11931
09/13/93

No outside parking or storage of a house trailer or boat is permitted between the front property line and the dwelling, nor within the required side yards adjacent to the dwelling, nor closer than 1 metre to the side property line, except as herein provided.

- (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 one house trailer or one 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 to a side property line nor within 1 metre of the front property line subject to the residential parking requirements contained under Part V of the Surrey Zoning By-law.
- (b) Notwithstanding paragraph (a) herein above, no outside parking or storage of a house trailer or boat is permitted on corner lots in an area bounded by the intersecting property lines at a street corner and a straight line joining points 9 metres along the said property lines from the point of intersection of the two property lines.

5. The parking or storage of house trailers or boats shall be screened by compact evergreen trees or shrubs at least 1.8 metres in height located between the said house trailer or boat and any point on the property line within 7.5 metres of the said house trailer or boat,
- (a) on a corner lot to obscure the view from the closest abutting street, however this required landscape screening shall not be located in an area bounded by the intersecting property lines at a street corner and a straight line joining points 9 metres along the said property lines from the point of intersection of the two property lines,
 - (b) where a front driveway is used for parking or storage of a house trailer or boat to obscure the view from any abutting property,
 - (c) where land beside the front driveway is used for parking or storage of a house trailer or boat to obscure the view from any abutting property and from the abutting street, and
 - (d) in the case of rear yards, this screening requirement can be fulfilled by substituting a 1.8 metre high solid fence.

PART XXI - R-F(C) COMPACT FAMILY RESIDENTIAL ZONE

A. INTENT

This zone is intended for single family housing on compact urban lots, with substantial public open space set aside within the site. This zone shall only be considered if special siting circumstances prevail in the land, such as the presence of mature vegetation, streams, rivers, ravines or other landscape features worthy of preservation.

Amended
B/L 9341
02/01/88

B. PERMITTED USES

Land and structures shall be used for the following uses only, or for a combination of such uses, provided such combined uses are part of a comprehensive design:

1. A single family dwelling and customary accessory uses.

2.

Amended
B/L 9850
05/23/89
B/L 10876
07/15/91
Deleted
B/L 11030
08/31/92

3. Buildings and open space area for recreational purposes including:

- (a) Buildings and open space for sports and recreation, provided that the enclosed portion of the recreational facility does not exceed twenty (20) per cent of the total open land area provided for recreational purposes.
- (b) Equestrian facilities, both open and covered, provided however that the enclosed portion of this facility does not exceed ten (10) per cent of the total open area provided.
- (c) Golf courses, including putting greens, pitch and putt and par three golf courses, provided however that the enclosed portion of this facility shall not exceed five (5) per cent of the total open area provided.

4. Day care centres provided that such centres are located in an open space and recreation area of a development and that the enclosed portion of such centre shall not exceed twenty (20) per cent of the total open area provided.

C. LAND DEVELOPMENT

Notwithstanding any other provision of this zone, the uses permitted by Section B shall be conditional upon the immediate availability and adequacy of those Municipal facilities and services hereinafter set forth to serve each parcel of land and each unit of every building, structure and use to be erected, placed or carried on thereon. No use of land and no use of any buildings or structure, thereon shall be deemed to be authorized by Section B of this zone, and all uses otherwise permitted by this By-law are hereby prohibited unless and until all of the following services and facilities have been provided and are immediately available and are adequate therefor to the standards set out as follows:

1. Sanitary sewer, waterworks and drainage works shall be provided and constructed to the standards set out for the R-F(C) zone in "Surrey Subdivision By-law, 1986, No. 8830" and amendments thereto. C.1, 2, Amended B/L 9882 02/20/89
2. All highways abutting and serving the land including boulevards, street lighting, underground wiring, sidewalks, transit service facilities shall be constructed to the standards set out for the R-F(C) zone in "Surrey Subdivision By-law, 1986, No. 8830" and amendments thereto.

D. DENSITY

For the purpose of subdivision, the maximum density shall not exceed eleven (11) dwelling units per gross hectare [4.5 upga] calculated on the basis of the entire site area; provided however that this density may be increased to thirteen decimal six (13.6) dwelling units per gross hectare [5.5 upga] in the event that: Amended B/L 9341 02/01/88

1. Open space in an amount of not less than fifteen (15) percent of the site area is preserved in its natural state or retained for park and recreational purposes;
2. The said open space shall contain natural features such as a stream, ravine, or other land forms worthy of preservation, and/or contain stands of mature trees capable of being preserved and contributing to the appearance of the community, and/or contribute to the site of a park designated in the Official Community Plan;
3. The said open space shall abut a highway and shall be accessible by the public from the said highway; and
4. The said open space 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."

For the purpose of building construction on a lot created by a subdivision under Section G, Subdivision, hereinafter provided, the maximum density shall not exceed a floor area ratio of zero decimal five (0.5)."

E. SITE COVERAGE

The maximum site coverage shall be forty-five (45) per cent.

F. SITE AREA

The minimum site area for subdivision shall be not less than one (1) hectare [2.5 ac.].

Amended
B/L 7035
02/08/82

Notwithstanding the aforementioned minimum site area for subdivision and, in the event of previous subdivision under this zone, a remnant lot that does not meet the foregoing site area requirement, it shall, for the purpose of this zone, be treated as conforming to the requirement of this section.

Para. 2
Inserted
B/L 8281
07/15/85

G. SUBDIVISION

1. Lot size: The minimum lot size shall be four hundred and sixty-five (465) square metres [5,000 sq. ft.].

2. Lot width: The minimum lot width shall be thirteen decimal seven (13.7) metres [45 feet].

Amended
B/L 9341
02/01/88

H. HEIGHT OF STRUCTURES

1. Principal buildings: The height of principal buildings shall not exceed two (2) storeys or ten (10) metres [33 ft.].

2. Accessory buildings: The height of accessory buildings shall not exceed one (1) storey or four (4) metres [12 ft.].

I. YARDS AND SETBACKS

1. Minimum yard requirements for principal buildings shall be as follows:

a. Front yard: seven decimal five (7.5) metres [25 ft.], provided that the minimum front yard setback of a garage or a carport forming part of a principal building may be reduced to five decimal five (5.5) metres [18 ft.], as long as at least 50% of the front yard setback of the principal building remains 7.5 metres [25 ft.] or more.

Amended
B/L 9341
02/01/88
B/L 11467
01/11/93

b. Rear yard: seven decimal five (7.5) metres [25 ft.]

c. Side yard: one decimal four (1.4) metres [4.5 ft.]

d. Side yard on a flanking street: three decimal six (3.6) metres [12 ft.]

2. Minimum yard requirements for accessory building or structure shall be as follows:

a. Setback from the front street: eighteen (18) metres [60 ft.]

b. From any flanking street: seven decimal five (7.5) metres [25 ft.]

- c. Side yard: one (1) metre [3 ft.]
- d. Rear yard: one decimal eight (1.8) metres [6 ft.]

J. LANDSCAPING

Any building or structure being erected, enlarged or increased in capacity shall make provision for landscaping as hereinafter set forth:

- 1. Within one decimal five (1.5) metres of the side and rear property lines of a lot the natural vegetation, consisting of mature trees shall be retained.
- 2. Repealed by By-law 8626. (06/16/86)
- 3. Repealed by By-law 8626. (06/16/86)

K. DOCUMENTATION

- 1. Repealed by By-law 8626. (06/16/86)

L. OFF-STREET PARKING AND STORAGE

- 1. A minimum of two (2) off-street parking spaces per dwelling unit shall be provided; Inserted
B/L 11030
08/31/92

- 2. Outside parking or storage of cars, trucks, house trailers, campers or boats ancillary to the residential use, shall be limited as follows:
 - (a) A maximum of one (1) car or truck not exceeding 5,000 kilograms [11,023 lbs.] G.V.W.;
 - (b) A house trailer, camper or boat, provided that the combined total shall not exceed one (1); and
 - (c) The total amount permitted under (a) and (b) shall not exceed two (2); and

- 3. Outside Parking and Storage of House Trailer or Boat. Amended
B/L 11931
09/13/93

No outside parking or storage of a house trailer or boat is permitted between the front property line and the dwelling, nor within the required side yards adjacent to the dwelling, nor closer than 1 metre to the side property line, except as herein provided.

- (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 one house trailer or one 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 to a side property line nor within 1 metre of the front property line subject to the residential parking requirements contained under Part V of the Surrey Zoning By-law.
- (b) Notwithstanding paragraph (a) herein above, no outside parking or storage of a house trailer or boat is permitted on corner lots in an area bounded by the intersecting property lines at a street corner and a straight line joining points 9 metres along the said property lines from the point of intersection of the two property lines.

4. The parking or storage of house trailers or boats shall be screened by compact evergreen trees or shrubs at least 1.8 metres in height located between the said house trailer or boat and any point on the property line within 7.5 metres of the said house trailer or boat,
 - (a) on a corner lot to obscure the view from the closest abutting street, however this required landscape screening shall not be located in an area bounded by the intersecting property lines at a street corner and a straight line joining points 9 metres along the said property lines from the point of intersection of the two property lines,
 - (b) where a front driveway is used for parking or storage of a house trailer or boat to obscure the view from any abutting property,
 - (c) where land beside the front driveway is used for parking or storage of a house trailer or boat to obscure the view from any abutting property and from the abutting street, and
 - (d) in the case of rear yards, this screening requirement can be fulfilled by substituting a 1.8 metre high solid fence.

PART XXII - R-F(M) MOBILE HOME RESIDENTIAL ZONE

A. INTENT

This zone is intended for the provision of mobile home parks, and shall be read in conjunction with the "Surrey Mobile Home and Trailer Regulations and Control By-law".

B. PERMITTED USES

Land and structures shall be used for the following uses only, or for a combination of these uses, provided such combined uses are part of a comprehensive design:

1. Mobile home park provided that the minimum site area required for each mobile home space shall be two hundred and twenty-three (223) square metres [2,400 sq. ft.] with a minimum width of twelve (12) metres [40 ft.].
2. Accessory structures and service buildings.
3. Sale of propane gas and day-to-day convenience items for the use of mobile homes and residents on site.
4. One single family dwelling for the operator sited on a plot not less than three hundred and twenty-five (325) square metres.

Amended
B/L 8035
10/29/84

C. LAND DEVELOPMENT

Notwithstanding any other provision of this zone, the uses permitted by Section B shall be conditional upon the immediate availability and adequacy of those Municipal facilities and services hereinafter set forth to serve each parcel of land and each unit of every building, structure and use to be erected, placed or carried on thereon. No use of land and no use of any building or structure thereon shall be deemed to be authorized by Section B of this zone, and all uses otherwise permitted by this By-law are hereby prohibited unless and until all of the following services and facilities have been provided and are immediately available and are adequate therefor to the standards set out as follows:

1. Sanitary sewer, waterworks and drainage works shall be provided and constructed to the standards set out for the R-F(M) zone in "Surrey Subdivision By-law, 1986, No. 8830" and amendments thereto.
2. All highways abutting and serving the land including boulevards, street lighting, underground wiring, sidewalks, transit service facilities shall be provided and constructed to the standards set out for the R-F(M) zone in "Surrey Subdivision By-law, 1986, No. 8830" and amendments thereto.

C.1, 2
Amended
B/L 9882
02/20/89

D. DENSITY

The maximum density of mobile homes shall not exceed twenty (20) units per hectare [8 u.p.a.] provided however that the maximum density may be increased to twenty-two (22) units per hectare [9 u.p.a.] in the event that an area devoted to recreational facilities amounting to a total of not less than ten (10) per cent of the mobile home park area is provided.

Amended
B/L 8626
06/16/86

E. SITE COVERAGE

The maximum site coverage of all buildings excluding mobile homes shall be twenty (20) per cent.

F. SUBDIVISION

1. Lot Size: The minimum lot size shall be twenty thousand (20,000) square metres [5 acres].
2. Lot Depth: The minimum lot width shall be fifty (50) metres [164 ft.]."
3. Bare Land Strata Subdivision: The minimum strata lot area for each mobile home space shall be two hundred and twenty-five (225) square metres [2,420 sq.ft.] and a minimum width of twelve (12) metres [40 ft.].

Amended
B/L 8792
11/03/86

G. HEIGHT OF STRUCTURES

1. Principal buildings: The height of principal buildings shall not exceed ten (10) metres.
2. Accessory buildings: The height of accessory buildings shall not exceed four (4) metres.

H. YARDS AND SETBACKS

A yard of not less than seven decimal five (7.5) metres [25 ft.] shall be maintained along all property lines, provided however, that where the site adjoins or abuts another site within a R-F(M) zone, and which is used for mobile home use, such abutting yards may be reduced to not less than three (3) metres [10 ft.].

I. OFF-STREET PARKING

No off-street parking shall be permitted in any of the required yards referred to in Clause I of this By-law.

J. LANDSCAPING

Any building or structure being erected, enlarge or increased in capacity shall make provision for landscaping as hereinafter set forth:

1. All portions of the developed area of the site not covered by buildings, structures, parking areas, roadways and designated mobile home spaces shall be suitably landscaped and continuously maintained to a standard compatible with the approved site plans; provided however that landscaping shall cover not less than five (5) per cent of the developed site area.
2. The natural vegetation consisting of mature trees shall be retained.
3. A minimum of seven decimal five (7.5) percent of the mobile home park area shall be provided and maintained for playground, or open space restricted to such use, and/or areas devoted to recreational facilities.
4. A seven decimal five (7.5) metre wide buffer area shall be retained immediately within the boundaries of every mobile home development except that the width may be reduced to three (3) metres where the said development adjoins or abuts another site used as or permitting a mobile home development, within which:
 - (a) No mobile home area or owner's plot may be located;
 - (b) No building or structure may be erected or placed, except a sign, a fence and a wall;
 - (c) No garbage disposal or service area may be located;
 - (d) Planting and fencing are provided and maintained.

Sec. 3 & 4
Inserted
B/L 8035
10/29/84

K. DOCUMENTATION

1. Repealed by By-law 8626.

PART XXIII - RT-1 TOWNHOUSE RESIDENTIAL ZONE

A. INTENT

This zone is intended for the development of townhouse structures and related recreational facilities, which are to be developed in accordance with a comprehensive design.

B. PERMITTED USES

Land and structures shall be used for the following uses only, or for a combination of these uses, provided such combined uses are part of a comprehensive design:

- | | | |
|----|--|---|
| 1. | Townhouses | |
| 2. | Cluster Housing | Sec. 3, 4
Inserted
B/L 9951
04/10/89 |
| 3. | Senior Citizen Housing | |
| 4. | Recreational facilities for the use of the residents of the townhouse development. | |
| 5. | Communal compounds for parking and storage of vehicles, trailer, campers or boats, for the use of the residents of the townhouse development. | |
| 6. | Buildings and structures accessory to the above listed uses. | Amended
B/L 8626
06/16/86 |
| 7. | Day care centres provided that such centres are located with access to an open space and recreation area of the development and the enclosed portion of such centre shall not exceed twenty percent (20%) of the total open area provided. | Amended
B/L 8940
03/30/87 |

C. LAND DEVELOPMENT

Notwithstanding any other provision of this zone, the uses permitted by Section B shall be conditional upon the immediate availability and adequacy of those Municipal facilities and services hereinafter set forth to serve each parcel of land and each unit of every building, structure and use to be erected, placed or carried on thereon. No use of land and no use of any building or structure thereon shall be deemed to be authorized by Section B of this zone, and all uses otherwise permitted by this By-law are hereby prohibited unless and until all of the following services and facilities have been provided and are immediately available and are adequate therefor to the standards set out as follows:

1. Sanitary sewer, waterworks and drainage works shall be provided and constructed to the standards set out for

the RT-1 zone in "Surrey Subdivision By-law, 1986, No. 8830" and amendments thereto.

C.1, 2
Amended
B/L 9882
02/20/89

2. All highways abutting and serving the land including boulevards, street lighting, underground wiring, sidewalks, transit service facilities shall be provided and constructed to the standards set out for the RT-1 zone in "Surrey Subdivision By-law, 1986, No. 8830" and amendments thereto.

D. DENSITY

1. Townhouses: The maximum number of townhouse units permitted shall be thirty (30) units per hectare [12 u.p.a.]; provided, however, that this density may be increased as follows:
 - (a) Where all of the required off-street parking is provided underground or within the building envelope the maximum density may be increased to thirty-eight (38) units per hectare [15 u.p.a.];
 - (b) Where a portion of the required off-street parking is provided underground or within the building envelope, the maximum density may be increased by the proportion of the required parking so provided multiplied by eight (8).
2. Cluster Housing: The maximum density for cluster housing shall be twenty (20) units per hectare [8 u.p.a.]
3. Senior Citizens' Housing: The maximum density for senior citizen housing shall be thirty-eight (38) units per hectare [15 u.p.a.]; provided, however, that the maximum density for senior citizen housing developed in the form of cluster housing shall be twenty (20) units per hectare [8 u.p.a.].
4. In the case where a development consists of a combination of townhouses, senior citizens housing and/or cluster housing, the maximum density allowed for the entire site shall be determined by aggregating the maximum densities permitted for the different uses on the portions of the site to which they are applied.

E. SITE COVERAGE

The maximum site coverage shall be thirty (30) per cent, provided however that this site coverage may be increased as hereinafter set forth:

1. Where all of the required off-street parking is provided underground or within the building envelope, the site coverage may be increased by thirty (30) per cent amounting to a total site coverage of sixty (60) per cent.

2. Where a portion of the required off-street parking is provided underground or within the building envelope, the site coverage may be increased by the proportion of the required parking so provided multiplied by zero decimal three (0.3). Amended B/L 6728 09/21/81

F. SUBDIVISION

1. Lot size: The minimum lot size shall be ten thousand (10,000) square metres [2.5 ac.].
2. Lot depth: The depth of the lot shall not exceed two decimal five (2.5) times the width of the lot.

G. SITE AREA

The minimum site area shall be one (1) hectare [2.5 ac.). Amended B/L 7035 02/08/82

H. HEIGHT OF STRUCTURES

1. Principal buildings: Amended B/L 9951 04/10/89
- (a) Townhouses: The height of principal buildings shall not exceed three (3) storeys, or eleven (11) metres [36 ft.].
- (b) Cluster Housing and Senior Citizens' Housing: The height of principal buildings shall not exceed two (2) storeys or ten (10) metres [33 ft.].
2. Accessory buildings: The height of accessory buildings shall not exceed four decimal five (4.5) metres [20 ft.].

I. YARDS AND SETBACKS

Buildings and structures shall be situated as hereinafter set forth:

1. Front yard: The minimum front yard shall be seven decimal five (7.5) metres [25 ft.].
2. Side yard: The minimum side yard shall be three decimal six (3.6) metres [12 ft.] provided however that the side yard shall be increased to not less than seven decimal five (7.5) metres [25 ft.] on the side property line fronting onto a flanking street.
3. Rear yard: The minimum rear yard shall be seven decimal five (7.5) metres [25 ft.].

J. LANDSCAPING

Any building or structure being erected, enlarged or increased in capacity shall make provision for landscaping as hereinafter set forth:

1. Repealed by By-law 8626.
2. Repealed by By-law 8626.
3. All portions of a site not covered by buildings, structures, and circulation spaces shall be landscaped; provided however that landscaping shall cover not less than five (5) per cent of developed site area.
4. The natural vegetation consisting of mature trees shall be retained, near the borders of the site.
5. Landscaping shall be reasonably maintained.

K. AREAS FOR PLAY AND RECREATION

1. Areas for play and recreation shall be provided as hereinafter set forth:
 - (a) Open air recreation areas such as playgrounds, tennis courts, physical fitness courses, in the amount of three (3) square metres per dwelling unit [32 sq. ft.].
 - (b) Indoor recreation areas such as recreation rooms, club houses, pools, saunas, in the amount of one decimal four (1.4) square metres per dwelling unit [15 sq. ft.].
2. Areas for play and recreation shall be used for play and recreation only, and shall be exclusive of any areas for maintenance, storage, or office for property management. Amended
B/L 9662
09/19/88
3. Areas for play and recreation and all recreational facilities shall be continuously maintained and operated as play and recreational areas, and kept open to the residents at all reasonable times.

L. BUILDING EXTERIOR

1. The maximum length of any unbroken facade of a building shall not exceed the width of a townhouse dwelling unit within a building.
2. Townhouse dwelling units shall have individual entrances, and shall not depend on common entrance lobbies for the purpose of primary pedestrian access.
3. Not more than four (4) townhouse dwelling units shall be contained within a common building or structure.

M. OFF-STREET PARKING

Not less than fifty (50) per cent of the required off-street parking shall be provided underground or within a structure.

N. DOCUMENTATION

Repealed by By-law 8626. (06/16/86)

PART XXIV - RM-1 MULTIPLE RESIDENTIAL ZONE ONE

A. INTENT

This zone is intended to accommodate and regulate the development of low rise multiple family housing.

B. PERMITTED USES

Land and structures shall be used for the following uses only, or for a combination of such uses, provided such combined uses are part of a comprehensive design:

1. Garden apartments. Amended
B/L 6728
09/21/81
2. Senior citizens' housing as hereinafter provided:
 - (a) A minimum of forty-six (46) square metres [500 sq. ft.] of floor area per one (1) bedroom dwelling unit, provided that this figure may be reduced to not less than forty-two (42) square metres [450 sq. ft.] if there is common recreation space provided elsewhere within a building on the same site, containing not less than two decimal eight (2.8) square metres [30 sq. ft.] of space per dwelling unit for the first fifty (50) dwelling units on the site and an additional one decimal four (1.4) square metres [15 sq. ft.] per dwelling for each dwelling unit on the site in excess of fifty (50).
 - (b) A minimum of thirty-four decimal five (34.5) square metres [370 sq. ft.] of floor area per bachelor dwelling unit, provided that this figure may be reduced to not less than thirty (30) square metres [220 sq. ft.] if there is common recreation space provided elsewhere within a building on the same site, containing not less than two decimal eight (2.8) square metres [30 sq. ft.] of floor space per dwelling unit for the first fifty (50) dwelling units in the development, and an additional one decimal four (1.4) square metres [15 sq. ft.] per dwelling for each dwelling unit in excess of fifty (50).
3. Recreational facilities for the use of the residents in the housing development permitted in this zone Amended
B/L 8626
06/16/86
4. Buildings and structures accessory to the above listed uses.
5. Day care centres provided that such centres are located with access to an open space and recreation area of the development and the enclosed portion of such centre shall not exceed twenty percent (20%) of the total open area provided. Amended
B/L 8940
03/30/87

C. LAND DEVELOPMENT

Notwithstanding any other provision of this zone, the uses permitted by Section B shall be conditional upon the immediate availability and adequacy of those Municipal facilities and services hereinafter set forth to serve each parcel of land and each unit of every building, structure and use to be erected, placed or carried on thereon. No use of land and no use of any building or structure thereon shall be deemed to be authorized by Section B of this zone, and all uses otherwise permitted by this By-law are hereby prohibited unless and until all of the following services and facilities have been provided and are immediately available and are adequate therefor to the standards set out as follows:

- | | | |
|----|---|---|
| 1. | Sanitary sewer, waterworks and drainage works shall be provided and constructed to the standards set out for the RM-1 zone in "Surrey Subdivision By-law, 1986, No. 8830" and amendments thereto. | C.1, 2
Amended
B/L 9882
02/20/89 |
| 2. | All highways abutting and serving the land including boulevards, street lighting, underground wiring, sidewalks, transit service facilities shall be provided and constructed to the standards set out for the RM-1 zone in "Surrey Subdivision By-law, 1986, No. 8830" and amendments thereto. | |

D. DENSITY

The maximum number of dwelling units permitted shall be thirty-eight (38) dwelling units per hectare (15 u.p.a.); provided, however, that this density may be increased as hereinafter set forth:	Amended B/L 6728 09/21/81
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1. Where all of the required off-street parking is provided underground or within the building envelope, the maximum density may be increased to sixty-two (62) dwelling units per hectare (25 u.p.a.);
2. Where a portion of the required off-street parking is provided underground or within the building envelope, the maximum density may be increased by the proportion of the required parking so provided multiplied by twenty-four (24).

E. SITE COVERAGE

The maximum site coverage shall be thirty (30) per cent; provided however that this site coverage may be increased as hereinafter set forth:

- | | | |
|----|--|---------------------------------|
| 1. | Where all of the required off-street parking is provided underground or within the building envelope, the site coverage may be increased by thirty (30) per cent amounting to a total site coverage of sixty (60) per cent. | |
| 2. | Where a portion of the required off-street parking is provided underground or within the building envelope, the site coverage may be increased by the proportion of the required parking so provided multiplied by zero decimal three (0.3). | Amended
B/L 6728
09/21/81 |

F. SUBDIVISION

1. Lot size: The minimum lot size shall be ten thousand (10,000) square metres [2.5 ac.].
2. Lot depth: The depth of the lot shall not exceed two decimal five (2.5) times the width of the lot.

G. SITE AREA

The minimum site area shall be two thousand (2,000) square metres [21,600 sq. ft.].	Amended B/L 7035 02/08/82
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H. HEIGHT OF STRUCTURES

1. Principal buildings: The height of principal buildings shall not exceed two (2) storeys or seven decimal five (7.5) metres [24 ft.].
2. Accessory buildings: The height of accessory buildings shall not exceed four decimal five (4.5) metres.

I. YARDS AND SETBACKS

Buildings and structures shall be situated as hereinafter set forth:

1. Front yard: The minimum front yard shall be seven decimal five (7.5) metres [25 ft.].
2. Side yard: The minimum side yard shall be three decimal six (3.6) metres [12 ft.] provided however that the side yard shall be increased to not less than seven decimal five (7.5) metres [25 ft.] on the side property line fronting onto a flanking street.
3. Rear yard: The minimum rear yard shall be seven decimal five (7.5) metres [25 ft.].

J. LANDSCAPING

Any buildings or structures being erected, enlarged or increased in capacity shall make provision for landscaping as hereinafter set forth:

1. Repealed by By-law 8626.
2. Repealed by By-law 8626.
3. All portions of the site not covered by buildings, structures and circulation spaces shall be landscaped; provided however that landscaping shall cover not less than five (5) per cent of developed site area.
4. The natural vegetation consisting of mature trees shall be retained near the borders of the site.
5. Landscaping shall be reasonably maintained.

K. AREAS FOR PLAY AND RECREATION

1. Areas for play and recreation shall be provided as hereinafter set forth:
 - (a) Open air recreation areas such as playgrounds, tennis courts, physical fitness courses, in the amount of three (3) square metres per dwelling unit [32 sq. ft.].
 - (b) Indoor recreation areas such as recreation rooms, club houses, pools, saunas, in the amount of one decimal four (1.4) square metres per dwelling unit [15 sq. ft.].

2. Areas for play and recreation shall be used for play and recreation only, and shall be exclusive of any areas for maintenance, storage, or office for property management. Amended
B/L 9662
09/19/88

3. Areas for play and recreation and all recreational facilities shall be continuously maintained and operated as play and recreational areas, and kept open to the residents at all reasonable times.

L. BUILDING EXTERIOR

Maximum length of any unbroken facade of a building shall not exceed twenty-four (24) metres [80 ft.].

M. OFF-STREET PARKING

Not less than fifty (50) per cent of the required off-street parking shall be provided underground or within a structure.

N. DOCUMENTATION

Repealed by By-law 8626.

PART XV - RS SUBURBAN RESIDENTIAL ZONE

A. USES

RS Zone
Inserted
B/L 8819
11/17/86

Land and structures shall be used for the following purposes only:

1. A single-family dwelling and customary uses.
2. Agricultural, horticultural, and associated uses, excluding mink or fox farms, piggeries, kennels, mushroom farms and poultry farms and beef feedlots; provided, however, that one hobby kennel may be permitted on a record lot where that record lot is not less than .4047 hectare [1 acre] in area.
3. Industries of a temporary nature for the primary processing of natural products.
4. A single-family dwelling for the employees of the farm or a two-family dwelling for employees of the farm where the record lot is 4.047 hectares [10 acres] or more in area. Such dwelling may be on the same record lot as the principal dwelling.
5. Chinchillas and rabbits may be kept for commercial purposes provided that:
 - (a) The minimum site shall be .4047 hectare [1 acre]; and
 - (b) Buildings and cages shall be not less than one point five (1.5) metres [5 ft.] from any property line.

6.

Amended
B/L 9850
05/23/89
B.6
Deleted
B/L 11030
08/31/92

7. Storage or parking of wrecked vehicles is prohibited.
8. The keeping of not more than two (2) boarders or lodgers in a dwelling unit.

Inserted
8959
04/13/87

B. Minimum lot dimensions shall be as follows:

1. Lot size: four thousand and forty-seven (4,047) square metres [1 acre]
2. Lot Width: fifty (50) metres [164 ft.]
3. Lot Depth: sixty-one (61) metres [200 ft.]

D. OFF-STREET PARKING AND STORAGE

1. A minimum of two (2) off-street parking spaces per dwelling unit shall be provided; Inserted
B/L 11030
08/31/92
2. Where boarders or lodgers are accommodated, one (1) additional off-street parking space shall be provided; and
3. Outside parking or storage of cars, trucks, house trailers, campers or boats ancillary to the residential use, shall be limited as follows:
- (a) A maximum of 2 cars or trucks not exceeding 5,000 kilograms [11,023 lbs.] G.V.W.;
 - (b) House trailers, campers or boats, provided that the combined total shall not exceed 3; and
 - (c) The total amount permitted under (a) and (b) shall not exceed 5.

4. Notwithstanding Sub-section D.3, where the lot is 900 square metres [9,685 sq.ft.] in area or less, the requirements in Sub-section J.3 of Part XVIII R-F Family Residential Zone shall apply.	Inserted B/L 13096 05/12/97
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<p>E. <u>DENSITY</u></p> <p>Not applicable to this Zone, except where the lot is 900 square metres [9,685 sq.ft.] in area or less, the requirements in Section D. Density of Part XVIII R-F Family Residential Zone shall apply.</p> <p>F. <u>SITE COVERAGE</u></p> <p>Not applicable to this Zone, except where the lot is 900 square metres [9,685 sq.ft.] in area or less, the requirements in Section E. Site Coverage of Part XVIII R-F Family Residential Zone shall apply.</p>	<p>Inserted B/L 13096 05/12/97</p>
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PART XVI - R-H(G) HALF-ACRE RESIDENTIAL - GROSS DENSITY ZONE

A. INTENT

This zone is intended for single family housing on suburban lots, with substantial public open space set aside within the site. This zone shall only be considered if special siting circumstances prevail in the land, such as the presence of mature vegetation, streams, rivers, ravines or other landscape features worthy of preservation.

Amended
B/L 9341
02/01/88

B. PERMITTED USES

Land and structures shall be used for the following uses only, or for a combination of such uses, provided such combined uses are part of a comprehensive design:

1. A single family dwelling and customary accessory uses.
2. The keeping of not more than two (2) boarders or lodgers in a dwelling unit. Section B.2
Amended
B/L 6839
10/26/81
3. Agricultural and horticultural uses, excluding mink or fox farms, piggeries, kennels, mushroom farms, poultry farms, and feedlots, provided that:
 - (a) The minimum site shall be two (2) hectares [5 ac.].
 - (b) A building to shelter livestock or poultry shall be located not less than forty-five (45) metres [150 ft.] from any adjoining residence, street or roadway, and fifteen (15) metres [50 ft.] from any property line.
4. Accessory buildings located in the rear yard of the building to which they are accessory.
5. B.5
Deleted
B/L 11030
08/31/92
6. Buildings and open space area for recreational purposes including:
 - (a) Buildings and open space for sports and recreation, provided that the enclosed portion of the recreational facility does not exceed twenty (20) per cent of the total open land area provided for recreational purposes.
 - (b) Equestrian facilities, both open and covered, provided however that the enclosed portion of this facility does not exceed ten (10) per cent of the total open area provided.

- (c) Golf courses, including putting greens, pitch and putt and par three golf courses, provided however that the enclosed portion of this facility shall not exceed five (5) per cent of the total open area provided.

- 7. Day care centres provided that such centres are located in an open space and recreation area of a development and that the enclosed portion of such centre shall not exceed twenty (20) of the total open area provided.

