

NO: R124

COUNCIL DATE: June 27, 2022

REGULAR COUNCIL

TO: **Mayor & Council**

DATE: **June 17, 2022**

FROM: **Acting General Manager, Planning & Development**

FILE: **3900-20**

XC: **3900-30**

3900-50

SUBJECT: **Proposed Text Amendments to Surrey Zoning By-law, 1993, No. 12000**

RECOMMENDATION

The Planning & Development Department recommends that Council:

1. Approve proposed amendments to *Surrey Zoning By-law, 1993, No. 12000*, as described in this report and as documented in Appendix "I"; and
2. Authorize the City Clerk to bring forward the necessary amendment bylaw for the required readings and to set a date for the related public hearing.

INTENT

The purpose of this report is to obtain Council approval of proposed housekeeping and text amendments to *Surrey Zoning By-law, 1993, No. 12000, as amended* (the "Zoning Bylaw"), which will clarify zoning regulations and ensure consistency with City policies and Provincial regulations.

BACKGROUND

The Zoning Bylaw was adopted in 1993 and has undergone several housekeeping and text amendments since it was adopted to keep the bylaw current and to address issues that are identified through the ongoing administration of the bylaw. These minor text and housekeeping amendments are typically brought forward annually to ensure accuracy and implementation of the Zoning Bylaw.

DISCUSSION

This report outlines proposed amendments to the Zoning Bylaw to ensure the bylaw remains accurate, clear and that it aligns with recent Provincial regulatory changes.

Alignment with Provincial Regulation Changes

The following proposed amendments are to align the Zoning Bylaw with Provincial regulatory changes:

Farm Alcohol Production Facility

Current Provincial Agricultural Land Commission (“ALC”) regulations were amended in 2017 to allow for distilleries and wineries on agricultural land as a farm use (subject to meeting requirements set out in Part 2, Section 13 of the Agricultural Land Reserve Use Regulation). Surrey’s Zoning Bylaw currently only allows for farm-based wineries and does not permit distilleries in agricultural zones.

It is therefore recommended that the definition “Farm-Based Winery” be amended to “Farm Alcohol Production Facility” to allow distilleries and align the Zoning Bylaw with recently updated ALC regulations.

Violation Penalties

Part 8 Section 263(1) – Bylaw Enforcement and Related Matters Section of the *Community Charter* was recently amended to increase bylaw violation penalty maximum fines up to \$50,000 and maximum terms of imprisonment up to six months. It is therefore recommended that Part 9 Violations, Section 2 of the Zoning Bylaw be amended to align with recent Provincial legislation changes to increase the violations penalties from \$2,000 to \$50,000 and 30 days to six months.

Increase Clarity and Applicability of Regulations

The following amendments are proposed to increase clarity and application of regulations in the Zoning Bylaw:

G.V.W. Definition

In Part 1 Definitions of the Zoning Bylaw, “G.V.W.” is defined as “licensed gross *vehicle* weight”. To add clarity in determining how gross vehicle weight is applied, it is proposed that the definition of “G.V.W” be amended to be defined as “licensed gross *vehicle* weight or the last registered and/or licensed gross *vehicle* weight”.

Part 4 General Provisions – Restricted Uses

In Part 4 General Provisions, in Sub-section B.16.(a), the term “*Gaming Facilities*” should be changed from its plural form to the singular form “*Gaming Facility*”.

In Part 4 General Provisions, Sub-sections B.16.(l) and B.16.(m), it is recommended that greater clarity be given by expressly providing that the “parking or storage of *wrecked vehicles*” be specified as a prohibited use rather than simply “*wrecked vehicles*”, and that the term “residential purposes” be changed to “non-commercial purposes”.

Exceptions to Reduction in Required Parking Spaces in City Centre

In Part 5 Off-Street Parking and Loading/Unloading, Sub-section D.1.(c) states that parking requirements may be reduced by 20% in City Centre excluding “community services” and “medical offices”; however, it continues with a list of other exceptions. To clarify and make this sub-section more concise, it is recommended that “community services” and “medical offices” be moved to the list as Sub-sections D.1.(c)iv. and D.1(c)v.

RF-SD Zone

In the RF-SD Zone, Sub-sections D.2.(a)ii. and D.2.(b) are unclear as to whether or not the garage is included in the floor area ratio calculation. While Sub-section D.2.(a)ii. states that the maximum floor area of the principal building includes garages, Sub-section D.2.(b) states that a garage (up to a maximum of 37 sq. m) is excluded from the floor area ratio calculation. To clarify, it is recommended that the wording of these sections be amended to state that the maximum floor area is to include the garage unless the garage is a maximum of 37 sq. m in floor area.

Schedule G – Community Amenity Contributions

It is recommended that amendments be made to the Capital Projects and Community Specific Capital Projects Community Amenity Contributions (“CAC”) sections of Schedule G, which are intended to provide clarity and transparency for calculation and collection of CACs.

Part 4 General Provisions – Utilities and Services

In Part 4 General Provisions, under Sub-section B.2.(a), utilities and services may be located in any Zone provided that the minimum lot area is no smaller than the minimum lot area allowed in the area, except in the A-1 and A-2 Zones where the minimum lot area is 0.4 ha. To make future land acquisition and subdivision for utilities and services simpler, which at times may locate in areas that do not meet the minimum lot area, it is recommended that Sub-section B.2.(a) be removed from the Zoning Bylaw.

Neighbourhood Pubs in CPG and CHI Zones

Over the years, there have been amendments to define liquor primary and allow the use in various zones, but the CPG Zone (Golf Course Zone) was not included in those amendments. The majority of the golf courses in Surrey have a liquor primary license, either under the previous licensing program (pre-2000 as a recreational liquor primary license), or some that have gone through a formal liquor process to allow for alcohol service on the golf course.

For consistency and to provide clarity, it is recommended that the CPG Zone be amended to permit a neighbourhood pub as an accessory use. A neighbourhood pub is defined in the Zoning Bylaw as “a business licensed as ‘liquor primary’ under the Regulations to the Liquor Control and Licensing Act, as amended.”

In addition, it is recommended that the CHI Zone be amended to permit a neighbourhood pub as an accessory use to a tourist accommodation use, such as a hotel. Several hotels currently have a liquor primary license so the amendments would bring these hotels into compliance.

80/20 Rule

On July 11, 1994, Council adopted the “80/20 Rule” (Bylaw No. 12101), that requires the floor area of the second storey of a principal building in the RF, RF-SS, and RF-G Zones not exceed 80% of the floor area of the principal building’s first storey. This provision was intended to address massing and design concerns of houses. Although it resulted in changing the design of newly constructed single family houses, it also made a significant number of existing houses non-conforming.

Since the bylaw was approved, the City has received a number of appeals requesting an addition and/or alteration to existing single family houses. As these single family houses were usually built to the minimum required front and side yard setbacks, the only way to comply with the 80/20 rule would be to either demolish a portion of the existing second storey, or move the addition to the first storey, which would make it non-compliant to setback restrictions. The requirement to demolish a portion of the existing structure to ensure compliance, when the intent is to add additional space to the building is not considered reasonable when the application meets all other bylaw requirements, and the building meets the intent of the bylaw.

It is therefore recommended that the provisions of the 80/20 rule in the RF, RF-SS, and RF-G Zones be amended to exempt existing single-family dwellings seeking additions that received building permit approvals prior to the adoption of Bylaw No. 12101.

Building Height in Bridgeview

Bridgeview is located in a floodplain that is subject to a restriction that does not permit habitable space below 4.4 metres above sea level. This restriction raises the main habitable floor of the building several metres above grade which significantly impacts the ability to design a two-storey dwelling that complies with the maximum height restriction of the RF Zone.

Many applicants in Bridgeview have not been able to comply with the required maximum height limit and the Board of Variance has consistently allowed these appeals based on undue hardship, as otherwise it would not be possible to build a two-storey dwelling in Bridgeview. The combination of the standard maximum height restriction of the RF Zone (9 metres) combined with the restrictions of the floodplain, inevitably create, in the view of the Board, undue hardship.

To address this, it is recommended that the maximum building height for principal buildings in the RF Zone for properties located in a floodplain in Bridgeview be amended to 10 metres. A maximum building height of 10 metres is reasonable given that the average building height variance that has been approved over the past several years is approximately 9.8 metres.

Density in RH Zone

Under current provisions of the Zoning Bylaw, the maximum floor area (house size) a Quarter Acre Residential (RQ) Zone lot can achieve is larger than in the Half Acre Residential (RH) Zone. In the RQ Zone, the maximum FAR is 0.32 for lots larger than 1,500 sq. m, but in the half-acre RH Zone, the maximum FAR is only 0.25 for lots larger than 1,500 sq. m. To provide consistency of development standards for similar sized lots in the RH and RQ Zones, the house size maximum in the RH Zone should be increased by 0.07 FAR, which is equivalent to what is permitted in the RQ Zone. A larger house size in the RH Zone is less impactful on neighbouring properties than large houses on smaller zoned lots. It is recommended that the RH Zone be amended so that it permits a maximum floor area ratio equivalent to what is permitted in the RQ Zone.

Correcting Typographical, Numbering and Text Change Errors

The following amendments are proposed to correct errors in numbering, references as well as typographical errors:

Erroneous Text Changes

Section B.1. of the RM-D Zone is missing some of the wording that appeared in this section in the previous version of the Zoning Bylaw prior to its September 2021 update (reformat). It is recommended that the original wording that appeared in the Zoning Bylaw prior to the reformat be re-inserted into this section.

Incorrect Reference

In Part 5, Table D.1: Required Number of Off-Street Parking and Bicycle Spaces, for ground oriented Multiple Unit Residential Dwelling, it is recommended that the reference to Section E.6 be deleted as this section no longer exists.

In the A-1 Zone, Sub-section H.2.(b) references “Section H.3” of the Zone, which does not exist. It is recommended that the reference be changed to “Section H.2(a)”, which is the correct reference.

Incorrect Numbering

In the A-1 and A-2 Zones, in Section J.8, there are two sub-sections that start with “(b)”. It is recommended that the second of these start with “(c)” and subsequent sub-sections be renumbered accordingly.

In the RC Zone, in Section H.6., there are two sub-sections that start with “(d)”. It is recommended that the first of these be changed to “(b)”.

Typographical Error

In the RF-SD Zone, Sub-section D.2.(a) has a typo. It is recommended that “Floor Area Ratio and Floor Area Ratio” be changed to “Floor Area and Floor Area Ratio”.

Remove Incorrect Italicization

In the A-2 Zone, in Sub-section J.8.(b), it is recommended that the italicization of the first letter of “Any” be changed to regular font, “Any”.

LEGAL SERVICES REVIEW

This report has been reviewed by Legal Services.

CONCLUSION

It is important that there are ongoing reviews and amendments to the City’s Zoning Bylaw in order to keep the bylaw consistent with other City policies, Provincial legislation, and to correct any errors that are brought to light.

Jeff Arason, P.Eng.
Acting General Manager,
Planning & Development

PH/PK/FW/cc

Appendix "I" - Proposed Zoning Bylaw Amendments

**Proposed Amendments to
Surrey Zoning By-law, 1993, No. 12000, as amended**

The following amendments are proposed to Surrey Zoning By-law, 1993, No. 12000, as amended:

AMENDMENTS TO PART 1 DEFINITIONS

1. Agricultural Land Commission Act/Regs/Orders

Amend the definition of “Agricultural Land Commission Act/Regs/Orders”, as follows:

- Delete the paragraph and insert the following in its place:

“means the Agricultural Land Commission Act, as amended and all regulations and orders pursuant thereto, as amended.”

2. Bridgeview

Insert a new definition, “Bridgeview Area”, as follows:

“**Bridgeview**
means the area specified as Bridgeview in Schedule B of this Bylaw.”

3. Farm-Based Winery

Amend the term and definition of “Farm-Based Winery”, as follows:

- Delete the term and definition of “Farm-Based Winery” and insert the following in its place:

“**Farm Alcohol Production Facility**

means a provincially licensed brewery, cidery, distillery, meadery or winery within the *Agricultural Land Reserve* operated under the conditions specified in the Agricultural Land Commission Act, as amended.”

4. G.V.W.

Amend the definition of “G.V.W.”, as follows:

- Delete the definition and insert the following in its place:

“means licensed and/or registered gross *vehicle* weight.”

5. Winery, Farm-Based

Delete the definition “Winery, Farm-Based”.

AMENDMENTS TO PART 4 GENERAL PROVISIONS

1. Utilities and Services

Amend Section B.2. Utilities and Services, as follows:

- Delete Sub-section B.2.(a) and renumber subsequent sub-sections accordingly, to “(a)” to “(c)”.

2. Restricted Uses

Amend Section B.16. Restricted Uses, as follows:

- In Sub-section B.16.(a), delete “Facilities” and insert “facility” in its place.
- In Sub-section B.16.(l), delete “*Wrecked vehicles*, for commercial purposes, provided they are:” and insert “Parking or storage of *wrecked vehicles*, for commercial purposes, unless they are:” in its place.
- Delete Sub-section B.16.(m) and insert the following in its place:
 - “(m) Parking or storage of *wrecked vehicles*, for non-commercial purposes, unless they are limited to no more than 1 *wrecked vehicle* stored completely enclosed inside a *building* used for non-commercial purposes.”

AMENDMENTS TO PART 5 OFF-STREET PARKING AND LOADING/UNLOADING

1. Required Parking Spaces

Amend Section D. Required Parking Spaces, as follows:

- Delete Sub-section D.1.(c) and insert the following in its place:
 - “Parking requirements may be reduced by 20% in City Centre (Schedule D, Map D.1), except for the following uses as indicated in Table D.1 of this Part:
 - i. *Care Facilities*;
 - ii. *Offices*;
 - iii. *Multiple Unit Residential Dwelling*;
 - iv. *Community Services*; and
 - v. *Medical offices*.”
- In Table D.1: Required Number of Off-Street Parking and Bicycle Spaces, delete “Farm – Farm-Based Winery” and insert “Farm Alcohol Production Facility” in its place.
- In Table D.1: Required Number of Off-Street Parking and Bicycle Spaces, delete “wine” and insert “alcohol” in its place.
- In Table D.1: Required Number of Off-Street Parking and Bicycle Spaces, delete “(pursuant to Section E.6 of this Part)”.