C. LAND DEVELOPMENT

Notwithstanding any other provision of this zone, the uses permitted by Section B shall be conditional upon the immediate availability and adequacy of those Municipal facilities and services hereinafter set forth to serve each parcel of land and each unit of every building, structure and use to be erected, placed or carried on thereon. No use of land and no use of any building or structure thereon shall be deemed to be authorized by Section B of this zone, and all uses otherwise permitted by this By-law are hereby prohibited unless and until all of the following services and facilities have been provided and are immediately available and are adequate therefor to the standards set out as follows:

- 1. Sanitary sewer, waterworks and drainage works shall be provided and constructed to the standards set out for the R-H(G) zone in "Surrey Subdivision By-law, 1986, No. 8830" and amendments thereto. C.1, 2, Amended B/L 9882 02/20/89
- 2. All highways abutting and serving the land including boulevards, street lighting, underground wiring, sidewalks, transit service facilities shall be provided and constructed to the standards set out for the R-H(G) zone in "Surrey Subdivision By-law, 1986, No. 8830" and amendments thereto.

D. DENSITY

For the purpose of subdivision, the maximum density shall not exceed three decimal nine five (3.95) dwelling units per gross hectare [1.6 upga] calculated on the basis of the entire site area; provided however that this density may be increased to five (5) dwelling units per gross hectare [2.0 upga] in the event that:

- 1. Open space in an amount of not less than fifteen (15) percent of the site area is preserved in its natural state or retained for park and recreational purposes; Amended B/L 9341 02/01/88
- 2. The said open space shall contain natural features such as a stream, ravine, or other land forms worthy of preservation, and/or contain stands of mature trees capable of being preserved and contributing to the appearance of the community, and/or contribute to the site of a park designated in the Official Community Plan;
- 3. The said open space shall abut a highway and shall be accessible by the public from the said highway; and
- 4. The said open space 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."

E. SITE COVERAGE

The maximum site coverage shall be twenty-five (25) per cent.

F. SITE AREA

The minimum site area for subdivision shall be not less than one (1) hectare [2.5 ac.].

Amended
B/L 7035
02/08/82

Notwithstanding the aforementioned minimum site area for subdivision and, in the event of previous subdivision under this zone, a remnant lot that does not meet the foregoing site area requirement, it shall, for the purpose of this zone, be treated as conforming to the requirement of this section.

Para. 2
Inserted
B/L 8281
07/15/85

G. SUBDIVISION

1. Lot size: The minimum lot size shall be one thousand three hundred (1,300) square metres [14,000 sq. ft.]; provided however that an amount not exceeding thirty (30) per cent of the total amount of lots created in a subdivision may be reduced in area to a lot size of not less than one thousand one hundred and twenty (1,120) square metres [12,000 sq. ft.] and further provided that such reduction shall be subject to the approval of the Approving Officer.
2. Lot width: The minimum lot width measured at a distance of seven decimal five (7.5) metres from the front property line shall be not less than thirty (30) metres [100 ft.]; provided however that the lot width may be reduced to twenty-four (24) metres [80 ft.] for up to thirty (30) per cent of the lots, and further provided that this reduction may only apply to lots of less than one thousand three hundred (1,300) square metres [14,000 sq. ft.] in area.

H. HEIGHT OF STRUCTURES

1. Principal buildings: The height of principal buildings shall not exceed two (2) storeys or ten (10) metres [33 ft.].
2. Accessory buildings: The height of accessory buildings shall not exceed one (1) storey or four (4) metres [12 ft.].

I. YARDS AND SETBACKS

1. Principal buildings shall be situated as hereinafter set forth:
 - (a) Front yard: The minimum front yard shall be seven decimal five (7.5) metres [25 ft.].
 - (b) Side yard: The minimum side yard shall be three (3) metres [10 ft.], provided however, that such side yard shall be increased to not less than seven decimal five (7.5) metres [25 ft.] if the side property line fronts onto a flanking street
 - (c) Rear yard: The minimum rear yard shall be seven decimal five (7.5) metres [25 ft.].
2. Accessory buildings and structures including a garage for the storage of not more than three (3) vehicles shall be situated as hereinafter set forth:
 - (a) Front setback: The minimum front setback shall be eighteen (18) metres [60 ft.].

Amended
B/L 10750
1/14/91

- (b) Side setback: The minimum side setback shall be one (1) metre [3 ft.] provided however that the side setback shall be increased to seven decimal five (7.5) metres [25 ft.] in the event that the side property line fronts onto a flanking street.
- (c) Rear setback: The minimum rear setback shall be one decimal five (1.5) metres [5 ft.].

J. LANDSCAPING

- 1. Within three (3) metres of the side and rear property lines of a lot, the natural vegetation consisting of mature trees shall be retained.
- 2. Repealed by By-law 8626. (06/16/86)
- 3. Repealed by By-law 8626. (06/16/86)

K. DOCUMENTATION

- 1. Repealed by By-law 8626. (06/16/86)

L. OFF-STREET PARKING AND STORAGE

- 1. A minimum of two (2) off-street parking spaces per dwelling unit shall be provided; Inserted
B/L 11030
08/31/92
- 2. Where boarders or lodgers are accommodated, one (1) additional off-street parking space shall be provided;
- 3. Outside parking or storage of cars, trucks, house trailers, campers or boats ancillary to the residential use, shall be limited as follows:
 - (a) A maximum of two (2) cars or trucks not exceeding 5,000 kilograms [11,023 lbs.] G.V.W.;
 - (b) House trailer, camper or boat, provided that the combined total shall not exceed one (1); and
 - (c) The total amount permitted under (a) and (b) shall not exceed 3; and
- 4. Outside Parking and Storage of House Trailer or Boat. Amended
B/L 11931
09/13/93

No outside parking or storage of a house trailer or boat is permitted between the front property line and the dwelling, nor within the required side yards adjacent to the dwelling, nor closer than 1 metre to the side property line, except as herein provided.

 - (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 one house trailer or one 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 to a side property line nor within 1 metre of the front property line subject to the residential parking requirements contained under Part V of the Surrey Zoning By-law.

- (b) Notwithstanding paragraph (a) herein above, no outside parking or storage of a house trailer or boat is permitted on corner lots in an area bounded by the intersecting property lines at a street corner and a straight line joining points 9 metres along the said property lines from the point of intersection of the two property lines.

- 5. The parking or storage of house trailers or boats shall be screened by compact evergreen trees or shrubs at least 1.8 metres in height located between the said house trailer or boat and any point on the property line within 7.5 metres of the said house trailer or boat,
 - (a) on a corner lot to obscure the view from the closest abutting street, however this required landscape screening shall not be located in an area bounded by the intersecting property lines at a street corner and a straight line joining points 9 metres along the said property lines from the point of intersection of the two property lines,
 - (b) where a front driveway is used for parking or storage of a house trailer or boat to obscure the view from any abutting property,
 - (c) where land beside the front driveway is used for parking or storage of a house trailer or boat to obscure the view from any abutting property and from the abutting street, and
 - (d) in the case of rear yards, this screening requirement can be fulfilled by substituting a 1.8 metre high solid fence.

PART XVII - R-1 RESIDENTIAL ZONE NO. ONE (1)

A. USES

Land and structures shall be used for the following purposes only:

R-1 Zone
Inserted
B/L 8819
11/17/86

1. A single-family dwelling and customary accessory uses.
2. Agricultural and horticultural uses, excluding mink or fox farms, poultry and mushroom farming, piggeries and kennels provided that:
 - (a) The minimum site shall be 2.02 hectares [5 acres]; and
 - (b) A building to shelter livestock or poultry shall be located not less than forty-five (45) metres [150 ft.] from any adjoining residence, street or roadway, and fifteen (15) metres [50 ft.] from any property line.
3. Accessory buildings not exceeding three point six (3.6) metres [12 ft.] in height located in the rear yard of the building to which they are accessory, provided that:

A private garage or accessory building shall be situated:

- (a) From the street
line in front eighteen (18) metres [60 ft.]
 - (b) From the side
lot line one (1) metre [3 ft.]
 - (c) From the rear
lot line one point five (1.5) metres [5 ft.]
 - (d) From the flanking
street seven point five (7.5) metres [25 ft.]
- 4.

Amended
B/L 9850
05/23/89
B/L 10876
7/15/91
B.4
Deleted
B/L 11030
08/31/92

- 5. The keeping of not more than two (2) boarders or lodgers in a dwelling unit.
- 5. The keeping of not more than two (2) boarders or lodgers in a dwelling unit. Inserted
B/L 8959
04/13/87

B. Minimum lot dimensions shall be as follows:

- 1. Lot size: one thousand eight hundred and fifty-eight (1,858) square metres [20,000 sq. ft.]
- 2. Lot Width: thirty (30) metres [98 ft.]
- 3. Lot Depth: thirty (30) metres [98 ft.]

C. YARD

Minimum yard requirements shall be as follows:

- 1. Front yard seven point five (7.5) metres [25 ft.]
- 2. Rear yard..... seven point five (7.5) metres [25 ft.]
- 3. Side yard....four decimal five (4.5) metres [15 ft.] Sections
3 & 4
- 4. Side yard on a flanking street....seven decimal five (7.5) metres [25 ft.] Amended
B/L 10750
1/14/91
- 5. Notwithstanding the minimum yard requirements stated above, where the lot is 900 square metres [9,685 sq.ft.] in area or less, the requirements in Section H. Yards and Setbacks of Part XVIII R-F Family Residential Zone shall apply. Inserted
B/L 13096
05/12/97

D. SITE COVERAGE

The maximum site coverage shall be 33%, except where the lot is 900 square metres [9,685 sq.ft.] in area or less, the requirements in Section E. Site Coverage of Part XVIII R-F Family Residential Zone shall apply.

Inserted
B/L 13096
05/12/97

E. HEIGHT

Maximum height of a building - nine (9) metres [30 ft.].

F. OFF-STREET PARKING AND STORAGE

- 1. A minimum of two (2) off-street parking spaces per dwelling unit shall be provided; Inserted
B/L 11030
08/31/92

2. Where boarders or lodgers are accommodated, one (1) additional off-street parking space shall be provided;
3. Outside parking or storage of cars, trucks, house trailers, campers or boats ancillary to the residential use, shall be limited as follows:
 - (a) A maximum of two (2) cars or trucks not exceeding 5,000 kilograms [11,023 lbs.] G.V.W.;
 - (b) House trailer, camper or boat, provided that the combined total shall not exceed one (1); and
 - (c) The total amount permitted under (a) and (b) shall not exceed 3; and

4. Outside Parking and Storage of House Trailer or Boat

. Amended
B/L 11931
09/13/93

No outside parking or storage of a house trailer or boat is permitted between the front property line and the dwelling, nor within the required side yards adjacent to the dwelling, nor closer than 1 metre to the side property line, except as herein provided.

- (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 one house trailer or one 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 to a side property line nor within 1 metre of the front property line subject to the residential parking requirements contained under Part V of the Surrey Zoning By-law.
 - (b) Notwithstanding paragraph (a) herein above, no outside parking or storage of a house trailer or boat is permitted on corner lots in an area bounded by the intersecting property lines at a street corner and a straight line joining points 9 metres along the said property lines from the point of intersection of the two property lines.
5. The parking or storage of house trailers or boats shall be screened by compact evergreen trees or shrubs at least 1.8 metres in height located between the said house trailer or boat and any point on the property line within 7.5 metres of the said house trailer or boat,
 - (a) on a corner lot to obscure the view from the closest abutting street, however this required landscape screening shall not be located in an area bounded by the intersecting property lines at a street corner and a straight line joining points 9 metres along the said property lines from the point of intersection of the two property lines,
 - (b) where a front driveway is used for parking or storage of a house trailer or boat to obscure the view from any abutting property,

- (c) where land beside the front driveway is used for parking or storage of a house trailer or boat to obscure the view from any abutting property and from the abutting street, and
- (d) in the case of rear yards, this screening requirement can be fulfilled by substituting a 1.8 metre high solid fence.

G. DENSITY

Not applicable to this Zone, except where the lot is 900 square metres [9,685 sq.ft.] in area or less, the requirements in Section D. Density of Part XVIII R-F Family Residential Zone shall apply.

Inserted
B/L 13096
05/12/97

PART XVIII - R-F FAMILY RESIDENTIAL ZONE

A. INTENT

This zone is intended for single family housing, including single dwellings on individual urban lots.

Amended
B/L 9284
12/14/87

B. PERMITTED USES

Land and structures shall be used for the following uses only, or for a combination of such uses:

Sec. B.1.
Amended
B/L 6401
10/27/80

1. (a) One (1) single family dwelling on one (1) lot or

(b) Sec.B.1(b) deleted B/L 9284 (12/14/87)

2. The keeping of not more than two (2) boarders or lodgers in a dwelling unit.

Sec. B.2.
Amended
B/L 6839
10/26/81

3. The keeping of two (2) livestock per four thousand (4,000) square metres of site area and twelve (12) head of poultry provided that:

(a) The site area is not less than four thousand (4,000) square metres.

(b) The use is not a nuisance to the surrounding property.

(c) The keeping of this livestock or poultry is for the enjoyment and use of the resident family and does not constitute a commercial undertaking.

4.

B.4
Deleted
B/L 11030
08/31/92

C. LAND DEVELOPMENT

Notwithstanding any other provision of this zone, the uses permitted by Section B shall be conditional upon the immediate availability and adequacy of those Municipal facilities and services hereinafter set forth to serve each parcel of land and each unit of every building, structure and use to be erected, placed or carried on thereon. No use of land and no use of any building or structure, thereon shall be deemed to be authorized by Section B of this zone, and all uses otherwise permitted by this By-law are hereby prohibited unless and until all of the following services and facilities have been provided and are immediately available and are adequate therefor to the standards set out as follows:

1. Sanitary sewer, waterworks and drainage works shall be provided and constructed to the standards set out for the R-F zone in "Surrey Subdivision By-law, 1986, No. 8830" and amendments thereto. C.1, 2, Amended B/L 9882 02/20/89
2. All highways abutting and serving the land including boulevards, street lighting, underground wiring, sidewalks, transit service facilities shall be constructed to the standards set out for the R-F zone in "Surrey Subdivision By-law, 1986, No. 8830" and amendments thereto.

D. DENSITY

1. For the purpose of subdivision, the maximum density shall be 14.75 units per hectare [6 u.p.a.]; and Amended B/L 11028 9/9/91 B/L 11410
2. (a) For the purpose of this Section and notwithstanding the definition of floor area ratio (FAR) in Part 1 Definitions of this By-law, all covered areas used for parking shall be included in the calculation of FAR; and 09/28/92
- (b) For building construction within a lot:
 - (i) The floor area ratio (FAR) shall not exceed 0.48, provided that, of the resulting allowable floor area, 45 square metres [480 sq.ft.] shall be reserved for use only as a garage or carport, and 10 square metres [105 sq.ft.] shall be reserved for use only as accessory buildings and structures;
 - (ii) Where the lot has been created prior to adoption of this By-law, such that the lot size is 465 square metres [5,000 sq.ft.] or less, the floor area ratio (FAR) shall not exceed 0.52, provided that, of the resulting allowable floor area, 45 square metres [480 sq.ft.] shall be reserved for use only as a garage or carport, and 10 square metres [105 sq.ft.] shall be reserved for use only as accessory buildings and structures.
 - (iii) notwithstanding the above, the maximum allowable floor area shall be as follows: Inserted B/L 13096

- a. 270 square metres [2,900 sq.ft.] for lots of 560 square metres [6,000 sq.ft.] or less; and
- b. 330 square metres [3,550 sq.ft.] for lots in excess of 560 square metres [6,000 sq.ft.].

E. SITE COVERAGE

The maximum site coverage shall be thirty-three (33) per cent.

F. SUBDIVISION

1. No lands shall be subdivided for purposes of accommodating single family dwelling lots unless:

- (a) The total lot area measures not less than six hundred and sixty (660) square metres [7,200 sq. ft.], and
- (b) The lot width measured at a distance of seven decimal five (7.5) metres [25 ft.] from the front property line measures not less than eighteen (18) metres [60 ft.].

- (c) The minimum lot depth shall be twenty-eight (28) metres [90 ft.].

F.1.(c)
Inserted
B/L 8792
11/03/86

2. Section F.2 deleted by By-law 9284 (12/14/87)

F.2(c)
Inserted
B/L 9034
07/13/87

G. HEIGHT OF STRUCTURES

1. Principal buildings: The height of principal buildings shall not exceed two (2) storeys or ten (10) metres [33 ft.].
2. Accessory buildings: The height of accessory buildings shall not exceed one (1) storey or four (4) metres [12 ft.].

H. YARDS AND SETBACKS

1. Principal building shall be situated as hereinafter set forth:
 - (a) Front yard: The minimum front yard shall be seven decimal five (7.5) metres.
 - (b) Rear yard: The minimum rear yard shall be seven decimal five (7.5) metres.
 - (c) Side yard: The minimum side yard shall be one decimal eight (1.8) metres, provided however that such side yard shall be

increased to not less than three decimal six (3.6) metres [12 ft.], if the side property line fronts onto a flanking street.

2. Accessory buildings are structures including a garage for the storage of not more than three (3) vehicles shall be situated as hereinafter set forth:
 - (a) Front setback: The minimum front setback shall be eighteen (18) metres.
 - (b) Side setback: The minimum side setback shall be one (1) metre, provided however that such setback shall be increased to not less than seven decimal five (7.5) metres if the side property fronts onto a flanking street.
 - (c) Rear setback: The minimum rear setback shall be one decimal eight (1.8) metres.
3. Buildings and structures housing animals and birds shall be situated as hereinafter set forth:
 - (a) Front setback: The minimum front setback shall be thirty (30) metres.
 - (b) Side setback: The minimum side setback shall be fifteen (15) metres.

I. BUILDING CONSTRUCTION

An attached garage to the principal building shall not extend towards the street for more than one-half the depth of the said garage, measured from the front face of the exterior wall of the principal building, excluding any front face of the exterior wall above the said garage. If the aforesaid garage contains more than 2 parallel parking bays, the additional parking bay(s) and the garage entrance leading to the additional parking bay(s) shall be set back at least 0.9 metre (3 feet) from the front of the said garage.

Inserted
B/L 11029
10/7/91

J. OFF-STREET PARKING AND STORAGE

1. A minimum of two (2) off-street parking spaces per dwelling unit shall be provided;
2. Where boarders or lodgers are accommodated, one (1) additional off-street parking space shall be provided; and
3. Outside parking or storage of cars, trucks, house trailers, campers or boats ancillary to the residential use, shall be limited as follows:
 - (a) A maximum of 2 cars or trucks not exceeding 5,000 kilograms [11,023 lbs.] G.V.W.;

Inserted
B/L 11030
08/31/92

- (b) House trailer, camper or boat, provided that the combined total shall not exceed one (1); and
- (c) The total amount permitted under (a) and (b) shall not exceed 3; and

4. Outside Parking and Storage of House Trailer or Boat.

Amended
B/L 11931
09/13/93

No outside parking or storage of a house trailer or boat is permitted between the front property line and the dwelling, nor within the required side yards adjacent to the dwelling, nor closer than 1 metre to the side property line, except as herein provided.

- (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 one house trailer or one 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 to a side property line nor within 1 metre of the front property line subject to the residential parking requirements contained under Part V of the Surrey Zoning By-law.
- (b) Notwithstanding paragraph (a) herein above, no outside parking or storage of a house trailer or boat is permitted on corner lots in an area bounded by the intersecting property lines at a street corner and a straight line joining points 9 metres along the said property lines from the point of intersection of the two property lines.

5. The parking or storage of house trailers or boats shall be screened by compact evergreen trees or shrubs at least 1.8 metres in height located between the said house trailer or boat and any point on the property line within 7.5 metres of the said house trailer or boat,

- (a) on a corner lot to obscure the view from the closest abutting street, however this required landscape screening shall not be located in an area bounded by the intersecting property lines at a street corner and a straight line joining points 9 metres along the said property lines from the point of intersection of the two property lines,
- (b) where a front driveway is used for parking or storage of a house trailer or boat to obscure the view from any abutting property,
- (c) where land beside the front driveway is used for parking or storage of a house trailer or boat to obscure the view from any abutting property and from the abutting street, and
- (d) in the case of rear yards, this screening requirement can be fulfilled by substituting a 1.8 metre high solid fence.

PART XVIII(A) - R-F(D) FAMILY RESIDENTIAL - DUPLEX ZONE

A. INTENT

This zone is intended for duplexes on individual urban lots.

R-F(D) Zone
Inserted
B/L 9328
01/25/88

B. PERMITTED USES

Land and structures shall be used for the following uses only, or for a combination of such uses:

1. One (1) duplex to accommodate two (2) dwelling units one (1) lot, provided however that the minimum lot size shall be nine hundred and thirty (930) square metres [10,000 sq. ft.] and the minimum lot width shall be twenty-four (24) metres [80 ft.]. Where the land or lot is subdivided into strata lots, only one dwelling unit shall be permitted within each of the strata lots so created. Amended
B/L 11834
07/27/93
2. Buildings and structures or uses customarily accessory to the above use. Amended
B/L 9850
05/23/89
&
B/L 10876
07/15/91
&
B/L 11030
08/31/92

C. LAND DEVELOPMENT

Notwithstanding any other provision of this zone, the uses permitted by Section B shall be conditional upon the immediate availability and adequacy of those Municipal facilities and services hereinafter set forth to serve each parcel of land and each unit of every building, structure and use to be erected, placed or carried on thereon. No use of land and no use of any buildings or structure, thereon shall be deemed to be authorized by Section B of this zone, and all uses otherwise permitted by this By-law are hereby prohibited unless and until all of the following services and facilities have been provided and are immediately available and are adequate therefor to the standards set out as follows:

1. Sanitary sewer, waterworks and drainage works shall be provided and constructed to the standards set out for the R-F(R) zone in "Surrey Subdivision By-law, 1986, No. 8830, and amendments thereto."
2. All highways abutting and serving the land including boulevards, street lighting, underground wiring, sidewalks, transit service facilities shall be constructed to the standards set out for the R-F(R) zone in "Surrey Subdivision By-law, 1986, No. 8830, and amendments thereto".

D. DENSITY

The density shall not exceed a floor area ratio of zero decimal four (0.4).

E. SUBDIVISION

1. Lot Size: The minimum lot size shall be nine hundred and thirty (930) square metres [10,000 square feet].
2. Lot Width: The minimum lot width shall be twenty-four (24) metres [80 feet].
3. Lot Depth: The minimum lot depth shall be twenty-eight (28) metres [90 feet].

F. HEIGHT OF STRUCTURES

1. Principal buildings: The height of principal buildings shall not exceed two (2) storeys or ten (10) metres [33 ft.].
2. Accessory buildings: The height of accessory buildings shall not exceed one (1) storey or four (4) metres [12 ft.].

G. YARDS AND SETBACKS

1. Principal building shall be situated as hereinafter set forth:
 - (a) Front yard: The minimum front yard shall be seven decimal five (7.5) metres.
 - (b) Rear yard: The minimum rear yard shall be seven decimal five (7.5) metres.
 - (c) Side yard: The minimum side yard shall be one decimal eight (1.8) metres, provided however that such side yard shall be increased to not less than three decimal six (3.6) metres [12 ft.], if the side property line fronts onto a flanking street.
2. Accessory buildings and structures including a garage shall be situated as hereinafter set forth:
 - (a) Front setback: The minimum front setback shall be eighteen (18) metres.
 - (b) Side setback: The minimum side setback shall be one (1) metre, provided however that such setback shall be increased to not less than seven decimal five (7.5) metres if the side property fronts onto a flanking street.
 - (c) Rear setback: The minimum rear setback shall be one decimal eight (1.8) metres.

H. DEVELOPMENT COST CHARGES

All building construction and/or subdivision under this zone shall be subject to the Surrey Development Cost Charge By-law, 1984, No. 7996, and amendments thereto, based on the R-F(R) zone as it applied to each and every dwelling unit permitted under this zone.

I. OFF-STREET PARKING AND STORAGE

1. A minimum of two (2) off-street parking spaces per dwelling unit shall be provided; Inserted
B/L 11030
08/31/92
2. Outside parking or storage of cars, trucks, house trailers, campers or boats ancillary to each dwelling unit, shall be limited as follows:
 - (a) A maximum of one (1) car or truck not exceeding 5,000 kilograms [11,023 lbs.] G.V.W.;
 - (b) House trailer, camper or boat, provided that the combined total shall not exceed one (1); and
 - (c) The total amount permitted under (a) and (b) shall not exceed 2; and
3. Outside Parking and Storage of House Trailer or Boat Amended
B/L 11931
09/13/93

No outside parking or storage of a house trailer or boat is permitted between the front property line and the dwelling, nor within the required side yards adjacent to the dwelling, nor closer than 1 metre to the side property line, except as herein provided.

 - (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 two house trailers or two boats may be parked on the front driveway or to the side of the front driveway or in the side yard, but no closer than 1 metre to a side property line nor within 1 metre of the front property line subject to the residential parking requirements contained under Part V of the Surrey Zoning By-law.
 - (b) Notwithstanding paragraph (a) herein above, no outside parking or storage of a house trailer or boat is permitted on corner lots in an area bounded by the intersecting property lines at a street corner and a straight line joining points 9 metres along the said property lines from the point of intersection of the two property lines.
4. The parking or storage of house trailers or boats shall be screened by compact evergreen trees or shrubs at least 1.8 metres in height located between the said house trailer or boat and any point on the property line within 7.5 metres of the said house trailer or boat,
 - (a) on a corner lot to obscure the view from the closest abutting street, however this required landscape screening shall not be located in an area bounded by the intersecting property lines at a street and a straight line joining points 9 metres along the said property lines from the point of intersection of the two property lines,
 - (b) where a front driveway is used for parking or storage of a house trailer or boat to obscure the view from any abutting property,
 - (c) where land beside the front driveway is used for parking or storage of a house trailer or boat to obscure the view from any abutting property and from the abutting street, and

- (d) in the case of rear yards, this screening requirement can be fulfilled by substituting a 1.8 metre high solid fence.

PART XVIII(B) - RF-SS FAMILY RESIDENTIAL SECONDARY SUITE ZONE

A. INTENT

This zone is intended for single family housing with one secondary suite on urban lots.

Inserted
B/L 11443B
03/22/93

B. PERMITTED USES

Land and structures shall be used for the following uses only, or for a combination of such uses:

1. One (1) single family dwelling.
2. One (1) single family dwelling containing one (1) secondary suite.
3. The keeping of two (2) livestock per four thousand (4,000) square metres [1 acre] of site area and twelve (12) head of poultry provided that:
 - (a) The site area is not less than four thousand (4,000) square metres [1 acre];
 - (b) The use is not a nuisance to the surrounding property; and
 - (c) The keeping of this livestock or poultry is for the enjoyment and use of the resident family and does not constitute a commercial undertaking.
4. Buildings and structures accessory to the above uses.

C. LAND DEVELOPMENT

Notwithstanding any other provision of this zone, the uses permitted by Section B shall be conditional upon the immediate availability and adequacy of those Municipal facilities and services hereinafter set forth to serve each parcel of land and each unit of every building, structure and use to be erected, placed or carried on thereon. No use of land and no use of any buildings or structure, thereon shall be deemed to be authorized by Section B of this zone, and all uses otherwise permitted by this By-law are hereby prohibited unless and until all of the following services and facilities have been provided and are immediately available and are adequate therefor to the standards set out as follows:

1. Sanitary sewer, waterworks and drainage works shall be provided and constructed to the standards set out for the RF-SS zone in "Surrey Subdivision By-law, 1986, No. 8830" and amendments thereto.
2. All highways abutting and serving the land including boulevards, street lighting, underground wiring, sidewalks transit service facilities shall be constructed to the standards set out for the RF-SS zone in "Surrey Subdivision By-law, 1986, No. 8830" and amendments thereto.

D. DENSITY

1. For the purpose of subdivision, the maximum density shall not exceed 14.75 units per hectare [6 u.p.a.], excluding secondary suites.
2. (a) For the purpose of this section, and notwithstanding Part I - Definitions of Surrey Zoning By-law, 1979, No. 5942, as amended, floor area ratio (FAR) shall be construed to include all areas used for parking within the outermost walls of a building or underground.

(b) For building construction within a record lot, the floor area ratio (FAR) shall not exceed 0.48, provided that, of the resulting allowable floor space, 45 square metres [480 sq.ft.] shall be reserved for use only as a garage or carport, and 10 square metres [105 sq.ft.] shall be reserved for use only as accessory buildings.

E. SITE COVERAGE

The maximum site coverage shall be thirty-three (33) per cent.

F. SUBDIVISION

1. Lot size: The minimum lot size shall be six hundred and sixty (660) square metres [7,200 sq. ft.].
2. Lot width: The minimum lot width measured at a distance of seven decimal five (7.5) metres [25 ft.] back from the front property line shall be eighteen (18) metres [60 ft.].
3. Lot depth: The minimum lot depth shall be twenty-eight (28) metres [90 ft.].

G. HEIGHT OF STRUCTURES

1. Principal buildings: The height of principal buildings shall not exceed two (2) storeys or ten (10) metres [33 ft.].
2. Accessory buildings: The height of accessory buildings shall not exceed one (1) storey or four (4) metres [12 ft.].

H. YARDS AND SETBACKS

1. A principal building shall be situated as follows:
 - (a) Front yard: The minimum front yard shall be seven decimal five (7.5) metres [25 ft.].
 - (b) Rear yard: The minimum rear yard shall be seven decimal five (7.5) metres [25 ft.].

- (c) Side yard: The minimum side yard shall be one decimal eight (1.8) metres [6 ft.], provided however that such side yard shall be increased to not less than three decimal six (3.6) metres [12 ft.], if the side property line fronts onto a flanking street.
2. Accessory buildings are structures including a garage for the storage of not more than three (3) vehicles shall be situated as follows:
- (a) Front setback: The minimum front setback shall be eighteen (18) metres [60 ft.].
 - (b) Side setback: The minimum side setback shall be one (1) metre [3 ft.], provided however that such setback shall be increased to not less than seven decimal five (7.5) metres [25 ft.] if the side property fronts onto a flanking street.
 - (c) Rear setback: The minimum rear setback shall be one decimal eight (1.8) metres [6 ft.].

I. OFF-STREET PARKING AND STORAGE

- 1. A minimum of two (2) off-street parking spaces shall be provided.
- 2. Where a licensed suite exists, one (1) additional off-street parking space shall be provided.
- 3. Outside parking or storage of cars, trucks, house trailers, campers or boats ancillary to the residential use, shall be limited as follows:
 - (a) A maximum of 3 vehicles;
 - (b) One (1) house trailer and one (1) camper; and
 - (c) Pleasure boats kept for other than gain or sale.

J. SPECIAL REGULATIONS

- 1. A secondary suite shall not exceed 90 square metres [968 sq. ft.] in size."

PART XXIX - P-P PERSONAL CARE INSTITUTIONAL ZONE

A. INTENT

This zone is intended for private personal care facilities, subject to the provisions of the Community Care and Assisted Living Act, S.B.C., 2002, c.75, as amended.

Amended
B/L 8968
05/04/87
B/L 17182
06/07/10

B. PERMITTED USES

Land and structures shall be used for the following uses only; or for a combination of such uses:

1. Personal care facilities accommodating ten (10) or more persons;
2. Rehabilitation and treatment of disabled persons;
3. Accessory buildings and structures, provided however that the area occupied by all accessory buildings and structures shall not exceed ten (10) per cent of the developed site area.

Amended
B/L 10404
04/22/90

C. LAND DEVELOPMENT

Notwithstanding any other provision of this zone, the uses permitted by Section B shall be conditional upon the immediate availability and adequacy of those Municipal facilities and services hereinafter set forth to serve each parcel of land and each unit of every building, structure and use to be erected, placed or carried on thereon. No use of land and no use of any building or structure thereon shall be deemed to be authorized by Section B of this zone, and all uses otherwise permitted by this By-law are hereby prohibited unless and until all of the following services and facilities have been provided and are immediately available and are adequate therefor to the standards set out as follows:

1. Sanitary sewer, waterworks and drainage works shall be provided and constructed to the standards set out for the P-P zone in "Surrey Subdivision By-law, 1986, No. 8830" and amendments thereto.
2. All highways abutting and serving the land including boulevards, street lighting, underground wiring, sidewalks, transit service facilities shall be provided and constructed to the standards set out for the P-P zone in "Surrey Subdivision By-law, 1986, No. 8830" and amendments thereto.