AMENDMENTS TO PART 9 VIOLATIONS

Amend Part 9 Violations, as follows:

- Delete Section 2 and insert the following in its place:

“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 \$50 and not more than \$50,000 plus the cost of the prosecution, or to a term of imprisonment not exceeding 6 months, or both.”

AMENDMENTS TO AGRICULTURE ZONES

1. Part 10 A-1 Zone

Amend Section B. Permitted Uses, as follows:

- In Section B.3, delete “(ALR)”.
- Delete Sub-section B.4 and insert the following in its place:

“4. *Farm alcohol production facility.*”

- Delete Sub-sections B.8 to B.10 and insert the following in their place:

“8. Display and retail sale of products pursuant to Sections J.5 and J.6 of this Zone.

9. *Farm alcohol production facility* food and beverage service lounge, regulated by the Liquor Control and Licensing Act and pursuant to Sections J.5 and J.6 of this Zone.

10. *Farm alcohol production facility* retail sales, regulated by the Liquor Control and Licensing Act and pursuant to Sections J.5 and J.6 of this Zone.”

Amend Section F. Yards and Setbacks, as follows:

- In the table under Sub-section F.1., delete “*Farm-based Winery*” and insert “*Farm Alcohol Production Facility*” in its place.

Amend Section H. Off-Street Parking and Loading/Unloading, as follows:

- In Sub-section H.2.(b), delete the mention of “Section H.3” and insert “Sub-section H.2(a)” in its place.

Amend Section J. Special Regulations, as follows:

- In Sub-section J.5.(c), delete “93” and insert “125” in its place.
- Delete Section J.6 and insert the following in its place:

“Farm Alcohol Production Facility Retail Sales:

Farm alcohol production facility retail sales are permitted in this Zone provided the maximum floor area for retail sales, and food and beverage service lounge does not exceed 125 sq. m

indoors and 125 sq. m outdoors.”

- In Section J.8, delete the second “(b)” and insert “(c)” in its place, and renumber subsequent sub-sections accordingly.

2. **Part 11 A-2 Zone**

Amend Section B. Permitted Uses, as follows:

- Delete Sub-section B.6 and insert the following in its place:

“6. *Farm alcohol production facility.*”

- Delete Sub-sections B.10 to B.12 and insert the following in its place:

“10. Display and retail sale of products pursuant to Sections J.5 and J.6 of this Zone.

11. *Farm alcohol production facility* food and beverage service lounge regulated by the the Liquor Control and Licensing Act and pursuant to Sections J.5 and J.6 of this Zone.

12. *Farm alcohol production facility* retail sales, regulated by the Liquor Control and Licensing Act and pursuant to Sections J.5 and J.6 of this Zone.”

Amend Section F. Yards and Setbacks, as follows:

- In the table under Sub-section F.1., delete “*Farm-based Winery*” and insert “*Farm Alcohol Production Facility*” in its place.

Amend Section J. Special Regulations, as follows:

- In Sub-section J.5.(c), delete “93” and insert “125” in its place.
- Delete Section J.6 and insert the following in its place:

“Farm Alcohol Production Facility Retail Sales:

Farm alcohol production facility retail sales are permitted in this Zone provided the maximum floor area for retail sales, and food and beverage service lounge does not exceed 125 sq. m indoors and 125 sq. m outdoors.”

- In Section J.8, in the first Sub-section 8.(b), remove the italic of “Any” and replace it with “Any”.
- In Section J.8, delete the second “(b)” and insert “(c)” in its place, and renumber subsequent sub-sections accordingly.

AMENDMENTS TO ACREAGE ZONES

1. **Part 14 RH Zone**

Amend Section D. Density, as follows:

- Delete Sub-section D.2.(b) and insert the following in its place:

“(b) Floor Area and Floor Area Ratio Lots > 1,500 sq. m

Where a *lot* is > 1,500 sq. m in area, the *floor area ratio* shall not exceed 0.32 provided that of the allowable floor area, 44.60 sq. m is used only as a garage or carport and 10 sq. m is only used for *accessory buildings and structures*; and”

2. Part 15A RC Zone

Amend Section H. Off-Street Parking and Loading/Unloading, as follows:

- In Section H.6, delete the first “(d)” and insert “(b)” in its place.

AMENDMENTS TO SINGLE FAMILY RESIDENTIAL ZONES

1. Part 16 RF Zone

Amend Section D. Density, as follows:

- Delete Sub-section D.2.(c) and insert the following in its place:

“Principal Building Second Storey Floor Area:

- i. The maximum permitted floor area of a second storey for a *principal building* must not exceed 80% of the floor area of the first storey including attached garage and that portion of any porch or veranda at the front that is covered by a roof, but not including any portion of the *structure* located within 7.5 m of the *front lot line*. The reduced floor area of the second storey shall be accomplished by an offset at the second storey level from the wall at the first storey level from either the front or side walls or a combination thereof, such that the offset is fully visible anywhere along the *front lot line* and/or *flanking lot line* of the *lot*; and
- ii. Sub-section D.2(c)i. does not apply to existing *single family dwellings* in this Zone with building permits issued prior to July 11, 1994.”

Amend Section G. Height of Buildings, as follows:

- Delete Section G.1 and insert the following in its place:

“1. Principal Buildings:

- (a) *Principal building height* shall not exceed 9 m;
- (b) *Principal building height* shall not exceed 7.3 m where any portion of the roof has a slope less than 1:4; and
- (c) Notwithstanding Sub-section G.1(a), *principal building height* shall not exceed 10 m in a floodplain in the Bridgeview area as referred to in Part 8 Floodproofing.”

Amend Section J. Special Regulations, as follows:

- In Section J.1, italicize “Bridgeview”.

Amend Section K. Subdivision, as follows:

- In Sub-section K.2.(a), italicize “Bridgeview’s”.
- In Sub-section K.2.(c), italicize “Bridgeview’s”.

2. **Part 16A RF-SS Zone**

Amend Section D. Density, as follows:

- Delete Sub-section D.1.(c) and insert the following in its place:

“Principal Building Second Storey Floor Area:

- i. The maximum permitted floor area of a second storey for a *principal building* must not exceed 80% of the floor area of the first storey including attached garage and that portion of any porch or veranda at the front that is covered by a roof, but not including any portion of the *structure* located within 7.5 m of the *front lot line*. The reduced floor area of the second storey shall be accomplished by an offset at the second storey level from the wall at the first storey level from either the front or side walls or a combination thereof, such that the offset is fully visible anywhere along the *front lot line* and/or *flanking lot line* of the *lot*; and
- ii. Sub-section D.1(c)i. does not apply to existing *single family dwellings* in this Zone with building permits issued prior to July 11, 1994.”

Amend Section J. Special Regulations, as follows:

- In Section J.1, italicize “Bridgeview”.

Amend Section K. Subdivision, as follows:

- In Section K.1, italicize “Bridgeview’s”.
- In Section K.3, italicize “Bridgeview’s”.

3. **Part 17 RF-G Zone**

Amend Section D. Density, as follows:

- Delete Sub-section D.4.(c) and insert the following in its place:

“Principal Building Second Storey Floor Area:

- i. The maximum permitted floor area of a second storey for a *principal building* must not exceed 80% of the floor area of the first storey including attached garage and that portion of any porch or veranda at the front that is covered by a roof, but not including any portion of the *structure* located within 7.5 m of the *front lot line*. The reduced floor area of the second storey shall be accomplished by an offset at the second storey level from the wall at the first storey level from either the front or side walls or a combination thereof, such that the offset is fully visible anywhere along the *front lot line* and/or *flanking lot line* of the *lot*.
- ii. Sub-section D.4(c)i. does not apply to existing *single family dwellings* in this Zone with building permits issued prior to July 11, 1994.”

Amend Section K. Subdivision, as follows:

- In Sub-section K.2.(a), italicize “Bridgeview’s”.
- In Sub-section K.2.(c), italicize “Bridgeview’s”.

4. Part 17H RF-SD Zone

Amend Section D. Density, as follows:

- Delete Section D.2 and insert the following in its place:

“2. Building Construction:

For the purpose of *building* construction:

(a) Floor Area and Floor Area Ratio:

i. Maximum Floor Area Ratio:

Maximum *floor area ratio* shall not exceed 0.72; and

ii. Maximum Principal Building Size:

Notwithstanding Sub-section D.2.(a)i. of this Zone, the maximum floor area of the *principal building*, including a garage or any portion thereof that is not in a *basement*, carport, and *accessory buildings and structures*, is 181.2 sq. m; and

(b) Floor Area Ratio Calculation:

Notwithstanding Sub-section D.2.(a)ii., in this Zone, a garage is excluded from the *floor area ratio* calculation provided it is a maximum of 37 sq. m in floor area.”

AMENDMENTS TO MULTIPLE FAMILY RESIDENTIAL ZONES

1. Part 18 RM-D Zone

Amend Section B. Permitted Uses, as follows:

- Delete Section B.1 and insert the following in its place:

“1. One (1) *duplex* where the *lot* under this Zone is subdivided into 2 strata lots, only 1 *dwelling unit* shall be permitted within each of the strata lots.”

2. Part 28A RMS-1A Zone

Amend Section J. Special Regulations, as follows:

- In Section J.1, italicize “Bridgeview”.

Amend Section K. Subdivision, as follows:

- In Section K.1, italicize “Bridgeview’s”.
- In Section K.3, italicize “Bridgeview’s”.

AMENDMENTS TO COMMERCIAL ZONES

1. Part 39 CHI Zone

Amend Section B. Permitted Uses, as follows:

- In Section B, in the paragraph under “Outside City Centre Sub-Area:”, delete “19” and insert “20” in its place.

- After Section B.19, insert the following new section:

“20. *Neighbourhood pub as an accessory use to a tourist accommodation.*”

- In Section B, in the paragraph under “Within City Centre Sub-Area:”, delete “20” and insert “21” in its place, and delete “33” and insert “35” in its place.

- Renumber existing Sections B.20 to B.33 to B.21 to B.34, respectively.

- After Section B.34, insert the following new section:

“35. *Neighbourhood pub as an accessory use to a tourist accommodation.*”

2. Part 45 CPG Zone

Amend Section B. Permitted Uses, as follows:

- After Sub-section B.4.(c), insert a new Sub-section B.4.(d), as follows:

“(d) *Neighbourhood pub;*”

- Renumber the subsequent sub-sections to (e) and (f), respectively.

AMENDMENTS TO SCHEDULES

1. Schedule B

Amend Schedule B, as follows:

- Delete the map and replace it with the new map that shows the Bridgeview area.

2. Schedule G

Amend Section B. Capital Projects Contributions, as follows:

- After “(BL 13581; 19073; 19995; 20075; 20275; 20300; 20543; 20555; 20583; 20584, 20564”, insert “20584”.

- Delete Sections B.2 and B.3 and insert the following in their place:

- “2. For each additional *dwelling unit* permitted in excess of the maximum *density* permitted in that Zone and up to the maximum *density* permitted for residential use in an approved Secondary Plan or the *OCP*, the Capital Projects Contribution shall be as follows:
 - (a) \$2,000 in all Secondary Plan and Infill Areas identified in Sections D and E of this Schedule G; or
 - (b) \$4,000 in all other areas of the City.
 - 3. Notwithstanding Section B.2 of this Schedule G, the following are excluded from the Capital Projects Contributions:
 - (a) *Secondary suites*, purpose-built rental (with a Housing Agreement), social or non-market affordable housing *dwelling units*, *caretaker units*, one-for-one rental replacement units (with a Housing Agreement);
 - (b) Agricultural properties; and
 - (c) Any non-residential uses.”
- In Section B.8, insert “*dwellings*” after “*family*”.

Amend Section C. Community Specific Capital Projects Contributions, as follows:

- In Sub-section C.1.(a), delete “allowed” and insert “permitted for residential use” in its place.
- In Sub-section C.1.(c), insert “G” after “Schedule”.
- In Section C.2, insert “G” after “Schedule”.
- In Section C.2, delete “already”.
- In Section C.2, after “maximum *density* permitted”, insert “for residential use”.
- Delete Section C.3 and insert the following in its place:
 - “3. Notwithstanding Section C.2 of this Schedule G, the following are excluded from the Community Specific Capital Projects Contributions:
 - (a) *Secondary suites*, purpose-built rental (with a Housing Agreement), social or non-market affordable housing *dwelling units*, *caretaker units*, one-for-one rental replacement units (with a Housing Agreement); and
 - (b) Any non-residential uses.”
- Delete Section C.8 and insert the following in its place:
 - “8. Community Specific Capital Projects Contributions are required to be paid before the zoning bylaw has received Final Adoption.”

Adult Entertainment Store

(BL 12333; 20300)

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 the Motion Picture Act, as amended, and the Motion Picture Act Regulations, as amended; may include *adult theatre* uses.

Adult Theatre

(BL 20300)

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, as amended, where there are 1 or more film viewers made available for use by the public or both.

Agricultural Land Commission Act/Regs/Orders

(BL 15655, 20300)

means the Agricultural Land Commission Act, as amended and all regulations and orders pursuant thereto, as amended; ~~the Agricultural Land Reserve Use, Subdivision and Procedure Regulation, and Orders of the Agricultural Land Commission, as amended.~~

Agricultural Land Reserve

(BL 15655)

means lands established and regulated by the *Agricultural Land Commission Act/Regs/Orders*.

Agriculture

means the use of land for the growing of crops or the raising of *livestock*.

Agriculture – Intensive

means the use of land by a commercial enterprise or an institution for:

- (a) The confinement of poultry, *livestock* or fur-bearing animals; or
- (b) *Mushroom growing*.

Agri-tourism

(BL 15655; 17471; 20300)

means a tourist-oriented activity, service and/or facility promoting products grown, raised and/or processed on the same *farm operation* upon which they are grown, raised and/or processed and occurring on land classified as farm under the B.C. Assessment Act, as amended.

Alcohol and Drug Recovery House

(BL 13474A; 17181; 20300)

means a *building* which contains *sleeping units* for persons receiving on-site care and support for recovery from alcohol or drug dependency which is regulated under the Community Care and Assisted Living Act, as amended.

Alternative Fuel Infrastructure

(BL 17703)

means any one of the following:

- (a) Level-3 electric *vehicle* charging station (also known as a DC fast charger), or its equivalent;
- (b) Fast-fill compressed natural gas (CNG) *vehicle* refuelling station;
- (c) Hydrogen *vehicle* refuelling station; and/or
- (d) Liquefied petroleum gas (propane) *vehicle* refuelling station.