C.1, 2
Amended
B/L 9882
02/20/89

D. DENSITY

The maximum density shall not exceed a floor area ratio of zero decimal five (0.5).

E. SITE COVERAGE

1. The amount of land covered by principal buildings and accessory buildings shall not exceed twenty-five (25) per cent of the developed site.
2. The amount of land covered by principal buildings, accessory buildings, parking spaces and driveways shall not exceed forty (40) per cent of the developed site.

F. SUBDIVISION

1. Lot size: The minimum lot size shall be two thousand (2,000) square metres [21,500 sq. ft.].
2. Lot width: The minimum lot width shall be thirty (30) metres [100 ft.].

G. SITE AREA

The minimum site area shall be one thousand (1,000) square metres.

Amended
B/L 7035
02/08/82

H. HEIGHT OF STRUCTURES

1. Principal buildings and structures: The height of any principal building or structure shall not exceed ten (10) metres [32 ft.] or three (3) storeys.
2. Accessory buildings and structures: The height of any accessory building or structure shall not exceed three decimal six (3.6) metres [12 ft.] or one (1) storey.

I. YARDS AND SETBACKS

Buildings and structures shall be situated as hereinafter set forth:

1. Front yard: The minimum front yard shall be seven decimal five (7.5) metres [25 ft.].
2. Rear yard: The minimum rear yard shall be seven decimal five (7.5) metres [25 ft.].

3. Side yard: The minimum side yard shall be three decimal six (3.6) metres [12 ft.], provided that where no lane exists giving access to the rear yard, one side yard shall be left clear for the purpose of emergency vehicular access, and further provided that the side yard shall be increased to not less than seven decimal five (7.5) metres [25 ft.] on the side lot line fronting onto a flanking street.
4. Setback of accessory buildings: All accessory buildings and structures shall be located a minimum of three (3) metres [10 ft.] from the nearest property line of an adjoining lot or structure, and no accessory building or structure shall be located within any yard fronting on a street.

J. BUILDING CONSTRUCTION

The maximum length of unbroken facade of a principal building shall be twenty-four (24) metres [80 ft.].

K. LANDSCAPING

All portions of the site not covered by buildings, structures, and parking areas shall be suitably landscaped and reasonably maintained to a standard compatible with the approved site plans.

L. OFF-STREET PARKING

No off-street parking shall be permitted in a front yard.

PART XXIX(A) - P-P(1) DAY CARE INSTITUTIONAL ZONE

A. INTENT

This zone is intended for day care facilities integrated into a residential community, subject to the provisions of the Community Care and Assisted Living Act, S.B.C., 2002, c.75, as amended.

Amended
B/L 17182
06/07/10

B. PERMITTED USES

Land and structures shall be used for the following uses only; or for a combination of such uses:

1. Play school and other facilities for day care children provided however that no overnight accommodation shall be provided.
2. Single family dwelling.
3. Accessory buildings and structures.

C. LAND DEVELOPMENT

Notwithstanding any other provision of this zone, the uses permitted by Section B shall be conditional upon the immediate availability and adequacy of those Municipal facilities and services hereinafter set forth to serve each parcel of land and each unit of every building, structure and use to be erected, placed or carried on thereon. No use of land and no use of any building or structure thereon shall be deemed to be authorized by Section B of this zone, and all uses otherwise permitted by this By-law are hereby prohibited unless and until all of the following services and facilities have been provided and are immediately available and are adequate therefore to the standards set out as follows:

1. Sanitary sewer, waterworks and drainage works shall be provided and constructed to the standards set out for the P-P(1) zone in "Surrey Subdivision By-law, 1986, No. 8830" and amendments thereto. C.1, 2
Amended
B/L 9882
02/20/89
2. All highways abutting and serving the land including boulevards, street lighting, underground wiring, sidewalks, transit service facilities shall be provided and constructed to the standards set out for the P-P(1) zone in "Surrey Subdivision By-law, 1986, No. 8830" and amendments thereto.

D. DENSITY

The maximum density shall not exceed a floor area ratio of zero decimal five (0.5).

E. SITE COVERAGE

1. The amount of land covered by principal buildings shall not exceed thirty-three (33) per cent of the developed site.
2. The amount of land covered by principal buildings, accessory buildings, parking spaces and driveways shall not exceed sixty (60) per cent of the developed site.

F. SUBDIVISION

1. Lot size:

The minimum lot size shall be six hundred and sixty (660) square metres [7,200 square feet].
2. Lot width:

The minimum lot width shall be eighteen (18) metres [60 feet].

G. HEIGHT OF STRUCTURES

1. Principal buildings and structures:

The height of any principal building or structure shall not exceed ten (10) metres [33 feet] or two (2) storeys.
2. Accessory buildings and structures:

The height of any accessory building or structure shall not exceed four (4) metres [18 feet] or one (1) storey.

H. YARDS AND SETBACKS

Buildings and structures shall be situated as hereinafter set forth:

1. Front yard: The minimum front yard shall be seven decimal five (7.5) metres [25 feet].
2. Rear yard: The minimum rear yard shall be seven decimal five (7.5) metres [25 feet].
3. Side yard: The minimum side yard shall be three decimal six (3.6) metres [12 feet], provided that where no lane exists giving access to the rear yard, one side yard shall be left clear for the purpose of emergency vehicular access, and further provided that the side yard shall be increased to not less than seven decimal five (7.5) metres [25 feet] on the side lot line fronting onto a flanking street.

4. Setback of accessory buildings:

All accessory buildings and structures shall be located a minimum of three (3) metres [10 feet] from the nearest property line of an adjoining lot or structure, and no accessory building or structure shall be located within any yard fronting on a street.

I. LANDSCAPING

1. All portions of the site not covered by buildings, structures and parking areas shall be suitably landscaped and reasonably maintained to a standard compatible with the approved site plans.

2. A solid fence of not less than one decimal two (1.2) metres [4 feet] high shall be provided along the rear and side property lines.

Part XXIX(A)
Inserted
B/L 6984
02/01/82

J. OFF-STREET PARKING

No off-street parking shall be permitted in a front yard.

PART XXIX(B) - P-P(2) PERSONAL CARE INSTITUTIONAL ZONE TWO

A. INTENT

This zone is intended for private personal care facilities, subject to the provisions of the Community Care and Assisted Living Act, S.B.C., 2002, c.75, as amended.

Amended
B/L 8968
05/04/87
B/L 17182
06/07/10

B. PERMITTED USES

Land and structures shall be used for the following uses only; or for a combination of such uses:

1. Personal care facilities accommodating ten (10) or more persons;
2. Rehabilitation and treatment of disabled persons;
3. Dwelling units; provided that these dwelling units form a part of the personal care facility development and shall not constitute a singular principal use on the site, and further provided that the site is not designated Industrial in the Official Community Plan.
4. Accessory buildings and structures, provided however that the area occupied by all accessory buildings and structures shall not exceed ten (10) per cent of the developed site area.

Amended
B/L 10404
4/22/90
Amended
B/L 9043
07/27/87

C. LAND DEVELOPMENT

Notwithstanding any other provision of this zone, the uses permitted by Section B shall be conditional upon the immediate availability and adequacy of those Municipal facilities and services hereinafter set forth to serve each parcel of land and each unit of every building, structure and use to be erected, placed or carried on thereon. No use of land and no use of any building or structure thereon shall be deemed to be authorized by Section B of this zone, and all uses otherwise permitted by this By-law are hereby prohibited unless and until all of the following services and facilities have been provided and are immediately available and are adequate therefor to the standards set out as follows:

1. Sanitary sewer, waterworks and drainage works shall be provided and constructed to the standards set out for the P-P zone in "Surrey Subdivision By-law, 1986, No. 8830" and amendments thereto.
2. All highways abutting and serving the land including boulevards, street lighting, underground wiring, sidewalks,

C.1, 2
Amended
B/L 9882
02/20/89

transit service facilities shall be provided and constructed to the standards set out for the P-P zone in "Surrey Subdivision By-law, 1986, No. 8830" and amendments thereto.

D. DENSITY

The maximum density shall be as hereinafter set forth:

1. Where the site is designated Urban in the Official Community Plan, the maximum density shall not exceed a floor area ratio of 0.6; provided, however, that the density of dwelling units permitted under Subsection B.3 shall not be more than 38 units per hectare (15 units per acre).
2. Where the site is designated Multiple Residential, Commercial, Industrial, Town Centre or Downtown in the Official Community Plan, the maximum density shall not exceed the floorspace ratio of 1 (one); provided, however, that the density of dwelling units permitted under Subsection B.3 should not be more than 112 units per hectare (45 units per acre).

Amended
B/L 9043
07/27/87

E. SITE COVERAGE

The maximum site coverage shall be forty-five (45) per cent.

F. SUBDIVISION

1. Lot size: The minimum lot size shall be two thousand (2,000) square metres [21,500 sq. ft.].
2. Lot width: The minimum lot width shall be thirty (30) metres [100 ft.].

G. SITE AREA

The minimum site area shall be two thousand (2,000) square metres.

H. HEIGHT OF STRUCTURES

1. Principal buildings and structures: The height of any principal building or structure shall not exceed ten (10) metres [32 ft.] or three (3) storeys.
2. Accessory buildings and structures: The height of any accessory building or structure shall not exceed three decimal six (3.6) metres [12 ft.] or one (1) storey.

I. YARDS AND SETBACKS

Buildings and structures shall be situated as hereinafter set forth:

1. Front yard: The minimum front yard shall be seven decimal five (7.5) metres [25 ft.].
2. Rear yard: The minimum rear yard shall be seven decimal five (7.5) metres [25 ft.].
3. Side yard: The minimum side yard shall be three decimal six (3.6) metres [12 ft.], provided that where no lane exists giving access to the rear yard, one side yard shall be left clear for the purpose of emergency vehicular access, and further provided that the side yard shall be increased to not less than seven decimal five (7.5) metres [25 ft.] on the side lot line fronting onto a flanking street.

J. LANDSCAPING

Repealed by By-law 8810.

K. BUILDING EXTERIOR

Maximum length of any unbroken facade of a building shall not exceed twenty-four (24) metres [80 ft.].

L. OFF-STREET PARKING

Not less than fifty (50) per cent of the required off-street parking shall be provided underground or within a structure.

Inserted
B/L 8322
08/25/86

M. DOCUMENTATION

Repealed by By-law 8810. (12/17/86)

N. DEVELOPMENT COST CHARGE

All building construction under this zone shall be subject to the Surrey Development Cost Charge By-law, No. 7996, and amendments thereto; provided that the charges for personal care facilities permitted under B.1 and B.2 shall be based on the rates chargeable for the P-P zone, and the charges for dwelling units permitted under B.3 shall be based on the rates chargeable for the RM-2 zone.

Inserted
B/L 9043
07/27/87

PART XXX - P-A ASSEMBLY HALL ZONE

A. INTENT

This zone is intended for assembly halls, for religious and social purposes.

Amended
B/L 8819
11/17/86

B. PERMITTED USES

Land and structures shall be used for the following uses only; or for a combination of such uses:

1. Repealed by By-law 8819. B.2
Amended
2. Assembly halls. B/L 8819
11/17/86
3. A single family dwelling and customary accessory uses, or, if the site area is nine hundred thirty (930) square metres [10,000 sq. ft.] or greater and the site width is twenty-four (24) metres [80 ft.] or greater, a two-family dwelling and customary accessory uses.
4. Accessory buildings and structures, including a residence for the accommodation of an official, manager, or caretaker of the principal use.

C. LAND DEVELOPMENT

Notwithstanding any other provision of this zone, the uses permitted by Section B shall be conditional upon the immediate availability and adequacy of those Municipal facilities and services hereinafter set forth to serve each parcel of land and each unit of every building, structure and use to be erected, placed or carried on thereon. No use of land and no use of any building or structure thereon shall be deemed to be authorized by Section B of this zone, and all uses otherwise permitted by this By-law are hereby prohibited unless and until all of the following services and facilities have been provided and are immediately available and are adequate therefor to the standards set out as follows:

1. Sanitary sewer, waterworks and drainage works shall be provided and constructed to the standards set out for the P-A zone in "Surrey Subdivision By-law, 1986, No. 8830" and amendments thereto. C.1, 2
Amended
B/L 9882
02/20/89
2. All highways abutting and serving the land including boulevards, street lighting, underground wiring, sidewalks, transit service facilities shall be provided and constructed to the standards set out for the P-A zone in "Surrey Subdivision By-law, 1986, No. 8830" and amendments thereto.

D. DENSITY

The maximum density shall not exceed a floor area ratio of zero decimal five (0.5).

E. SITE COVERAGE

The maximum site coverage shall be forty (40) per cent of the developed site area.

F. SUBDIVISION

The minimum lot size shall be two thousand (2,000) square metres [21,500 sq. ft.].

G. SITE AREA

The minimum site area shall be one thousand (1,000) square metres [10,800 sq. ft.].

Amended
B/L 7035
02/08/82

H. HEIGHT OF STRUCTURES

The maximum height of any structure shall be fourteen (14) metres [45 ft.] or four (4) storeys.

I. YARDS AND SETBACKS

Buildings and structures shall be situated as hereinafter set forth:

1. Front yard: The minimum front yard shall be seven decimal five (7.5) metres [25 ft.].
2. Rear yard: The minimum rear yard shall be seven decimal five (7.5) metres [25 ft.].
3. Side yard: The minimum side yard shall be three decimal six (3.6) metres [12 ft.], provided however that the side yard shall be increased to not less than seven decimal five (7.5) metres [25 ft.] on the side lot line fronting onto a flanking street.
4. No front, rear, or side yard shall be less than the height of the building.

J. LANDSCAPING

Any building or structure being erected, enlarged or increased in capacity shall make provision for landscaping as hereinafter set forth:

1. Landscaping shall cover a minimum of ten (10) per cent of the developed site area.
2. A continuous landscaping strip not less than three (3) metres [10 ft.] wide shall be provided along the developed portion of each side of the site which abuts a public highway. This landscaping strip need not have a net area exceeding ten (10) per cent of the developed site area, and may be interrupted at boulevard crossings, or to provide necessary pedestrian access for entering a building.

K. OFF-STREET PARKING

No off-street parking shall be provided in a front yard.

PART XXXI - P-C CEMETERY ZONE

A. INTENT

This zone is intended to accommodate cemetery and related uses.

B. PERMITTED USES

Land and structures shall be used for the following uses only, or for a combination of these uses:

1. Cemetery, mausoleum, crematorium, and columbarium, provided that such uses shall be in compliance with the "Cemeteries Act, R.S.B.C."
2. Funeral Parlour
3. Other buildings and uses customarily associated with the above uses.

C. LAND DEVELOPMENT

Notwithstanding any other provision of this zone, the uses permitted by Subsection B.2 shall be conditional upon the immediate availability and adequacy of those Municipal facilities and services hereinafter set forth to serve each parcel of land and each unit of every building, structure and use to be erected, placed or carried on thereon. No use of land and no use of any building or structure thereon shall be deemed to be authorized by Subsection B.2 of this zone, and all uses otherwise permitted by Subsection B.2 are hereby prohibited unless and until all of the following services and facilities have been provided and are immediately available and are adequate therefore to the standards set out as follows:

1. Sanitary sewer, waterworks and drainage works shall be provided and constructed to the standards set out for the P-C zone in "Surrey Subdivision By-law, 1986, No. 8830" and amendments thereto C.1, 2
Amended
B/L 9882
02/20/89
2. All highways abutting and serving the land, including boulevards, street lighting, underground wiring, sidewalks, transit service facilities shall be provided and constructed to the standards set out for the P-C zone in "Surrey Subdivision By-law, 1986, No. 8830" and amendments thereto.

D. DENSITY

The maximum density shall not exceed a floor area ratio of zero decimal two (0.2).

E. SUBDIVISION

The minimum lot size shall be twenty thousand (20,000) square metres [5 ac.].

F. YARDS AND SETBACKS

Funeral Parlour and accessory buildings and structures shall be erected at least seven decimal five (7.5) metres [25 ft.] from any property line.

G. LANDSCAPING

For the use as permitted in Subsection B.2 of this Zone, any building or structure being erected, enlarged or increased in capacity shall make provision for landscaping as hereinafter set forth:

1. Landscaping shall cover a minimum of five (5) per cent of the site area developed for a funeral parlour and the associated uses.
2. A continuous landscaping strip not less than three (3) metres [10 ft.] wide shall be provided along the developed portion of each side of the site which abuts a public highway. This landscaping strip need not have net area exceeding five (5) per cent of the developed site area, and may be interrupted at boulevard crossings, or to provide necessary pedestrian access for entering a building.

PART XXXII - P-D DRIVE-IN THEATRE ZONE

A. INTENT

This zone is intended for drive-in theatres and associated uses.

B. PERMITTED USES

Land and structures shall be used for the following uses only; or for a combination of such uses:

1. Drive-in theatre
2. Flea market for the buying, selling and trading of second-hand goods and handicrafts
3. Accessory buildings, structures and uses including:
 - (a) A single family residence for the accommodation of the owner, operator or caretaker of the principal use
 - (b) A structure for the sale and service of food and beverages
 - (c) Other customarily accessory uses

C. LAND DEVELOPMENT

Notwithstanding any other provision of this zone, the uses permitted by Section B shall be conditional upon the immediate availability and adequacy of those Municipal facilities and services hereinafter set forth to serve each parcel of land and each unit of every building, structure and is to be erected, placed or carried on thereon. No use of land and no use of any building or structure thereon shall be deemed to be authorized by Section B of this zone, and all uses otherwise permitted by this By-law are hereby prohibited unless and until all of the following services and facilities have been provided and are immediately available and are adequate therefor to the standards set out as follows:

1. Sanitary sewer, waterworks and drainage works shall be provided and constructed to the standards set out for the P-D zone in "Surrey Subdivision By-law, 1986, No. 8830" and amendments thereto. C.1, 2
Amended
B/L 9882
02/20/89
2. All highways abutting and serving the land, including boulevards, street lighting, underground wiring, sidewalks, transit service facilities shall be provided and constructed to the standards set out for the P-D zone in "Surrey Subdivision By-law, 1986, No. 8830" and amendments thereto.

3. Where this zone abuts other zones requiring a lesser servicing standard than those specified in Sub-section C.1 above, and where any portion of the works and facilities required under Sub-section C.1 cannot be practically provided to the full standard as required due to unavailability of Municipal services, that portion of the works and facilities may be provided to a lesser standard as required in the said abutting zones.

D. DENSITY

The maximum density shall not exceed a floor area ratio of zero decimal two (0.2).

E. SITE COVERAGE

The maximum site coverage shall be five (5) per cent.

F. SUBDIVISION

The minimum lot size shall be ten thousand (10,000) square metres [2.5 ac.].

G. SITE AREA

The minimum site area shall be ten thousand (10,000) square metres [2.5 ac.].

H. YARDS AND SETBACKS

Buildings, structures and fences shall be located not closer than thirty (30) metres [100 ft.] from any street and not closer than fifteen (15) metres [50 ft.] from any other site line.

I. SPECIAL REGULATIONS

1. Reserves of off-street car queuing space shall be provided for patrons awaiting an admission in an amount of not less than five (5) per cent of the vehicular capacity of the theatre and provided that such space shall be treated with a suitable material to provide a dust-free weed-free surface.
2. Vehicular circulation shall permit only one-way traffic within the boundaries of the site.
3. Ingress and egress from any highway or street shall be so designed and constructed as to provide for safe traffic movement. Exit and entrance will be permitted only onto a frontage road leading to the fronting street.
4. The theatre screen shall be so located that the picture shown thereon shall not be visible from any arterial highway abutting the property.

5. The area used for drive-in theatre or flea market and its associated uses shall be completely screened to a height of not less than two decimal five (2.5) metres [8 ft.] by a solid decorative fence.

J. LANDSCAPING

Any building or structure being erected, enlarged or increased in capacity shall make provision for landscaping as hereinafter set forth:

1. Landscaping shall cover a minimum of five (5) per cent of the developed site area.
2. A continuous landscaping strip not less than three (3) metres [10 ft.] wide shall be provided along the developed portion of the site between the fence and a public highway. This landscaping strip need not have a net area exceeding five (5) per cent of the developed site area, and may be interrupted at boulevard crossings.
3. The area used for the uses permitted in this zone shall be so maintained as to provide a weed-free surface.

PART XXXIII - C-C CORE COMMERCIAL ZONE

A. INTENT

This zone is intended for the comprehensive commercial development of retail, office, service, recreational and residential uses in town centre areas.

B. PERMITTED USES

Land and structures shall be used for the following uses only, or for a combination of such uses, provided such combined uses are part of a comprehensive design:

1. Office structures.
2. Retail commercial uses including:
 - Book stores and stationery stores
 - Clothing stores and footwear stores
 - Drug stores
 - Florist's shops
 - Furniture and appliance stores
 - Grocery stores, food stores, meat market, fruit and vegetable stores, and retail bakeries
 - Hardware stores and equipment stores, excluding the sales of lumber and building materials
 - Hobby brewing stores, providing that the brewing room does not exceed fifty (50) square metres [540 sq.ft.] and that the storage/warehouse facilities do not exceed one hundred (100) square metres [1,080 sq.ft.]
 - Jewellery stores and gift shops
 - Liquor stores and tobacconists
 - Pet shops
 - Sporting good stores
 - Variety stores
 - Other similar retail stores compatible with the uses permitted in this zone
3. Service commercial uses including:
 - Banks and other finance offices
 - Barber and beauty parlours
 - Business schools, dancing schools
 - Dance halls
 - Doctors' offices, dentists' offices and other medical or related offices
 - Dry cleaners and laundromats
 - Health spas
 - Hotels
 - Law offices, accountants' offices and other professional and business offices
 - Licensed premises

Amended
By-law
9041
07/27/87

- Neighbourhood pubs
 - Neighbourhood pubs
 - Real estate agencies and insurance agencies
 - Restaurants and coffee shops
 - Shoe repair shops and jewellery repair shops
 - Social escort service
 - Theatres and cinemas
 - Travel agencies and travellers' clubs
 - Other similar services and repair shops not requiring the operation of heavy machinery and compatible with the uses permitted in this zone.
- Amended
B/L 8037
10/29/84
4. Recreational and cultural uses, provided that such uses do not constitute a singular use on a site and are integrated into mixed use buildings.
 5. Residential structures as provided for under the regulations of the RM-4 zone of this By-law.
 6. Parking facilities.

Amended
B/L 11513
11/16/92
 7. Buildings and structures accessory to the above listed uses.

Amended
B/L 8626
06/16/86

C. LAND DEVELOPMENT

Notwithstanding any other provision of this zone, the uses permitted by Section B shall be conditional upon the immediate availability and adequacy of those Municipal facilities and services hereinafter set forth to serve each parcel of land and each unit of every building, structure and use to be erected, placed or carried on thereon. No use of land and no use of any building or structure thereon shall be deemed to be authorized by Section B of this zone, and all uses otherwise permitted by this By-law are hereby prohibited unless and until all of the following services and facilities have been provided and are immediately available and are adequate therefor to the standards set out as follows:

1. Sanitary sewer, waterworks and drainage works shall be provided and constructed to the standards set out for the C-C zone in "Surrey Subdivision By-law, 1986, No. 8830" and amendments thereto.

C.1, 2
Amended
B/L9882
02/20/89
2. All highways abutting and serving the land including boulevards, street lighting, underground wiring, sidewalks,

transit service facilities shall be provided and constructed to the standards set out for the C-C zone in "Surrey Subdivision By-law, 1986, No. 8830" and amendments thereto.

3. Vehicular access shall be obtained from a side or rear lane constructed to the standards set out in "Surrey Subdivision By-law, 1986, No. 8830" and amendments thereto.

D. DENSITY

The density shall not be more than a floor area ratio of two decimal five (2.5); provided however that this floor area ratio may be increased as hereinafter set forth: Amended
B/L 6728
09/21/81

1. Where the lot area is larger than the required minimum, an amount equal to zero decimal one (0.1) may be added to the above floor area ratio for every six hundred and seventy (670) square metres [7,200 sq. ft.] of area by which the lot exceeds the minimum. The floor area ratio increase obtained in this manner shall not exceed zero decimal two (0.2). B/L 8542
04/21/86

B/L 9443
04/11/88
2. Where a portion of the required off-street parking is provided within the envelope of a building or underground, the floor area ratio may be increased by the proportion of required parking so provided multiplied by zero decimal eight (0.8). The floor area ratio increase obtained in this matter shall not exceed zero decimal eight (0.8).

E. SITE COVERAGE

The maximum area of the site covered by buildings, structures, surface parking, including areas for circulation and servicing shall not exceed thirty (30) per cent of the lot area, provided however that this site coverage may be increased as hereinafter set forth:

1. Where all of the required off-street parking is provided underground or within the building envelope, the site coverage may be increased by sixty (60) per cent amounting to a total site coverage of ninety (90) per cent. Amended
B/L 6728
09/21/81
2. Where a portion of the required off-street parking is provided underground or within the building envelope, the site coverage may be increased by the proportion of the required parking so provided multiplied by zero decimal six (0.6).

F. SUBDIVISION

1. Lot size: The minimum lot size shall be two thousand (2,000) square metres [21,500 sq. ft.].

2. Frontage:

(a) The minimum frontage shall be thirty-six (36) metres [118 ft.].

Amended
B/L 8792
11/03/86

(b) A rear lane of at least six (6) metres [20 ft.] in width shall be provided unless the rear lot line abuts a highway.

G. SITE AREA

The minimum site area shall be one thousand (1,000) square metres [10,800 sq. ft.].

Amended
B/L 7035
02/08/82

H. HEIGHT OF STRUCTURES

1. Low rise buildings:

The height of any low rise building facing onto the front property line or being located adjacent to a pedestrian walkway shall not be less than two (2) storeys and shall not exceed three (3) storeys or twelve (12) metres.

2. High rise buildings:

The height of any high rise building shall not exceed twenty (20) storeys or seventy (70) metres, provided that the cross-section of the high rise does not exceed an angle drawn at sixty (60) degrees from any point located on the centre line of the fronting street, and further provided that this angle height restriction shall not apply at a distance greater than fifteen (15) metres [50 ft.] measured from the front property line.

I. SETBACKS

1. For the high rise portion of a building or structure, the setback requirements shall apply as hereinafter set forth:

(a) Front setback: The minimum front setback shall be seven decimal five (7.5) metres [25 ft.].

(b) Side setback: The minimum side setback shall be three decimal six (3.6) metres [12 ft.], provided however that the minimum side setback shall be increased to seven decimal five (7.5) metres [25 ft.] on the side property line fronting onto a flanking street.

- (c) Rear setback: The minimum rear setback shall be seven decimal five (7.5) metres [25 ft.].
- 2. For the low level portion of a building or structure the setback requirements shall apply as hereinafter set forth:
 - (a) Front setback: Uniform setback along the front property line shall be two (2) metres, provided however that an additional setback may be created anywhere along the front property line not exceeding five (5) metres from the front property line and further provided that the width of such additional setback shall not exceed fifty (50) per cent of the lot frontage.
 - (b) Rear setback: The minimum rear setback shall be seven decimal five (7.5) metres [25 ft.] extending over not less than sixty (60) per cent of the rear property line.
 - (c) Side setback: No side setback shall be required on an interior side lot line, provided however that the same setback requirements set forth in Clause I.2(a) above shall apply on the side property line fronting onto a flanking street.

J. BUILDING SITING

- 1. Those parts of all buildings which front onto the front property line shall be constructed to extend to the interior side property lines. The side walls of buildings along the said side property lines shall be provided with decorative finishes.
- 2. The highrise portions of each building shall be sited so that walls of two adjacent structures shall not be closer than twenty (20) metres to each other. If the overlap of such adjacent structures is less than twenty (20) per cent, that distance may be decreased to twelve (12) metres.

K. BUILDING CONSTRUCTION

Ground floor elevations fronting onto the front property line or onto a mall shall have openings or windows along not less than sixty (60) per cent of the length of such ground floor elevation.

L. LANDSCAPING

Any building or structure being erected, enlarged or increased in capacity shall make provision for landscaping as hereinafter set forth:

1. Repealed by By-law 8626.
2. All portions of the site not covered by buildings, structures and circulation spaces shall be landscaped; provided however that landscaping shall cover not less than five (5) per cent of the developed site area.
3. Loading areas or trucking yards shall be screened from adjacent residentially zoned property to a height of not less than two decimal five (2.5) metres by buildings, a landscaping screen, a solid decorative fence, or a combination thereof.
4. Landscaping shall be reasonably maintained.

M. AREAS FOR PLAY AND RECREATION

1. In the event that residential structures are included on the site, areas for play and recreation shall be provided as hereinafter set forth:
 - (a) Open air recreation areas such as playgrounds, tennis courts, physical fitness courses, in the amount of three (3) square metres per dwelling unit [32 sq. ft.].
 - (b) Indoor recreation areas such as recreation rooms, club houses, pools, saunas, in the amount of one decimal four (1.4) square metres per dwelling unit [15 sq. ft.].
2. Areas for play and recreation shall be used for play and recreation only, and shall be exclusive of any areas for maintenance, storage, or office for property management. Amended
B/L 9662
09/19/88
3. Areas for play and recreation and all recreational facilities shall be continuously maintained and operated as play and recreational areas, and kept open to the residents at all reasonable times.

N. OFF-STREET PARKING

1. No off-street parking shall be permitted in any front setback.

2. Not less than fifty (50) per cent of all required off-street parking shall be provided underground or within a structure.
3. Loading docks and loading areas shall be restricted to rear yards.

O. DOCUMENTATION

Repealed by By-law 8626. (06/16/86)

C-C Zone
Inserted
B/L 6247
06/23/80

PART XXXIV - C-R(1) RETAIL COMMERCIAL ZONE ONE

A. INTENT

This zone is intended to accommodate and regulate the development of small scale retail commercial and personal service facilities oriented to pedestrians.

B. PERMITTED USES

Land and structures shall be used for the following uses only, or for a combination of such uses:

1. Retail stores provided that the gross floor area of an individual store shall not exceed nine hundred (900) square metres:
 - Automotive parts (new) sales Amended
B/L 8936
03/23/87
 - Book stores and stationery stores
 - Clothing stores and footwear stores
 - Drug stores
 - Florist's shop
 - Furniture and appliance stores
 - Grocery stores, food stores, meat market, fruit and vegetable stores, and retail bakeries
 - Hardware stores and equipment stores Amended
B/L 9041
07/27/87
 - Hobby brewing stores, providing that the brewing room does not exceed fifty (50) square metres [540 sq.ft.] and that the storage/warehouse facilities do not exceed one hundred (100) square metres [1,080 sq.ft.]
 - Jewellery stores and gift shops
 - Liquor stores and tobacconists
 - Pet shops
 - Sporting goods stores
 - Variety stores
 - Other similar retail stores compatible with the uses permitted in this zone

2. Services except automotive services: Amended
B/L 9255
11/30/87
 - Animal hospital
 - Barber and beauty parlours
 - Business schools, dancing schools
 - Dry cleaners and laundromats
 - Funeral Parlour
 - Health spa
 - Hotel
 - Licensed premises
 - Neighbourhood pubs
 - Pools halls
 - Restaurants and coffee shops

- Shoe repair shops and jewellery repair shops
 - Shoe repair shops and jewellery repair shops
 - Social escort service
 - Theatres and cinemas
 - Tool repair and tool rental
 - Other similar services and repair shops not requiring the operation of heavy machinery, and compatible with the uses permitted in this zone
- Amended
B/L 8037
10/29/84
3. Offices:
- Banks and other finance offices
 - Data processing centres
 - Doctors' offices, dentists' offices and other medical or related offices
 - General business offices
 - Law offices, accountants' offices and other professional offices
 - Real estate agencies and insurance agencies
 - Taxi dispatch office providing, however, that such use does not permit associated car repair service or car storage
 - Travel agencies and travellers' clubs
 - Government offices
- Amended
B/L 8960
04/27/87
4. Parking facilities.
- Amended
B/L 11513
11/16/92
5. Accessory Uses:
- (a) One dwelling unit provided that:
- (i) The dwelling unit is within the principal building, and
- (ii) The dwelling unit is occupied by the owner or his employee for the protection of the business permitted on the property.
- (b) Accessory buildings provided that they are located at the rear of the principal building.
- Amended
B/L 8627
06/23/86

C. LAND DEVELOPMENT

Notwithstanding any other provision of this zone, the uses permitted by Section B shall be conditional upon the immediate availability and adequacy of those Municipal facilities and services hereinafter set forth to serve each parcel of land and each unit of every building, structure and use to be erected,

placed or carried on thereon. No use of land and no use of any building or structure thereon shall be deemed to be authorized by Section B of this zone, and all uses otherwise permitted by this By-law are hereby prohibited unless and until all of the following services and facilities have been provided and are immediately available and are adequate therefor to the standards set out as follows:

1. Sanitary sewer, waterworks and drainage works shall be provided and constructed to the standards set out for C-R(1) zones in "Surrey Subdivision By-law, 1986, No. 8830" and amendments thereto. C.1, 2
Amended
B/L 9882
02/20/89
2. All highways abutting and serving the land including boulevards, street lighting, underground wiring, sidewalks, transit service facilities shall be provided and constructed to the standards set out for C-R(1) zones in "Surrey Subdivision By-law, 1986, No. 8830" and amendments thereto.

D. DENSITY

The maximum density shall not exceed a floor area ratio of one (1.00); provided however that this floor area ratio may be increased as hereinafter set forth:

1. Where all of the required off-street parking is provided underground or within the outermost walls of a building or structure, the floor area ratio may be increased by zero decimal five (0.5), amounting to a total floor area ratio of one decimal five (1.5).
2. Where a portion of the required off-street parking is provided underground or within the outermost walls of a building or structure, the floor area ratio may be increased by the proportion of required parking so provided multiplied by zero decimal five (0.5).

E. SITE COVERAGE

The maximum site coverage shall be fifty (50) per cent; provided however that this site coverage may be increased as hereinafter set forth:

1. Where all of the required off-street parking is provided underground or within the outermost walls of a building or structure, the site coverage may be increased by thirty (30) per cent, amounting to a total site coverage of eighty (80) per cent.

2. Where a portion of the required off-street parking is provided underground or within the outermost walls of a building or structure, the site coverage may be increased by the proportion of the required parking so provided multiplied by zero decimal three (0.3).

F. SUBDIVISION

1. Lot size: The minimum lot size shall be one thousand (1,000) square metres [10,800 sq. ft.].
2. Frontage: The minimum lot frontage shall be twenty (20) metres [66 ft.].

G. HEIGHT OF STRUCTURES

1. Principal buildings: The height of principal buildings shall not exceed three (3) storeys or twelve (12) metres.
2. Accessory buildings: The height of accessory buildings shall not exceed four decimal five (4.5) metres.

H. YARDS AND SETBACKS

Buildings and structures shall be situated as hereinafter set forth:

1. Front yard: The uniform setback along the front property line shall be two (2) metres, provided however that an additional setback may be created anywhere along the front property line not exceeding five (5) metres from the front property line and further provided that the width of such additional setback shall not exceed fifty (50) per cent of the lot frontage.
2. Side yard: The minimum side yard shall be three (3) metres except in the event that a property adjoins other properties of the same zone, no side yard is required. Where the side property line fronts onto a flanking street, the same setback requirements set forth in Clause H.1 above shall apply on the said side property line.
3. Rear yard: The minimum rear yard shall be seven decimal five (7.5) metres.
4. Setback requirements for accessory buildings:
 - (a) Side setback: The minimum side setback shall be one (1) metre, provided however that the side setback shall be increased to not less than seven decimal five (7.5) metres on the side property line fronting onto a flanking street.

- (b) Rear setback: The minimum rear setback shall be one decimal five (1.5) metres.

I. LANDSCAPING

Any building or structure being erected, enlarged or increased in capacity shall make provision for landscaping as hereinafter set forth:

1. All portions of the site not covered by buildings, structures and circulation spaces shall be landscaped; provided however that landscaping shall cover not less than five (5) per cent of developed site area.
2. Except in those portions where a building abuts the property line, screen planting at least one decimal five (1.5) metres high in a strip at least one decimal five (1.5) metres wide, or a solid decorative fence at least one decimal five (1.5) metres high shall be provided along all property lines separating the developed portion of the site from any residentially zoned property.
3. Loading areas or trucking yards shall be screened from adjacent residentially zoned property to a height of at least two decimal five (2.5) metres by buildings, a landscaping screen, a solid decorative fence, or a combination thereof.
4. The boulevard areas of highways abutting the site shall be seeded or sodded with grass on the side of the road abutting the site except at driveways.
5. Substantial landscaping shall be provided in the areas of front yards and setbacks.

J. OFF-STREET PARKING

No off-street parking shall be allowed in the required front yards.

K. DOCUMENTATION

Repealed by By-law 8627. (06/23/86)

PART XXXV - C-R(2) RETAIL COMMERCIAL ZONE TWO

A. INTENT

This zone is intended to accommodate and regulate the development of small scale retail commercial and service facilities mixed with medium density townhouse development.

B. PERMITTED USES

Land and structures shall be used for the following uses only, or for a combination of such uses:

1. Retail stores provided that the gross floor area of an individual store shall not exceed nine hundred (900) square metres:

Amended
B/L 9076
08/17/87

 - Automotive parts (new) sales
 - Book stores and stationery stores
 - Clothing stores and footwear stores
 - Drug stores
 - Florist's shop
 - Furniture and appliance stores
 - Grocery stores, food stores, meat market, fruit and vegetable stores, and retail bakeries
 - Hardware stores and equipment stores
 - Hobby brewing stores, providing that the brewing room does not exceed fifty (50) square metres [540 sq.ft.] and that the storage/warehouse facilities do not exceed one hundred (100) square metres [1,080 sq.ft.]
 - Jewellery stores and gift shops
 - Liquor stores and tobacconists
 - Pet shops
 - Sporting goods stores
 - Variety stores
 - Other similar retail stores compatible with the uses permitted in this zone

Amended
B/L 9041
07/27/87

2. Services except automotive services:

Amended
B/L 9255
11/30/87

 - Animal hospital
 - Barber and beauty parlours
 - Business schools, dancing schools
 - Dry cleaners and laundromats
 - Funeral parlour
 - Health spa
 - Hotel
 - Licensed premises
 - Neighbourhood pubs
 - Pool halls
 - Restaurants and coffee shops

- Shoe repair shops and jewellery repair shops
 - Shoe repair shops and jewellery repair shops Amended
 - Social escort service B/L 8037
 - Theatres and cinemas 10/29/84
 - Tool repair and tool rental
 - Other similar services and repair shops not requiring the operation of heavy machinery, and compatible with the uses permitted in this zone
3. Offices:
- Banks and other finance offices
 - Data processing centres
 - Doctors' offices, dentists' offices and other medical or related offices
 - General business offices
 - Law offices, accountants' offices and other professional offices
 - Real estate agencies and insurance agencies
 - Travel agencies and travellers' clubs
 - Government offices
4. Parking facilities. Amended
B/L 11513
5. Residential townhouse and apartment units provided that: 11/16/92
- (a) The dwelling units shall form an integral part of the commercial uses permitted in this zone and are constructed within the same principal building; and
 - (b) Each dwelling unit shall be located in the upper floors of the principal building and shall be located above the commercial uses; and
 - (c) The dwelling units shall have access independent of the commercial uses.
6. Accessory buildings provided that they are located at the rear of the principal building. Amended
B/L 8627
06/23/86

C. LAND DEVELOPMENT

Notwithstanding any other provision of this zone, the uses permitted by Section B shall be conditional upon the immediate availability and adequacy of those Municipal facilities and services hereinafter set forth to serve each parcel of land and each unit of every building, structure and use to be erected, placed or carried on thereon. No use of land and no use of any

building or structure thereon shall be deemed to be authorized by Section B of this zone, and all uses otherwise permitted by this By-law are hereby prohibited unless and until all of the following services and facilities have been provided and are immediately available and are adequate therefor to the standards set out as follows:

1. Sanitary sewer, waterworks and drainage works shall be provided and constructed to the standards set out for C-R(2) zones in "Surrey Subdivision By-law, 1986, No. 8830" and amendments thereto. C.1, 2
Amended
B/L 9882
02/20/89
2. All highways abutting and serving the land including boulevards, street lighting, underground wiring, sidewalks, transit service facilities shall be provided and constructed to the standards set out for C-R(2) zones in "Surrey Subdivision By-law, 1986, No. 8830" and amendments thereto.

D. DENSITY

1. The maximum density including commercial, residential and accessory uses shall not exceed a floor area ratio of one (1.00); provided however that this floor area ratio may be increased as hereinafter set forth:
 - (a) Where all of the required off-street parking is provided underground or within the outermost walls of a building or structure, the floor area ratio may be increased by zero decimal five (0.5), amounting to a total floor area ratio of one decimal five (1.5).
 - (b) Where a portion of the required off-street parking is provided underground or within the outermost walls of a building or structure, the floor area ratio may be increased by the proportion of required parking so provided multiplied by zero decimal five (0.5).
2. Notwithstanding the above requirements, the total number of dwelling units permitted shall not exceed a ratio of one (1) dwelling unit per seventy-five (75) square metres [800 sq. ft.] of commercial floor area developed on a site, or fifty (50) dwelling units per hectare [20 u.p.a.] of total developable site area, whichever is less.

E. SITE COVERAGE

The maximum site coverage shall be fifty (50) per cent; provided however that this site coverage may be increased as hereinafter set forth:

1. Where all of the required off-street parking is provided underground or within the outermost walls of a building or structure, the site coverage may be increased by thirty (30) per cent, amounting to a total site coverage of eighty (80) per cent.
2. Where a portion of the required off-street parking is provided underground or within the outermost walls of a building or structure, the site coverage may be increased by the proportion of the required parking so provided multiplied by zero decimal three (0.3).

F. SUBDIVISION

1. Lot size: The minimum lot size shall be one thousand (1,000) square metres [10,800 sq. ft.].
2. Frontage: The minimum lot frontage shall be twenty (20) metres [66 ft.].

G. HEIGHT OF STRUCTURES

1. Principal buildings: The height of principal buildings shall not exceed three (3) storeys or twelve (12) metres.
2. Accessory buildings: The height of accessory buildings shall not exceed four decimal five (4.5) metres.

H. YARDS AND SETBACKS

Buildings and structures shall be situated as hereinafter set forth:

1. Front yard: The uniform setback along the front property line shall be two (2) metres, provided however that an additional setback may be created anywhere along the front property line not exceeding five (5) metres from the front property line and further provided that the width of such additional setback shall not exceed fifty (50) per cent of the lot frontage.
2. Side yard: The minimum side yard shall be three (3) metres except in the event that a property adjoins other properties of the same zone, no side yard is required. Where the side property line fronts onto a flanking street, the same setback requirements set forth in Clause H.1 above shall apply on the said side property line.
3. Rear yard: The minimum rear yard shall be seven decimal five (7.5) metres.

4. Setback requirements for accessory buildings:
 - (a) Side setback: The minimum side setback shall be one (1) metre; provided however that the side setback shall be increased to not less than seven decimal five (7.5) metres on the side property line fronting onto a flanking street.
 - (b) Rear setback: The minimum rear setback shall be one decimal five (1.5) metres.

I. LANDSCAPING

Any building or structure being erected, enlarged or increased in capacity shall make provision for landscaping as hereinafter set forth:

1. Repealed by By-law 8627.
2. All portions of the site not covered by buildings, structures and circulation spaces shall be landscaped; provided however that landscaping shall cover not less than five (5) per cent of developed site area.
3. Except in those portions where a building abuts the property line, screen planting at least one decimal five (1.5) metres high in a strip at least one decimal five (1.5) metres wide, or a solid decorative fence at least one decimal five (1.5) metres high shall be provided along all property lines separating the developed portion of the site from any residentially zoned property.
4. Loading areas or trucking yards shall be screened from adjacent residentially zoned property to a height of at least two decimal five (2.5) metres by buildings, a landscaping screen, a solid decorative fence, or a combination thereof.
5. The boulevard areas of highways abutting the site shall be seeded or sodded with grass on the side of the road abutting the site except at driveways.
6. Substantial landscaping shall be provided in the areas of front yards and setbacks.

J. AREAS FOR PLAY AND RECREATION

1. Areas for play and recreation shall be provided as hereinafter set forth:
 - (a) Open air recreation areas such as playgrounds, tennis courts, physical fitness courses, in the amount of three (3) square metres per dwelling unit [32 sq. ft.]
 - (b) Indoor recreation areas such as recreation rooms, club houses, pools, saunas, in the amount of one decimal four (1.4) square metres per dwelling unit [15 sq. ft.].
2. Areas for play and recreation shall be used for play and recreation only, and shall be exclusive of any areas for maintenance, storage, or office for property management.
3. Areas for play and recreation and all recreational facilities shall be continuously maintained and operated as play and recreational areas, and kept open to the residents at all reasonable times.

J.2, 3
Inserted
B/L 9662
09/19/88

K. OFF-STREET PARKING

1. Not less than fifty (50) per cent of all required off-street parking shall be provided underground or with a structure.
2. No off-street parking shall be allowed in front yard.
3. Loading docks and loading areas shall be restricted to rear yards.

L. DOCUMENTATION

1. Repealed by By-law 8627. (06/23/86)

PART XXXV(A) - C-R(3) RETAIL COMMERCIAL ZONE THREE

A. INTENT:

This zone is intended to accommodate and regulate the development of retail commercial and personal service facilities, including large-scale shopping facilities, offices, recreational and cultural uses, as well as residential uses developed in a comprehensive manner within the town centre areas.

Inserted
B/L 9125
06/27/88

B. PERMITTED USES:

Land and structures will be used for the following uses only, or for a combination of such uses, provided such combined uses are part of a comprehensive design:

1. Retail and Services:

- Banks and other finance offices
- Barber shops and beauty parlours
- Book stores and stationery stores
- Business offices and professional offices
- Clothing stores and footwear stores
- Department stores, discount department stores
- Doctor's offices and other medical services
- Drug stores
- Dry cleaners and laundromat
- Florist's shops
- Furniture and appliance stores
- Garden supply stores provided that open storage is completely screened to a height of at least two decimal five (2.5) metres
- Government offices
- Hardware, building supply and equipment stores, excluding the sales of lumber and building materials unless all storage and sale of lumber and building materials are enclosed within a building
- Health spa
- Jewelry stores
- Licensed premises
- Liquor stores and tabacconists
- Neighbourhood pubs
- Pet shops
- Real estate agencies and insurance agencies
- Restaurants, cafes and delicatessens
- Social escort services
- Sporting goods
- Supermarkets, food stores, and retail bakeries
- Theaters and cinemas
- Travel agencies
- Variety stores and gift shops
- Other similar retail stores compatible with the uses permitted in this zone.

Amended
B/L 11765
05/03/93

2. (a) Full serve gasoline stations provided however that such uses do not constitute a singular use on a site.
- (b) The following uses which shall be clearly incidental to the sale of gasoline may be conducted from the buildings or structures relating to the sale of gasoline:
 - (i) general automotive repair services
 - (ii) the sale of automotive accessories
 - (iii) the display and sale of seasonal convenience items where such use is carried on within a building.

3. Parking facilities.

Amended
B/L 11513
11/16/92

4. Residential structures, provided that:

- (a) not less than sixty (60) percent of the ground floor within thirty (30) metres of the front property line of the building(s) containing the dwelling units shall be devoted to commercial, office, recreational and cultural uses permitted under B.1, B.5, and B.6 hereinbefore; and
- (b) the dwelling units shall have access independent of the commercial uses.

5. Office structures

6. Recreational and cultural uses, provided that such uses do not constitute a singular use on a site.

7. Buildings and structures accessory to the above listed uses.

C. LAND DEVELOPMENT:

Notwithstanding any other provision of this zone, the uses permitted by Section B shall be conditional upon the immediate availability and adequacy of those Municipal facilities and services hereinafter set forth to serve each parcel of land and each unit of every building, structure and use to be erected, placed or carried on thereon. No use of land and no use of any building or structure thereon shall be deemed to be authorized by Section B of this zone.

and all uses otherwise permitted by this By-law are hereby prohibited unless and until all of the following services and facilities have been provided and are immediately available and are adequate therefore to the standards set out as follows:

1. Sanitary sewer, waterworks and drainage works shall be provided and constructed to the standards set out for the C-R(2) zone in "Surrey Subdivision By-law, 1986, No. 8830" and amendments thereto.
2. All highways abutting and serving the land including boulevards, street lighting, underground wiring, sidewalks, transit service facilities shall be provided and constructed to the standards set out for the C-R(2) zone in "Surrey Subdivision By-law, 1986, No. 8830" and amendments thereto.

D. DENSITY:

The maximum density shall not exceed a floor area ratio of one (1.00); provided however that this floor area ratio may be increased as hereinafter set forth:

1. Where all of the required off-street parking is provided underground or within the outermost walls of a building or structure, the floor area ratio may be increased by zero decimal five (0.5), amounting to a total floor area ratio of one decimal five (1.5).
2. Where a portion of the required off-street parking is provided underground or within the outermost walls of a building or structure, the floor area ratio may be increased by the proportion of required parking so provided multiplied by zero decimal five (0.5).
3. Notwithstanding the above requirements, the total number of dwelling units permitted shall not exceed a ratio of one (1) dwelling unit per seventy-five (75) square metres [800 sq. ft.] of commercial floor area developed on a site, or one hundred and twelve (112) dwelling units per hectare (45 upa) of total developable site area, whichever is less.

E. SITE COVERAGE:

The maximum site coverage shall be thirty (30) percent; provided however that this site coverage may be increased as hereinafter set forth:

1. Where all of the required off-street parking is provided underground or within the building envelope, the site coverage may be increased to a total site coverage of ninety (90) percent.

2. Where a portion of the required off-street parking is provided underground or within the building envelope, the site coverage may be increased by the proportion of the required parking so provided multiplied by zero decimal size (0.6).

F. SITE AREA:

The minimum site area shall be ten thousand (10,000) square metres [107,000 sq. ft.].

G. SUBDIVISION:

1. Lot size: the minimum lot size shall be ten thousand (10,000) square metres [107,000 sq. ft.].
2. Frontage: the minimum frontage shall be sixty (60) metres [195 ft.].

H. HEIGHT OF STRUCTURES:

1. Low-rise buildings:

The height of any low-rise building facing onto the front property line or being located adjacent to a pedestrian walkway shall not be less than two (2) storeys and shall not exceed three (3) storeys or eighteen (18) metres, and further provided that this height restriction shall not apply at a distance greater than ten (10) metres [33 ft.] measured from the front property line.

2. High-rise building:

The height of any high-rise building shall not exceed fifteen (15) storeys or fifty-five (55) metres, provided that the cross-section of the high-rise does not exceed an angle drawn at sixty (60) degrees from any point located on the centre line of the fronting street, and further provided that this angle height restriction shall not apply at a distance greater than fifteen (15) metres [50 ft.] measured from the front property line.

I. SETBACKS:

1. For the high-rise portion of a building or structure, the setback requirements shall apply as hereinafter set forth:
 - (a) Front setback: The minimum front setback shall be seven decimal five (7.5) metres [25 ft.].

- (b) Side setback: The minimum side setback shall be three decimal six (3.6) metres [12 ft.], provided however that the minimum side setback shall be increased to seven decimal five (7.5) metres [25 ft.] on the side property line fronting onto a flanking street.
 - (c) Rear setback: The minimum rear setback shall be seven decimal five (7.5) metres [25 ft.].
2. For the low level portion of a building or structure, the setback requirements shall apply as hereinafter set forth:
- (a) Front setback: Uniform setback along the front property line shall be two (2) metres, provided however that additional setbacks may be created anywhere along the front property line not exceeding five (5) metres from the front property line and further provided that the total width of such additional setbacks shall not exceed fifty (50) percent of the building frontage.
 - (b) Rear setback: The minimum rear setback shall be seven decimal five (7.5) metres [25 ft.] extending over not less than sixty (60) percent of the rear property line.
 - (c) Side setback: No side setback shall be required on an interior side lot line, provided however that the minimum side setback shall be two (2) metres on the side property line fronting onto a flanking street.

For the purposes of determining the front property line for large-scale shopping facilities under this section, the front property line shall be deemed to be that property line or site boundary adjacent to the main town centre street or closest to the designated town centre focus.

J. BUILDING SITING:

The high-rise portions of each building shall be sited so that the walls of two adjacent structures shall not be closer than twenty (20) metres to each other. If the overlap of such adjacent structures is less than twenty (20) percent, that distance may be decreased to twelve (12) metres.

K. BUILDING CONSTRUCTION:

Ground floor elevations located within five (5) metres of the front property line shall have openings or windows along not less than sixty (60) percent of the length of such ground floor elevation.

L. AREAS FOR PLAY AND RECREATION:

1. In the event that residential structures are included on the site, areas for play and recreation shall be provided as hereinafter set forth:
 - (a) Open air recreation areas such as playgrounds, tennis courts, physical fitness courses, in the amount of three (3) square metres per dwelling unit [32 sq. ft.].
 - (b) Indoor recreation areas such as recreation rooms, club houses, pools, saunas, in the amount of one decimal four (1.4) square metres per dwelling unit [15 sq. ft.].
2. Areas for play and recreation and all recreational facilities as hereinbefore provided shall be continuously maintained.

M. OFF-STREET PARKING:

1. Not less than fifty (50) percent of all required off-street parking shall be provided underground or within a structure, except for that parking which is required specifically by any large-scale retail shopping facility in excess of four thousand six hundred (4600) square metres [50,000 square feet] which occupies a single building.
2. No off-street parking shall be permitted in any front yard.
3. Loading docks and loading areas shall not be located within ten (10) metres of an adjacent roadway.

A. INTENT

This zone is intended to accommodate and regulate the development of small scale retail commercial and personal service facilities oriented to pedestrians.

B. PERMITTED USES

Land and structures shall be used for the following uses only, or for a combination of such uses:

1. Retail stores provided that the gross floor area of an individual store shall not exceed nine hundred (900) square metres:
 - Automotive parts (new) sales
 - Book stores and stationery stores
 - Clothing stores and footwear stores
 - Drug stores
 - Florist's shop
 - Furniture and appliance stores
 - Grocery stores, food stores, meat market, fruit and vegetable stores, and retail bakeries
 - Hardware stores and equipment stores
 - Hobby brewing stores, providing that the brewing room does not exceed fifty (50) square metres [540 sq.ft.] and that the storage/warehouse facilities do not exceed one hundred (100) square metres [1,080 sq.ft.]
 - Jewellery stores and gift shops
 - Liquor stores and tobacconists
 - Pet shops
 - Sporting goods stores
 - Variety stores
 - Other similar retail stores compatible with the uses permitted in this zone

2. Services except automotive services:
 - Animal hospital
 - Barber and beauty parlours
 - Business schools, dancing schools
 - Dry cleaners and laundromats
 - Funeral Parlour
 - Health spa
 - Hotel
 - Licensed premises
 - Neighbourhood pubs
 - Pools halls
 - Restaurants and coffee shops
 - Shoe repair shops and jewellery repair shops
 - Theatres and cinemas

- Theatre 2 and Adult Entertainment store uses provided that the total floor area for such uses, including, but not limited to, sales area, projecting room, seating areas, viewing areas, storage, foyer, shall not exceed 186 square metres (2,000 sq. ft.)
- Tool repair and tool rental
- Other similar services and repair shops not requiring the operation of heavy machinery, and compatible with the uses permitted in this zone

3. Offices:

- Banks and other finance offices
- Data processing centres
- Doctors' offices, dentists' offices and other medical or related offices
- General business offices
- Law offices, accountants' offices and other professional offices
- Real estate agencies and insurance agencies
- Taxi dispatch office providing, however, that such use does not permit associated car repair service or car storage
- Travel agencies and travellers' clubs
- Government offices

4. Parking structure or surface parking provided however that where surface parking is provided, such surface shall be treated with asphalt, concrete, or similar pavement to provide a dust-free, weed-free surface suitable for parking, and further provided that the surface shall be so graded and drained as to properly dispose of all water.

5. Accessory Uses:

- (a) One dwelling unit provided that:
 - (i) The dwelling unit is within the principal building, and
 - (ii) The dwelling unit is occupied by the owner or his employee for the protection of the business permitted on the property.
- (b) Accessory buildings provided that they are located at the rear of the principal building.

C. LAND DEVELOPMENT

Notwithstanding any other provision of this zone, the uses permitted by Section B shall be conditional upon the immediate availability and adequacy of those Municipal facilities and services hereinafter set forth to serve each parcel of land and each unit of every building, structure and use to be erected, placed or carried on thereon. No use of land and no use of any building or structure thereon shall be deemed to be authorized by Section B of this zone, and all uses otherwise permitted by this By-law are hereby prohibited unless and until all of the following services and facilities have been provided and are immediately available and are adequate therefor to the standards set out as follows:

1. Sanitary sewer, waterworks and drainage works shall be provided and constructed to the standards set out for C-R(1) zones in "Surrey Subdivision By-law, 1986, No. 8830" and amendments thereto.
2. All highways abutting and serving the land including boulevards, street lighting, underground wiring, sidewalks, transit service facilities shall be provided and constructed to the standards set out for C-R(1) zones in "Surrey Subdivision By-law, 1986, No. 8830" and amendments thereto.

D. DENSITY

The maximum density shall not exceed a floor area ratio of one (1.00); provided however that this floor area ratio may be increased as hereinafter set forth:

1. Where all of the required off-street parking is provided underground or within the outermost walls of a building or structure, the floor area ratio may be increased by zero decimal five (0.5), amounting to a total floor area ratio of one decimal five (1.5).
2. Where a portion of the required off-street parking is provided underground or within the outermost walls of a building or structure, the floor area ratio may be increased by the proportion of required parking so provided multiplied by zero decimal five (0.5).

E. SITE COVERAGE

The maximum site coverage shall be fifty (50) per cent; provided however that this site coverage may be increased as hereinafter set forth:

1. Where all of the required off-street parking is provided underground or within the outermost walls of a building or structure, the site coverage may be increased by thirty (30) per cent, amounting to a total site coverage of eighty (80) per cent.
2. Where a portion of the required off-street parking is provided underground or within the outermost walls of a building or structure, the site coverage may be increased by the proportion of the required parking so provided multiplied by zero decimal three (0.3).

F. SUBDIVISION

1. Lot size: The minimum lot size shall be one thousand (1,000) square metres [10,800 sq. ft.].
2. Frontage: The minimum lot frontage shall be twenty (20) metres [66 ft.].

G. HEIGHT OF STRUCTURES

1. Principal buildings: The height of principal buildings shall not exceed three (3) storeys or twelve (12) metres.
2. Accessory buildings: The height of accessory buildings shall not exceed four decimal five (4.5) metres.

H. YARDS AND SETBACKS

Buildings and structures shall be situated as hereinafter set forth:

1. Front yard: The uniform setback along the front property line shall be two (2) metres, provided however that an additional setback may be created anywhere along the front property line not exceeding five (5) metres from the front property line and further provided that the width of such additional setback shall not exceed fifty (50) per cent of the lot frontage.
2. Side yard: The minimum side yard shall be three (3) metres except in the event that a property adjoins other properties of the same zone, no side yard is required. Where the side property line fronts onto a flanking street, the same setback requirements set forth in Clause H.1 above shall apply on the said side property line.
3. Rear yard: The minimum rear yard shall be seven decimal five (7.5) metres.
4. Setback requirements for accessory buildings:
 - (a) Side setback: The minimum side setback shall be one (1) metre, provided however that the side setback shall be increased to not less than seven decimal five (7.5) metres on the side property line fronting onto a flanking street.
 - (b) Rear setback: The minimum rear setback shall be one decimal five (1.5) metres.

I. LANDSCAPING

Any building or structure being erected, enlarged or increased in capacity shall make provision for landscaping as hereinafter set forth:

1. All portions of the site not covered by buildings, structures and circulation spaces shall be landscaped; provided however that landscaping shall cover not less than five (5) per cent of developed site area.
2. Except in those portions where a building abuts the property line, screen planting at least one decimal five (1.5) metres high in a strip at least one decimal five (1.5) metres wide, or a solid decorative fence at least one decimal five (1.5) metres high shall be provided along all property lines separating the developed portion of the site from any residentially zoned property.
3. Loading areas or trucking yards shall be screened from adjacent residentially zoned property to a height of at least two decimal five (2.5) metres by buildings, a landscaping screen, a solid decorative fence, or a combination thereof.
4. The boulevard areas of highways abutting the site shall be seeded or sodded with grass on the side of the road abutting the site except at driveways.
5. Substantial landscaping shall be provided in the areas of front yards and setbacks.

J. OFF-STREET PARKING

No off-street parking shall be allowed in the required front yards."

PART XXXVI - C-S SHOPPING CENTRE ZONE

A. INTENT

This zone is intended to accommodate and regulate the development of shopping centres in the Municipality.

B. PERMITTED USES

Land and structures shall be used for the following uses only, or for a combination of such uses:

1. Retail and services:

- Banks and other finance offices
 - Barber shops and beauty parlours
 - Book store and stationery store
 - Building supply stores and garden supply stores provided that the provisions of Section I.6 of this By-law are met
 - Business offices and professional offices
 - Clothing stores and footwear stores
 - Department stores, discount department stores
 - Doctors' office and other medical services
 - Drug stores
 - Dry cleaners and laundromat
 - Florist's shop
 - Furniture and appliances
 - Government offices
 - Hardware and equipment stores, excluding the sales of lumber and building materials
 - Health spa
 - Hobby brewing stores, providing that the brewing room does not exceed fifty (50) square metres [540 sq.ft.] and that the storage/warehouse facilities do not exceed one hundred (100) square metres [1,080 sq.ft.]
 - Jewelry
 - Licensed premises
 - Liquor stores and tobacconists
 - Neighbourhood pubs
 - Pet shops
 - Real estate agencies and insurance agencies
 - Restaurants, cafes and delicatessens
 - Retail warehouse provided that it does not constitute a singular use on the site
 - Social escort service
 - Sporting goods
 - Supermarkets, food stores, and retail bakeries
 - Theatres and cinemas
 - Travel agencies
 - Variety stores and gift shops
 - Other similar services and repair shops not requiring the operation of heavy machinery and compatible with the uses permitted in this zone
- B.1.
Amended
B/L 7544
05/30/83,
B/L 8037
10/29/84
B/L 9041
10/27/87
B/L 9900
03/13/89

- Other similar retail stores compatible with the use permitted in this zone.
2. Automotive services including one full serve gasoline station provided however that such uses do not constitute a singular use on a site.
 3. Recreational Commercial Uses, including: amusement devices including roller rinks, go-kart tracks, miniature golf courses, and similar entertainment managed in such a manner as to not create a nuisance to the occupants of all adjacent properties, but shall not include an arcade,
 - bowling alley, Amended
 - commercial swimming pool, B/L 7937
 - curling rink, 07/23/84
 - dance hall,
 - pool hall,
 - other similar recreational uses.
 4. Parking facilities. Amended
B/L 11513
11/16/92
 5. Accessory uses:
 - (a) One dwelling unit provided that:
 - (i) The dwelling unit is within the principal building, and
 - (ii) The dwelling unit is occupied by the owner or his employee for the protection of the business permitted on the property. Amended
B/L 8627
06/23/86
 - (b) Accessory buildings.