Arterial Highway

(BL 20300)

means a *highway* designated as an arterial in Schedule D of the Surrey Subdivision and Development By-law, as amended.

Artist Studio

(BL 19073)

means the use of premises for the production of dance, live music, creative writing, painting, drawing, pottery or sculpture, video, moving or still photography, none of which involves amplified sound.

Assembly Hall

(BL 19817)

means a *building* providing for the gathering of persons for religious, charitable, philanthropic and cultural purposes and includes *places of worship*, auditoriums, youth centres, halls for social purposes and group camps; but does not include *private schools* or *child care centres*.

Automotive Service Uses

(BL 12333)

means a business which provides light maintenance of motor *vehicles* including engine tune-ups, lubrication, repairs and car wash facilities, excluding automobile painting and body work and *gasoline stations*.

Balcony

means an unenclosed space having the outermost side open to the outdoors, other than the space occupied by the balcony guard.

Basement

(BL 17462; 18414)

means that portion of a *building* between two habitable interior floor levels which is partially or wholly underground with at least one-half of the volume of the said portion below the *finished grade* (on a single *family* or *duplex lot*) or *existing grade* (not on a single *family* or *duplex lot*) adjoining its exterior walls and includes cellars, and for the purpose of floor area and *floor area ratio* calculations shall be limited to one level only.

Bridgeview

means the area specified as Bridgeview in Schedule B of this Bylaw.

Bed and Breakfast

(BL 17471)

means a business operation carried on by the members of a *family* as a *home occupation* to provide temporary sleeping accommodations, with or without meals being provided, all provided for a prescribed charge on a daily basis, where the maximum length of occupancy by any patron is not more than 30 days in a 12-month period.

Beverage Container Return Centre

(BL 13497; 15977; 17471; 18414)

means a *building* or a part of a *building* which is used or intended to be used for collecting, sorting, refunding and preparing empty beverage containers and electronics for shipment to processing centres, and specifically excludes the processing of recyclable material, other than the breaking of glass bottles.

Bicycle Space

(BL 13774; 18414; 18719)

means a space to secure one bicycle and must include a device that is anchored to a hard surface.

the premises and includes *coffee shop, restaurant, catering and drive-through restaurants* but excludes *neighbourhood pubs*.

End Dwelling Unit

(BL 15166)

see "Dwelling Unit – End"

End Lot

(BL 15166)

means a *lot* that is other than a *corner lot* which contains an *end dwelling unit* in a *row housing building*.

Entertainment Uses

(BL 13316)

means facilities which provide for the enjoyment of patrons, and includes *theatres* and dancing establishments and excludes recreational uses and *casino halls*.

Existing Grade

(BL 17181; 17471)

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*.

Family

means 1 or more persons occupying a *dwelling unit* and living as a single non-profit housekeeping unit.

Farm-Based Winery Farm Alcohol Production Facility

(BL 15056; 20300)

means a provincially licensed ~~wine-making or cider-making establishment~~ **brewery, cidery, distillery, meadery or winery** within the *Agricultural Land Reserve* operated under the conditions specified in the Agricultural Land Commission Act, as amended.

Farm Operation

(BL 17471; 20300)

means 1 or more *lots* being used for an *agriculture* use which is classified as a farm under the B.C. Assessment Act, as amended, and is managed as a single farm.

Farm Residential Footprint

(BL 17771; 18874)

means the portion of a *lot* that includes a principal *single family dwelling* and the *accessory farm residential facilities*.

Finished Grade

(BL 17181; 17471)

(a) means: 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

(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

G.V.W.

means licensed **and/or registered** gross *vehicle* weight.

Height – Building

see "Building Height"

High Water Mark

(BL 18809)

means the visible high water mark of a *stream* where the presence and action of the water are so common and usual, and so long continued in all ordinary years, as to mark on the soil of the bed of the *stream* a character distinct from that of its banks, in vegetation, as well as in the nature of the soil itself; and includes the *active floodplain*.

Highway

means a street, road, *lane*, bridge, viaduct or any other way open to the use of the public, but excludes a private right-of-way on a private *lot*.

Hobby Kennel

(BL 17471)

see "Kennel - Hobby"

Home Occupation

(BL 17471)

means an occupation or profession carried on as a business by a person residing in the same *dwelling unit* as the business, but shall exclude *social escort services*, *automotive service uses* and tow truck operations.

Horticulture

(BL 17863; 19529)

means the cultivation of the ground for the purpose of growing fruits, vegetables, plants or flowers, including non-soil bound operations such as hydroponics but shall exclude the growing of *cannabis*.

Hospital

means an institution which provides medical care for sick or injured patients, primarily those who are temporarily lodged in the institution, including acute hospital and rehabilitation hospital.

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.

Industrial Equipment Rental

(BL 17471; 20300)

means a business providing rental of heavy *vehicles*, machinery or mechanical equipment typically used in construction, manufacturing, assembling and processing operations and *agriculture* production.

Industrial Use

means the manufacturing, processing, assembling, fabricating, testing, servicing or repairing of goods or materials including wholesale of products manufactured or processed on the *lot*.

Utility Trailer

(BL 20300)

means any non-motorized trailer pulled or towed by a motorized *vehicle* used for hauling items which does not include recreational *vehicles*.

Vehicle

(BL 20300)

means a motor vehicle as defined in the Motor Vehicle Act, as amended.

Video Lottery Gaming

(BL 12632; 17471; 20300)

means any activity or game of chance for money or other valuable consideration carried out or played on or through a computer, electronic or other video device or machine, but excluding the following:

- (a) The *purchase* and sale of lottery tickets pursuant to a government approved lottery scheme administered by the Public Gaming Branch and the British Columbia Lottery Corporation;
- (b) Pari-mutuel systems and machines that are duly licensed under regulations pursuant to the Criminal Code, as amended and under the Horse Racing Act, as amended; or
- (c) "Pull-tab" machines that are owned and administered by the British Columbia Lottery Corporation.

Warehouse Uses

means the storing of large quantities of goods in a *building* and their distribution.

~~**Winery, Farm Based**~~~~(BL 15056)~~~~see "Farm Based Winery"~~**Wrecked Vehicle**

means a *vehicle* that:

- (a) Is physically wrecked or disabled so it cannot be operated by its own mode of power;
- (b) Is wrecked or parts of a physically wrecked or disabled *vehicle*; or
- (c) 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*.

Yard

means an area created by *setback*.

Yard – Front

means a *yard* which extends across the full width of the *front lot line*.

Yard – Rear

means a *yard* which extends across the full width of the *rear lot line*.

Yard – Side

means a *yard* which extends across the full width of the *side lot line*.

Yard – Street Side

(BL 20300)

means a *yard* which extends across the full width of the *side lot line* on a *flanking street*.

- a) All such *antenna systems* shall comply with all *setback* regulations applicable to *principal buildings* for the Zone in which the said *antenna system* is located;
- b) In the case of *antenna systems* that are free-standing and affixed directly onto the ground, rather than on a *building*, excluding amateur radio stations, the height shall not exceed 12 m; and
- c) In the case of *antenna systems* erected upon a *building*, excluding amateur radio stations, the height of the tower shall not exceed 3.0 m above the roof on which it is located;
- iii. *Public schools* and School District Administration Buildings provided that:
 - a) Such *buildings* shall be sited as follows:
 - i) *Front yard*: Minimum 15 m;
 - ii) *Rear Yard*: Minimum 15 m;
 - iii) *Side Yard*: Minimum 6 m; and
 - iv) *Street Side Yard*: Minimum 15 m; and
 - b) For the purpose of *building* construction, the maximum *density* shall not exceed a *floor area ratio* of 0.40; and
- iv. *Municipal buildings* provided they shall have a minimum *side, front and rear yard setback* equal to the greater of either the *principal building height* or *principal building setback* prescribed in the Zone.
- (b) The uses listed in Section B.1(a), shall make provision for *landscaping* as follows:
 - (a) All portions of the *lot* not covered by *buildings, structures* or paved areas shall be landscaped, including the retention of mature trees. This *landscaping* shall be maintained; and
 - (b) The boulevard areas of *highways* abutting a *lot* shall be seeded or sodded with grass on the side of the *highway* abutting the *lot*, except at *driveways*.

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 minimum lot area is no smaller than the minimum lot area allowed in the area, except in the A-1 and A-2 Zones. In the A-1 and A-2 Zones, the minimum lot area shall be 0.4 ha;~~
- ~~(b)~~ (a) *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;
- ~~(c)~~ (b) A planted strip at least 1.5 m wide shall be maintained on all boundaries; and
- ~~(d)~~ (c) Fencing at least 1.8 m in height is erected around the area used for the said utility.

3. Uses Within Utility Rights-of-Way:

(BL 15149; 15664; 17936; 18414)

Notwithstanding the permitted uses set out in Section B of each Zone, where a utility right-of-way has been registered against a *lot* or a portion of a *lot*, the said *lot* or portion of a *lot* covered by the right-of-way may only be used, in addition to utility uses permitted apart from this Section and by the terms of the right-of-way, for *open space, agriculture, horticulture* and associated uses, excluding *poultry farming, mushroom growing, piggeries, mink farms, kennels* or *feedlots*, except as follows:

- a. *Front Yard*: Minimum 20.0 m;
 - b. *Rear Yard*: Minimum 1.2 m;
 - c. *Side Yard*: Minimum 1.2 m; and
 - d. *Street Side Yard*: Minimum 3.0 m; and
- iv. The keeping of hens is subject to the Surrey Chicken Keeping Bylaw, as amended.

13. Methadone Clinics

(BL 13769; 17471)

A *methadone clinic* is permitted as an *accessory use* to a *hospital*.

14. Portable Food Services

(BL 12179)

Portable food services providing temporary food services from a vending cart may be permitted in all commercial and industrial Zones provided that the vending cart:

- (a) Does not exceed 4.0 sq. m in area;
- (b) Is capable of being moved on its own wheels without alteration or preparation; and
- (c) Is fully self-contained with no service connection, excluding electrical connections, provided the portable vending cart is located no more than 2.0 m from the point of electrical connection.

15. Truck Parking or Storage:

Vehicles exceeding 5,000 kg licensed *G.V.W.* are not permitted to be parked or stored either inside or outside a *building* or *structure* on any *lot* in a residential Zone.

16. Restricted Uses:

(BL 17704; 17773; 17863; 19261; 19529)

The following uses are not permitted in any Zone unless specifically provided for in a Zone or in this Section:

- (a) Gaming ~~Facilities~~ *facility*;
- (b) Manufacturing and sale of ammunition;
- (c) Manufacturing and sale of firearms;
- (d) Manufacturing of fireworks;
- (e) Manufacturing of matches;
- (f) Mushroom manure growing;
- (g) Nuclear industries;
- (h) Petro-chemical refineries;
- (i) Combat spectator sports;
- (j) *Cannabis Dispensary* or *Cannabis Production Facility*;
- (k) *Firearms certification*;
- (l) ~~Parking or storage of~~ *wrecked vehicles*, for commercial purposes, ~~provided~~ **unless** they are:
 - i. Required for the operation of a business that is a permitted use;
 - ii. Completely enclosed within a *building* or approved walled or fenced area;
 - iii. Not visible from outside the *building* or a walled or fenced area where they are stored; and
 - iv. Limited to no more than 5 at any time within the walled or fenced area; and

(m) ~~Parking or storage of W~~wrecked vehicles, for residential non-commercial purposes, ~~provided unless~~ they are limited to no more than 1 ~~wrecked vehicle~~ stored completely enclosed inside a *building* used for residential non-commercial purposes.

17. Shipping Containers:

(BL 17462)

A *shipping container* shall only be used, placed, stored, repaired, cleaned, upgraded, or modified on a *lot* in an industrial zone and in such cases the *shipping container* must comply with the requirements of the zone as if it were a *building* or *structure*. Where a *shipping container* is necessary and accessory to construction in progress and such construction is the subject of a current and valid building permit, the *shipping container* will be permitted.

18. Sale of Agriculture or Horticulture Products:

No person shall sell or offer for sale any *agriculture* or *horticulture* products or crops in any residential Zone except as permitted in the RA One-Acre Residential Zone.

19. Driveway Access:

- (a) *Driveway* crossings to all *lots* shall be provided in accordance with the Surrey Subdivision and Development By-law, as amended; and
- (b) *Driveways* shall be located in accordance with the Highway and Traffic By-law.

20. Accessory Buildings and Structures:

- (a) *Accessory buildings* and *structures* are permitted in all Zones; and
- (b) In all Zones, and unless incorporated as part of the *principal building*, *structures* including stadiums, stairwells, sheds, platforms, display signs, tanks, towers, swimming pools, windmills, chimney towers, satellite dishes, spires and similar *structures* shall not be sited within the required *setbacks*. Fences and poles are excluded from this requirement.

21. Average Front Yard Setback:

- (a) Where 40% or more of the adjacent *lots* in the same block and fronting on the same *highway*, are occupied by *buildings* and the average *setback* does not exceed the minimum *setback* required in that Zone, the minimum *front yard setback* required in that Zone may be relaxed; and
- (b) No *building* or part thereof hereafter erected, shall be situated on a *lot* that any main front wall will be closer to the *front lot line* than the average of the *front yard setback* of the said *buildings*. In all other cases, the minimum *front yard setback* required in that Zone shall apply.

22. Density Calculations:

(BL 13250; 19491)

- (a) For the purpose of calculating *floor area ratio density*:
 - i. Where *floor area ratio* in the applicable zone is expressed to 2 decimal places, and results in a fraction, any fraction less than 0.005 shall be disregarded and any fraction 0.005 or greater shall be considered equivalent to 0.01; and
 - ii. Where *floor area ratio* in the applicable zone is expressed to 1 decimal place, and results in a fraction, any fraction less than 0.05 shall be

2. Shared Vehicles

(BL 20300)

- (a) Required residential *parking spaces* may be reduced by 5 *parking spaces* for each *shared vehicle* that is provided for *multiple unit residential buildings* with *underground parking* on *lots* located within City Centre (Schedule D, Map D.1);
- (b) Required residential *parking spaces* may be reduced by 1 additional *parking space* for each *shared vehicle parking space* provided that features an energized outlet capable of providing Level 2 charging, as defined by SAE International's 11772 standard, as amended, or higher, and where an electric *vehicle* and electric *vehicle* supply equipment are provided in accordance with the *shared vehicle* development permit requirements;
- (c) No reduction in visitor *parking spaces* is permitted; and
- (d) The *shared vehicle parking space* provided shall not count towards the minimum required visitor *parking spaces*.