C. LAND DEVELOPMENT

Notwithstanding any other provision of this zone, the uses permitted by Section B shall be conditional upon the immediate availability and adequacy of those Municipal facilities and services hereinafter set forth to serve each parcel of land and each unit of every building, structure and use to be erected, placed or carried on thereon. No use of land and no use of any building or structure thereon shall be deemed to be authorized by Section B of this zone, and all uses otherwise permitted by this By-law are hereby prohibited unless and until all of the following services and facilities have been provided and are immediately available and are adequate therefor to the standards set out as follows:

1. Sanitary sewer, waterworks and drainage works shall be provided and constructed to the standards set out for the C-S zone in "Surrey Subdivision By-law, 1986, No. 8830" and amendments thereto. C.1, 2
Amended

2. All highways abutting and serving the land including boulevards, street lighting, underground wiring, sidewalks, transit service facilities shall be provided and constructed to the standards set out for the C-S zone in "Surrey Subdivision By-law, 1986, No. 8830" and amendments thereto.

D. DENSITY

The maximum density shall not exceed a floor area ratio of zero decimal three five (0.35); provided however that this floor area ratio may be increased as hereinafter set forth:

1. Where all of the required off-street parking is provided underground or within the outermost walls of a building or structure, the floor area ratio may be increased by zero decimal six five (0.65); amounting to a total floor area ratio of one (1).
2. Where a portion of the required off-street parking is provided underground or within the outermost walls of a building or structure, the floor area ratio may be increased by the proportion of required parking so provided multiplied by zero decimal six five (0.65).

E. SITE COVERAGE

The maximum site coverage shall be thirty-five (35) per cent; provided however that this site coverage may be increased as hereinafter set forth:

1. Where all of the required off-street parking is provided underground or within the outermost walls of a building or structure, the site coverage may be increased by thirty (30) per cent, amounting to a total site coverage of sixty-five (65) per cent.
2. Where a portion of the required off-street parking is provided underground or within the outermost walls of a building or structure, the site coverage may be increased by the proportion of the required parking so provided multiplied by zero decimal three (0.3).

F. SUBDIVISION

Buildings and structures shall be situated as hereinafter set forth:

1. Lot size: The minimum lot size shall be ten thousand (10,000) square metres [2.5 ac.].

2. Frontage: The minimum lot frontage shall be fifty (50) metres.

G. HEIGHT OF STRUCTURES

1. Principal buildings: The height of principal buildings shall not exceed two (2) storeys, or twelve (12) metres, except for portions occupying no more than thirty (30) per cent of the total roof area which shall not exceed a height of twenty-four (24) metres.
2. Accessory buildings: The height of accessory buildings shall not exceed four decimal five (4.5) metres.

H. YARDS AND SETBACKS

Buildings and structures shall be situated as hereinafter set forth:

1. Front yard: The minimum front yard shall be seven decimal five (7.5) metres.
2. Side yard: The minimum side yard shall be seven decimal five (7.5) metres.
3. Rear yard: The minimum rear yard shall be seven decimal five (7.5) metres.

I. LANDSCAPING

Any building or structure being erected, enlarged or increased in capacity shall make provision for landscaping as hereinafter set forth:

1. All portions of the site not covered by buildings, structures and circulation spaces shall be landscaped; provided however that landscaping shall cover not less than five (5) per cent of developed site area.
2. A continuous landscaping strip not less than one decimal five (1.5) metres in width shall be provided along the developed portion of each side of the site which abuts a public highway. This landscaping strip may be interrupted at boulevard crossings, or to provide necessary pedestrian access for entering a building or for viewing shop windows.
3. Except in those portions where a building abuts the property line, screen planting at least one decimal five (1.5) metres high in a strip at least one decimal five (1.5) metres wide, or a solid decorative fence at least one decimal five (1.5) metres high shall be provided along all property lines separating the developed portion of the site from any residentially zoned property.

4. Loading areas or trucking yards shall be screened from adjacent residentially zoned property to a height of at least two decimal five (2.5) metres by buildings, a landscaping screen, a solid decorative fence, or a combination thereof.
5. The boulevard areas of highways abutting the site shall be seeded or sodded with grass on the side of the road abutting the site except at driveways.
6. Open storage shall be completely screened to a height of at least two decimal five (2.5) metres by buildings and/or solid decorative fence and/or substantial landscaping strips of not less than one decimal five (1.5) metres in width. No display or storage of material shall be piled up to a height of two decimal five (2.5) metres within five (5) metres of the said screens and in no case shall these materials be piled up to the height of more than three decimal five (3.5) metres.

J. OFF-STREET PARKING

Magazine storage shall be provided in all parking areas in accordance with Schedule 'A' of "Surrey Subdivision By-law, 1986, No. 8830" and amendments thereto.

Amended
B/L 9882
2/20/89

K. DOCUMENTATION

Repealed by By-law 8627. (06/23/86)

PART XXXVII - C-H HIGHWAY COMMERCIAL ZONE

A. INTENT

This zone is intended to accommodate and regulate those commercial and related uses requiring large sites and exposure to arterial highways which generally are not accommodated in shopping centres or Town Centre developments.

B. PERMITTED USES

Land and structures shall be used for the following uses only, or for a combination of such uses:

1. Retail commercial uses:

- Appliance store
- Auction room
- Automotive sales and rentals (new and used)
- Automotive parts (new) sales
- Eyewear stores
- Furniture store
- Hardware store
- Hobby brewing stores, providing that the brewing room does not exceed fifty (50) square metres [540 sq.ft.] and that the storage/warehouse facilities do not exceed one hundred (100) square metres [1,080 sq.ft.]
- Home improvement, building supplies, and garden supplies B.1
- Sales and distribution of damaged goods Amended
- Sales of farm products provided that part of the products sold are B/L 8205
grown locally 04/22/85
- Soda pop shops B/L 8861
- Sporting goods stores 01/12/87
- Sports cards shops B/L 8936
- Trailer sales and rentals 03/23/87
- Other similar retail stores compatible with the uses permitted in this B/L 9041
zone 07/27/87
B/L 11409
09/28/92

2. Service commercial uses:

- Ambulance headquarters
- Animal hospital
- Appliance repair shop
- Automotive repair shop provided that the vehicles to be repaired do not exceed five thousand (5,000) kilograms GVW
- Boat repairs
- Car rental
- Car wash
- Coffee shop, drive-in and fast food establishment
- Drive-in bank
- Engineering and surveying offices

- Food catering
 - Frozen food lockers
 - Funeral parlour
 - General administrative offices for charitable, non-profit societies, registered as such with the Province of British Columbia or the Dominion of Canada
 - Health spa
 - Insurance agencies
 - Licensed premises but not including neighbourhood pubs Mail and phone order stores Amended B/L 9296
 - Pick-up and delivery or courier service 12/21/87
 - Multi-level sales office B/L 10756
 - Real estate offices 1/14/91
 - Restaurant
 - Taxi dispatch office
 - Taxidermy
 - Tool rental
 - Training facilities for disabled persons
 - Travel agencies and travel clubs
 - Other similar services compatible with the uses permitted in this zone
3. Parking facilities B.3
Inserted
B/L 11513
11/16/92
4. Wholesale uses
5. Warehouse use provided that a sales outlet which is incidental to the warehouse is part of the warehouse operation. Amended
B/L 9900
03/13/89
6. Retail warehouse use, provided that such use shall constitute a singular and only use on the site and that the minimum gross floor area of any such building shall be 3,700 square metres [40,000 square feet]. Inserted
B/L 9900
03/13/89
7. General contractor provided that any contractor's storage yard is enclosed by a building or completely screened in such a manner that no storage of material shall be visible from outside of such building or screen.
8. Recreational commercial uses including:
- Amusement devices including roller rinks, go-kart tracks, miniature golf courses, and similar entertainment managed in such a manner as to not create a nuisance to the occupants of all adjacent properties but shall not include an arcade. B.6
Amended
B/L 6873
11/09/81
 - Bowling alley
 - Commercial swimming pool
 - Curling rink
 - Dance hall
 - Pool hall
 - Other similar recreational commercial uses

9. Industrial uses provided that a sales outlet is part of and incidental to the industrial operation:

- Bakery
- Bookbinding
- Bottling plant
- Community cable television studios
- Engraving
- Furniture assembly refurbishing and upholstering
- Home improvements and decorating products
- Jewellery manufacturing
- Laboratory
- Laundry, cleaning and drying establishments
- Leather goods, and clothing fabrication
- Lithographing
- Manufacturing and fabricating of doors, windows, partitions and similar building components
- Photographic processing shops with a sales outlet
- Plant nurseries
- Printing and publishing
- Shoe repair and manufacture
- Sign making and painting
- Sporting goods and toy manufacturing
- Textile fabrication

Amended
B/L 8205
04/22/85
B/L 10671
11/19/90

10. Accessory uses where they are necessary and incidental to a permitted principal use:

- (a) Accessory building provided that they shall be located at the rear of the principal building.
- (b) Open display or storage of material provided the area involved is directly attached to the principal commercial and industrial buildings and is screened and restricted in height as set forth in Clause I.6 of this zone.
- (c) One dwelling unit provided that:
 - (i) The dwelling unit is within the principal building, and
 - (ii) The dwelling unit is occupied by the owner or his employee for the protection of the businesses permitted on the property.

11. One passive recycling container for the deposit of reusable materials, provided that:
- (a) The container is removed from the site to a suitably zoned depot for unloading when full. Removal and return of such a container shall only occur between the hours of 8:00 a.m. and 4:00 p.m.
 - (b) The container may have a maximum volume of 15 cubic metres (525 cubic feet) with maximum dimensions of 4.9 metres (16 ft.) length, 2.5 metres (8 ft.) width and 1.22 metres (4 ft.) height. B.9
Inserted
B/L 8709
09/08/86
 - (c) The container is neatly labeled with the name of the material intended for deposit and the specific material which may be placed in each opening.
 - (d) The container is screened from surrounding properties and abutting streets by a 1.8 metre (6 ft.) high solid fence.
 - (e) The container is not located in a required parking space or within 7.5 metres (25 ft.) of an abutting street.
 - (f) No storage outside of the container, no sorting and no processing of any material is permitted.
 - (g) Any deposited material, whether recyclible or not, is removed from the vicinity of the container daily."

C. LAND DEVELOPMENT

Notwithstanding any other provision of this zone, the uses permitted by Section B shall be conditional upon the immediate availability and adequacy of those Municipal facilities and services hereinafter set forth to serve each parcel of land and each unit of every building, structure and use to be erected, placed or carried on thereon. No use of land and no use of any building or structure thereon shall be deemed to be authorized by Section B of this zone, and all uses otherwise permitted by this By-law are hereby prohibited unless and until all of the following services and facilities have been provided and are immediately available and are adequate therefore to the standards set out as follows:

- 1. Sanitary sewer, waterworks and drainage works shall be provided and constructed to the standards set out for the C-H zone in "Surrey Subdivision By-law, 1986, No. 8830" and amendments thereto. C.1, 2
Amended
B/L 9882
02/20/89
- 2. All highways abutting and serving the land including boulevards, street lighting, underground wiring, sidewalks,

transit service facilities shall be provided and constructed to the standards set out for the C-H zone in "Surrey Subdivision By-law, 1986, No. 8830" and amendments thereto.

D. DENSITY

The maximum density shall not exceed a floor area ratio of one (1).

E. SITE COVERAGE

1. The maximum site coverage shall be fifty (50) per cent.
2. The site coverage of any individual building for industrial and warehousing use as permitted in this zone shall not exceed three hundred (300) square metres and the total site coverage of all buildings for industrial and warehousing uses shall not exceed nine hundred and thirty (930) square metres per site or per development.

F. SUBDIVISION

1. Lot size: The minimum lot size shall be one thousand (1,000) square metres [10,800 sq. ft.].
2. Frontage:
 - (a) The minimum frontage shall be twenty-five (25) metres.
 - (b) A rear lane of at least six (6) metres [20 ft.] in width shall be provided unless the rear lot line abuts a highway. Amended
B/L 8793
11/03/86

G. HEIGHT OF STRUCTURES

1. Principal buildings: The height of principal buildings shall not exceed two (2) storeys or nine (9) metres.
2. Accessory buildings: The height of accessory buildings shall not exceed one (1) storey or nine (9) metres.

H. YARDS AND SETBACKS

Buildings and structures shall be situated as hereinafter set forth:

1. Front yard: The minimum front yard shall be seven decimal five (7.5) metres.

2. Side yard: The side yard shall be either zero or not less than three (3) metres to allow passage of a vehicle, except that where the site abuts a residential zone, in which case the side yard shall be not less than six (6) metres. Where the side property line fronts onto a flanking street, the side yard shall be not less than seven decimal five (7.5) metres.
3. Rear yard: The minimum rear yard shall be seven decimal five (7.5) metres.
4. Setback requirements for accessory buildings:
 - (a) Side setback: The minimum side setback shall be one (1) metre, provided however that the side setback shall be increased to not less than seven decimal five (7.5) metres on the side property line fronting onto a flanking street.
 - (b) Rear setback: The minimum rear setback shall be one decimal five (1.5) metres.
5. Setback requirements for amusement devices: The minimum setback from all property lines shall be fifteen (15) metres, provided however that amusement devices which are:
 - (a) Completely moveable, and
 - (b) Located on the site for a total time duration of not more than three (3) months in any calendar year, and
 - (c) Located on the site for a continuous period of not more than thirty (30) calendar days.

shall be set back to a minimum of one decimal five (1.5) metres from all property lines, except that no amusement device shall be located within fifteen (15) metres of a residentially used or occupied property.

I. LANDSCAPING

Any building or structure being erected, enlarged or increased in capacity shall make provision for landscaping as hereinafter set forth:

1. All portions of the site not covered by buildings, structures and circulation spaces shall be landscaped; provided however that landscaping shall cover not less than five (5) per cent of developed site area.

2. A continuous landscaping strip not less than one decimal five (1.5) metres in width shall be provided along the developed portion of each side of the site which abuts a public highway. This landscaping strip may be interrupted at boulevard crossings, or to provide necessary pedestrian access for entering a building or for viewing shop windows.
3. Except in those portions where a building abuts the property line, screen planting at least one decimal five (1.5) metres high in a strip at least one decimal five (1.5) metres wide, or a solid decorative fence at least one decimal five (1.5) metres high shall be provided along all property lines separating the developed portion of the site from any residentially zoned property.
4. Loading areas or trucking yards shall be screened from adjacent residentially zoned property to a height of at least two decimal five (2.5) metres by buildings, a landscaping screen, a solid decorative fence, or a combination thereof.
5. The boulevard areas of highways abutting the site shall be seeded or sodded with grass on the side of the road abutting the site except at driveways.
6. Open storage shall be completely screened to a height of at least two decimal five (2.5) metres by buildings and/or solid decorative fence and/or substantial landscaping strips of not less than one decimal five (1.5) metres in width. No display or storage of material shall be piled up to a height of two decimal five (2.5) metres within five (5) metres of the said screens and in no case shall these materials be piled up to the height of more than three decimal five (3.5) metres.

PART XXXVIII - C-L LOCAL COMMERCIAL ZONE

A. INTENT

This zone is intended to accommodate and regulate the development of local shopping centres and convenience stores in the Municipality.

B. PERMITTED USES

Land and structures shall be used for the following uses only, or for a combination of such uses:

1. Retail and service commercial uses; provided however that the total floor area for all commercial uses on a site shall not exceed three hundred and eighty (380) square metres [4,000 sq. ft.]:

- Barber Shops and Beauty Parlours
 - Dry Cleaning Establishments
 - Grocery Stores
 - Laundromats
 - Restaurants, cafés and delicatessens, provided that the said businesses are not licensed by the Liquor Control and Licensing Act, R.S.B.C. 1996, chapter 267, as amended
 - Retail Nurseries
 - Shoe Repairs
 - Souvenir and Gift Shops
 - Video Rentals, provided that the total floor area of such a store shall not exceed 110 square metres (1,184 square feet)
- Amended
B/L 10092
09/05/89
B/L 14836
11/18/02

2. Accessory uses:

- (a) One dwelling unit provided that:
- (i) The dwelling unit is within the principal building, and
 - (ii) The dwelling unit is occupied by the owner or his employee for the protection of the businesses permitted on the property.

- (b) Accessory buildings.

Amended
B/L 8627
06/23/86

C. LAND DEVELOPMENT

Notwithstanding any other provision of this zone, the uses permitted by Section B shall be conditional upon the immediate availability and adequacy of those Municipal facilities and services hereinafter set forth to serve each parcel of land and each unit of every building, structure and use to be erected, placed or carried on thereon. No use of land and no use of any building or structure thereon shall be deemed to be authorized by Section B of this zone, and all uses otherwise permitted by this By-law are hereby prohibited unless and until all of the following services and facilities have been provided and are immediately available and are adequate therefor to the standards set out as follows:

1. Sanitary sewer, waterworks and drainage works shall be provided and constructed to the standards set out for the C-L zone in "Surrey Subdivision By-law, 1986, No. 8830" and amendments thereto. C.1, 2
Amended
B/L 9882
02/20/89
2. All highways abutting and serving the land including boulevards, street lighting, underground wiring, sidewalks, transit service facilities shall be constructed to the standards set out for the C-L zone in "Surrey Subdivision By-law, 1986, No. 8830" and amendments thereto.
3. Where this zone abuts other zones requiring a lesser servicing standard than those specified in Sub-section C.1 above, and where any portion of the works and facilities required under Sub-section C.1 cannot be practically provided to the full standard as required due to unavailability of Municipal services, that portion of the works and facilities may be provided to a lesser standard as required in the said abutting zone.

D. DENSITY

The maximum density shall not exceed a floor area ratio of one (1).

E. SITE COVERAGE

The maximum site coverage shall be fifty (50) per cent.

F. SUBDIVISION

1. Lot size: The minimum lot size shall be one thousand five hundred (1,500) square metres [16,000 sq. ft.].
2. Frontage: The minimum lot frontage shall be thirty (30) metres [100 ft.].

G. HEIGHT OF STRUCTURES

1. Principal buildings: The height of principal buildings shall not exceed two (2) storeys, or twelve (12) metres.
2. Accessory buildings: The height of accessory buildings shall not exceed four decimal five (4.5) metres.

H. YARDS AND SETBACKS

Buildings and structures shall be situated as hereinafter set forth:

1. Front yard: The minimum front yard shall be seven decimal five (7.5) metres.
2. Side yard:
 - (a) The minimum side yard adjoining a residential zone shall be six (6) metres.
 - (b) The minimum side yard adjoining a non-residential zone shall be three (3) metres.

- (c) The minimum side yard on a side property line fronting onto a flanking street shall be seven decimal five (7.5) metres.

- 3. Rear yard: The minimum rear yard shall be seven decimal five (7.5) metres.

I. LANDSCAPING

Any building or structure being erected, enlarged or increased in capacity shall make provision for landscaping as hereinafter set forth:

- 1. Landscaping shall cover not less than five (5) per cent of the developed site area.
- 2. A continuous landscaping strip not less than one decimal five (1.5) metres in width shall be provided along the developed portion of each side of the site which abuts a public highway. This landscaping strip may be interrupted at boulevard crossings, or to provide necessary pedestrian access for entering a building or for viewing shop windows.
- 3. Except in those portions where a building abuts the property line, screen planting at least one decimal five (1.5) metres high in a strip at least one decimal five (1.5) metres wide, or a solid decorative fence at least one decimal five (1.5) metres high shall be provided along all property lines separating the developed portion of the site from any residentially zoned property.
- 4. Loading areas or trucking yards shall be screened from adjacent residentially zoned property to a height of at least two decimal five (2.5) metres by buildings, a landscaping screen, a solid decorative fence, or a combination thereof.
- 5. The boulevard areas of highways abutting the site shall be seeded or sodded with grass on the side of the road abutting the site except at driveways.

J. DOCUMENTATION

Repealed by By-law 8627. (06/23/86)

PART XL - C-G(1) SELF-SERVE GASOLINE STATION ZONE

A. INTENT

This zone is intended to accommodate and regulate the development of self-serve gasoline stations.

B. PERMITTED USES

Land and structures shall be used for the following uses only, or for a combination of such uses:

1. Self-serve and full-serve gasoline stations
2. The following uses which shall be clearly incidental to the sale of gasoline:
 - (a) General automobile repair services
 - (b) The sale of automotive accessories
 - (c) Grocery or convenience store not to exceed twenty-seven decimal eight (27.8) square metres [300 square feet] in area Amended
BL 9880
02/20/89
 - (d) Section B.2(d) deleted: By-law 9880, February 20, 1989
 - (e) Car wash facilities
 - (f) Rental of small utility trailers provided that no more than six (6) trailers shall be located on a site at any one time

C. LAND DEVELOPMENT

Notwithstanding any other provision of this zone, the uses permitted by Section B shall be conditional upon the immediate availability and adequacy of those Municipal facilities and services hereinafter set forth to serve each parcel of land and each unit of every building, structure and use to be erected, placed or carried on thereon. No use of land and no use of any building or structure thereon shall be deemed to be authorized by Section B of this zone, and all uses otherwise permitted by this By-law are hereby prohibited unless and until all of the following services and facilities have been provided and are immediately available and are adequate therefor to the standards set out as follows:

1. Sanitary sewer, waterworks and drainage works shall be provided and constructed to the standards set out for the C-G(1) zone in "Surrey Subdivision By-law, 1986, No. 8830" and amendments thereto. C.1,2
Amended
B/L 9882
02/20/89
2. All highways abutting and serving the land including boulevards, street lighting, underground wiring, sidewalks, transit service facilities shall be provided and constructed to the standards set out for the C-G(1) zone in "Surrey Subdivision By-law, 1986, No. 8830" and amendments thereto.

D. DENSITY

The maximum density shall not exceed a floor area ratio of zero decimal three (0.3).

E. SITE COVERAGE

Maximum lot coverage of building and structure, excluding canopies shall be thirty (30) per cent.

F. SUBDIVISION

1. Lot size: The minimum lot size shall be one thousand and four hundred (1,400) square metres [15,000 sq. ft.].
2. Frontage: The minimum lot frontage shall be thirty-six (36) metres.

G. HEIGHT OF STRUCTURES

1. Principal buildings: The height of principal buildings shall not exceed one (1) storey, or seven decimal five (7.5) metres.
2. Accessory buildings: The height of accessory buildings shall not exceed four (4) metres.

H. YARDS AND SETBACKS

Buildings and structures shall be situated as hereinafter set forth:

1. Setback of buildings and structures from any street right-of-way shall be not less than twelve (12) metres and such setback shall be not less than four (4) metres from any other property line.
2. Setback of pump island from any street right-of-way shall be not less than four decimal five (4.5) metres and such setback shall be not less than four (4) metres from any other property line.
3. Canopies shall be permitted within the required setback area, but in all cases shall be located at least two (2) metres from any property line.

I. LANDSCAPING

Any building or structure being erected, enlarged or increased in capacity shall make provision for landscaping as hereinafter set forth:

1. Landscaping shall cover not less than five (5) per cent of the developed site area.
2. A continuous landscaping strip, not less than one decimal five (1.5) metres wide, shall be provided along the developed portion of each side of the site which abuts a public highway. This landscaping strip need not have a net area exceeding ten (10) per cent of the developed site area, and may be interrupted at boulevard crossings, or to provide necessary pedestrian access for entering a building or for viewing shop windows.

3. Except in those portions where a building abuts the property line, screen planting at least one decimal five (1.5) metres high in a strip at least one decimal five (1.5) metres wide, or a solid decorative fence at least one decimal five (1.5) metres high shall be provided along all property lines separating the developed portion of the site from any residentially zoned property.
4. Loading areas or trucking yards shall be screened from adjacent residentially zoned property to a height of at least two decimal five (2.5) metres by a landscaping screen, a solid decorative fence, or a combination thereof.
5. The boulevard areas of highways abutting the site shall be seeded or sodded with grass on the side of the road abutting the site except at driveways.

J. SPECIAL REGULATIONS

1. All repair equipment and repair work, shall be contained entirely within a building.
2. The entire service area shall be paved with a permanent surface of asphalt or concrete.
3. Exterior lighting shall cast no glare on any adjacent properties, nor shall it cast a glare on any public rights-of-way in such a manner as to interfere with vehicular traffic or any traffic control device.

K. OFF-STREET PARKING

No vehicle shall be parked within an area formed by a six (6) metre radius measured from a point formed by the intersection of street right-of-way lines or projections thereof.

PART XLA - C-G(2) FULL-SERVE AND SELF-SERVE
GASOLINE STATION ZONE

A. INTENT

This zone is intended to accommodate and regulate the development of gasoline service stations, combining full-serve and self-serve facilities on the same site.

B. PERMITTED USES

Land and structures shall be used for the following uses only, or for a combination of such uses:

C-G(2) Zone
Inseted
B/L 7979
01/07/85

1. Full-serve gasoline stations.
2. Combined full-serve and self-serve gasoline stations; provided, however, that no more than one (1) pump island with a maximum of eight (8) self-serve hoses shall be permitted and that at least an equal number of full-serve hoses shall be available on the same site.
3. The following uses, which shall be clearly incidental to the sale of gasoline:
 - (a) General automobile repair services.
 - (b) The sale of automotive accessories.
 - (c) Grocery or convenience store not to exceed twenty-seven decimal eight (27.8) square metres [300 square feet] in area
 - (d) Section B.2(d) deleted: By-law 9880, February 20, 1989
 - (e) Car wash facilities.
 - (f) Rental of small utility trailers provided that no more than six (6) trailers shall be located on a site at any one time.
4. Accessory buildings.

Amended
BL 9880
02/20/89

C. LAND DEVELOPMENT

Notwithstanding any other provision of this zone, the uses permitted by Section B shall be conditional upon the immediate availability and adequacy of those Municipal facilities and services hereinafter set forth to serve each parcel of land and each unit of every building, structure, and use to be erected, placed, or carried on thereon. No use of land and no use of any building or structure thereon shall be deemed to be authorized by Section B of this zone, and all uses otherwise permitted by this by-law are hereby prohibited unless and until all of the following services and facilities have been provided and are immediately available and are adequate therefor to the standards set out as follows:

1. Sanitary sewer, waterworks and drainage works shall be provided and constructed to the standards set out for the C-G zone in "Surrey Subdivision By-law, 1986, No. 8830" and amendments thereto.

C.1,2
Amended
B/L 9882
02/20/89

2. All highways abutting and serving the land including boulevards, street lighting, underground wiring, sidewalks, transit service facilities shall be provided and constructed to the standards set out for the C-G zone in "Surrey Subdivision By-law, 1986, No. 8830" and amendments thereto.

D. DENSITY

The maximum density shall not exceed a floor area ratio of zero decimal three (0.3).

E. SITE COVERAGE

The maximum site coverage of buildings and structures, excluding canopies, shall be thirty (30) percent.

F. SUBDIVISION

1. Lot size: The minimum lot size shall be one thousand and four hundred (1,400) square metres (15,000 sq. ft.)
2. Frontage: The minimum lot frontage shall be thirty-six (36) metres.

G. HEIGHT OF STRUCTURES

1. Principal Buildings: The height of principal buildings shall not exceed one (1) storey or seven decimal five (7.5) metres.
2. Accessory Buildings: The height of accessory buildings shall not exceed four (4) metres.

H. YARDS AND SETBACKS

Buildings and structures shall be situated as hereinafter set forth:

1. Setback of buildings and structures from any street right-of-way shall be not less than twelve (12) metres and such setback shall be not less than four (4) metres from any other property line.
2. Setback of pump island from any street right-of-way shall be not less than four decimal five (4.5) metres and such setback shall be not less than four (4) metres from any other property line.
3. Canopies shall be permitted within the required setback area, but in all cases shall be located at least two (2) metres from any property line.

I. LANDSCAPING

Any building or structure being erected, enlarged or increased in capacity shall make provision for landscaping as hereinafter set forth:

1. Landscaping shall cover not less than five (5) percent of the developed site area.

2. A continuous landscaping strip not less than one decimal five (1.5) metres in width shall be provided along the developed portion of each side of the site which abuts a public highway. This landscaping strip need not have a net area exceeding ten (10) percent of the developed site area, and may be interrupted at boulevard crossings, or to provide necessary pedestrian access for entering a building or for viewing shop windows.
3. Except in those portions where a building abuts the property line, screen planting at least one decimal five (1.5) metres high in a strip at least one decimal five (1.5) metres wide, or a solid decorative fence at least one decimal five (1.5) metres high shall be provided along all property lines separating the developed portion of the site from any residentially zoned property.
4. Loading areas or trucking yards shall be screened from adjacent residentially zoned property to a height of at least two decimal five (2.5) metres by a landscaping screen, a solid decorative fence, or a combination thereof.
5. The boulevard areas of highways abutting the site shall be seeded or sodded with grass on the side of the road abutting the site, except at driveways.

J. SPECIAL REGULATIONS

1. All repair equipment and repair work shall be contained entirely within a building.
2. The entire service area shall be paved with a permanent surface of asphalt or concrete.
3. Exterior lighting shall cast no glare on any adjacent properties, nor shall it cast a glare on any adjacent public rights-of-way in such a manner as to interfere with vehicular traffic or any traffic control device.

K. OFF-STREET PARKING

No vehicle shall be parked within an area formed by a six (6) metre radius measured from a point formed by the intersection of street right-of-way lines or projections thereof.

PART XLI - C-T(1) TOURIST COMMERCIAL ZONE

A. INTENT

This zone is intended to accommodate and regulate the development of tourist facilities, mobile home parks, and related facilities, and shall be read in conjunction with the "Surrey Mobile Home and Trailer Regulations and Control By-law".

B. PERMITTED USES

Land and structures shall be used for the following uses only, or for a combination of such uses:

1. Motels
2. Tourist trailer parks
3. Campsites
4. Mobile home parks provided that such uses do not constitute a singular principal use on a site, and further provided that the minimum site area required for each mobile home space shall be two hundred and twenty-three (223) square metres [2,400 sq. ft.] with a minimum width of twelve (12) metres [40 ft.].
5. Restaurant provided that such use is incidental to the aforesaid uses.
6. Sales of day-to-day convenience items solely for the use of occupants on the site.
7. Accessory buildings including one (1) single family dwelling for the operator.

C. LAND DEVELOPMENT

Notwithstanding any other provision of this zone, the uses permitted by Section B shall be conditional upon the immediate availability and adequacy of those Municipal facilities and services hereinafter set forth to serve each parcel of land and each unit of every building, structure and use to be erected, placed or carried on thereon. No use of land and no use of any building or structure thereon shall be deemed to be authorized by Section B of this zone, and all uses otherwise permitted by this By-law are hereby prohibited unless and until all of the following services and facilities have been provided and are immediately available and are adequate therefor to the standards set out as follows:

1. Sanitary sewer, waterworks and drainage works shall be provided and constructed to the standards set out for the C-T(1) zone in "Surrey Subdivision By-law, 1986, No. 8830" and amendments thereto. C.1,2
Amended
B/L 9882
02/20/89
2. All highways abutting and serving the land including boulevards, street lighting, underground wiring, sidewalks, transit service facilities shall be provided and constructed to the standards set out for the C-T(1) zone in "Surrey Subdivision By-law, 1986, No. 8830" and amendments thereto.

D. DENSITY

1. The maximum density shall not exceed a floor area ratio of zero decimal five (0.5).
2. The maximum floor area ratio for a motel shall be zero decimal five (0.5). Where part of the same site is designed as a tourist trailer park and/or campsite, the land and buildings on that part of the site shall not be included in the calculation of the floor area ratio for the motel.
3. The density of trailer park development shall not be more than five (5) units per one thousand (1,000) square metres of the portion of the site used for trailer park development.
4. The density of mobile home park development shall not exceed twenty (20) units per hectare [8 u.p.a.] provided however that the maximum density may be increased to twenty-two (22) units per hectare [9 u.p.a.] in the event that an area devoted to recreational facilities amounting to a total of not less than ten (10) per cent of the site area developed for the mobile home park is provided.

E. SITE COVERAGE

The maximum site coverage shall be fifty (50) per cent.

F. SUBDIVISION

1. Lot size: The minimum lot size shall be four thousand (4,000) square metres.
2. Frontage: The minimum lot frontage shall be forty (40) metres [130 ft.].

G. SITE AREA

The minimum site area shall be two thousand (2,000) square metres for a motel, and four thousand (4,000) square metres for a tourist trailer park and/or campsite and/or mobile home park. Where both uses are located on one site, the minimum site area shall be six thousand (6,000) square metres.