3. Payment In-Lieu of Parking

(BL 20300)

- (a) Required *parking spaces* may be reduced by up to 10% of the minimum required off-street resident and visitor *parking spaces* for *multiple unit residential buildings* with *underground parking* on *lots* located within City Centre (Schedule D, Map D.1), when payment of \$20,000 is paid to the *City* for each *parking space*, for use by the *City* in accordance with the Off-Street Parking Reserve Fund By-law and/or the Alternative Transportation Infrastructure Reserve Fund By-law; and
- (b) Required *parking spaces* may be reduced by an additional 10%, for a total of 20% of the minimum required off-street resident and visitor *parking spaces*, for *multiple unit residential buildings* with *underground parking* on *lots* located within City Centre (Schedule D, Map D.1), when:
 - i. Transportation demand management measures, including *shared vehicles*, *shared vehicle* memberships, or annual transit passes, are provided to the satisfaction of the *City*; and
 - ii. Payment of \$20,000 is paid to the *City* for each additional *parking space*, for use by the *City* in accordance with the Off-Street Parking Reserve Fund By-law and/or the Alternative Transportation Infrastructure Reserve Fund By-law.

D. Required Parking Spaces

(BL 20300, 20626)

1. Number of Required Off-Street Parking Spaces

(BL 19766; 20300)

The number of required off-street *parking spaces* shall be determined as follows:

- (a) The minimum number of off-street *parking spaces* required for land uses permitted under this By-law must be provided in accordance with Table D.1 of this Part;
- (b) Where Table D.1 of this Part does not clearly specify requirements for a particular use, the minimum number of off-street *parking spaces* shall be determined by the *City*;
- (c) Parking requirements may be reduced by 20% in City Centre (Schedule D, Map D.1) (~~excludes community services and medical offices~~), except for the following uses as indicated in Table D.1 of this Part:
 - i. *Care Facilities*;
 - ii. *Offices*; ~~and~~
 - iii. *Multiple Unit Residential Dwelling*; ~~and~~
 - iv. *Community services*; and
 - v. *Medical offices*.

USES:	PARKING SPACES:	BICYCLE SPACES:
		<p style="text-align: center;">or</p> ii) Outside of City Centre or Town Centres (Schedule D): 0.06 visitor <i>bicycle spaces</i> per 100 sq. m of G.F.A.
Except: Drive-Through Restaurant	Parking requirements for <i>eating establishment</i> plus 8 <i>vehicle</i> queuing spaces in advance of the drive-through pick-up window	Not applicable
<i>Entertainment Use</i>	10 <i>parking spaces</i> per 100 sq. m of G.F.A.	Not applicable
Except: Cinema and Theatre	1 <i>parking space</i> per 4 seats.	Not applicable
Except: Mini-Golf	1 <i>parking space</i> per 2 golfing holes.	Not applicable
Except: Pool and Billiard Halls	2 <i>parking spaces</i> per table.	Not applicable
Farm – Farm-Based Winery <i>Farm Alcohol Production Facility</i>	1 <i>parking space</i> per 100 sq. m of wine alcohol production area or per 100 sq. m of retail floor area and indoor/outdoor food and beverage service lounge, whichever is greater.	Not applicable
Farm – Sale of Products in the A-1 Zone	2.5 <i>parking spaces</i> per 100 sq. m of display and retail floor area or 4 <i>parking spaces</i> , whichever is greater.	Not applicable
<i>Gasoline Station</i>	2 <i>parking spaces</i> per 100 sq. m of retail floor area; plus 1 <i>parking space</i> per car wash bay; plus 2 <i>parking spaces</i> per <i>vehicle</i> service bay; plus 1 <i>parking space</i> per electric <i>vehicle</i> charging station connector.	Not applicable

USES:	PARKING SPACES:		BICYCLE SPACES:
	Parking requirements for retail uses; plus <i>2 parking spaces per dwelling unit.</i>		
<i>Industry - Salvage</i>	<i>0.25 parking space per 100 sq. m of salvage yard up to 4,047 sq. m in area;</i> plus <i>0.1 parking space per 100 sq. m of the portion of the salvage yard in excess of 4,000 sq. m</i>		Not applicable
<i>Industry - Transportation (e.g., Warehouses, Distribution Centres)</i>	<i>1 parking space per 100 sq. m of floor area used for warehousing and distribution;</i> plus Parking requirements for office uses; plus Parking requirements for retail uses; plus <i>2 parking spaces per vehicle servicing bay.</i>		Not applicable
Library	<i>5 parking spaces per 100 sq. m used or intended to be used by visitors or patrons.</i>		Not applicable
<i>Liquor Manufacturing</i>	<i>1 parking space per 100 sq. m of G.F.A.,</i> plus Parking requirements for <i>liquor tasting lounge.</i>		Not applicable
<i>Liquor Store</i>	<i>See Retail Store.</i>		Not applicable
<i>Liquor Tasting Lounge</i>	<i>5 parking spaces per 100 sq. m</i>		Not applicable
<i>Manufactured Home Park</i>	<i>1 parking space per dwelling unit;</i> plus <i>0.25 parking space per dwelling unit for visitors.</i>		Not applicable
<i>Marina</i>	<i>1 parking space per boat moorage space;</i> plus Parking requirements for all <i>accessory uses.</i>		Not applicable
<i>Multiple Unit Residential Dwelling GROUND-ORIENTED</i>	<i>2 parking spaces per dwelling unit;</i> plus <i>0.2 parking space per dwelling unit for visitors.</i>		6 visitor <i>bicycle spaces per multiple unit residential building</i> (pursuant to Section E.6 of this Part)
Except: In City Centre (Schedule D, Map D.1)	<i>1.6 parking spaces per dwelling unit;</i> plus <i>0.16 parking space per dwelling unit for visitors.</i>		6 visitor <i>bicycle spaces per multiple unit residential building</i>
Except: In City Centre (Schedule D, Map D.1) with	<u>Minimum</u> <i>0.9 parking spaces per dwelling unit;</i>	<u>Maximum</u> <i>1.1 parking spaces per dwelling unit;</i>	6 visitor <i>bicycle spaces per multiple unit residential building</i>

1. 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.
2. 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 \$50 and not more than ~~\$2,000~~ **\$50,000** plus the cost of the prosecution, or to a term of imprisonment not exceeding ~~30 days~~ **6 months**, or both.

(BL 20058; 20300)

A. Intent

This Zone is intended to accommodate *agriculture* uses on *lots* of a minimum size of 2 ha and to protect land designated Agricultural in the *OCP* from the intrusion of uses not compatible with *farm operations*.

B. Permitted Uses

(BL 15056; 15655; 17290; 18212; 18874)

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

Principal Uses:

1. *Agriculture* and *horticulture*.
2. One *single family dwelling*, which may contain 1 *secondary suite*.
3. *Intensive agriculture*, provided that this use shall occur only on land within the *Agricultural Land Reserve (ALR)*.
4. ~~*Farm-based winery*~~ *Farm alcohol production facility*, regulated by the Liquor Control and Licensing Act, as amended, provided that it occurs only on land within the ~~*Agricultural Land Reserve*~~ and conforms to the ~~*Agricultural Land Commission Act/Regs/Orders*~~.
5. *Forestry*.
6. Provided that the total area covered by *buildings* and *structures* shall not exceed 10% of the *lot*:
 - (a) *Agriculture* and *horticulture* education;
 - (b) Conservation and nature study;
 - (c) Fish, game and wildlife enhancement;
 - (d) Hunting and wilderness survival training;
 - (e) *Commercial Kennels*, subject to the Surrey Kennel Regulation By-law, as amended;
 - (f) *Hobby Kennels*, subject to the Surrey Kennel Regulation By-law, as amended; or
 - (g) *Agri-tourism*.
7. Horse-riding, training and/or boarding facility, pursuant to Section J.4 of this Zone.

Accessory Uses:

8. Display and retail sale of products, pursuant to Sections ~~J.5~~ **J.5** and **J.6** of this Zone.
9. ~~*Farm-based winery*~~ *Farm alcohol production facility* food and beverage service lounge, regulated by the Liquor Control and Licensing Act in accordance with the ~~*Agricultural Land Commission Act/Regs/Orders*~~ and pursuant to Sections **J.5** and **J.6** of this Zone.
10. ~~*Farm-based winery*~~ *Farm alcohol production facility* retail sales, regulated by the Liquor Control and Licensing Act in accordance with the ~~*Agricultural Land Commission Act/Regs/Orders*~~ and pursuant to Sections **J.5** and **J.6** of this Zone.
11. *Primary processing* of products, pursuant to Section J.7 if this Zone.
12. Private airport, pursuant to Section J.8 of this Zone.
13. *Bed and breakfast* use pursuant to Section B.7 of Part 4 General Provisions.
14. The keeping of *boarders* or *lodgers* pursuant to Section B.7 of Part 4 General Provisions.
15. *Soil amendment*.
16. *Cogeneration Facility*, pursuant to Section J.9 of this Zone.

C. Lot Area

Not applicable to this Zone.

D. Density

(BL 20058)

1. Building Construction:

For the purpose of *building* construction:

(a) **Minimum Single Family Dwelling Size:**

Single family dwellings shall have a minimum ground level floor area of 84 sq. m and a minimum *building* width of 7 m; and

(b) **Floor Area Calculation:**

For a single family dwelling, the following must be included in the calculation of floor area:

- i. Covered areas used for parking, unless the covered parking is:
 - a. In an *accessory building*;
 - b. 42 sq. m in area or less; or
 - c. Located within the *basement*.
- ii. Covered outdoor space with a height of 1.8 m or greater; and
- iii. Floor area including garages and covered parking with extended height exceeding 3.66 m must be multiplied by 2, excluding:
 - a. Staircases;
 - b. 18.6 sq. m; and
 - c. Floor area directly below a sloped ceiling less than 4.58 m in height, provided that the area has at least one wall 3.66 m or less in height.

E. Lot Coverage

Not applicable to this Zone.

F. Yards and Setbacks

(BL 15056; 15655; 17771; 18212; 18874)

1. Buildings and Structures:

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

USES:	SETBACKS:			
	Front Yard	Rear Yard	Side Yard	Street Side Yard
Single Family Dwellings including Accessory Buildings and Structures and All Uses, Buildings and Structures Not Stated Below	7.5 m	12.0 m	Lesser of: (a) 13.5 m or (b) 10% of the lot width; but not less than 3.0 m	7.5 m
Agriculture and Horticulture; Farm-based Winery Farm Alcohol Production Facility; Forestry; Primary Processing; and Cogeneration Facilities including Accessory Buildings and Structures	30.0 m	15.0 m ¹	15.0 m ¹	30.0 m
Commercial Kennels, Hobby Kennels, Horse-riding Training and/or Boarding	30.0 m	30.0 m ²	30.0 m ²	30.0 m
Intensive Agriculture Uses and Buildings ³	90.0 m	15.0 m	15.0 m	30.0 m
Private Airport Buildings and Structures	30.0 m	30.0 m	30.0 m	30.0 m

1 If the *side yard* or *rear yard* about a *lot* designated Residential in the *OCP*, any exhaust fans or machinery used in the said *building* shall be located at least 24 m from any *lot line* and shall emit a noise level no greater than 60 decibel (A) at the perimeter of any *lot line*.

2 When the *front yard* of a *Commercial Kennel* or *Hobby Kennel* is 90 m or more, the *rear yard* and *side yard* may be reduced to 15 m.

3 The said *buildings* shall be located not less than 30 m from the boundary of any other Zone.

2. **Maximum Single Family Dwelling Setbacks:**
Pursuant to Section J.10 of this zone, no portion of a *single family dwelling* shall be *setback* farther than 50.0 m from the *front lot line* provided that, on a *corner lot*, no portion of a *single family dwelling* shall be *setback* farther than 50.0 m from either the *front lot line* or the *side lot line* on a *flanking street*.
3. **Manufactured Homes:**
Manufactured home siting shall be subject to the Surrey Mobile Homes and Trailer Regulation and Control By-law, as amended.

G. **Height of Buildings**

(BL 15056; 15655; 18874)

1. **Principal Uses:**
Excluding *single family dwellings*, *building height* shall not exceed 12 m.
2. **Single Family Dwellings:**
Building height shall not exceed 9 m.
3. **Accessory Uses:**
Building height shall not exceed 9 m.
4. **Structures:**
Height shall not exceed 12 m.

H. **Off-Street Parking and Loading/Unloading**

(BL 12333; 13774; 18414; 18487; 20300)

1. **Parking Calculations:**
 - (a) Refer to Table D.1 of Part 5 Off-Street Parking and Loading/Unloading; and
 - (b) In this Zone, additional parking for *boarders* or *lodgers* or *bed and breakfast* users is required as follows:
 - i. 3 or fewer patrons – 1 parking space; and
 - ii. 4 or more patrons – 2 parking spaces.
2. **Vehicles Over 5,000 kg:**
 - (a) *Vehicles* over 5,000 kg *G.V.W.* and associated trailers, ancillary to the permitted non-residential uses on the *lot* may be parked on the *lot* provided that:
 - i. The *vehicles* and associated trailers are owned or operated by the owner or occupant of the *lot*; and
 - ii. The *vehicles* and associated trailers shall not be parked within the required *building setbacks*; and
 - (b) *Vehicles* over 5,000 kg *G.V.W.* and associated trailers, except those referred to in ~~Section H.3~~ **Sub-section H.2(a)** of this Zone, may be parked on a *lot* provided that:
 - i. There is a *farm operation* on the *lot*;
 - ii. The *vehicles* and associated trailers are owned or operated by the owner or occupant of the *lot*;
 - iii. The *vehicles* and associated trailers are parked within the *farm residential footprint*;
 - iv. The *vehicles* and associated trailers shall not be parked within the required *building setbacks*;
 - v. Where a *lot* is less than 4 ha, there is a maximum of 2 *vehicles* and 2 associated trailers; and
 - vi. Where a *lot* is 4 ha or more, there is a maximum of 3 *vehicles* and 3 associated trailers.

I. **Landscaping and Screening**

Not applicable to this Zone.

J. Special Regulations

(BL 17290; 17771; 18487; 18874)

1. Agricultural Land Reserve Lands:
Unless prohibited or further regulated in this Zone, Bylaw or other *City of Surrey* Bylaws, activities and uses on lands located within the *Agricultural Land Reserve* shall be in accordance with the *Agricultural Land Commission Act/Regs/Orders*, where applicable.
2. Farm Classification:
Lands used for *agriculture* purposes shall be classified as farms under the BC Assessment Act, as amended.
3. Secondary Suites:
A *secondary suite* shall:
 - (a) Not exceed 90 sq. m in floor area; and
 - (b) Occupy less than 40% of the habitable floor area of the *building*.
4. Horse-Riding, Training and Boarding:
Horse-riding, training and/or boarding facility are permitted in this Zone provided:
 - (a) There are not more than 40 stalls; and/or
 - (b) It does not include a racetrack licensed by the British Columbia Racing Commission.
5. Display and Retail Sales of Products:
Display and retail sale of products are permitted in this Zone provided all of the following are satisfied:
 - (a) All of the products offered for sale shall be produced by the *farm operation* or at least 50% of the floor area for product sales and display shall be limited to product produced by the *farm operation*;
 - (b) Products offered for sale shall be limited to *agriculture* and/or *horticulture* products and shall exclude dressed fowl or poultry, butchered meat and/or Preserved food unless dressed, butchered or preserved off-site;
 - (c) The cumulative maximum floor area for the display and sale of products shall not exceed ~~93~~ 125 sq. m;
 - (d) All products offered for sale and related displays shall be located entirely within a *building*; and
 - (e) Products offered for sale and related displays shall be an *accessory use* to a *single family dwelling* and the *agriculture* and/or *horticulture* use of the *lot*.
6. ~~Farm-based Winery~~ Farm Alcohol Production Facility Retail Sales:
~~Farm-based winery~~ *Farm alcohol production facility* retail sales associated are permitted in this Zone provided the maximum floor area for retail sales, and **food and beverage service lounge** ~~wine tasting~~ does not exceed ~~93~~ 125 sq. m **indoors and 125 sq. m outdoors**.
7. Primary Processing:
Primary processing of products is permitted in this Zone provided at least 50% of the product being processed is produced by the same *farm operation* or is feed required for the *farm operation*.
8. Airports or Heliports:
Private airports or heliports are permitted in this Zone provided that:
 - (a) They are only used for the private purposes of the owner of the *lot*;
 - (b) Any aircraft operated on the *lot* must be operated by the owner or a person employed by the owner for a specific purpose related to the *farm operation*;
 - ~~(b)~~ (c) The *lot* area is not less than 16 ha;
 - ~~(c)~~ (d) The *lot* and facilities to be developed shall meet the requirements of Transport Canada for the type of airport or heliport proposed;
 - ~~(d)~~ (e) Any *building*, hangar or other *structure* shall be at least 30 m from any *lot line*;
 - ~~(e)~~ (f) A maximum of 2 aircraft and/or helicopters are permitted on one *lot* at one time;

- (f) (g) All runways or areas used for takeoff and landing shall be at least 150 m from any *lot line*; and
- (g) (h) No commercial activities, demonstrations or instructional training to be associated with the operation of a private airport or heliport.

9. Cogeneration Facility:

A *cogeneration facility* is permitted in this Zone provided that:

- (a) The *Cogeneration Facility* is associated with a *greenhouse* on the *lot*;
- (b) The *lot* is a *farm operation*;
- (c) The *Combined Heat and Power Engine* capacity must not exceed 1.0 Megawatt of electricity for each hectare of land used for *greenhouses*;
- (d) Notwithstanding Section J.9(c) of this Zone, the *combined heat and power engine* capacity may be increased to 1.5 Megawatts of electricity for each hectare of land used for a *greenhouse* if high intensity lighting (greater than 10,000 lux) is used in the *greenhouse*; and
- (e) The *cogeneration facility* is operated in accordance with the *Agricultural Land Commission Act/Regs/Orders*, Clean Energy Act, as amended, the Environmental Management Act, as amended, the Greater Vancouver Regional District Air Quality Management Bylaw, as amended, and the BC Hydro Standing Offer Program, as amended.

10. Farm Residential Footprint:

The following provisions shall apply to a *farm residential footprint*:

- (a) The maximum size of the *farm residential footprint* shall be 2,000 sq. m; and
- (b) The maximum depth of the *farm residential footprint* from the *front lot line*, or the *side lot line* on a *flanking street* if it is a *corner lot*, shall be 60 m.

11. Soil:

The *lot* is in compliance with the Surrey Soil Conservation and Protection By-law.

K. Subdivision

Lots created through subdivision shall conform to the following standards:

1. *Lot Area*: Within *Agricultural Land Reserve* – minimum 4 ha; and
Outside *Agricultural Land Reserve* – minimum 2 ha
2. *Lot Width*: Minimum 1/10 of total *lot* perimeter.
3. *Lot Depth*: No minimum.

L. Other Regulations

(BL 13657; 13774; 15056; 15655; 17471; 18212)

Additional land use regulations may apply as follows:

1. Subdivisions, pursuant to Surrey Development Cost Charge By-law, as amended.
2. Sign regulations, pursuant to Surrey Sign By-law, as amended.
3. *Building* permits, pursuant to Surrey Building By-law, as amended.
4. Trees and vegetation, pursuant to Surrey Tree Preservation By-law, as amended.
5. Noise is regulated by the Surrey Noise Control By-law, as amended.
6. *Soil amendment*, in compliance with the Surrey Soil Conservation and Protection By-law, as amended.

(BL 20058; 20300)

A. Intent

This Zone is intended to control and accommodate general and *intensive agriculture* on land outside or within the *Agricultural Land Reserve* (ALR) and to protect land designated Agricultural in the *OCP* from intrusion of uses not compatible with *farm operations*.

B. Permitted Uses

(BL 15056; 15655; 20058)

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

Principal Uses:

1. *Agriculture* and *horticulture*.
2. *Intensive agriculture*.
3. One *single family dwelling* which may contain 1 *secondary suite*.
4. *Aquaculture*.
5. Soil processing, provided this use only occurs on land outside the *Agricultural Land Reserve* unless authorized by the *Agricultural Land Commission Act/Regs/Orders*, where applicable.
6. ~~*Farm based winery*~~ *Farm alcohol production facility*, regulated by the ~~*Liquor Control and Licensing Act*~~, as amended, provided that it occurs only on land within the ~~*Agricultural Land Reserve*~~ and conforms to the ~~*Agricultural Land Commission Act/Regs/Orders*~~.
7. *Forestry*.
8. Provided that the total area covered by *buildings* and *structures* shall not exceed 10% of the *lot*:
 - (a) *Agriculture* and *horticulture* education;
 - (b) Conservation and nature study;
 - (c) Fish, game and wildlife enhancement;
 - (d) Hunting and wilderness survival training;
 - (e) *Commercial Kennels*, pursuant to Surrey Kennel Regulation By-law, as amended;
 - (f) *Hobby Kennels*, pursuant to Surrey Kennel Regulation By-law, as amended; or
 - (g) *Agri-tourism*.
9. Horse-riding, training and/or boarding facility, pursuant to Section J.4 of this Zone.

Accessory Uses:

10. Display and retail sale of products pursuant to Sections J.5 and J.6 of this Zone.
11. ~~*Farm based winery*~~ *Farm alcohol production facility* food and beverage service lounge, regulated by the ~~*Agricultural Land Commission Act/Regs/Orders*~~ *Liquor Control and Licensing Act* and pursuant to Sections J.5 and J.6 of this Zone.
12. ~~*Wine based winery*~~ *Farm alcohol production facility* retail sales, regulated by the *Liquor Control and Licensing Act* and pursuant to Sections J.5 and J.6 of this Zone.
13. *Primary processing* of products pursuant to Section J.7 of this Zone.
14. Private airport, pursuant to Section J.8 of this Zone.
15. *Bed and breakfast* use pursuant to Section B.7 of Part 4 General Provisions.
16. The keeping of *boarders* or *lodgers* pursuant to Section B.7 of Part 4 General Provisions.
17. *Soil amendment*.
18. *Cogeneration Facility*, pursuant to Section J.9 of this Zone.

C. Lot Area

Not applicable to this Zone.

D. Density

(BL 20058)

1. **Building Construction:**

For the purpose of *building* construction:

(a) **Minimum Single Family Dwelling Size:**

Single family dwellings shall have a minimum ground level floor area of 84 sq. m and a minimum *building* width of 7 m; and

(b) **Floor Area Calculation:**

- i. Covered areas used for parking, unless the covered parking is:
 - a. In an *accessory building*;
 - b. 42 sq. m in area or less; or
 - c. Located within the *basement*;
- ii. Covered outdoor space with a height of 1.8 m or greater; and
- iii. Floor area including garages and covered parking with extended height exceeding 3.66 m must be multiplied by 2, excluding:
 - a. Staircases;
 - b. 18.6 sq. m; and
 - c. Floor area directly below a sloped ceiling less than 4.58 m in height, provided that the area has at least one wall 3.66 m or less in height.

E. Lot Coverage

For *aquaculture* uses, the maximum *lot coverage* shall be 10%.

F. Yards and Setbacks

(BL 15056; 15655; 17771; 18212; 18874)

1. **Minimum Setbacks:**

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

USES:	SETBACKS:			
	Front Yard	Rear Yard	Side Yard	Street Side Yard
Single Family Dwellings including Accessory Buildings and Structures and All Uses, Buildings and Structures Not Stated Below	7.5 m	12.0 m	Lesser of: (a) 13.5 m or (b) 10% of the lot width; but no less than 3.0 m	7.5 m
Agriculture and Horticulture; Farm-based Winery Farm Alcohol Production Facility; Forestry; Primary Processing; and Cogeneration Facilities including Accessory Buildings and Structures	30.0 m	15.0 m ¹	15.0 m ¹	30.0 m
Commercial Kennels, Hobby Kennels, Horse-riding Training and/or Boarding	30.0 m	30.0 m ²	30.0 m ²	30.0 m
Intensive Agriculture and Aquaculture Uses and Buildings ³	90.0 m	15.0 m	15.0 m	30.0 m
Private Airport Buildings and Structures	30.0 m	30.0 m	30.0 m	30.0 m

1 If the *side yard* or *rear yard* abut a lot designated Residential in the OCP, any exhaust fans or machinery used in the said *building* shall be located at least 24 m from any *lot line* and shall emit a noise level no greater than 60 decibels at the perimeter of any *lot line*.

2 When the *front yard* of a Commercial Kennel or Hobby Kennel is 90 m or more, the *rear yard* and *side yard* may be reduced to 15 m.

3 The said *buildings* shall be located not less than 30 m from the boundary of any other Zone.

I. Landscaping and Screening

Not applicable to this Zone.

J. Special Regulations

(BL 17290; 17771; 18487; 18874)

1. Agricultural Uses:

Unless prohibited or further regulated in this Zone, Bylaw or other *City of Surrey* Bylaws, activities and uses on lands located within the *Agricultural Land Reserve* shall be in accordance with the *Agricultural Land Commission Act/Regs/Orders*, where applicable.

2. Farm Classification:

Lands within the *Agricultural Land Reserve* used for *agriculture* shall be classified as farms under the BC Assessment Act, as amended.

3. Secondary Suites:

A *secondary suite* shall:

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

4. Horse-Riding, Training and Boarding:

Horse-riding, training and/or boarding facility are permitted in this Zone provided:

- (a) There are not more than 40 stalls; and/or
- (b) It does not include a racetrack licensed by the British Columbia Racing Commission.

5. Display and Retail Sales of Products:

Display and retail sale of products are permitted in this Zone provided all of the following are satisfied:

- (a) All of the products offered for sale shall be produced by the *farm operation* or at least 50% of the floor area for product sales and display shall be limited to product produced by the *farm operation*;
- (b) Products offered for sale shall be limited to *agriculture* and/or *horticulture* products and shall exclude dressed fowl or poultry, butchered meat and/or preserved food unless dressed, butchered or preserved off-site;
- (c) The cumulative maximum floor area for the display and sale of products shall not exceed ~~93~~ 125 sq. m;
- (d) All products offered for sale and related displays shall be located entirely within a *building*; and
- (e) Products offered for sale and related displays shall be an *accessory use* to a *single family dwelling* and the *agriculture* and/or *horticulture* use of the *lot*.

6. ~~Farm-based Winery~~ Farm Alcohol Production Facility Retail Sales:

~~Farm-based winery~~ *Farm alcohol production facility* retail sales associated are permitted in this Zone provided the maximum floor area for retail sales, and **food and beverage service lounge** wine tasting does not exceed ~~93~~ 125 sq. m **indoors and 125 sq. m outdoors**.

7. Primary Processing:

Primary processing of products is permitted in this Zone provided at least 50% of the product being processed is produced by the same *farm operation* or is feed required for the *farm operation*.

8. Airports or Heliports:

Private airports or heliports are permitted in this Zone provided that:

- (a) They are only used for the private purposes of the owner of the *lot*;
- (b) ~~A~~Any aircraft operated on the *lot* must be operated by the owner or a person employed by the owner for a specific purpose related to the *farm operation*;

- ~~(b)~~ (c) The *lot* area is not less than 16 ha;
- ~~(c)~~ (d) The *lot* and facilities to be developed shall meet the requirements of Transport Canada for the type of airport or heliport proposed;
- ~~(d)~~ (e) Any *building*, hangar or other *structure* shall be at least 30 m from any *lot line*;
- ~~(e)~~ (f) A maximum of 2 aircraft and/or helicopters are permitted on one *lot* at one time;
- ~~(f)~~ (g) All runways or areas used for takeoff and landing shall be at least 150 m from any *lot line*; and
- ~~(g)~~ (h) No commercial activities, demonstrations or instructional training to be associated with the operation of a private airport or heliport.

9. Cogeneration Facility:

A *cogeneration facility* is permitted in this Zone provided that:

- (a) The *Cogeneration Facility* is associated with a *greenhouse* on the *lot*;
- (b) The *lot* is a *farm operation*;
- (c) The *Combined Heat and Power Engine* capacity must not exceed 1.0 Megawatt of electricity for each hectare of land used for *greenhouses*;
- (d) Notwithstanding Section J.9(c) of this Zone, the *combined heat and power engine* capacity may be increased to 1.5 Megawatts of electricity for each hectare of land used for a *greenhouse* if high intensity lighting (greater than 10,000 lux) is used in the *greenhouse*; and
- (e) The *cogeneration facility* is operated in accordance with the *Agricultural Land Commission Act/Regs/Orders*, Clean Energy Act, as amended, the Environmental Management Act, as amended, the Greater Vancouver Regional District Air Quality Management Bylaw, as amended, and the BC Hydro Standing Offer Program, as amended.