H. HEIGHT OF STRUCTURES

1. Principal buildings: The height of principal buildings shall not exceed two (2) storeys or ten (10) metres.
2. Detached single family dwelling: The height of detached single family dwelling shall not exceed eight (8) metres.
3. Accessory buildings: The height of other accessory buildings shall not exceed four decimal five (4.5) metres.

I. YARDS AND SETBACKS

Buildings and structures shall be situated as hereinafter set forth:

1. Front yard: The minimum front yard shall be twenty (20) metres [65 ft.].

2. Side yard: The minimum side yard shall be four decimal five (4.5) metres; provided however that the side yard may be reduced to four (4) metres if the said side yard abuts other commercial zones; and further provided that the said yard shall be increased to not less than ten (10) metres on the side property line fronting onto a flanking street.
3. Rear yard: The minimum rear yard shall be seven decimal five (7.5) metres.

J. LANDSCAPING

Any building or structure being erected, enlarged or increased in capacity shall make provision for landscaping as hereinafter set forth:

1. A tourist trailer and campsite development shall be separated from the motel units, if any, by a landscaped buffer area of not less than eight (8) metres in width.
2. No parking shall be permitted in any required front yard or any required yard flanking a street.
3. Landscaping shall be provided in all yards of the developed portion of the site abutting a public highway, to the full depth of the minimum yard requirement, and in no case the landscaping areas shall be less than five (5) per cent of the developed site area.
4. A minimum of seven decimal five (7.5) percent of the site area shall be provided and maintained for playground(s) or open space restricted to such use, and/or areas devoted to recreational facilities.
5. Where a mobile home park is operated in conjunction with accommodation for transient public, the mobile home park shall be sited distinct and separate from that area allocated to accommodation for transient public. This separation shall be maintained through establishment of a buffer area between the mobile home park and other uses of either a fully landscaped seven decimal five (7.5) metres [25 ft.] strip of shrubs and trees, or a three (3) metre landscaped strip of shrubs and trees with a decorative fence of no less than one decimal five (1.5) metres [5 ft.] in height.

PART XLII - C-T(2) TOURIST COMMERCIAL ZONE TWO

A. INTENT

This zone is intended to accommodate and regulate the development of tourist and related facilities, and shall be read in conjunction with the "Surrey Mobile Home and Trailer Regulations and Control By-law".

B. PERMITTED USES

Land and structures shall be used for the following uses only, or for a combination of such uses:

- | | | |
|----|--|---------------------------------|
| 1. | Motels and Hotels | Amended
B/L 9579
07/11/88 |
| 2. | Tourist trailer parks | |
| 3. | Campsites | |
| 4. | Restaurant provided that such use is incidental to the aforesaid uses. | |
| 5. | Sales of day-to-day convenience items solely for the use of occupants on the site. | |
| 6. | Accessory buildings including one (1) single family dwelling for the operator. | |

C. LAND DEVELOPMENT

Notwithstanding any other provision of this zone, the uses permitted by Section B shall be conditional upon the immediate availability and adequacy of those Municipal facilities and services hereinafter set forth to serve each parcel of land and each unit of every building, structure and use to be erected, placed or carried on thereon. No use of land and no use of any building or structure thereon shall be deemed to be authorized by Section B of this zone, and all uses otherwise permitted by this By-law are hereby prohibited unless and until all of the following services and facilities have been provided and are immediately available and are adequate therefor to the standards set out as follows:

- | | | |
|----|---|--|
| 1. | Sanitary sewer, waterworks and drainage works shall be provided and constructed to the standards set out for the C-T(2) zone in "Surrey Subdivision By-law, 1986, No. 8830" and amendments thereto. | C.1,2
Amended
B/L 9882
02/20/89 |
| 2. | All highways abutting and serving the land including boulevards, street lighting, underground wiring, sidewalks, transit service facilities shall be provided and constructed to the standards set out for the C-T(2) zone in "Surrey Subdivision By-law, 1986, No. 8830" and amendments thereto. | |

D. DENSITY

- | | |
|----|---|
| 1. | The maximum density shall not exceed a floor area ratio of zero decimal five (0.5). |
|----|---|

2. The maximum floor area ratio of a motel shall be zero decimal five (0.5). Where part of the same site is designed as a tourist trailer park and/or campsite, the land and buildings on that part of the site shall not be included in the calculation of the floor area ratio for the motel.
3. The density of trailer park development shall not be more than five (5) units per one thousand (1,000) square metres of the portion of the site used for trailer park development.

E. SITE COVERAGE

The maximum site coverage shall be fifty (50) per cent. The areas which have been improved for camp sites, travel trailers and other recreational vehicles for transient use, shall not be included in the calculation of the site coverage.

Amended
B/L 8900
03/02/87

F. SUBDIVISION

1. Lot size: The minimum lot size shall be four thousand (4,000) square metres.
2. Frontage: The minimum lot frontage shall be forty (40) metres [130 ft.].

G. SITE AREA

The minimum site area shall be two thousand (2,000) square metres for a motel, and four thousand (4,000) square metres for a tourist trailer park and/or campsite. Where both uses are located on one site, the minimum site area shall be six thousand (6,000) square metres.

H. HEIGHT OF STRUCTURES

1. Principal buildings: The height of principal buildings shall not exceed two (2) storeys or ten (10) metres.
2. Detached single family dwelling: The height of detached single family dwelling shall not exceed eight (8) metres.
3. Accessory buildings: The height of other accessory buildings shall not exceed four decimal five (4.5) metres.

I. YARDS AND SETBACKS

Buildings and structures shall be situated as hereinafter set forth:

1. Front yard: The minimum front yard shall be twenty (20) metres [65 ft.].
2. Side yard: The minimum side yard shall be four decimal five (4.5) metres; provided however that the side yard may be reduced to four (4) metres if the said side yard abuts other commercial zones; and further provided that the said yard shall be increased to not less than ten (10) metres on the side property line fronting onto a flanking street.
3. Rear yard: The minimum rear yard shall be seven decimal five (7.5) metres.

J. LANDSCAPING

Any building or structure being erected, enlarged or increased in capacity shall make provision for landscaping as hereinafter set forth:

1. A tourist trailer and campsite development shall be separated from the motel units, if any, by a landscaped buffer area of not less than eight (8) metres in width.
2. No parking shall be permitted in any required front yard or any required yard flanking a street.
3. Landscaping shall be provided in all yards of the developed portion of the site abutting a public highway, to the full depth of the minimum yard requirement, and in no case the landscaping areas shall be less than five (5) per cent of the developed site area.
4. A minimum of seven decimal five (7.5) per cent of the site shall be provided and maintained for playground(s) or open space restricted to such use, and/or areas devoted to recreational facilities.

PART XLIII - I-G GENERAL INDUSTRIAL ZONE

A. INTENT

This zone is intended to accommodate and regulate all industries except those which require more specified regulations.

B. PERMITTED USES

Land and structures shall be used for the following uses only; or for a combination of such uses:

1. Manufacture, processing, assembly and service of the following or similar products:

- Acetylene
- Alcohol
- Boats
- Beverages
- Beverages processing and bottling
- Brick terra cotta and tile
- Building products
- Batteries
- Concrete products
- Chemicals and drugs
- Clothing and garments
- Cosmetics
- Dairy products
- Electrical equipment
- Electronics equipment
- Food products including bulk foods
- Food products processing and packaging
- Furniture
- Hardware
- Jewellery
- Leather products
- Machinery and equipment
- Marine equipment
- Medical and dental supplies
- Metal products
- Motion picture and television
- Paint products
- Plastic products
- Paper products
- Pottery and ceramic products
- Prefabricated buildings and components
- Rubber and plastics products processing
- Signs
- Tent and awning
- Textile and leather products
- Tobacco products processing
- Trailer and camping equipment
- Wood and paper products processing
- Wood products

2. Service uses:

- Blacksmith shop B.2
 - Automobile repair shop Amended
 - Automobile body shop B/L 7682
 - Driving schools giving instruction on vehicles having a gross vehicle weight of 5,000 kilograms or greater 10/03/83
 - Fitness recreational uses B/L 7950
 - General contractor 08/13/84
 - Industrial coffee shop provided that the seating capacity shall not exceed 35 seats B/L 7976
 - Machine shop 08/27/84
 - Printing and publishing B/L 8135
 - Sheet metal shop 02/11/85
 - Storage and rental of furniture, appliances equipment and tools B/L 8450
 - Trade schools 01/13/86
 - Welding shop B/L 10984
- 8/26/91

provided that the aggregate area of coffee shop and fitness recreational uses shall not exceed fifty (50) percent of the total building area developed on the site.

3. Storage yards:

- Automobile towing and storage yard provided that wrecked or damaged vehicles shall be entirely enclosed within a building. B.3
- Contractor's storage yard provided that the land used is enclosed by a building, or completely screened to the standards set forth in Clause J.5 of this Zone. Amended B/L 8417 12/02/85
- Lumber yards and associated uses including storage, wholesale and retail of lumber.
- Sales and rental of construction and logging equipment and tools.
- Wholesale and retail of heavy industrial and construction components.

4. Warehousing and wholesale uses, including auction grounds and wholesale of new automotive parts, provided that the storage and display of parts shall be entirely enclosed within a building. B.4 Amended B/L 9339 02/01/88

4a. Office Uses:

- Government offices B.4a
- Utility companies offices Inserted B/L 9034
- General contractor offices 07/13/87
- Engineering & surveying offices
- Architectural and landscape architectural offices

5. Accessory uses:

- Any building or use which is customarily accessory to the above principal buildings or uses.
- Deleted: B/L 10692 11/19/90.
- Food services, sleeping accommodation and recreation facilities primarily intended for the use of employees.
- Office

provided that all accessory buildings shall occupy an area of not greater than twenty (20) per cent of the developed site area.

6. One dwelling unit for the manager or watchman of the industrial uses permitted on the site, provided that the dwelling unit:

- (a) does not constitute a singular use on a site;
- (b) is contained within an industrial building; and Inserted
B/L 10692
11/19/90
- (c) has a maximum area of the lesser of:
 - (i) 140 square metres (1,500 sq.ft.) or
 - (ii) 33% of the total area of the industrial building within which the dwelling unit is contained.

C. GENERAL REQUIREMENTS

Land and structures shall be used for the uses permitted in this zone only if such uses:

1. Constitute no unusual fire, explosion or safety hazard;
2. Do not emit noise in excess of seventy decibels (70 dB) measured at any point on the property lines of the site on which the use is located, provided that where a site abuts a non-industrial zone the noise level shall not exceed sixty decibels (60 dB).
3. Do not produce heat or glare perceptible from any property line of the property on which the use is located;
4. Are not defined as noxious in the Public Health Act.

D. LAND DEVELOPMENT

Notwithstanding any other provision of this zone, the uses permitted by Section B shall be conditional upon the immediate availability and adequacy of those Municipal facilities and services hereinafter set forth to serve each parcel of land and each unit of every building, structure and use to be erected, placed or carried on thereon. No use of land and no use of any building or structure thereon shall be deemed to be authorized by Section B of this zone, and all uses otherwise permitted by this By-law are hereby prohibited unless and until all of the following services and facilities have been provided and are immediately available and are adequate therefor to the standards set out as follows:

- | | | |
|----|--|--|
| 1. | Sanitary sewer, waterworks and drainage works shall be provided and constructed to the standards set out for the I-G zone in "Surrey Subdivision By-law, 1986, No. 8830" and amendments thereto. | C.1,2
Amended
B/L 9882
02/20/89 |
| 2. | All highways abutting and serving the land including boulevards, street lighting, underground wiring, sidewalks, transit service facilities shall be provided and constructed to the standards set out for the I-G zone in "Surrey Subdivision By-law, 1986, No. 8830" and amendments thereto. | |

E. DENSITY

The maximum density shall not exceed a floor area ratio of one (1).

F. SITE COVERAGE

The maximum site coverage shall be sixty (60) per cent.

G. SUBDIVISION

1. Lot size: The minimum lot size shall be one thousand eight hundred (1,800) square metres [19,400 sq. ft.].
2. Frontage: The minimum frontage shall be thirty (30) metres [100 ft.].

H. HEIGHT OF STRUCTURES

1. Principal buildings: The height of principal buildings shall not exceed eighteen (18) metres [60 ft.]. In the event that the property is adjacent to a residentially zoned property, the height of principal buildings shall not exceed fifteen (15) metres [49 ft.] or twenty five (25) per cent of the frontage of the said property, whichever is less.
2. Accessory buildings: The height of accessory buildings shall not exceed six (6) metres [20 ft.].

I. YARDS AND SETBACKS

Buildings and structures shall be situated as hereinafter set forth:

- | | | |
|----|--|--------------------------------------|
| 1. | Front yard: The minimum front yard shall be seven decimal five (7.5) metres (25 feet). | I
Amended
B/L 6840
10/26/81 |
| 2. | Side yard: At least one side yard of not less than three decimal six (3.6) metres (12 feet) shall be provided except that the side yard may not be required where a driveway at least six decimal seven (6.7) metres wide [22 ft.], is constructed to provide access to the rear of the buildings from a street. | Amended
B/L 9747
11/28/88 |
| 3. | Where the side lot line abuts the street, the side yard shall be not less than one decimal five (1.5) metres (5 feet). | |
| 4. | Where the rear lot line abuts the street, the rear yard shall be not less than seven decimal five (7.5) metres (25 feet). | |

5. A yard of seven decimal five (7.5) metres (25 feet) shall be required on that side of the site adjoining a property not designatd for commercial or industrial uses in the Official Community Plan. Amended B/L 9105 08/31/87

J. LANDSCAPING

Any building or structure being erected, enlarged or increased in capacity shall make provision for landscaping as hereinafter set forth:

1. Landscaping shall cover not less than five (5) per cent of the developed site area.
2. Along the developed portion of each side of the site which abuts a public highway, a continuous landscaping strip not less than one decimal five (1.5) metres in width [5 ft.] shall be provided. This landscaping strip need not have a net area exceeding ten (10) per cent of the developed site area, and may be interrupted at boulevard crossings.
3. Along all property lines separating the developed portion of the site from any residentially zoned property, except where a building abuts the property line, screening shall be provided comprised of:
 - (a) Screen planting at least one decimal five (1.5) metres high [5 ft.] in a strip at least one decimal five (1.5) metres wide, or
 - (b) A solid decorative fence at least one decimal five (1.5) metres high.
4. Loading areas or trucking yards shall be screened from adjacent residentially zoned property to a height of at least two decimal five (2.5) metres [8 ft.] by buildings, a landscaping screen, a solid decorative fence, or a combination thereof.
5. In the event that the use and structure is adjacent to any other zone where such use is prohibited, open storage shall be completely screened to a height of at least two decimal five (2.5) metres [8 ft.] by buildings and/or a solid decorative fence and/or a substantial landscaping strip of not less than one decimal five (1.5) metres in width. No display or storage of materials shall be piled up to a height exceeding two decimal five (2.5) metres within five (5) metres [16 ft.] of the said fence or landscaping strip nor within ninety (90) metres [300 ft.] of a residential zone.
6. The boulevard areas of highways abutting the developed portion of the site shall be seeded or sodded with grass between the property line and the curb, the road shoulder, or the edge of an open drainage ditch.

K. SPECIAL REGULATIONS

1. Floodproofing Requirements: Use of land and structures on land located in a designated floodplain shall be subject to the floodproofing requirements as set out in Part VII of this By-law.
2. Servicing in Floodplains: Use of land and structures on land located in a designated floodplain shall be serviced to the standards set out in Schedule 'A' of "Surrey Subdivision By-law, 1986, No. 8830" and amendments thereto. C.2 Amended B/L 9882 02/20/89

PART XLIV- I-H HIGH IMPACT INDUSTRIAL ZONE

A. INTENT

This zone is intended to accommodate and regulate those industries which may have a significant environmental impact on other uses, with a mixture of general industrial uses, in a selected location.

B. PERMITTED USES

Land and structures shall be used for the following uses only, or for a combination of these uses:

1. High impact industrial uses including:
 - Abattoir
 - Asphalt, tar and tar products manufacturing
 - Cement, lime gypsum, plaster of paris manufacturing
 - Chemical plant
 - Distillation of bones
 - Fat rendering
 - Fertilizer manufacturing
 - Garbage, dead animal reduction
 - Petroleum refining and storage
 - Planer mills
 - Stockyard or feeding pens
 - Tannery or curing and storage of hides

- 1a. Storage and handling of dangerous goods and special wastes, provided that such use is:
 - (i) authorized by and in compliance with a permit issued by the Waste Management Branch of the Ministry of Environment; and
 - (ii) in conformity with the regulations of the Surrey Fire Prevention By-law.

2. All uses as permitted in Clauses B.1, 2 and 3 of the I-G, General Industrial Zone of this By-law.

3. Heliport provided that:
 - (a) The site and facilities to be developed shall meet the requirements of Transport Canada for the type of heliport proposed, and
 - (b) The use does not create a nuisance to surrounding properties.

4. Accessory uses:
 - Any building or use including warehousing and offices which is customarily accessory to the above principal buildings or uses
 - Deleted: B/L 10692 11/19/90.
 - Food services, sleeping accommodation and recreation facilities primarily intended for the use of employees

Inserted
B/L 11441
10/05/92

provided that all accessory buildings shall occupy an area of not greater than twenty (20) per cent of the developed site area.

5. One dwelling unit for the manager or watchman of the industrial uses permitted on the site, provided that the dwelling unit:

- (a) does not constitute a singular use on a site;
- (b) is contained within an industrial building; and Inserted
B/L 10692
11/19/90
- (c) Has a maximum area of the lesser of:
 - (i) 140 square metres (1,500 sq.ft.); or
 - (ii) 33% of the total area of the industrial building within which the dwelling unit is contained.

C. LAND DEVELOPMENT

Notwithstanding any other provision of this zone, the uses permitted by Section B shall be conditional upon the immediate availability and adequacy of those Municipal facilities and services hereinafter set forth to serve each parcel of land and each unit of every building, structure and use to be erected, placed or carried on thereon. No use of land and no use of any building or structure thereon shall be deemed to be authorized by Section B of this zone, and all uses otherwise permitted by this By-law are hereby prohibited unless and until all of the following services and facilities have been provided and are immediately available and are adequate therefor to the standards set out as follows:

- 1. Sanitary sewer, waterworks and drainage works shall be provided and constructed to the standards set out for the I-H zone in "Surrey Subdivision By-law, 1986, No. 8830" and amendments thereto. C.1,2
Amended
B/L 9882
02/20/89
- 2. All highways abutting and serving the land including boulevards, street lighting, underground wiring, sidewalks, transit service facilities shall be provided and constructed to the standards set out for the I-H zone in "Surrey Subdivision By-law, 1986, No. 8830" and amendments thereto.

D. DENSITY

The maximum density shall not exceed a floor area ratio of one (1).

E. SITE COVERAGE

The maximum site coverage shall be sixty (60) per cent.

F. SUBDIVISION

- 1. Lot size: The minimum lot size shall be four thousand (4,000) square metres [1 ac.].
- 2. Frontage: The minimum lot frontage shall be forty (40) metres [130 ft.].

G. HEIGHT OF STRUCTURES

The height of buildings and structures shall not exceed eighteen (18) metres [60 ft.].

H. YARDS AND SETBACKS

Buildings and structures shall be situated as hereinafter set forth:

1. Front yard: The minimum front yard shall be seven decimal five (7.5) metres (25) feet.
2. Side yard: At least one side yard of not less than three decimal six (3.6) metres (12 feet) shall be provided except that the side yard may not be required where a driveway at least six decimal seven (6.7) metres wide [22 ft.], is constructed to provide access to the rear of the buildings from a street.
3. Where the side lot line abuts the street, the side yard shall be not less than one decimal five (1.5) metres (5 feet).
4. Where the rear lot line abuts the street, the rear yard shall be not less than seven decimal five (7.5) metres (25 feet).
5. Notwithstanding the aforesaid yard requirements, the use and structure shall be located not less than one hundred and fifty (150) metres (492 feet) from the boundary of a residential zone and not less than twenty-five (25) metres (80 feet) from any other zone where such use is prohibited.

Amended
B/L 6840
10/26/81
B/L 9747
11/28/88

I. LANDSCAPING

Any buildings or structures being erected, enlarged or increased in capacity shall make provision for landscaping as hereinafter set forth:

1. Landscaping shall cover not less than five (5) per cent of the developed site area.
2. Along the developed portion of each side of the site which abuts a public highway, a continuous landscaping strip not less than one decimal five (1.5) metres in width [5 ft.] shall be provided. This landscaping strip need not have a net area exceeding ten (10) per cent of the developed site area, and may be interrupted at boulevard crossings.
3. Along all property lines separating the developed portion of the site from any residentially zoned property, except where a building abuts the property line, screening shall be provided comprised of:
 - (a) Screen planting at least one decimal five (1.5) metres [5 ft.] high in a strip at least one decimal five (1.5) metres wide, or
 - (b) A solid decorative fence at least one decimal five (1.5) metres high.
4. Loading areas or trucking yards shall be screened from adjacent residentially zoned property to a height of at least two decimal five (2.5) metres [8 ft.] by buildings, a landscaping screen, a solid decorative fence, or a combination thereof.

5. In the event that the use and structure is adjacent to any other zone where such use is prohibited, open storage shall be completely screened to a height of at least two decimal five (2.5) metres [8 ft.] by buildings and/or a solid decorative fence and/or a substantial landscaping strip of not less than one decimal five (1.5) metres in width. No display or storage of materials shall be piled up to a height exceeding two decimal five (2.5) metres within five (5) metres [16 ft.] of the said fence or landscaping strip nor within ninety (90) metres [300 ft.] of a residential zone.
6. The boulevard areas of highways abutting the developed portion of the site shall be seeded or sodded with grass between the property line and the curb, the road shoulder, or the edge of an open drainage ditch.

J. SPECIAL REGULATIONS

1. Floodproofing Requirements: Use of land and structures on land located in a designated floodplain shall be subject to the floodproofing requirements as set out in Part VII of this By-law.
2. Servicing in Floodplains: Use of land and structures on land located in a designated floodplain shall be serviced to the standards set out in Schedule 'A' of "Surrey Subdivision By-law, 1986, No. 8830" and amendments thereto. Amended
B/L 9882
02/20/89
3. Soundproofing: Where industrial buildings border a non-industrial zone the noise level shall not exceed sixty decibels (60 dB) measured at any point on the property lines of the site on which the use is located.

PART XLV - I-W WATERFRONT INDUSTRIAL ZONE

A. INTENT

This zone is intended for the accommodation of industries which require access to the waterfront.

B. PERMITTED USES

Land and structures shall be used for the below listed uses only, or for a combination of such uses.

1. Transportation uses:
 - Railway tracks and yards
 - Docks and wharves
2. Waterfront storage, storage yards and warehousing uses:
 - Consolidation and shipping of ferrous metal
 - Boat storage
 - Grain storage
 - Log storage
 - Lumber storage involving wholesale only
 - Storage and sale of rock, gravel, sand and soil
 - Storage and sale of sawmill waste products including sawdust and hogfuel
3. Manufacture and processing of the following or similar products:
 - Asphalt
 - Boats
 - Cement, Concrete, and limestone
 - Seafood
 - Metal fabricating
 - Pulp and Paper
 - Ships
 - Steel wires
 - Lumber
4. General industrial uses including the manufacture, processing, assembly and service of the following or similar products:
 - Acetylene
 - Alcohol
 - Beverages
 - Beverages processing and bottling
 - Brick terra cotta and tile
 - Building products
 - Batteries
 - Chemicals and drugs

- Clothing and garments
- Cosmetics
- Dairy products
- Electrical equipment
- Electronics equipment
- Food products including bulk foods excluding seafood
- Food products processing and packaging excluding seafood
- Hardware
- Jewellery
- Leather products
- Machinery and equipment
- Marine equipment
- Medical and dental supplies
- Metal products
- Paint products
- Paper products
- Plastic products
- Prefabricated buildings and components
- Rubber and plastics products processing
- Signs
- Tent and awning
- Textile and leather products
- Tire products including rebuilding and retreading
- Tobacco products processing
- Trailer and camping equipment
- Wood products

5. General storage, storage yards and warehousing uses:

- Auction ground
- Automobile towing and storage yard provided that wrecked or damaged vehicles shall be entirely enclosed within a building
- Building materials storage yard
- Contractor's storage yard
- Food product storage
- Industrial equipment yards
- Motor vehicle and industrial equipment storage yard
- Distribution centres of miscellaneous materials and products provided that the materials and products stored create no unusual fire, explosion or safety hazards
- Storage of new and used vehicles

6. Accessory uses:

- Any building or use including warehousing and offices which is customarily accessory to the above principal buildings or uses.
- Deleted: B/L 10692 11/19/90.

- Food services, sleeping accommodation and recreation facilities primarily intended for the use of employees.

provided that all accessory buildings shall occupy an area of not greater than twenty (20) per cent of the area of the site.

7. One dwelling unit for the manager or watchman of the industrial uses permitted on the site, provided that the dwelling unit:

- (a) does not constitute a singular use on a site;
- (b) is contained within an industrial building; and Inserted
B/L 10692
11/19/90
- (c) Has a maximum area of the lesser of:
 - (i) 140 square metres (1,500 sq.ft.); or
 - (ii) 33% of the total area of the industrial building within which the dwelling unit is contained.

C. GENERAL REQUIREMENTS

Land and structures shall be used for the uses permitted in this zone only if designed, constructed and managed so that such uses:

1. Shall require the use of water as a major mode of transportation and/or utilize large volumes of water in the industrial operation.
2. Constitute no unusual fire, explosion or safety hazard;
3. Do not emit noise in excess of seventy decibels (70 dB) measured at any point on the property lines of the site on which the use is located, provided that where a site abuts a non-industrial zone the noise level shall not exceed sixty decibels (60 dB).
4. Do not produce heat or glare perceptible from any property line of the property on which the use is located;
5. Are not defined as noxious in the Public Health Act.

D. LAND DEVELOPMENT

Notwithstanding any other provision of this Part, the uses permitted by Section B shall be conditional upon the immediate availability and adequacy of those Municipal facilities and services hereinafter set forth, and other public utilities, to serve each parcel of land and each unit of every building, structure and use to be erected, placed or carried on thereon. No use of land and no use of any building or structure thereon shall be deemed to be authorized by Section B of this Part, and all uses otherwise permitted by this By-law are hereby prohibited unless and until all of the following services and facilities have been provided and are immediately available and are adequate therefor to the standards set out as follows:

1. Sanitary sewer, waterworks and drainage works shall be provided and constructed to the standards set out for the I-W zone in "Surrey Subdivision By-law, 1986, No. 8830" and amendments thereto. C.1,2
Amended
B/L 9882
02/20/89

2. All highways abutting and serving the land including boulevards, street lighting, underground wiring, sidewalks, transit service facilities shall be provided and constructed to the standards set out for the I-W zone in "Surrey Subdivision By-law, 1986, No. 8830" and amendments thereto.

E. DENSITY

The maximum density shall not exceed a floor area ratio of one (1).

F. SITE COVERAGE

1. For waterfront industrial uses as permitted in Clauses B.1, B.2 and B.3 of this Zone, the maximum site coverage shall be sixty (60) per cent.
2. For general industrial uses as permitted in Clauses B.4 and B.5 of this Zone, the maximum site coverage shall be twenty (20) per cent.

G. SUBDIVISION

1. Lot size: The minimum lot size shall be ten thousand (10,000) square metres [2.5 ac.].
2. Frontage: The minimum lot frontage shall be fifty (50) metres [165 ft.].

H. HEIGHT OF STRUCTURES

1. Principal buildings: The height of principal buildings shall not exceed eighteen (18) metres [60 ft.].
2. Accessory buildings: The height of accessory buildings shall not exceed six (6) metres [20 ft.].

I. YARDS AND SETBACKS

Buildings and structures shall be situated as hereinafter set forth:

- | | |
|---|--------------------------------------|
| | I
Amended
B/L 6840
10/26/81 |
| 1. Front yard: The minimum front yard shall be seven decimal five (7.5) metres (25 feet). | |
| 2. Side yard: At least one side yard of not less than three decimal six (3.6) metres (12 feet) shall be provided except that the side yard may not be required where a driveway at least six decimal seven (6.7) metres wide [22 ft.], is constructed to provide access to the rear of the buildings from a street. | Amended
B/L 9747
11/28/88 |
| 3. Where the side lot line abuts the street, the side yard shall be not less than one decimal five (1.5) metres (5 feet). | |
| 4. Where the rear lot line abuts the street, the rear yard shall be not less than seven decimal five (7.5) metres (25 feet). | |
| 5. A yard of seven decimal five (7.5) metres (25 feet) shall be required on that side of the site adjoining a residential zone not separated by a highway. | |

J. LANDSCAPING

Any building or structure being erected, enlarged or increased in capacity shall make provision for landscaping as hereinafter set forth:

1. Landscaping shall cover not less than five (5) per cent of the developed site area.
2. Along the developed portion of each side of the site which abuts a public highway, a continuous landscaping strip not less than one decimal five (1.5) metres in width [5 ft.] shall be provided. This landscaping strip need not have a net area exceeding ten (10) per cent of the developed site area, and may be interrupted at boulevard crossings.
3. Along all property lines separating the developed portion of the site from any residentially zoned property, except where a building abuts the property line, screening shall be provided comprised of:
 - (a) Screen planting at least one decimal five (1.5) metres high [5 ft.] in a strip at least one decimal five (1.5) metres wide, or
 - (b) A solid decorative fence at least one decimal five (1.5) metres high.
4. Loading areas or trucking yards shall be screened from adjacent residentially zoned property to a height of at least two decimal five (2.5) metres [8 ft.] by buildings, a landscaping screen, a solid decorative fence, or a combination thereof.
5. In the event that the use and structure is adjacent to any other zone where such use is prohibited, open storage shall be completely screened to a height of at least two decimal five (2.5) metres [8 ft.] by buildings and/or a solid decorative fence and/or a substantial landscaping strip of not less than one decimal five (1.5) metres in width. No display or storage of materials shall be piled up to a height exceeding two decimal five (2.5) metres within five (5) metres [16 ft.] of the said fence or landscaping strip nor within ninety (90) metres [300 ft.] of a residential zone.
6. The boulevard areas of highways abutting the developed portion of the site shall be seeded or sodded with grass between the property line and the curb, the road shoulder, or the edge of an open drainage ditch.

K. SPECIAL REGULATIONS

1. Floodproofing Requirements: Any use or structure on land located in a designated floodplain shall be subject to the floodproofing requirements as set out in Part VII of this By-law.
2. Servicing in Floodplains: Any use or structure on land located in a designated floodplain shall be serviced to the standards set out in Schedule 'A' of "Surrey Subdivision By-law, 1986, No. 8830" and amendments thereto.

K.2
Amended
B/L 9882
02/20/89

PART XLVII - I-P(2) INDUSTRIAL PARK ZONE (TWO)

A. INTENT

This zone is intended to reserve for the assembly of industrial sites of at least ten (10) hectares in size.

B. PERMITTED USES

Land and structures shall be used for the following uses only, or for a combination of such uses, provided such combined uses are complementary and part of a comprehensive design:

1. All uses as permitted in I-G, General Industrial Zone.

2. Commercial uses:

- Bank or finance office
- Business office
- Cafe, coffee shop or restaurant
- Grocery store
- Social or recreational facilities

provided that such uses are within a building or a structure for the industrial uses permitted in this zone and further provided that such uses do not occupy more than twenty (20) per cent of the developed site area.

3. Transportation and trucking industries:

- bus terminals
- cartage, delivery, and express delivery
- truck terminals
- truck washing, repairing and refuelling facilities, provided that no fuel is dispensed to the general public.

B.3
Inserted
B/L 8238
05/27/85

4. Accessory uses:

- Any building or use including offices which is customarily accessory to the above principal buildings or uses
- Deleted: B/L 10692 11/19/90.
- Food services, sleeping accommodation and recreation facilities primarily intended for the use of employees

Provided that all accessory buildings shall occupy an area of not greater than twenty (20) per cent of the developed site area.