10. Farm Residential Footprint:

The following provisions shall apply to a *farm residential footprint*:

- (a) The maximum size of the *farm residential footprint* shall be 2,000 sq. m; and
- (b) The maximum depth of the *farm residential footprint* from the *front lot line*, or the *side lot line* on a *flanking street* if it is a *corner lot*, shall be 60 m.

11. Soil:

The *lot* is in compliance with the Surrey Soil Conservation and Protection By-law.

K. Subdivision

Lots created through subdivision shall conform to the following standards:

1. *Lot Area*: Minimum 4 ha;
2. *Lot Width*: Minimum 1/10 of total *lot* perimeter; and
3. *Lot Depth*: No minimum.

L. Other Regulations

(BL 13657; 13774; 15056; 15655; 17471; 18212)

Additional land use regulations may apply as follows:

1. Subdivisions, pursuant to Surrey Development Cost Charge By-law, as amended.
2. Sign regulations, pursuant to Surrey Sign By-law, as amended.
3. *Building* permits, pursuant to Surrey Building By-law, as amended.
4. Trees and vegetation, pursuant to Surrey Tree Preservation By-law, as amended.
5. Noise regulation, pursuant to Surrey Noise Control By-law, as amended.

(BL 20058; 20300)

A. Intent

(BL 17471)

This Zone is intended for single family housing on *lots* designated Suburban in the *OCP* of 0.2024 ha or larger.

B. Permitted Uses

(BL 17290)

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

Principal Uses:

1. One *single family dwelling* which may contain 1 *secondary suite*.
2. *Hobby kennel*, only where the *lot* is ≥ 0.4047 ha in size and subject to the Surrey Kennel Regulation By-law, as amended.
3. *Agriculture* and *horticulture* uses, only where the *lot* is ≥ 2 ha; excluding *poultry farming*, *mushroom growing*, *piggeries* or *mink farms*.

Accessory Uses:

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

C. Lot Area

Not applicable to this Zone.

D. Density

(BL 13093; 14390; 14519; 18414; 18771; 19073; 19333; 19995; 20014; 20275, 20551)

1. Subdivision:

For the purpose of subdivision:

(a) Maximum Unit Density:

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

(b) Permitted Unit Density Increases:

If amenity contributions are provided in accordance with Schedule G, maximum *unit density* may be increased to 5.0 *dwelling units* per hectare.

2. Building Construction:

For the purpose of *building* construction:

(a) Minimum Single Family Dwelling Size:

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

(b) Floor Area and Floor Area Ratio Lots > 1,500 sq. m

Where a *lot* is > 1,500 sq. m in area, the *floor area ratio* shall not exceed ~~0.25~~ 0.32; provided that of the allowable floor area, ~~66.90~~ 44.60 sq. m of the total floor area is used only as a garage or carport and ~~28~~ 10 sq. m is only used for *accessory buildings* and *structures*; and

6. Outdoor Parking and Storage:
- (a) For *single family dwellings*, outdoor parking and storage is permitted as follows:
 - i. Maximum of 2 *vehicles*; or
 - ii. Maximum of 1 *vehicle* and 1 *house trailer, utility trailer, camper* or boat;
 - ~~(d)~~ (b) Outside parking or storage of a *house trailer, utility trailer, camper* or boat is not permitted within the *front yard setback*, the require *side yard setback* adjacent to the *dwelling unit* or within 1 m of the *side lot line*;
 - (c) Notwithstanding Section H.6(b) of this Zone, 1 *house trailer, or utility trailer, or camper* or boat may be parked a minimum of 1 m from the *front lot line* and/or *side lot line* in the front *driveway*, to the side of the front *driveway* or in the *side yard*, on *lots* that have no vehicular access to the *rear yard* or where access is not feasible through *landscaping* or fencing modifications; and
 - (d) Notwithstanding Section H.6(c) of this Zone, *house trailers, utility trailers, campers* or boats are not permitted to be parked on *corner lots* in the area bounded by the intersecting *lot lines* at a street corner and a straight-line joining points 9 m along the said *lot lines* from the point of intersection of the two *lot lines*.

I. Landscaping and Screening

(BL 15350; 17471)

1. General Landscaping:
For *ground-oriented multiple unit residential buildings*, *landscaping* is required as follows:
- (a) All developed portions of the *lot* not covered by *buildings, structures* or paved areas shall be landscaped including the retention of mature trees. This *landscaping* shall be maintained in good condition;
 - (b) Along the developed portions of the *lot* abutting a *highway*, a continuous *landscaping* strip a minimum of 5 m wide shall be provided within the *lot*; and
 - (c) *Highway boulevards* abutting a *lot* shall be seeded or sodded with grass; except at *driveways*.
2. Refuse:
For *ground-oriented multiple unit residential buildings*, garbage containers and *passive recycling containers* shall be completely screened a minimum of 2.5 m high by a *building, landscaping* screen, solid decorative fence, or combination thereof.
3. Outdoor Parking and Storage:
For *single family dwellings* and *duplexes*, screening is required as follows:
- (a) *House trailers* or boats parked or stored in any area of a *lot* other than a *driveway* or parking pad shall be adequately screened as follows:
 - i. *All Yards*: Compact evergreen trees or shrubs a minimum of 1.8 m high; except:
 - ii. *Rear Yard*: A solid fence a minimum of 1.8 m high may be used in place of the trees or shrubs;
 - (b) Screening required in Section I.3(a) of this Zone shall be located between the *house trailer* or boat and any portion of the *lot line* within 7.5 m of the *house trailer* or boat in order to obscure the view from the abutting *lot* or street; and
 - (c) Notwithstanding Section I.3(b) of this Zone, screening of a *house trailer* or boat on a *corner lot* shall not be located in an area bounded by the intersecting *lot lines* at a street corner and a straight-line joining points 9 m along the said *lot lines* from the point of intersection of the 2 *lot lines*.

- (c) Principal Building Second Storey Floor Area:
- i. The maximum permitted floor area of a second storey for a *principal building* must not exceed 80% of the floor area of the first storey including attached garage and that portion of any porch or veranda at the front that is covered by a roof, but not including any portion of the *structure* located within 7.5 m of the *front lot line*. The reduced floor area of the second storey shall be accomplished by an offset at the second storey level from the wall at the first storey level from either the front or side walls or a combination thereof, such that the offset is fully visible anywhere along the *front lot line* and/or *flanking lot line* of the *lot*; and
 - ii. **Sub-section D.2(c)i. does not apply to existing *single family dwellings* in this Zone with building permits issued prior to July 11, 1994.**
- (d) Floor Area Ratio Calculation:
- In this Zone, the following must be included in the calculation of *floor area ratio*:
- i. Covered areas used for parking, unless the covered parking is located within the *basement*;
 - ii. The area of an *accessory building* in excess of 10 sq. m;
 - iii. Covered outdoor space with a height of 1.8 m or greater, except for a maximum of 10% of the maximum allowable floor area of which 14.9 sq. m must be reserved for a front porch or veranda; and
 - iv. Floor area including staircases, garages and covered parking with extended height exceeding 3.66 m must be multiplied by 2, excluding:
 - a. 19 sq. m; and
 - b. Floor area directly below a sloped ceiling less than 4.58 m in height, provided that the area has at least one wall 3.66 m or less in height.

E. Lot Coverage

(BL 17989; 18771)

1. Lots <= 560 sq. m:
Where a *lot* is <= 560 sq. m in area, the maximum *lot coverage* for all *buildings* and *structures* shall be 40%.
2. Lots > 560 sq. m but <= 1,262 sq. m:
Where a *lot* is > 560 sq. m but <= 1,262 sq. m in area, the maximum *lot coverage* for all *buildings* and *structures* shall be 40% reduced at a rate of 2% for each 93 sq. m of additional *lot* area until a *lot coverage* of 25% is reached.
3. Lots > 1,262 sq. m:
Where a *lot* is > 1,262 sq. m in area, the maximum *lot coverage* for all *buildings* and *structures* shall be 25%.

F. Yards and Setbacks

(BL 12101; 13093; 17471; 17704; 17989; 18414; 18771)

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

USES:	SETBACKS:			
	Front Yard ^{1,2,3}	Rear Yard ⁴	Side Yard	Street Side Yard
<i>Principal Building</i>	7.5 m	7.5 m	1.8 m ⁵	3.6 m
<i>Accessory Buildings and Structures Greater Than 10 sq. m in Size</i>	18.0 m	1.8 m	1.0 m	7.5 m
<i>Other Accessory Buildings and Structures</i>	18.0 m	0 m	0 m	7.5 m

1 Except for a garage, the *front yard setback* may be relaxed at the lower floor level to 5.5 m for a maximum of 50% of the width of the *principal building*. If a minimum of 50% of the width of the *principal building* is set back 9 m, the *setback* to an attached garage may be relaxed to 6.7 m.

2 With the exception of a garage with its main access doors facing a *side yard*, an attached garage to the *principal building* must not extend towards the *highway* for more than half the depth of the said garage, measured from the front face of the *principal building*, excluding any front face of the exterior wall above the said garage. If an attached garage with its main access doors facing a *highway* contains more than 2 parallel parking bays, the additional parking bay(s) and the garage entrance leading to the additional parking bay(s) must be set back at least 1 m from the front of the said garage.

3 The required *front yard setback* is increased to 11.0 m to the front face of an attached garage on *lots* that front onto a cul-de-sac bulb and which have a *frontage* of less than 8.0 m, as determined by measuring a straight line drawn between the two front corners of the *lot*.

4 50% of the length of the rear *building face* may be *setback* a distance of 6.0 m from the *rear lot line* provided the remainder of the *building face* is *setback* at least 8.5 m from the *rear lot line*.

5 The *side yard setback* may be reduced to 1.2 m along one *side lot line* adjoining a *lot* zoned Single Family Residential (RF) provided that the *side yard setback* on the opposite side of the *lot* is increased to 2.4 m.

G. Height of Buildings

(BL 12239; 12101; 18414)

1. Principal Buildings:

- (a) *Principal building height* shall not exceed 9 m; and
- (b) *Principal building height* shall not exceed 7.3 m where any portion of the roof has a slope less than 1:4-; and
- (c) **Notwithstanding Sub-section G.1(a), *principal building height* shall not exceed 10 m in a floodplain in the Bridgeview area as referred to in Part 8 Floodproofing.**

2. Accessory Buildings:

- (a) *Accessory building height* shall not exceed 4 m; and
- (b) *Accessory building height* may be increased to 5 m where the roof slope and construction materials of an *accessory building* are the same as that of the *principal building*.

3. Structures:

Structure height shall not exceed 4 m.

H. Off-Street Parking and Loading/Unloading

(BL 12333; 13093; 13774; 14120; 18719; 18771; 18859)

1. Parking Calculation:

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

lines at a street corner and a straight-line joining points 9 m along the said *lot lines* from the point of intersection of the two *lot lines*.

I. Landscaping and Screening

(BL 12333; 17989; 18771)

1. General Landscaping:

All developed portions of the *lot* not covered by *buildings*, *structures* or paved areas shall be landscaped including the retention of mature trees. This *landscaping* shall be maintained.

2. Porous and Non-Porous Surfaces:

A minimum of 30% of the *lot* must be covered by porous surfaces.

3. Outdoor Parking and Storage:

For outdoor parking or storage:

(a) *House trailers* or boats parked or stored in any area of a *lot* other than a *driveway* or parking pad shall be adequately screened as follows:

- i. *All Yards*: Compact evergreen trees or shrubs a minimum of 1.8 m high; except:
- ii. *Rear Yard*: A solid fence a minimum of 1.8 m high may be used in place of the trees or shrubs;

(b) Screening required in Section I.3(a) of this Zone shall be located between the *house trailer* or boat and any portion of the *lot line* within 7.5 m of the *house trailer* or boat in order to obscure the view from the abutting *lot* or street; and

(c) Notwithstanding Section I.3(b) of this Zone, screening of a *house trailer* or boat on a *corner lot* shall not be located in an area bounded by the intersecting *lot lines* at a street corner and a straight-line joining points 9 m along the said *lot lines* from the point of intersection of the 2 *lot lines*.

J. Special Regulations

(BL 17290; 17989; 18050)

1. Floodplain:

For *lots* within a designated floodplain in the ~~Bridgeview~~ *Bridgeview* area as referred to in Part 8 Floodproofing, the uses permitted in this Zone shall only be permitted if the *lot* has a minimum *frontage* of 15 m and minimum *lot area* of 464 sq. m.

2. Secondary Suite:

A *secondary suite* shall:

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

3. Basement Access:

Basement access and *basement wells* are permitted only between the *principal building* and the *rear lot line* and must not exceed a maximum area of 28 sq. m, including the stairs.

K. Subdivision

(BL 12824; 19995)

1. Minimum Lot Sizes:

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

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

2. Permitted Lot Size Reductions:

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

- (a) *Lot Area:* ~~Bridgeview's~~ *Bridgeview's* Designated Floodplain Area – minimum 464 sq. m (for *lot* consolidation);
All Other Areas – minimum 560 sq. m;
- (b) *Lot Width:* Minimum 15 m;
- (c) *Lot Depth:* ~~Bridgeview's~~ *Bridgeview's* Designated Floodplain Area – no minimum (for *lot* consolidation); and
All Other Areas – minimum 28 m.

L. Other Regulations

(BL 13657; 13774)

Additional land use regulations may apply as follows:

- 1. Sign regulations, pursuant to Surrey Sign By-law, as amended.
- 2. *Building* permits, pursuant to Surrey Building By-law, as amended.
- 3. Trees and vegetation, pursuant to Surrey Tree Preservation By-law, as amended.

(BL 20058; 20300)

A. Intent

This Zone is intended exclusively for single family housing containing 1 *secondary suite* on OCP designated Urban *lots*.

B. Permitted Uses

Land, *buildings* and *structures* shall only be used for the following uses, or a combination thereof:
Principal Uses:

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

C. Lot Area

Not applicable to this Zone.

D. Density

(BL 12101; 14519; 18414; 19333; 20058, 20551)

1. Building Construction:

For the purpose of *building* construction:

(a) Minimum Single Family Dwelling Size:

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

(b) Floor Area and Floor Area Ratio:

- i. The *floor area ratio* must not exceed 0.60 for the first 560 sq. m of *lot* area and 0.35 for the remaining *lot* area in excess of 560 sq. m, provided that 39 sq. m of the total floor area is only used as a garage or carport; and
- ii. The floor area is a maximum of 465 sq. m; and
- iii. Notwithstanding Section D.1(b)(ii) of this Zone in the City Centre Sub-Area (Schedule D, Map D.1 (a)), the floor area is a maximum of 84 sq. m and *basements* are not permitted; and

(c) Principal Building Second Storey Floor Area:

- i. The maximum permitted floor area of a second storey for a *principal building* must not exceed 80% of the floor area of the first storey including attached garage and that portion of any porch or veranda at the front that is covered by a roof, but not including any portion of the *structure* located within 7.5 m of the *front lot line*. The reduced floor area of the second storey shall be accomplished by an offset at the second storey level from the wall at the first storey level from either the front or side walls or a combination thereof, such that the offset is fully visible anywhere along the *front lot line* and/or *flanking lot line* of the *lot*; and
- ii. **Sub-section D.1(c)i. does not apply to existing *single family dwellings* in this Zone with building permits issued prior to July 11, 1994.**

(d) Floor Area Ratio Calculation:

In this Zone, the following must be included in the calculation of *floor area ratio*:

- i. Covered areas used for parking, unless the covered parking is located within the *basement*;
- ii. The area of an *accessory building* in excess of 10 sq. m;

(BL 12333)

1. **General Landscaping:**
All developed portions of the *lot* not covered by *buildings, structures* or paved areas shall be landscaped including the retention of mature trees. This *landscaping* shall be maintained.
2. **Outdoor Parking and Storage:**
For outdoor parking or storage:
 - (a) *House trailers* or boats parked or stored in any area of a *lot* other than a *driveway* or parking pad shall be adequately screened as follows:
 - i. *All Yards*: Compact evergreen trees or shrubs a minimum of 1.8 m high; except:
 - ii. *Rear Yard*: A solid fence a minimum of 1.8 m high may be used in place of the trees or shrubs;
 - (b) Screening required in Section 1.2(a) of this Zone shall be located between the *house trailer* or boat and any portion of the *lot line* within 7.5 m of the *house trailer* or boat in order to obscure the view from the abutting *lot* or street; and
 - (c) Notwithstanding Section 1.2(b) of this Zone, screening of a *house trailer* or boat on a *corner lot* shall not be located in an area bounded by the intersecting *lot lines* at a street corner and a straight-line joining points 9 m along the said *lot lines* from the point of intersection of the 2 *lot lines*.

J. Special Regulations

(BL 12348; 17290)

1. **Floodplain:**
For *lots* within a designated floodplain in the ~~Bridgeview~~ *Bridgeview* area as referred to in Part 8 Floodproofing, the uses permitted in this Zone shall only be permitted if the *lot* has a minimum *frontage* of 15 m and a minimum *lot* area of 464 sq. m.
2. **Secondary Suite:**
A *secondary suite* shall:
 - (a) Not exceed 90 sq. m in floor area; and
 - (b) Occupy less than 40% of the habitable floor area of the *building*.
3. **Basement Access:**
Basement access and *basement* wells are permitted only between the *principal building* and the *rear lot line* and must not exceed a minimum area of 28 sq. m, including stairs.

K. Subdivision*Lots* created through subdivision may conform to the following standards:

1. **Lot Area:** ~~Bridgeview's~~ *Bridgeview's* Designated Floodplain Areas – minimum 464 sq. m (for *lot* consolidation);
All Other Areas – minimum 560 sq. m.
2. **Lot Width:** Minimum 15 m.
3. **Lot Depth:** ~~Bridgeview's~~ *Bridgeview's* Designated Floodplain Areas – no minimum (for *lot* consolidation); and
All Other Areas – minimum 28 m.

3. Undevelopable Area:
Undevelopable areas may be included in *open space* set aside in Section D.2 of this Zone, however, this *undevelopable area* shall be discounted by 50%.
4. Building Construction:
For the purpose of *building* construction:
 - (a) Minimum Single Family Dwelling Size:
For any *lot* regardless of size and location, *single family dwellings* shall have a minimum gross level floor area of 84 sq. m and a minimum *building* width of 7 m;
 - (b) Floor Area and Floor Area Ratio:
 - i. The *floor area ratio* shall not exceed 0.60, provided that of the allowable floor area, 28 sq. m is used only as a garage or carport; and
 - ii. The maximum allowable floor area shall be 260.2 sq. m; and
 - (c) Principal Building Second Storey Floor Area:
 - i. The maximum permitted floor area of a second storey for a *principal building* must not exceed 80% of the floor area of the first storey including attached garage and that portion of any porch or veranda at the front that is covered by a roof, but not including any portion of the *structure* located within 7.5 m of the *front lot line*. The reduced floor area of the second storey shall be accomplished by an offset at the second storey level from the wall at the first storey level from either the front or side walls or a combination thereof, such that the offset is fully visible anywhere along the *front lot line* and/or *flanking lot line* of the *lot*.
 - ii. **Sub-section D.4(c)i. does not apply to existing *single family dwellings* in this Zone with building permits issued prior to July 11, 1994.**
5. Floor Area Ratio Calculation:
In this Zone, the following must be included in the calculation of *floor area ratio*:
 - (a) Covered areas used for parking, unless the covered parking is located within the *basement*;
 - (b) The area of an *accessory building* in excess of 10 sq. m;
 - (c) Covered outdoor space with a height of 1.8 m or greater, except for a maximum of 10% of the maximum allowable floor area of which 14.9 sq. m must be reserved for a front porch or veranda; and
 - (d) Floor area including garages and covered parking with extended height exceeding 3.66 m must be multiplied by 2, excluding:
 - i. Staircases;
 - ii. 18.6 sq. m; and
 - iii. Floor area directly below a sloped ceiling less than 4.58 m in height, provided that the area has at least one wall 3.66 m or less in height.

E. Lot Coverage

The maximum *lot coverage* for all *buildings* and *structures* shall be 45%.

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

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

J. **Special Regulations**

(BL 17290; 20058)

1. **Secondary Suites:**
A *secondary suite* shall:
 - (a) Not exceed 90 sq. m in floor area; and
 - (b) Occupy less than 40% of the habitable floor area of the *building*.
2. **Basement Access:**
Basement access and *basement wells* are permitted only between the *principal building* and the *rear lot line* and must not exceed a maximum area of 28 sq. m, including the stairs.

K. **Subdivision**

(BL 13093; 13155; 17797)

1. **Minimum Lot Sizes:**
Lots created through subdivision shall conform to the following standards:
 - (a) *Lot Area*: Minimum 8,094 sq. m;
 - (b) *Lot Width*: Minimum 50 m; and
 - (c) *Lot Depth*: Minimum 60 m.
2. **Permitted Lot Size Reductions:**
In accordance with the permitted *unit density* increases in Section D of this Zone, if amenity contributions are provided in accordance with Schedule G, *lots* created through subdivision may be reduced to the following minimum standards:
 - (a) *Lot Area*: ~~Bridgeview's~~ *Bridgeview's* Designated Floodplain Area – Minimum 464 sq. m (for *lot consolidation*) and All Other Areas – Minimum 560 sq. m;
 - (b) *Lot Width*: Minimum 15 m; and

- (c) Lot Depth: ~~Bridgeview's~~ *Bridgeview's* Designated Floodplain Area – No minimum (for lot consolidation); and
All Other Areas – Minimum 28 m.
3. Permitted Lot Size Reductions With Open Space:
Notwithstanding Section K.2 of this Zone, in accordance with the permitted *unit density* increases and *open space* requirements identified in Section D of this Zone, if amenity contributions are provided in accordance with Schedule G, *lots* created through subdivision may be reduced to the following minimum standards:
- (a) Standard Lot Area: Minimum 370 sq. m;
 - (b) Reduced Lot Area: Minimum 325 sq. m (maximum 50% of the *lots* within a plan of subdivision);
 - (c) Standard Lot Width: Minimum 12.0 m;
 - (d) Reduced Lot Width: Minimum 10.5 m (maximum 50% of the *lots* within a plan of subdivision); and
 - (e) All Lots Depth: Minimum 28 m.

L. Other Regulations

(BL 13657; 13774)

Additional land use regulations may apply as follows:

1. Sign regulations, pursuant to Surrey Sign By-law, as amended.
2. *Building* permits, pursuant to Surrey Building By-law, as amended.
3. Trees and vegetation, pursuant to Surrey Tree Preservation By-law, as amended.

(BL 15145; 17986; 20058; 20300)

A. Intent

This Zone is intended to accommodate and regulate *semi-detached residential buildings*.

B. Permitted Uses

Land, *buildings* and *structures* shall only be used for the following uses, or a combination thereof.

Principal Uses:

1. One *dwelling unit* on each *lot* contained within a *semi-detached residential building*.

C. Lot Area

Not applicable to this Zone.

D. Density

(BL 15744; 17462; 19073; 19491; 19995; 20014; 20275)

1. Subdivision:

For the purpose of subdivision:

(a) Maximum Unit Density:

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

(b) Permitted Unit Density Increases:

If amenity contributions are provided in accordance with Schedule G, maximum *unit density* may be increased to 37 *dwelling units* per hectare.

2. Building Construction:

For the purpose of *building* construction:

(a) Floor Area Ratio and Floor Area Ratio:i. Maximum Floor Area Ratio:

Maximum *floor area ratio* shall not exceed 0.72; and

ii. Maximum Principal Building Size:

Notwithstanding Sub-section D.2.(a)i. of this Zone, the maximum floor area of the *principal building*, including a garage or any portion thereof that is not in a *basement*, carport, and *accessory buildings and structures*, is 181.2 sq. m, ~~including accessory buildings, structures, carports and garages, or portions of garages not in a basement~~; and

(b) Floor Area Ratio Calculation:

Notwithstanding Sub-section D.2.(a)ii., in this Zone, a garage is excluded from the *floor area ratio* calculation provided it is a maximum of 37 sq. m in floor area.

E. Lot Coverage

The maximum *lot coverage* for all *buildings* and *structures* shall be 60%.

(BL 20058; 20300)

A. Intent

This Zone is intended to accommodate and regulate *duplex* dwellings on *lots* designated Urban in the *OCP*.

B. Permitted Uses

(BL 12737)

Land, *buildings* and *structures* shall only be used for the following uses:

Principal Uses:

1. One (1) *duplex*: where the *lot* under this Zone is subdivided into 2 strata lots, only 1 *dwelling unit* shall be permitted within each of the strata lots.

C. Lot Area

Not applicable to this Zone.

D. Density

(BL 14519; 15896)

1. Subdivision:

For the purpose of subdivision, where a *lot* under this Zone is subdivided into strata *lots*, only 1 *dwelling unit* shall be permitted within each of the strata *lots* and, each of the permitted *dwelling units* must form part of the *duplex* constructed on the *lot* as it existed prior to the subdivision.

2. Building Construction:

For the purpose of *building* construction:

(a) Floor Area:

- i. On a *corner lot*: Maximum floor area is 445.93 sq. m;
- ii. On all other *lots*: Maximum floor area is 371.61 sq. m; and
- iii. Of the allowable floor area:
 - a. 89.2 sq. m must only be used for a garage or carport; and
 - b. 19.5 sq. m must only be used as *accessory buildings* and *structures*; and

(b) Floor Area Calculation:

In this Zone, all covered areas used for parking shall be included in the calculation of floor area unless the covered parking is located within the *basement*.

E. Lot Coverage

The maximum *lot coverage* for all *buildings* and *structures* shall be 33%.

I. Landscaping and Screening

(BL 17471)

1. General Landscaping:

All developed portions of the *lot* not covered by *buildings, structures*, or paved areas shall be landscaped including the retention of mature trees. This *landscaping* shall be maintained.

2. Refuse:

Garbage containers and *passive recycling containers* shall be screened to a height of at least 2.5 m by *buildings, a landscaping screen, a solid decorative fence, or a combination thereof*.

J. Special Regulations**1. Floodplain:**

For *lots* within designated floodplain in the ~~Bridgeview~~ *Bridgeview* area as referred to in Part 8 Floodproofing, the uses listed in this Zone shall be permitted only if the *lot* has a *frontage* of not less than 15 m and an area of not less than 464 sq. m.

K. Subdivision

Lots created through subdivision in this Zone shall conform to the following standards:

1. *Lot Area*: ~~Bridgeview's~~ *Bridgeview's* Designated Floodplain Area – Minimum 464 sq. m (for *lot* consolidation); and
All Other Areas – Minimum 560 sq. m.
2. *Lot Width*: Minimum 15 m.
3. *Lot Depth*: ~~Bridgeview's~~ *Bridgeview's* Designated Floodplain Area – No minimum (for *lot* consolidation); and
All Other Areas – Minimum 28 m.

L. Other Regulations

Additional land use regulations may apply as follows:

1. Sign regulations, pursuant to Surrey Sign By-law, as amended.
2. *Building* permits, pursuant to Surrey Building By-law, as amended, and Surrey Development Cost Charge By-law, as amended.
3. Trees and vegetation, pursuant to Surrey, as amended.
4. Development permits, pursuant to the *OCP*.

(BL 20058; 20300)

A. Intent

(BL 13774)

This Zone is intended to accommodate and regulate those commercial and related uses requiring large *lots* and exposure to major *highways*, which generally are not accommodated in *shopping centre*, Town Centre or City Centre (Schedule D) developments.