Amended
B/L 8627
06/23/86

5. One dwelling unit for the manager or watchman of the industrial uses permitted on the site, provided that the dwelling unit:
 - (a) does not constitute a singular use on a site;
 - (b) is contained within an industrial building; and
 - (c) Has a maximum area of the lesser of:
 - (i) 140 square metres (1,500 sq.ft.); or
 - (ii) 33% of the total area of the industrial building within which the dwelling unit is contained.

Inserted
B/L 10692
11/19/90

C. GENERAL REQUIREMENTS

Land and structures shall be used for the uses permitted in this zone only if such uses:

1. Constitute no unusual fire, explosion or safety hazard;
2. Do not emit noise in excess of seventy decibels (70 dB) measured at any point on the property line of the site on which the use is located, provided that where a site abuts a non-industrial zone the noise level shall not exceed sixty decibels (60 dB).
3. Do not produce heat or glare perceptible from any property line of the property on which the use is located;
4. Are not defined as noxious in the Public Health Act.

D. LAND DEVELOPMENT

Notwithstanding any other provision of this zone, the uses permitted by Section B shall be conditional upon the immediate availability and adequacy of those Municipal facilities and services hereinafter set forth to serve each parcel of land and each unit of every building, structure and use to be erected, placed or carried on thereon. No use of land and no use of any building or structure thereon shall be deemed to be authorized by Section B of this zone, and all uses otherwise permitted by this By-law are hereby prohibited unless and until all of the following services and facilities have been provided and are immediately available and are adequate therefor to the standards set out as follows:

1. Sanitary sewer, waterworks and drainage works shall be provided and constructed to the standards set out for the I-P(2) zone in "Surrey Subdivision By-law, 1986, No. 8830" and amendments thereto.

D.1,2
Amended
B/L 9882
02/20/89

2. All highways abutting and serving the land including boulevards, street lighting, underground wiring, sidewalks, transit service facilities shall be provided and constructed to the standards set out for the I-P(2) zone in "Surrey Subdivision By-law, 1986, No. 8830" and amendments thereto.

E. DENSITY

The maximum density on a record lot shall not exceed a floor area ratio of decimal one (0.1); provided however that this floor area ratio may be increased to decimal five (0.5) in the event that the lot area is not less than four thousand (4,000) square metres [1 ac.], and is part of an industrial park development for which a development permit has been issued, provided that the aggregated area of all lots, roads and landscaping of such industrial park shall be not less than ten (10) hectares [25 ac.], and further provided that the road layout plan of the industrial park shall be in conformity with an approved Control Plan or an Official Community Plan and is contiguous with the existing Municipal road system.

F. SITE COVERAGE

The maximum site coverage on a record lot shall be five (5) per cent; provided however that this site coverage may be increased to fifty (50) per cent in the event that the lot area is not less than four thousand (4,000) square metres [1 ac.], and is part of an industrial park development for which a development permit has been issued, provided that the aggregated area of all lots, roads and landscaping of such industrial park shall be not less than ten (10) hectares [25 ac.], and further provided that the road layout plan of the industrial park development shall be in conformity with an approved Control Plan or an Official Community Plan and is contiguous with the existing Municipal road system.

G. SITE AREA

1. An industrial park may be created by land consolidation and subdivision.
2. The minimum site area for subdivision shall be ten (10) hectares [25 ac.].

H. SUBDIVISION

1. Lot size: The minimum lot size shall be four thousand (4,000) square metres [1 ac.].
2. Frontage: The minimum lot frontage shall be forty (40) metres [130 ft.].

I. HEIGHT OF STRUCTURES

1. Principal buildings: The height of principal buildings shall not exceed eighteen (18) metres [60 ft.], provided however that the height of principal buildings shall not exceed fifteen (15) metres [49 ft.], on a site adjoining a residential zone.
2. Accessory buildings: The height of accessory buildings shall not exceed six (6) metres [20 ft.].

J. YARDS AND SETBACKS

Buildings and structures shall be situated as hereinafter set forth:

1. Front yard: The minimum front yard shall be seven decimal five (7.5) metres [25 feet].
2. Side yard: At least one side yard of not less than three decimal six (3.6) metres [12 feet] shall be provided, except that the side yard may not be required where a driveway at least six decimal seven (6.7) metres wide [22 ft.], is constructed to provide access to the rear of the buildings from a street. J
Amended
B/L 6840
10/26/81
and
B/L 9747
11/28/88
3. Where the side lot line abuts the street, the side yard shall not be less than one decimal five (1.5) metres [5 feet].
4. Where the rear lot line abuts the street, the rear yard shall be not less than seven decimal five (7.5) metres [25 feet].
5. A yard of seven decimal five (7.5) metres [25 feet] shall be required on that side of the site adjoining a residential zone but not separated by a highway.

K. LANDSCAPING

Any building or structure being erected, enlarged, or increased in capacity shall make provision for landscaping as hereinafter set forth:

1. Landscaping shall cover not less than five (5) percent of the developed site area, provided however that this five (5) percent landscaping requirement shall not be part of the landscaping strips as required in sub-section K.3. below.
2. Along the developed portion of each side of the site which abuts a public highway, a continuous landscaping strip not less than five (5.0) metres in width [16 ft.] shall be provided. This landscaping strip may be interrupted at boulevard crossing.
3. Notwithstanding the provisions of sub-section K.1 and K.2 above, along all property lines separating the developed portion of the site from any residentially zoned property, or from a public highway which is developed with residential properties opposite to the developed portion of the site, a buffer strip shall be retained in natural landscaping where such landscaping consists of mature trees having a trunk diameter of fifteen (15) centimetres measured one (1) metre above the ground. This buffer strip shall be not less than ten (10) metres [35 ft.] wide and shall not be interrupted by driveways to individual lots.
4. In the event that no mature tree landscaping exists in the area required as a buffer strip in sub-section K.3 above, an earth berm of not less than two decimal five (2.5) metres [8 ft.] in height shall be erected. Such berm shall be planted with landscaping capable of attaining a height of not less than six (6) metres [20 ft.] measured from the crown of the berm, in ten (10) years.
5. Loading areas or trucking yards shall be screened from adjacent residentially zoned property to a height of at least two (2.0) metres [7.5 ft.] by buildings, a landscaping screen, a solid decorative fence, or a combination thereof.

6. Open storage except the storage of new cars and machinery shall be prohibited.
7. The boulevard areas of highways abutting the developed portion of the site shall be seeded or sodded with grass between the property line and the curb, the road shoulder, or the edge of an open drainage ditch.

L. SPECIAL REGULATIONS

1. Floodproofing Requirements: Use of land and structure on land located in a designated floodplain shall be subject to the floodproofing requirements as set out in Part VII of this By-law.
2. Servicing in Floodplains: Use of land and structures on land located in a designated floodplain shall be serviced to the standards set out in Schedule 'A' of "Surrey Subdivision By-law, 1986, No. 8830" and amendments thereto. L.2
Amended
B/L 9882
02/20/89

M. DOCUMENTATION

Repealed by By-law 8627. (06/23/86)

PART XLVII(A) - I-1 INDUSTRIAL BUSINESS PARK ZONE

A. INTENT

This zone is intended to accommodate and regulate, to a high standard of development, a mixture of light industrial uses, related commercial uses, and specific office uses within an assembly of industrial sites of at least ten (10) hectares [25 acres] in size.

Inserted
BL 10956
12/09/91

B. PERMITTED USES

Land and structures shall be used for the following uses only, or for a combination of such uses, provided that any sales outlet is part of and incidental to the permitted use:

1. Manufacture, processing, assembly and service of the following:

- Amusement devices
- Building components and products
- Building furnishings, and appliances
- Chemicals and drugs
- Computer hardware, software and accessory products
- Cosmetics
- Electrical equipment and products
- Electronic equipment and products
- Food and beverage products
- Furniture upholstery and related products
- Graphics production and sales
- Hardware products
- Health care products
- Home improvements and decorating products
- Jewellery products
- Leather products
- Machine shops
- Machinery and equipment
- Manufacturing of doors, windows, partitions and similar building components and products
- Marine equipment and products
- Medical/dental supplies and products
- Metal products
- Motion picture and television equipment, and products and services
- Musical instruments, products and services
- Occupational health products and services
- Paper products
- Plastic products
- Pottery and ceramic products
- Rubber products
- Shoe manufacturing
- Sign making and painting
- Sporting goods and toys provided there are no guns or other weapons

Tent and awning
Textile products
Tobacco products
Trailer and camping equipment and products
Wood products

2. Warehousing, distribution, display, wholesaling and retailing of all permitted uses, provided that the storage and display of parts, components, materials and products be entirely enclosed within a building, and further provided that any sales activity be incidental to the permitted use.

3. The following service uses:

Ambulance headquarters
Animal hospitals
Appliance repair
Auction house
Automotive rental
Book binding
Car wash services
Cleaning and building maintenance services
Coffee shop
Courier services
Data processing centres
Day care services
Dry cleaning services
Food catering services
Frozen food lockers
Funeral parlours
Health spas
Laboratories
Laundromats and dry cleaners
Licensed premises but not including neighbourhood pubs
Lithographing establishments
Locksmith and security services
Photographic processing shops and service
Post office box rental and services
Publishing and printing
Recreational facilities provided they are enclosed
within a building
Restaurants
Research and development industries
Schools
Shoe repair services
Taxidermy
Tool rentals
Trade schools

4. The following office uses:

Architectural and landscape architectural offices
Crown corporation offices
Engineering and surveying offices
General administrative offices for charitable,
non-profit societies
General contracting offices
Government offices
Utility company offices

5. The following office uses are permitted provided that the uses are within a building for the industrial uses permitted in this zone, and further provided that such uses do not occupy more than twenty (20) percent of the potential developable floor area within a record lot:

Accountants' offices
Banks and finance offices
Insurance agencies
Law offices
Non-residential real estate agencies
Property management company offices
Real estate development company offices
Taxi dispatch offices
Travel agencies and travel clubs

6. General business office, provided that such uses:

Amended
BL 11049
12/09/91

- (a) are an integral part of a use or uses permitted in Sub-Section B.1, B.2 and B.3, or
- (b) do not exceed fifty percent (50%) of the potential developable floor area within a record lot other than a strata title lot.

7. One dwelling unit for every four (4.0) hectares [10 acres] of site for the manager or watchman of the industrial uses permitted on the site, provided that the dwelling unit:

- (a) does not constitute a singular use on a site;
- (b) is contained within an industrial building; and
- (c) has a maximum area of the lesser of:
 - (i) 140 square metres (1,500 sq.ft.) or
 - (ii) 33% of the total area of the industrial building within which the dwelling unit is contained.

C. GENERAL REQUIREMENTS

Land and structures shall be uses for the uses permitted in this zone only if such uses:

1. Constitute no dangerous fire, explosion or safety hazard;
2. Do not emit noise in excess of seventy decibels (70 dB) measured at any point on the property line of the site on which the use is located, provided that where a site abuts a non-industrial zone the noise level shall not exceed sixty decibels (60 dB);
3. Do not produce heat or glare perceptible from any property line of the property on which the use is located;
4. Constitutes no health hazard as defined by the Health Act, R.S.B.C. 1979, Chapter 161 and as amended.

D. LAND DEVELOPMENT

Notwithstanding any other provision of this zone, the uses permitted by Section B shall be conditional upon the immediate availability and adequacy of those Municipal facilities and services hereinafter set forth to serve each parcel of land and each unit of every building, structure and use to be erected, placed or carried on thereon. No user of land and no use of any building or structure thereon shall be deemed to be authorized by Section B of this zone, and all uses otherwise permitted by this By-law are hereby prohibited unless and until all of the following services and facilities have been provided and are immediately available and are adequate therefore to the standards set out as follows:

1. Sanitary sewer, water works and drainage works shall be provided and constructed to the standards set out for the I-1 zone in 'Surrey Subdivision and Development By-law, 1986, No. 8830' and amendments thereto.
2. All highways abutting and serving the land including boulevards, street lighting, underground wiring, sidewalks, transit service facilities shall be provided and constructed to the standards set out for the I-1 zone in 'Surrey Subdivision and Development By-law, 1986, No. 8830' and amendments thereto.

E. DENSITY

The maximum density on a record lot shall not exceed a floor area ratio of zero decimal seven five (0.75).

F. SITE COVERAGE

The maximum site coverage on a record lot within the industrial business park shall not exceed forty-five (45) percent.

G. SITE AREA

1. An industrial business park may be created by land consolidation and subdivision.
2. The minimum overall site area for subdivision purposes shall be ten (10) hectares [25 acres].

H. SUBDIVISION

1. Lot size: The minimum lot size be four thousand (4,000) square metres [1 acre].
2. Frontage: The minimum lot frontage shall be forty (40) metres [130 ft.].

I. HEIGHT OF STRUCTURES

1. Principal buildings: The height of principal buildings shall not exceed twelve (12) metres [40 ft.].
2. Accessory buildings: The height of accessory buildings shall not exceed six (6) metres [20 ft.].

J. YARDS AND SETBACKS

Buildings and structures shall be situated as follows:

1. Front setback: The minimum front setback shall be seven decimal five (7.5) metres [25 ft.].
2. Side setback: At least one side yard of not less than three decimal six (3.6) metres [12 ft.] shall be provided except that the side yard may not be required where a driveway at least six decimal seven (6.7) metres wide [22 ft.] is constructed to provide access to the rear of the buildings from a street.
3. Setback from flanking street: Where the side lot line or the rear lot line abuts a street, the side or rear yard shall not be less than seven decimal five (7.5) metres [25 ft.].
4. Rear setback: The minimum rear setback shall be one (1) metre [3 ft.].
5. Notwithstanding paragraphs J.1, J.2 and J.4, a yard of seven decimal five (7.5) metres [25 ft.] shall be required when an industrial lot adjoins a residential lot which is not separated by a highway.

K. LANDSCAPING

Any building or structure being erected, enlarged or increased in capacity shall make provision for landscaping as hereinafter set forth:

1. Landscaping shall cover not less than five (5) percent of each subdivided lot, provided however that this five (5) percent landscaping requirement shall not be part of the landscaping strips required in subsection K.2 and K.3 below.
2. Along the developed sides of the site which abut a public highway, a continuous landscaping strip of not less than three (3.0) metres in width [10 ft.] shall be provided from back of curb or projected future curb location. This landscaping strip shall consist of an earth berm of not less than zero decimal seven (0.7) metres [2 ft.] in height, which shall be planted with maintenance-free ground cover or grass and trees at a spacing of not less than seven decimal five (7.5) metres [25 ft.] which shall have an initial planting trunk diameter of not less than four decimal seven five (4.75) centimetres, measured one decimal five (1.5) metres [5 ft.] above ground. The trees chosen shall be capable of attaining a height of not less than six (6) metres [20 ft.] in ten years.
3. Notwithstanding the provisions of Subsection K.1 and K.2, a landscaping screen shall be created along all property lines separating the developed portion of the site from any residentially zoned property, or from a public highway which is developed with residential properties opposite the development portion of the site. This landscaping screen shall consist of an earth berm of not less than one (1) metre [3 ft.] in height and a width of not less than two decimal five (2.5) metres [8 ft.] and the planting of a hedge, capable of attaining a height of two (2) metres [6 ft.] within three years with hedging trees planted at intervals assuring complete visual screening within three years.
4. The boulevard areas of highways abutting the developed portion of the site shall be seeded or sodded with grass between the property line and the curb, the road shoulder or the edge of an open drainage ditch.

L. SPECIAL REGULATIONS

1. Flood Proofing Requirements: Use of land and structures on land located in a designated floodplain shall be subject to the flood proofing requirements set out in Part VII of this By-law.
2. Servicing in Floodplains: Use of land and structures on land located in a designated floodplain shall be serviced to the standards set out in Schedule 'A' of 'Surrey Subdivision and Development By-law, 1986, No. 8830' and amendments thereto.

PART XLVIII - I-S SERVICE INDUSTRIAL ZONE

A. INTENT

This zone is intended to accommodate a mixture of manufacturing and processing industries together with commercial uses where such commercial uses are an integral part of the industrial operation.

B. PERMITTED USES

Land and structures shall be used for the following uses only, or for a combination of such uses:

1. Manufacture, processing, assembly and service of the following or similar products, provided that a sales outlet is part of the operation:

- Automobiles (rebuilt)
- Automobile parts
- Batteries
- Beverages processing and bottling
- Chemicals and drugs
- Clothing and garments
- Cosmetics
- Dairy products
- Electrical equipment
- Electronics equipment
- Food products including bulk foods
- Furniture
- Hardware
- Jewellery
- Machinery and equipment
- Marine equipment
- Medical and dental supplies
- Metal products
- Paint products
- Paper products
- Pottery and ceramic products
- Rubber and plastic products processing
- Signs
- Tent and awning
- Textile and leather products
- Tire products including rebuilding and retreading
- Tobacco products processing
- Trailer and camping equipment
- Wood and paper products processing

2. Service uses:

- Automotive body shop
- Automotive repair shop
- Blacksmith shop

- Fitness recreation uses
 - Fitness recreation uses
 - Food catering services
 - General contractor provided that any contractor's storage yard is enclosed by a building or completely screened to the standards set forth in Clause J.5 of this zone. Amended
B/L 7976
08/27/84
 - Industrial coffee shop provided that the seating capacity shall not exceed 35 seats B/L 8205
04/22/85
 - Machine shop
 - Printing and publishing
 - Sheet metal shop
 - Trade schools
 - Welding shop

provided that the aggregate area of coffee shop and fitness recreational uses shall not exceed fifty (50) percent of the total building area developed in the site.

- 3. General storage, warehouse and retail warehouse, provided that all storage and sale of goods is fully enclosed by a building, and that goods sold from a retail warehouse business are limited to the goods listed in Section B.1 of this zone, excluding the following categories: Amended
B/L 9657
09/19/88
B/L 9900
03/13/89
 - 'dairy products', and
 - 'food products including bulk foods'.

Notwithstanding the generality of the foregoing, supermarkets, food stores, and grocery and convenience stores are specifically not permitted in this zone.

- 3a. Office Uses:
 - Government offices 3a
 - Utility companies offices Inserted
 - General contractor offices B/L 9015
 - Engineering and surveying offices 07/13/87
 - Architectural and landscape architectural offices
- 4. Repealed by By-law 8113. (01/14/85) B.4
Amended
- 5. Accessory uses: B/L 8077
11/26/84
 - Any building or use including offices which is customarily accessory to the above listed principal buildings or uses
 - Deleted: B/L 10692 11/19/90
 - Food services, sleeping accommodation and recreation facilities primarily intended for the use of employees

provided that all accessory buildings shall occupy an area of not greater than twenty (20) per cent of the area of the site.

- 6. One dwelling unit for the manager or watchman of the industrial uses permitted on the site, provided that the dwelling unit:
 - (a) does not constitute a singular use on a site;
 - (b) is contained within an industrial building; and Inserted
B/L 10692
11/19/90
 - (c) Has a maximum area of the lesser of:

- (i) 140 square metres (1,500 sq.ft.); or
- (ii) 33% of the total area of the industrial building within which the dwelling unit is contained.

C. GENERAL REQUIREMENTS

Land and structures shall be used for the uses permitted in this zone only if designed, constructed and managed so that such uses:

- 1. Constitute no unusual fire, explosion or safety hazard.
- 2. Do not emit noise in excess of seventy decibels (70 dB) measured at any point on the property lines of the site on which the use is located, provided that where a site abuts a non-industrial zone the noise level shall not exceed sixty decibels (60 dB).
- 3. Do not produce heat or glare perceptible from any property line of the property on which the use is located.
- 4. Are not defined as noxious in the Public Health Act.

D. LAND DEVELOPMENT

Notwithstanding any other provision of this zone, the uses permitted by Section B shall be conditional upon the immediate availability and adequacy of those Municipal facilities and services hereinafter set forth to serve each parcel of land and each unit of every building, structure and use to be erected, placed or carried on thereon. No use of land and no use of any building or structure thereon shall be deemed to be authorized by and all uses otherwise permitted by this By-law are hereby prohibited unless and until all of the following services and facilities have been provided and are immediately available and are adequate therefor to the standards set out as follows:

- 1. Sanitary sewer, waterworks and drainage works shall be provided and constructed to the standards set out for the I-S zone in "Surrey Subdivision By-law, 1986, No. 8830" and amendments thereto. C.1,2
Amended
B/L 9882
02/20/89
- 2. All highways abutting and serving the land including boulevards, street lighting, underground wiring, sidewalks, transit service facilities shall be provided and constructed to the standards set out for the I-S zone in "Surrey Subdivision By-law, 1986, No. 8830" and amendments thereto.

E. DENSITY

The maximum density shall not exceed a floor ratio of one (1).

F. SITE COVERAGE

The maximum site coverage shall be sixty (60) per cent.

G. SUBDIVISION

- 1. Lot size: The minimum lot size shall be one thousand eight hundred (1,800) square metres [19,400 sq. ft.].

2. Frontage: The minimum lot frontage shall be thirty (30) metres [100 ft.].

H. HEIGHT OF STRUCTURES

1. Principal buildings: The height of principal buildings shall not exceed ten decimal six (10.6) metres [35 ft.].
2. Accessory buildings: The height of accessory buildings shall not exceed six (6) metres [20 ft.].

I. YARDS AND SETBACKS

Buildings and structures shall be situated as hereinafter set forth:

1. Front yard: The minimum front yard shall be seven decimal five (7.5) metres [25 feet].
2. Side yard: At least one side yard of not less than three decimal six (3.6) metres [12 feet] shall be provided, except that the side yard may not be required where a driveway at least six decimal seven (6.7) metres wide [22 ft.], is constructed to provide access to the rear of the buildings from a street.
3. Where the side lot line abuts the street, the side yard shall be not less than one decimal five (1.5) metres [5 feet].
4. Where the rear lot line abuts the street, the rear yard shall be not less than seven decimal five (7.5) metres [25 feet].
5. A yard of seven decimal five (7.5) metres [25 feet] shall be required on that side of the site adjoining a residential zone not separated by a highway.

I
Amended
B/L 6840
10/26/81
and
B/L 9747
11/28/88

J. LANDSCAPING

Any building or structure being erected, enlarged or increased in capacity shall make provision for landscaping as hereinafter set forth:

1. Landscaping shall cover not less than five (5) per cent of the developed site area.
2. Along the developed portion of each side of the site which abuts a public highway, a continuous landscaping strip not less than one decimal five (1.5) metres in width [5 ft.] shall be provided. This landscaping strip need not have a net area exceeding ten (10) per cent of the developed site area, and may be interrupted at boulevard crossings.
3. Along all property lines separating the developed portion of the site from any residentially zoned property, except where a building abuts the property line, screening shall be provided comprised of:
 - (a) Screen planting at least one decimal five (1.5) metres high [5 ft.] in a strip at least one decimal five (1.5) metres wide, or
 - (b) A solid decorative fence at least one decimal five (1.5) metres high.

4. Loading areas or trucking yards shall be screened from adjacent residentially zoned property to a height of at least two decimal five (2.5) metres [8 ft.] by buildings, a landscaping screen, a solid decorative fence, or a combination thereof.
5. Open storage shall be completely screened to a height of at least two decimal five (2.5) metres [8 ft.] by buildings and/or a solid decorative fence and/or a substantial landscaping width. No display or storage of materials shall be piled up to a height exceeding two decimal five (2.5) metres within five (5) metres [16 ft.] of the said fence or landscaping strip nor within ninety (90) metres [300 ft.] of a residential zone.
6. The boulevard areas of highways abutting the developed portion of the site shall be seeded or sodded with grass between the property line and the curb, the road shoulder, or the edge of an open drainage ditch.

K. SPECIAL REGULATIONS

1. Floodproofing requirements: Any use and structures on land located in a designated floodplain shall be subject to the floodproofing requirements as set out in Part VII of this By-law.
2. Servicing in Floodplains: Any use and structures on land located in a designated floodplain shall be serviced to the standards set out in Schedule 'A' of "Surrey Subdivision By-law, 1986, No. 8830" and amendments thereto. K.2
Amended
B/L 9882
02/20/89

PART XLIX - I-T TRANSPORTATION INDUSTRIAL ZONE

A. INTENT

This zone is intended to accommodate a mixture of transportation-related industries, warehousing, and general industries.

B. PERMITTED USES

Land and structures shall be used for the following uses only, or for a combination of such uses:

1. Transportation and trucking industries:
 - Bus terminals I.T Zone
 - Cartage, delivery and express delivery Amended
 - Railway tracks and yards B/L 8360
 - Taxi terminals 09/23/85
 - Truck terminals B/L 10782
 - Truck washing, repairing and refuelling facilities provided that no fuel is dispensed to the general public 2/18/91
2. Truck sales and services and related automotive sales and services.
3. Warehousing, wholesale uses, distribution centres, and auction grounds.
- 3A. Automobile towing and storage yard, provided that the land used is enclosed by a building or completely screened to the standards set forth in Clause J4 of the zone. 3.A
Inserted
B/L 8456
01/20/86
4. All uses as permitted in the I-G, General Industrial Zone.
- 4A. Sale and distribution of propane fuel to general public. 4A
Inserted
B/L 9015
5. Accessory uses: 06/22/87
 - Any building or use which is customarily accessory to the above principal buildings or uses.
 - Deleted: B/L 10692 11/19/90.
 - Food services, sleeping accommodation and recreation facilities primarily intended for the use of employees.
 - Office provided that all accessory buildings shall occupy an area of not greater than twenty (20) per cent of the developed site area.
6. One dwelling unit for the manager or watchman of the industrial uses permitted on the site, provided that the dwelling unit:
 - (a) does not constitute a singular use on a site;
 - (b) is contained within an industrial building; and Inserted
B/L 10692
 - (c) Has a maximum area of the lesser of: 11/19/90

- (i) 140 square metres (1,500 sq.ft.); or
- (ii) 33% of the total area of the industrial building within which the dwelling unit is contained.

C. GENERAL REQUIREMENTS

Land and structures shall be used for the hereinbefore permitted uses only if designed, constructed and managed so that such uses:

- 1. Constitute no unusual fire, explosion or safety hazard;
- 2. Do not emit sustained noise in excess of seventy decibels (70 dB) measured at any point on the property lines of the site on which the use is located, provided that where a site abuts a non-industrial zone the noise level shall not exceed sixty decibels (60 dB).
- 3. Do not produce heat or glare perceptible from any property line of the property on which the use is located;
- 4. Are not defined as noxious in the Public Health Act.

D. LAND DEVELOPMENT

Notwithstanding any other provision of this zone, the uses permitted by Section B shall be conditional upon the immediate availability and adequacy of those Municipal facilities and services hereinafter set forth to serve each parcel of land and each unit of every building, structure and use to be erected, placed or carried on thereon. No use of land and no use of any building or structure thereon shall be deemed to be authorized by Section B of this zone, and all uses otherwise permitted by this By-law are hereby prohibited unless and until all of the following services and facilities have been provided and are immediately available and are adequate therefor to the standards set out as follows:

- 1. Sanitary sewer, waterworks and drainage works shall be provided and constructed to the standards set out for the I-T zone in "Surrey Subdivision By-law, 1986, No. 8830" and amendments thereto. C.1,2
Amended
B/L 9882
02/20/89
- 2. All highways abutting and serving the land including boulevards, street lighting, underground wiring, sidewalks, transit service facilities shall be provided and constructed to the standards set out for the I-T zone in "Surrey Subdivision By-law, 1986, No. 8830" and amendments thereto.

E. DENSITY

The maximum density shall not exceed a floor area ratio of one (1.0).

F. SITE COVERAGE

The maximum site coverage shall be sixty (60) per cent.

G. SUBDIVISION

- 1. Lot size: The minimum lot size shall be one thousand eight hundred (1,800) square metres (19,400 sq. ft.).

2. Frontage: The minimum frontage shall be thirty (30) metres [100 ft.].

H. HEIGHT OF STRUCTURES

1. Principal buildings: The height of principal buildings shall not exceed eighteen (18) metres [60 ft.]. In the event that the property is adjacent to a residentially zoned property, the height of principal buildings shall not exceed fifteen (15) metres [49 ft.] or twenty five (25) per cent of the frontage of the said property, whichever is less.
2. Accessory buildings: The height of accessory buildings shall not exceed six (6) metres [20 ft.].

I. YARDS AND SETBACKS

Buildings and structures shall be situated as hereinafter set forth:

1. Front yard: The minimum front yard shall be seven decimal five (7.5) metres (25 feet).
2. Side yard: At least one side yard of not less than three decimal six (3.6) metres (12 feet) shall be provided, except that the side yard may not be required where a driveway at least six decimal seven (6.7) metres wide [22 ft.], is constructed to provide access to the rear of the buildings from a street. Amended
B/L 9747
11/28/88
3. Where the side lot line abuts the street, the side yard shall be not less than one decimal five (1.5) metres (5 feet).
4. Where the rear lot line abuts the street, the rear yard shall be not less than seven decimal five (7.5) metres (25 feet).
5. A yard of seven decimal five (7.5) metres (25 feet) shall be required on that side of the site adjoining a residential zone not separated by a highway.

J. LANDSCAPING

Any building or structure being erected, enlarged or increased in capacity shall make provision for landscaping as hereinafter:

1. Landscaping shall cover not less than five (5) per cent of the developed site area.
2. Along the developed portion of each side of the site which abuts a public highway, a continuous landscaping strip not less than one decimal five (1.5) metres in width [5 ft.] shall be provided. This landscaping strip need not have a net area exceeding ten (10) per cent of the developed site area, and may be interrupted at boulevard crossings.
3. Along all property lines separating the developed portion of the site from any residentially zoned property, except where a building abuts the property line, screening shall be provided comprised of:
 - (a) Screen planting at least one decimal five (1.5) metres high [5 ft.] in a strip at least one decimal five (1.5) metres wide, or
 - (b) A solid decorative fence at least one decimal five (1.5) metres high.

4. In the event that the use and structure is adjacent to any other zone where such use is prohibited, open storage shall be completely screened to a height of at least two decimal five (2.5) metres [6 ft.] by buildings and/or a solid decorative fence and/or a substantial landscaping strip of not less than one decimal five (1.5) metres in width. No display or storage of materials shall be piled up to a height exceeding two decimal five (2.5) metres within five (5) metres [16 ft.] of the said fence or landscaping strip nor within ninety (90) metres [300 ft.] of a residential zone.
5. Loading areas or trucking yards shall be screened from adjacent residentially zoned property to a height of at least two decimal five (2.5) metres [8 ft.] by the buildings, a landscaping screen, a solid decorative fence, or a combination thereof.
6. The boulevard areas of highways abutting the developed portion of the site shall be seeded or sodded with grass between the property line and the curb, the road shoulder, or the edge of an open drainage ditch.

K. SPECIAL REGULATIONS

1. Floodproofing Requirements: any use of structures on land located in a designated floodplain shall be subject to the floodproofing requirements as set out in Part VII of this By-law.
2. Servicing in Floodplains: any use of land and structures on land located in a designated floodplain shall be serviced to the standards set out in Schedule 'A' of "Surrey Subdivision By-law, 1986, No. 8830" and amendments thereto. K.2
Amended
B/L 9882
02/20/89

PART L - I-C COTTAGE INDUSTRIAL ZONE

A. INTENT

This zone is intended to accommodate the family based industrial operations where industrial uses together with a sales outlet are integrated with a single family residential structure.

B. PERMITTED USES

Land and structures shall be used for the following uses only, or for a combination of such uses:

1. Manufacture, processing, assembly and service of the following or similar products:

- Batteries
- Bookbinding
- Beverages processing and bottling
- Clothing, garments and leather goods
- Electrical equipment (repair and service)
- Electronics equipment (repair and service)
- Engraving
- Furniture
- Jewellery
- Metal products
- Pottery and ceramic products
- Printing and publishing
- Shoe repair and manufacturing
- Signs
- Tent and awning
- Textile and leather products
- Trailer and camping equipment

provided however that:

- (a) a sales outlet and a residence are part of the operation, and are operated by not more than one (1) resident family; and
 - (b) all industrial and business operations are within a building or structure; and
 - (c) all industrial and business operations do not occupy a total floor area of more than one hundred and forty (140) square metres [1,500 sq. ft.]; and
 - (d) no more than two (2) outside employees shall be employed in the entire operation.
2. A sales or rental outlet for the products of any manufacturing, manufactured or provided on the same site; provided however that:

- (a) such uses shall not occupy a floor area of more than fifteen (15) square metres [160 sq. ft.], or twenty (20) per cent of total floor area occupied by the uses permitted in Clause B.1 above, whichever is greater, and
 - (b) such uses are within a building or structure, and
 - (c) open display of the products shall not be more than one (1) item and the size of such display shall not be greater than one decimal five (1.5) metres high [5 ft.] and six (6) metres [20 ft.] in length.
- 3. A single family dwelling for the owner or operator of the industrial and service use permitted in this zone.
 - 4. Accessory uses which are customarily accessory to the above listed principal buildings or uses, provided that all accessory buildings shall occupy an area of not greater than twenty (20) per cent of the area of the site.

C. GENERAL REQUIREMENTS

Land and structures shall be used for the uses permitted in this zone only if designed, constructed and managed so that such uses:

- 1. Constitute no unusual fire, explosion or safety hazard.
- 2. Do not emit noise in excess of seventy decibels (70 dB) measured at any point on the property lines of the site on which the use is located, provided that where a site abuts non-industrial zone the noise level shall not exceed sixty decibels (60 dB).
- 3. Do not produce heat or glare perceptible from any property line of the property on which the use is located.
- 4. Are not defined as noxious in the Public Health Act.

D. LAND DEVELOPMENT

Notwithstanding any other provisions of this zone, the uses permitted by Section B shall be conditional upon the immediate availability and adequacy of those Municipal facilities and services hereinafter set forth to serve each parcel of land and each unit of every building, structure and use to be erected, placed or carried on thereon. No use of land and no use of any building or structure thereon shall be deemed to be authorized Section B of this zone, and all uses otherwise permitted by this By-law are hereby prohibited unless and until all of the following services and facilities have been provided and are immediately available and are adequate therefor to the standards set out as follows:

1. Sanitary sewer, waterworks and drainage works shall be provided and constructed to the standards set out for the I-C zone in "Surrey Subdivision By-law, 1986, No. 8830" and amendments thereto. C.1,2
Amended
B/L 9882
02/20/89
2. All highways abutting and serving the land including boulevards, street lighting, underground wiring, sidewalks, transit service facilities shall be provided and constructed to the standards set out for the I-C zone in "Surrey Subdivision By-law, 1986, No. 8830" and amendments thereto.

E. DENSITY

The maximum density shall not exceed a floor area ratio of one (1.0).

F. SITE COVERAGE

The maximum site coverage shall be thirty-three (33) per cent.

G. SUBDIVISION

1. Lot Size: The minimum lot size shall be nine hundred and thirty (930) square metres [10,000 sq. ft.].
2. Frontage: The minimum lot frontage shall be twenty-five (25) metres [82 ft.].

H. HEIGHT OF STRUCTURES

1. Principal buildings: The height of principal buildings shall not exceed two (2) storeys or ten (10) metres [35 ft.].
2. Accessory buildings: The height of accessory uses shall not exceed one (1) storey or four (4) metres [12 ft.].

I. YARDS AND SETBACKS

Buildings and structures shall be situated as hereinafter set forth:

1. Front yard: The minimum front yard shall be seven decimal five (7.5) metres (25) feet.
2. Side yard: The minimum side yard shall be one decimal eight (1.8) metres [6 ft.]; provided however that the side yard shall be increased to not less than three decimal six (3.6) metres [12 ft.] on the side lot line fronting onto a flanking street.
3. Rear yard: The minimum rear yard shall be four decimal five (4.5) metres [15 ft.].

4. Yard adjoining residential zone: A yard of seven decimal five (7.5) metres shall be required on that side of the site which adjoins a residential zone.

J. LANDSCAPING

Any building or structure being erected, enlarged or increased in capacity shall make provision for landscaping as hereinafter set forth:

1. Landscaping shall cover not less than five (5) per cent of the developed site area.
2. Along the developed portion of each side of the site which abuts a public highway, a continuous landscaping strip not less than one decimal five (1.5) metres in width [5 ft.] shall be provided. This landscaping strip need not have a net area exceeding ten (10) per cent of the developed site area, and may be interrupted at boulevard crossings.
3. Along all property lines separating the developed portion of the site from any residentially zoned property, except where a building abuts the property line, screening shall be provided comprised of:
 - (a) Screen planting at least one decimal five (1.5) metres high [5 ft.] in a strip at least one decimal five (1.5) metres wide, or
 - (b) A solid decorative fence at least one decimal five (1.5) metres high.
4. Loading areas or trucking yards shall be screened from adjacent residentially zoned property to a height of at least two decimal five (2.5) metres [8 ft.] by buildings, a landscaping screen, a solid decorative fence, or a combination thereof.
5. Open storage shall be completely screened to a height of at least two decimal five (2.5) metres [8 ft.] by buildings and/or a solid decorative fence and/or a substantial landscaping strip of not less than one decimal five (1.5) metres in width. No display or storage materials shall be piled up to a height exceeding two decimal five (2.5) metres within five (5) metres [16 ft.] of the said fence or landscaping strip nor within ninety (90) metres [300 ft.] of a residential zone.
6. The boulevard areas of highways abutting the developed portion of the site shall be seeded or sodded with grass between the property line and the curb, the road shoulder, or the edge of an open drainage ditch.

K. SPECIAL REGULATIONS

1. Floodproofing Requirements: Any use and structures on land located in a designated floodplain shall be subject to the floodproofing requirements as set out in Part VII of this By-law.
2. Servicing in Floodplains: Any use and structures on land located in a designated floodplain shall be serviced to the standards set out in Schedule 'A' of "Surrey Subdivision By-law, 1986, No. 8830" and amendments thereto.

K.2
Amended
B/L 9882
02/20/89

PART LI - I-L(S) SALVAGE INDUSTRIAL ZONE

A. INTENT

This zone is intended to accommodate and regulate those industrial and related uses involving salvage, storage and sale of wrecked vehicles and other materials for which special requirements of location and site development are required to minimize their environmental impact.

Amended
B/L 8491
02/24/86

B. PERMITTED USES

Land and structures shall be used for the following uses only, or for a combination of such uses:

1. Salvage industrial uses:

- Auto towing and storage compound or yard
- Auto wrecking yards
- Salvage and/or junk yards
- Contractor's storage yard
- Fuel storage yard or depot

provided that no parcel used for those uses shall be less than sixteen hundred (1600) square metres in area [0.40 acres].

2. Processing, compounding, refining and treatment of the following materials and products:

- Acetylene
- Alcohol
- Asphalt
- Brick, terra cotta and tile
- Concrete products and mixing
- Paper
- Plastics
- Tar or tar products

provided that the use shall be located not less than one hundred and fifty (150) metres [492 ft.] from the boundary of a residential zone and not less than twenty-five (25) metres from any other zone where such use is prohibited.

3. Sales of products of any permitted salvage or processing operations.

4. Accessory uses:

- Offices which are accessory to the principal uses permitted in this zone.
- Deleted: B/L 10692 11/19/90.

- Other accessory buildings and uses provided that they shall be located at the rear of the principal building

provided that:

- (a) All accessory buildings shall occupy an area of not greater than twenty (20) per cent of the area of the site.
 - (b) All accessory uses shall occupy an area of not greater than one-third the total gross floor area of all the buildings on the site.
5. One dwelling unit for the manager or watchman of the industrial uses permitted on the site, provided that the dwelling unit:
- (a) does not constitute a singular use on a site;
 - (b) is contained within an industrial building; and
 - (c) Has a maximum area of the lesser of:
 - (i) 140 square metres (1,500 sq.ft.); or
 - (ii) 33% of the total area of the industrial building within which the dwelling unit is contained.

Inserted
B/L 10692
11/19/90

C. LAND DEVELOPMENT

Notwithstanding any other provision of this zone, the uses permitted by Section B shall be conditional upon the immediate availability and adequacy of those Municipal facilities and services hereinafter set forth to serve each parcel of land and each unit of every building, structure and use to be erected, placed or carried on thereon. No use of land and no use of any building or structure thereon shall be deemed to be authorized by Section B of this zone, and all uses otherwise permitted by this By-law are hereby prohibited unless and until all of the following services and facilities have been provided and are immediately available and are adequate therefor to the standards as set out as follows:

- 1. Sanitary sewer, waterworks and drainage works shall be provided and constructed to the standards set out for the I-L(S) zone in "Surrey Subdivision By-law, 1986, No. 8830" and amendments thereto. C.1,2 Amended B/L 9882 02/20/89
- 2. All highways abutting and serving the land including boulevards, street lighting, underground wiring, sidewalks, transit service facilities shall be provided and constructed to the standards set out for the I-L(S) zone in "Surrey Subdivision By-law, 1986, No. 8830" and amendments thereto.

D. DENSITY

The maximum density shall not exceed a floor area ratio of one (1.0).

E. SUBDIVISION

1. Lot Size: The minimum lot size shall be four thousand (4,000) square metres [1.0 ac.], but in the case of consolidation of existing lots, the minimum lot size shall be one thousand (1,000) square metres [0.25 ac.].
2. Frontage: The minimum lot frontage shall be thirty (30) metres [100 ft.], but in the case of consolidation of existing lots, the minimum lot frontage shall be fifteen (15) metres [50 ft.].

F. HEIGHT OF STRUCTURES

1. Principal buildings: The height of principal buildings shall not exceed eighteen (18) metres [60 ft.].
2. Accessory buildings: The height of accessory buildings shall not exceed six (6) metres [20 ft.].

G. YARDS AND SETBACKS

All setbacks shall be as hereinbelow provided, except as provided for under Subsection B.1.

1. Buildings and Structures:
 - (a) Minimum setback to any property line:
 - for a one-storey building: ten (10.0) metres
 - for each additional storey: four (4.0) metres additional.
 - (b) Minimum Setback to a residential zone:
 - for a one-storey building: eighteen (18.0) metres
 - for each additional storey: four (4.0) metres additional.
2. Storage of materials:
 - (a) Setback to any property line along Scott Road, Old Yale Road, Tannery Road, and Grace Road: seven (7) metres [23 ft.].
 - (b) Setback to any property line along any other road, or adjacent to a residential zone: four (4) metres [13 ft.].

- (c) Along any side or rear lot line which does not abut a road or a residential zone, no setback is required.

provided that no setbacks to storage areas are required where the owner undertakes to design, develop, and maintain the boulevard areas abutting the developed portion of the site and for that purpose applies for and obtains a development permit dealing with soil stability, drainage, sewerage, and landscaping.

H. LANDSCAPING

Any buildings or structures being erected, enlarged or altered shall make provisions for landscaping as hereinafter set forth:

1. General:

Landscaping shall cover not less than five (5) per cent of the developed site area. All planting selected should be tolerant of the high soil acidity and high water table in South Westminster.

2. Landscaped Setbacks:

All setback areas between a fence, building, or parking area, and a property line along a road shall be fully landscaped, except where parking is provided.

3. Trees Along Street:

The landscaping of setbacks as hereinabove required shall include trees planted at six (6.0) metre spacing along Old Yale Road, Grace Road, and Tannery Road, and at twelve (12.0) metre spacing along all other roads. These trees shall have a trunk diameter of at least five (5.0) cm. measured one (1.0) metre above the ground and shall be planted so as to be not less than one and one half (1.5) metres from a fence or of an existing or proposed sewer line.

4. Landscaping of Boulevards:

Where an owner elects to landscape boulevard areas of highways abutting the developed portion of the site, the area between the property line, the road shoulder, or the edge of an open drainage ditch shall be planted with the same landscaping materials as those used in the developed portions of the subject property.

5. Off-Street Parking:

Off-street parking may be permitted in setback areas provided the parking area is paved and integrated with the landscaping. In these areas, the landscaping shall consist of a minimum of a continuous strip not less than five (5.0) metres [16 ft.] in width along the property line. This landscaping strip may be interrupted at boulevard crossings.

6. Adjacent to Residential Areas:

In all yards, separating the developed portion of the site from any residentially zoned property, complete screening shall be provided as hereinbelow set forth:

- (a) Screen planting at least two decimal five (2.5) metres high [8 ft.] in a fully landscaped yard at least five (5.0) metres wide;
and
- (b) A decorative fence at least two decimal five (2.5) metres high shall be constructed between the screen planting and any buildings or storage of materials.

7. Screening of Open Storage Areas:

Open storage shall be completely screened to a height of at least two decimal five (2.5) metres [8 ft.] by buildings and/or the decorative fence and/or landscaping at least two decimal five (2.5) metres [8 ft.] high in front, rear, or side yard.

8. Height of Open Storage:

Open storage of materials shall not be piled higher than two decimal five (2.5) metres [8 ft.], with the following exceptions:

- (a) Beyond ten (10.0) metres from a property line, the height of storage may increase by one (1.0) metre for each additional three (3.0) metres of setback to a maximum of seven decimal five (7.5) metres.
- (b) Within ninety (90) metres [300 feet] of a residential zone, no material shall be stored above a height of two decimal five (2.5) metres.

I. SPECIAL REGULATIONS

1. Floodproofing Requirement:

Any use or structure on land located in a designated floodplain shall be subject to the floodproofing requirements as set out in Part VII of this By-law.

2. Servicing in Floodplains:

Any use or structure on land located in a designated floodplain shall be serviced to the standards set out in Schedule 'A' of "Surrey Subdivision By-law, 1986, No. 8830" and amendments thereto.

Amended
B/L 9882
02/20/89

3. Sound-proofing:

Where industrial buildings border a non-industrial zone, for any noise generated on the site, the noise level shall not exceed sixty decibels (60 dB) measured at any point on the property lines of the site on which the use is located.

PART LII - I-A AGRO-INDUSTRIAL ZONE

A. INTENT

This zone is intended to accommodate industries which store or process agricultural products or provide other services to agriculture.

B. PERMITTED USES

Land and structures shall be used for the following uses only, or for a combination of such uses:

1. The manufacturing, mixing, blending, processing, canning, bottling, freezing, and packaging of the following food or agricultural products: Amended
B/L 8511
03/17/86
 - Alcoholic and non-alcoholic beverages
 - Bakery products and goods
 - Bulbs and flowers
 - Dairy products and goods
 - Eggs and egg products
 - Fruits and fruit products
 - Jams, marmalade and jelly
 - Meat, fish, poultry, and products
 - Nuts and nut products
 - Pickled and spiced food stuffs
 - Tobacco products
 - Vegetables and vegetable products
2. Sales of the above products if grown, manufactured or processed on the site.
3. Cold storage facilities and the storage of raw and finished agricultural products including:
 - Products listed in Clause E.1 above
 - Feed and seed products
 - Hay
 - Any other primary agricultural product
4. Processing, storage and sales of soil.
5. Agricultural, horticulture and associated uses, excluding any use involving the keeping or raising of animals and birds.
6. Offices of governmental agencies related to agriculture.
7. Recreational uses including both private and public facilities.

8. Accessory uses including:
- Any building or use including offices which is customarily accessory to the above listed principal buildings or uses
 - Deleted: B/L 10692 11/19/90.
 - Food services, sleeping accommodation and recreation facilities primarily intended for the use of employees

provided that all accessory buildings shall occupy an area of not greater than twenty (20) per cent of the area of the site.

9. One dwelling unit for the manager or watchman of the industrial uses permitted on the site, provided that the dwelling unit:
- (a) does not constitute a singular use on a site;
 - (b) is contained within an industrial building; and
 - (c) Has a maximum area of the lesser of:
 - (i) 140 square metres (1,500 sq.ft.); or
 - (ii) 33% of the total area of the industrial building within which the dwelling unit is contained.

Inserted
B/L 10692
11/19/90

C. GENERAL REQUIREMENTS

Land and structures shall be used for the uses permitted only if designed, constructed and managed so that such uses:

1. Constitute no unusual fire, explosion or safety hazard;
2. Do not emit noise in excess of seventy (70) decibels measured at any point on the property lines of the site on which the use is located, provided that where a site abuts a non-industrial zone the noise level shall not exceed sixty (60) decibels.
3. Do not produce heat or glare perceptible from any property line of the property on which the use is located;
4. Do not emit smoke, dust, toxic or offensive odours or gas.
5. Are not defined as noxious in the Public Health Act.

D. LAND DEVELOPMENT

Notwithstanding any other provision of this zone, the uses permitted by Section B shall be conditional upon the immediate availability and adequacy of those Municipal facilities and services hereinafter set forth to serve each parcel of land and each unit of every building, structure and use to be erected, placed or carried on thereon. No use of land and no use of any building or structure thereon shall be deemed to be authorized by Section B of this zone, and all uses otherwise permitted by this By-law are hereby prohibited unless and until all of the following services and facilities have been provided and are immediately available and are adequate therefor to the standards set out as follows:

1. Sanitary sewer, waterworks and drainage works shall be provided and constructed to the standards set out for the I-A zone in "Surrey Subdivision By-law, 1986, No. 8830" and amendments thereto. C.1,2
Amended
B/L 9882
02/20/89
2. All highways abutting and serving the land including boulevards, street lighting, underground wiring, sidewalks, transit service facilities shall be provided and constructed to the standards set out for the I-A zone in "Surrey Subdivision By-law, 1986, No. 8830" and amendments thereto.

E. DENSITY

The maximum density shall not exceed a floor area ratio of one (1.0).

F. SITE COVERAGE

The maximum site coverage shall be sixty (60) per cent.

G. SUBDIVISION

1. Lot Size: The minimum lot size shall be ten thousand (10,000) square metres [2.5 ac.].
2. Frontage: The minimum lot frontage shall be fifty (50) metres [160 ft.].

H. HEIGHT OF STRUCTURES

1. Principal buildings: The height of principal buildings shall not exceed ten decimal six (10.6) metres [35 ft.].
2. Accessory buildings: The height of accessory buildings shall not exceed six (6) metres [20 ft.].

I. YARDS AND SETBACKS

Buildings and structures shall be situated at no less than ten (10) metres [35 ft.] from any property line.

J. LANDSCAPING

Any buildings or structures being erected, enlarged or increased in capacity shall make provision for landscaping as hereinafter set forth:

1. Landscaping shall cover not less than five (5) per cent of the developed site area.
2. Along the developed portion of each side of the site which abuts a public highway, a continuous landscaping strip not less than one decimal five (1.5) metres in width [5 ft.] shall be provided. This landscaping strip need not have a net area exceeding ten (10) per cent of the developed site area, and may be interrupted at boulevard crossings.
3. Along all property lines separating the developed portion of the site from any residentially zoned property, except where a building abuts the property line, screening shall be provided comprised of:
 - (a) Screen planting at least one decimal five (1.5) metres high [5 ft.] in a strip at least one decimal five (1.5) metres wide, or
 - (b) A solid decorative fence at least one decimal five (1.5) metres high.
4. Loading areas or trucking yards shall be screened from adjacent residentially zoned property to a height of at least two decimal five (2.5) metres [8 ft.] by buildings, a landscaping screen, a solid decorative fence, or a combination thereof.
5. In the event that the use and structure is adjacent to any other zone where such use is prohibited, open storage shall be completely screened to a height of at least two decimal five (2.5) metres [8 ft.] by buildings and/or a solid decorative fence and/or a substantial landscaping strip of not less than one decimal five (1.5) metres in width. No display or storage of materials shall be piled up to a height exceeding two decimal five (2.5) metres within five (5) metres [16 ft.] of the said fence or landscaping strip nor within ninety (90) metres [300 ft.] of a residential zone.
6. The boulevard areas of highways abutting the developed portion of the site shall be seeded or sodded with grass between the property line and the curb, the road shoulder, or the edge of an open drainage ditch.

J. SPECIAL REGULATIONS

1. Floodproofing Requirement: Any use or structure on land located in a designated floodplain shall be subject to the floodproofing requirements as set out in Part VII of this By-law.
2. Servicing in Floodplains: Any use or structure on land located in a designated floodplain shall be serviced to the standards set out in Schedule 'A' of "Surrey Subdivision By-law, 1986, No. 8830" and amendments thereto.

J.2
Amended
B/L 9882
02/20/89

PART LIII - I-4 SPECIAL INDUSTRY ZONE

A. USES

Land and structures shall be used for the following purposes only:

1. Scientific Research Laboratory.
2. The manufacture of the following equipment and products from previously prepared materials:
 - (a) Business machines;
 - (b) Electrical and electronic appliances, tools, equipment and accessories; and
 - (c) Professional, scientific, photographic and optical instruments and accessories.

B. SPECIAL CONDITIONS OF USE

1. There shall be no toxic or objectionable dust, dirt, odor, gas fumes, smoke, vibration, heat, glare, liquid or solid effluent or electrical interference emitted from the site which in any way constitutes any hazard or nuisance to the surrounding area.
2. All permitted uses including storage shall be contained within a completely enclosed building except for required off-street parking and off-street loading facilities.
3. Any accessory building must be located to the rear of the principal building and shall not be located within any required yard.
4. Off-street parking and loading areas shall be paved with a permanent surface of asphalt or concrete.
5. No off-street parking or loading area or any portion thereof shall be situated in any required yard.

C. SITING

1. Maximum Site Coverage

The maximum site coverage of all buildings shall be ten (10) per cent.

2. Maximum Height of Buildings

The maximum height of buildings shall be six (6) metres [20 ft.].

3. Floor Area Ratio

The floor area ratio for all buildings shall not exceed 0.10.

4. Yards

Minimum yard requirements shall be:

Front yard.....fifteen point two (15.2) metres [50 ft.];

Side yard.....fifteen point two (15.2) metres [50 ft.];

Rear yard.....fifteen point two (15.2) metres [50 ft.].

D. Minimum lot dimensions shall be as follows:

1. Lot size: twenty thousand two hundred and thirty-five (20,235) square metres [5 acres]

2. Lot frontage: one hundred and fifty-two (152) metres [500 ft.]

E. OFF-STREET PARKING

Off-street parking and loading shall be provided in accordance with Part V of this By-law.

F. LANDSCAPE REQUIREMENTS

All portions of the site not covered by buildings or off-street parking or loading facilities shall be suitably landscaped and maintained.

A. INTENT

This zone is intended to accommodate and regulate the development of a mixture of uses as an integrated unit based on a comprehensive plan.

B. PERMITTED USES

Land, buildings and structures may be used for the following uses or for a combination of the following uses only, and shall be as designated on the approved comprehensive development plan which shall be attached to and form part of this By-law:

- | | | |
|----|---|-------------------|
| 1. | Uses permitted in C-C, C-R(1), C-R(2), C-R(3), C-S, C-H, C-L, C-G, C-G(1), C-G(2), C-T(1), C-T(2) zones; | B.1, 3
Amended |
| 2. | Uses permitted in I-G, I-H, I-W, I-P(2), I-S, I-T, I-C, I-A zones; | B/L 9882 |
| 3. | Uses permitted in RS, R-A(G), R-1, R-H(G), R-F, R-F(D), R-F(R), R-F(C), R-F(M), RT-1, RM-1, RM-2, RM-3, RM-4 zones; | 02/20/89 |
| 4. | Uses permitted in P-R, P-P, P-P(1), P-P(2), P-A zones; | |

provided that all the uses permitted for a site shall conform to the designation and policies of the Official Community Plan as applied to the said site.

C. LAND DEVELOPMENT

Notwithstanding any other provision of this zone, the uses permitted by Section B shall be conditional upon the immediate availability and adequacy of those Municipal facilities and services hereinafter set forth to serve each parcel of land and each unit of every building, structure to be erected or placed, and any use to be carried on thereon. No use of land and no use of any building or structure thereon shall be deemed to be authorized by Section B of this zone, and all uses otherwise permitted by this By-law are hereby prohibited unless and until all of the following services and facilities have been provided and are immediately available and are adequate therefore to the standards set out as follows:

- | | | |
|----|--|---------------------------------|
| 1. | Sanitary sewer, waterworks and drainage works shall be provided and constructed to the standards set out in "Surrey Subdivision By-law, 1986, No. 8830" and amendments thereto for the zones listed in Section B. | |
| 2. | All highways abutting and serving the land including boulevards, street lighting, underground wiring, sidewalks and transit service facilities shall be provided and constructed to the standards set out in "Surrey Subdivision By-law, 1986, No. 8830" and amendments thereto for the zones listed in Section B. | Amended
B/L 9882
02/20/89 |

3. Where the uses permitted for the site under the zone, as listed in Section B herein, have varying highway and/or servicing standards as set out in "Surrey Subdivision By-law, 1986, No. 8830", the standards requiring the greatest capacity shall apply over the entire site.

3. Where the uses permitted for the site under the zone, as listed in Section B herein, have varying highway and/or servicing standards as set out in "Surrey Subdivision By-law, 1986, No. 8830", the standards requiring the greatest capacity shall apply over the entire site. C.3 Amended B/L 9882 02/20/89

D. OTHER REGULATIONS

All buildings, structures and uses permitted for the site under the zones as listed in Section B herein shall comply with the regulations with respect to density, site coverage, height of structure, setbacks, building siting, building construction, landscaping, areas for play and recreation, off-street parking and subdivision as prescribed for the respective zones under different parts of this By-law.

E. DEVELOPMENT COST CHARGES

All building construction and/or subdivision under this zone shall be subject to the Surrey Development Cost Charge By-law No. 7996, and amendments thereto, based on the uses and zones as permitted and listed under Section B.

F. DOCUMENTATION

Every applicant for comprehensive development zoning shall submit the following to Council:

1. A comprehensive development plan, including the following:
 - (a) A site plan, including legal description of the land, showing the location of all existing and proposed buildings, streets, lanes, highways, parking and loading areas, sidewalks, street lighting, utilities and utility easements, streams, and other topographical features of the site.
 - (b) Preliminary architectural plans for any proposed buildings.
 - (c) Existing and proposed grades and their relation to the elevations on adjoining properties.
 - (d) The location, size, height and orientation of signs.
 - (e) The location and treatment of open spaces, screening and landscaping.
2. A determination of uses and staging of development.
3. A declaration as to the ownership of the land and the interest therein of the applicant.

The information required under Section F.1 above may be waived if the site and the proposed development are subject to a development permit.

PART LV - APPLICATION

Any by-law of this Municipality or a provision in it that is in conflict with repugnant to or inconsistent with this By-law or an approval or permit made or issued under it, is suspended and of no effect.

Inserted
B/L 6657
07/13/81
Amended
B/L 8819
11/17/86
B/L 9117
01/11/88

PART LVI - AMENDMENTS TO "PART 1 OF SURREY
ZONING BY-LAW, 1979, NO. 5942"

Amended
B/L 8819
11/17/86
B/L 9117
01/11/88

Section A.4 of "Part III - General Provisions" of "Part 1 of Surrey Zoning By-law, 1979, No. 5942" is hereby deleted and the following Section A.4 inserted in its place:

- "4. Where the land in a zone cannot be used for the Permitted Uses set out in Section B for that zone due to the unavailability or inadequacy of those Municipal facilities and services required by the Land Development Section of that zone, such land may be used for those Permitted Uses set out in Sub-section B.1 of A-1, Agricultural Zone One."

2. Section D.3.(a)(ii) of "Part III - General Provisions" of "Part 1 of Surrey Zoning By-law, 1979, NO. 5942" is hereby deleted and the following Section D.3(a)(ii) inserted in its place:

"D.3(a)(ii) Preliminary architectural plans including floor plans, rendered elevations, typical sections, and a three dimensional representation in the form of an aerial perspective or model, for all proposed buildings."

3. Section K.1.(b) of "Part XXI - R-F(C) Compact Family Residential Zone" of "Part 1 of Surrey Zoning By-law, 1979, No. 5942" is hereby deleted and the following Section K.1.(b) inserted in its place:

"K.1.(b) Preliminary architectural plans including floor plans, rendered elevations, typical sections, a three dimensional representation in the form of an aerial perspective or model, for all proposed buildings."

4. Section N.2. of "Part XXIII - RT-1 Townhouse Residential Zone" or "Part 1 of Surrey Zoning By-law, 1979, NO. 5942" is hereby deleted and the following Section N.2. inserted in its place:

"N.2. Preliminary architectural plans including floor plans, rendered elevations, typical sections, and a three dimensional representation in the form of an aerial perspective or model, for all proposed buildings."

5. Section N.2. of "Part XXIV - RM-1 Multiple Residential Zone One" of "Part 1 of Surrey Zoning By-law, 1979, No. 5942" is hereby deleted and the following Section N.2 inserted in its place:

"N.2. Preliminary architectural plans including floor plans, rendered elevations, typical sections, and a three dimensional representation in the form of an aerial perspective or model, for all proposed buildings."

6. Section N.2. of "Part XXV - RM-2 Multiple Residential Zone Two" of "Part 1 of Surrey Zoning By-law, 1979, No. 5942" is hereby deleted and the following Section N.2. inserted in its place:

"N.2. Preliminary architectural plans including floor plans, rendered elevations, typical sections, and a three dimensional representation in the form of an aerial perspective or model, for all proposed buildings."

7. Section N.2. of "Part XXVI - RM-3 Multiple Residential Zone Three" or "Part 1 of Surrey Zoning By-law, 1979, No. 5942" is hereby deleted and the following Section N.2 inserted in its place:

"N.2. Preliminary architectural plans including floor plans, rendered elevations, typical sections, and a three dimensional representation in the form of an aerial perspective or model, for all proposed buildings."

8. Section 0.1.(b) of "Part XXVII - RM-4 Multiple Residential Zone Four" of "Part 1 of Surrey Zoning By-law, 1979, No. 5942" is hereby deleted and the following Section 0.1.(b) inserted in its place:

"0.1.(b) Preliminary architectural plans including floor plans, rendered elevations, typical sections, and a three dimensional representation in the form of an aerial perspective or model, for all proposed buildings."

9. Section B.5. Drive-In Theatre of "Part III - General Provisions" of "Part 1 of Surrey Zoning By-law, 1979, No. 5942" is hereby deleted.

10. Section B.6. Airport of "Part III - General Provisions" of "Part 1 of Surrey Zoning By-law, 1979, No. 5942" is hereby renumbered as Section B.5.

11. "Part III - Zones" of "Part 1 of Surrey Zoning By-law, 1979, No. 5942" is hereby amended by adding the following named classifications after "P-C Cemetery Zone":

P-D DRIVE-IN THEATRE ZONE
C-C CORE COMMERCIAL ZONE
C-R(1) RETAIL COMMERCIAL ZONE ONE
C-R(2) RETAIL COMMERCIAL ZONE TWO
C-S SHOPPING CENTRE ZONE
C-H HIGHWAY COMMERCIAL ZONE
C-L LOCAL COMMERCIAL ZONE
C-G GASOLINE SERVICE STATION ZONE
C-G(1) SELF-SERVE GASOLINE STATION ZONE
C-T(1) TOURIST COMMERCIAL ZONE ONE
C-T(2) TOURIST COMMERCIAL ZONE TWO
I-G GENERAL INDUSTRIAL ZONE
I-H HIGH IMPACT INDUSTRIAL ZONE

I-W	WATERFRONT INDUSTRIAL ZONE
I-P(2)	INDUSTRIAL PARK ZONE TWO
I-S	SERVICE INDUSTRIAL ZONE
I-T	TRANSPORTATION AND WAREHOUSING INDUSTRIAL ZONE
I-C	COTTAGE INDUSTRIAL ZONE
I-L(S)	SALVAGE INDUSTRIAL ZONE
I-A	AGRO-INDUSTRIAL ZONE

READ A FIRST AND SECOND TIME on the 30th day of July, A.D., 1979.

PUBLIC HEARING held thereon on the 22nd and 28th days of August, A.D., 1979, and on the 30th day of October, A.D., 1979.

PASSED BY THE MUNICIPAL COUNCIL on the 14th day of April, A.D., 1980.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the 21st day of April, A.D., 1980.

"D.A. ROSS" MAYOR

"R.N. CHESTER" CLERK

PLEASE KEEP THIS WITH BY-LAW 5942

REFERENCE FOR PAGE AND DOCUMENT

DOCUMENT	PAGES
c15942-1	1-97
c15942-2	98-181
c15942-3	182-306