B. Permitted Uses

(BL 12333; 12523; 12715; 13201; 13316; 13251A; 13497; 15271; 15977; 17462; 17471; 19073; 19817, 20626)

Outside City Centre Sub-Area:

Land, *buildings* and *structures* outside the City Centre Sub-Area, (Schedule D, Map D.1(a)), shall be restricted to the uses, or combination of uses, listed in the following Sections 1 through ~~19~~ **20** only:

Principal Uses:

1. *Automotive service uses*, of vehicles less than 5,000 kg G.V.W.
2. *Eating establishments*, including *drive-through restaurants*.
3. *General service uses*, including *drive-through banks*.
4. *Beverage container return centres*, provided that the use is confined to an enclosed *building* or a part of an enclosed *building*, pursuant to Section D.3 of this Zone.
5. *Indoor recreational facilities*, including *bingo halls*.
6. *Light impact industry*, including retail of products processed or manufactured on the *lot*.
7. *Tourist accommodation*.
8. *Parking facilities*.
9. *Retail stores*, limited to the following:
 - (a) Animal feed and tack shops;
 - (b) Appliance stores;
 - (c) Auction houses;
 - (d) Automotive parts (new);
 - (e) Building supply stores;
 - (f) *Convenience stores*;
 - (g) Used clothing stores or flea markets, provided that the operation is contained within a *building*;
 - (h) Furniture stores;
 - (i) Garden supply stores;
 - (j) Marine parts (new);
 - (k) *Retail warehouse uses*;
 - (l) Sales and rentals of boats;
 - (m) Sports card shops; and
 - (n) Sporting goods stores.
10. *Warehouse uses*.
11. Sales and rentals of *vehicles*, less than 5,000 kg G.V.W.
12. *Assembly halls*.
13. *Community services*.

14. Office uses, limited to:
 - (a) Engineering and surveying offices;
 - (b) General contractor offices;
 - (c) Government offices; and
 - (d) Utility company offices.
15. *Child care centres.*
16. *Self-Storage Warehouse.*
17. *Liquor manufacturing*, provided that an outdoor patio associated with the *liquor tasting lounge* does not exceed 80 sq. m.

Accessory Uses:

18. One *caretaker unit* per lot.
19. Automobile painting and body work, pursuant to Section J.4 of this Zone.
20. *Neighbourhood pub as an accessory use to a tourist accommodation.*

Within City Centre Sub-Area:

Land, *buildings* and *structures* located within the City Centre Sub-Area, (Schedule D, Map D.1 (a)), shall be restricted to the uses, combination of uses, listed in the following Sections ~~20~~ 21 through ~~33~~ 35 only:

Principal Uses:

- ~~20-~~ 21. *Eating establishments*, including *drive-through restaurants*.
- ~~21-~~ 22. *General service uses*, including *drive-through banks*.
- ~~22-~~ 23. *Beverage container return centres*, provided that the use is confined to an enclosed *building* or a part of an enclosed *building*, pursuant to Section D.3 of this Zone.
- ~~23-~~ 24. *Indoor recreational facilities*, including *bingo halls*.
- ~~24-~~ 25. *Tourist accommodation*.
- ~~25-~~ 26. *Parking facilities*.
- ~~26-~~ 27. *Retail stores*, excluding the following:
 - (a) *Adult entertainment stores*; and
 - (b) *Secondhand stores* and *pawnshops*.
- ~~27-~~ 28. *Assembly halls*.
- ~~28-~~ 29. *Community services*.
- ~~29-~~ 30. *Office uses*, excluding the following:
 - (a) *Social escort services*; and
 - (b) *Methadone clinics*.
30. 31. *Child care centres*.
- ~~31-~~ 32. *Cultural Uses*.
- ~~32-~~ 33. *Liquor manufacturing*, provided that an outdoor patio associated with the *liquor tasting lounge* does not exceed 80 sq. m.

Accessory Uses:

- ~~33-~~ 34. One *caretaker unit* per lot.
35. *Neighbourhood pub as an accessory use to a tourist accommodation.*

C. Lot Area

Not applicable to this Zone.

D. Density

(BL 14390; 19073; 19995)

1. Maximum Density:
Maximum *density* shall be:
 - (a) 1 *dwelling unit*; and

(BL 20058; 20300)

A. Intent

This Zone is intended to accommodate and regulate *golf courses* as recreational commercial developments.

B. Permitted Uses

(BL 15655; 17471)

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

Principal Uses:

1. *Golf courses.*
2. *Golf driving ranges.*
3. *Agriculture and horticulture uses, excluding kennels, only where the lot is a minimum of 2 ha in area and within the Agricultural Land Reserve.*

Accessory Uses:

4. *Golf course and golf driving range accessory uses, including the following:*
 - (a) *One caretaker unit per lot, for the accommodation of an official, manager or caretaker of the principal use;*
 - (b) *Eating establishments, excluding drive-through restaurants;*
 - (c) *Clubhouse;*
 - (d) *Neighbourhood pub;*
 - ~~(d)~~ (e) *Indoor recreational facilities; and*
 - ~~(e)~~ (f) *Child care centres, regulated by the Community Care and Assisted Living Act, as amended, and the Child Care Licensing Regulation, as amended.*
5. *Agriculture and horticulture accessory uses, including 1 single family dwelling.*

C. Lot Area

Not applicable to this Zone.

D. Density

(BL 14390; 19073; 19995)

1. Maximum Density:
Maximum *density* shall be:
 - (a) *1 dwelling unit; and*
 - (b) *The lesser of floor area ratio of 0.01 or building area of 15 sq. m.*
2. Permitted Density Increases:
If amenity contributions are provided in accordance with Schedule G, maximum *density* may be increased to a *floor area ratio* of 0.10.

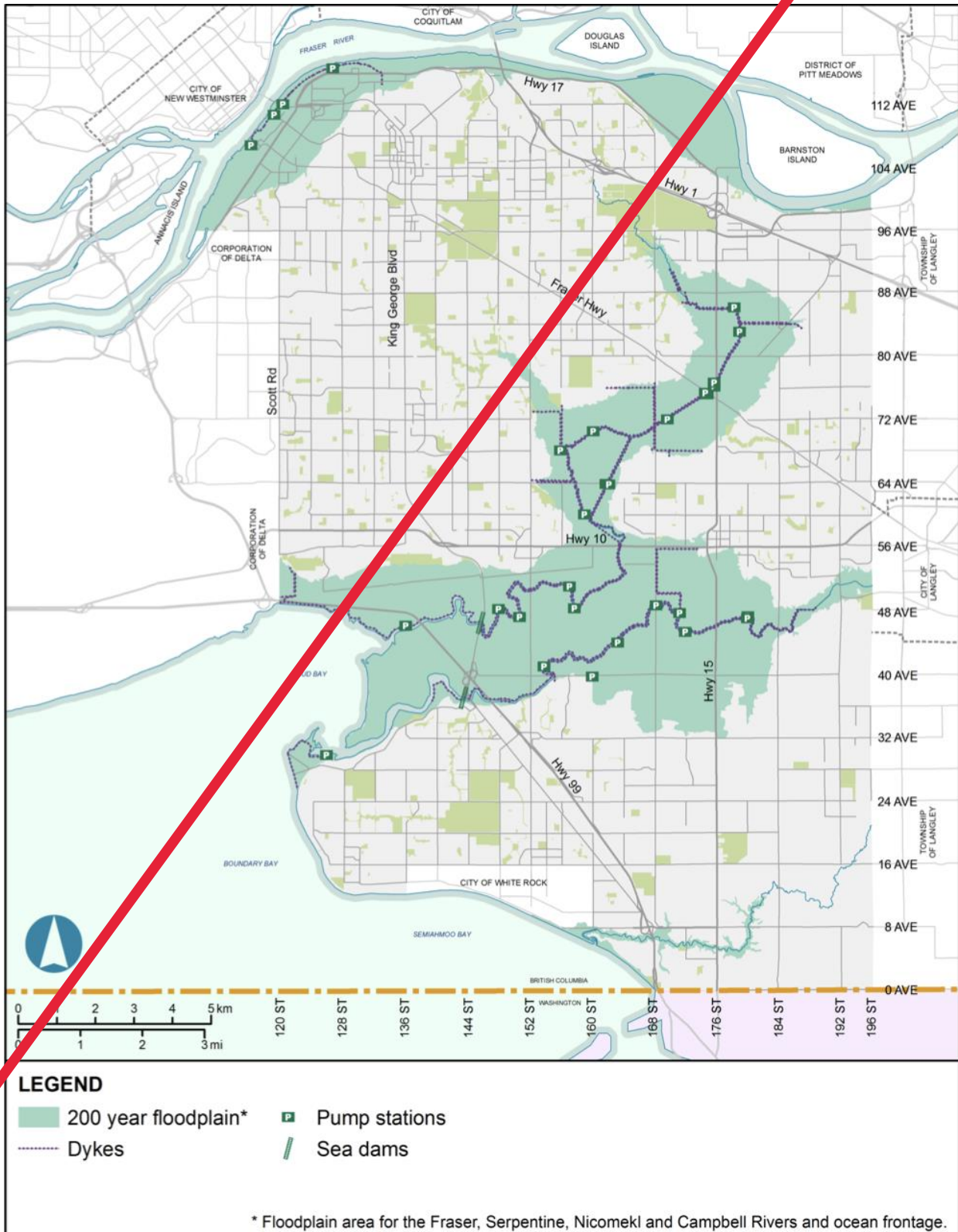
E. Lot Coverage

The maximum *lot coverage* for all *buildings* and *structures* shall be 10%.

Schedule B 200-Year Floodplain Map

SCH B

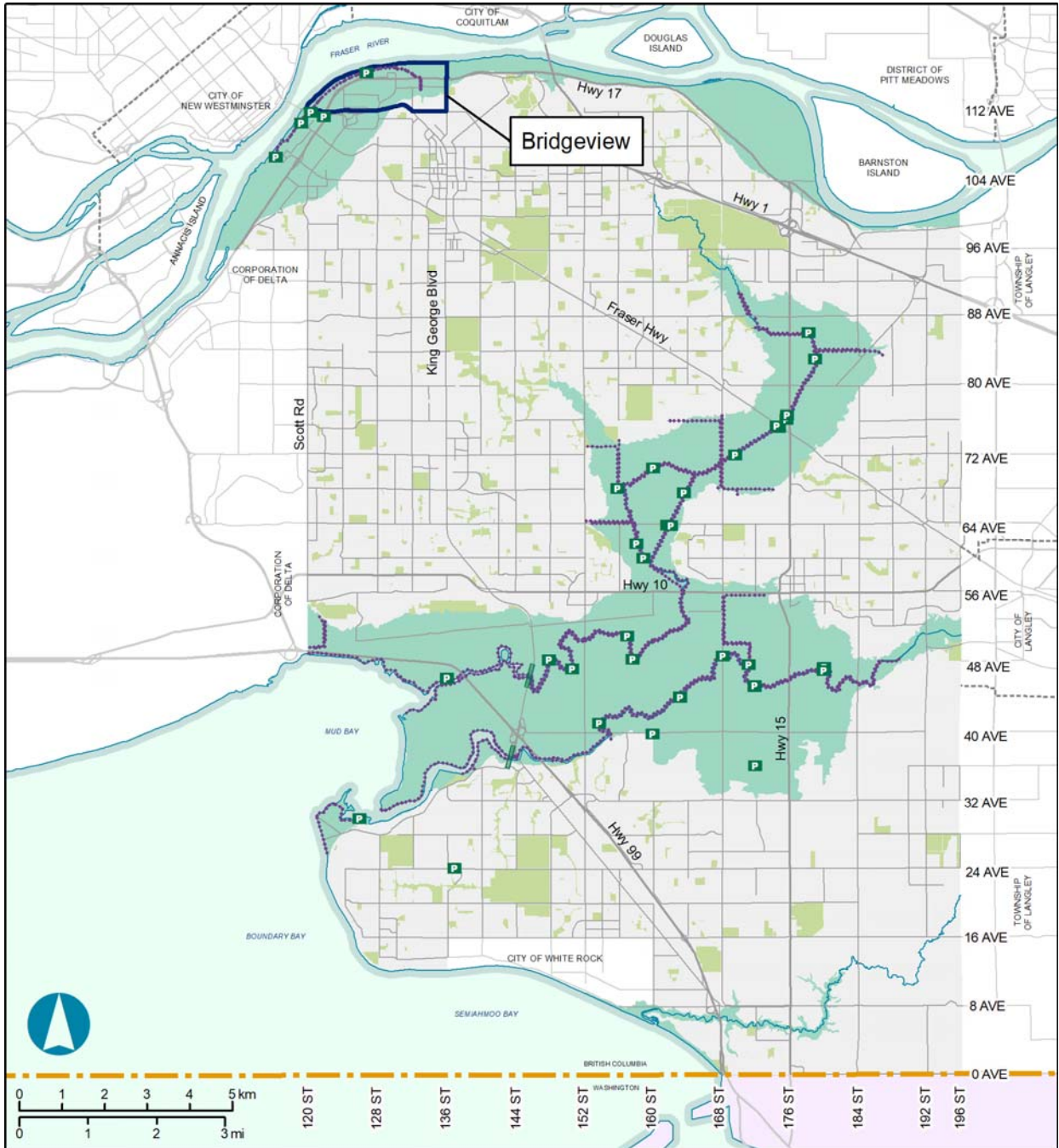
(BL 20300)



Schedule B 200-Year Floodplain Map

SCH B

(BL 20300)



LEGEND

- 200 year floodplain*
- Pump stations
- Bridgeview
- Dykes
- Sea dams

* Floodplain area for the Fraser, Serpentine, Nicomekl and Campbell Rivers and ocean frontage.

(BL 13581; 19073; 19995; 20075; 20275; 20300; 20543; 20555; 20583; 20584, 20564; 20584)

In accordance with Section 482 of the *Local Government Act*, as amended, community amenity contributions may apply to any Zone, including any Comprehensive Development Zone. Where an increase in the maximum *density* is granted, ALL of the following community amenity contributions apply:

- A. Affordable Housing Contributions
- B. Capital Projects Contributions
- C. Community Specific Capital Projects Contributions
- D. Secondary Plan and Infill Area Contributions
- E. Secondary Plan and Infill Area Contribution Areas and Rates

Contribution rates established in this Schedule may increase on an annual basis based on either the Consumer Price Index or market condition adjustments, as appropriate.

A. Affordable Housing Contributions

(BL 20300)

1. The Affordable Housing Contributions apply to any Zone that permits a *dwelling unit*.
2. For each additional *dwelling unit* permitted in excess of the maximum *density* permitted in that Zone, the Affordable Housing Contribution shall be \$1,000.
3. Notwithstanding Section A.1 and A.2 of this Schedule, *secondary suites*, purpose-built rental (with a Housing Agreement), social or non-market affordable housing *dwelling units* or *caretaker units*, and non-residential uses are excluded from the Affordable Housing Contribution.
4. Affordable Housing Contributions for *single family dwellings* and *duplexes* are required to be paid before final subdivision approval and for all other residential development types, are required to be paid before a Building Permit is issued.

B. Capital Projects Contributions

(BL 20126; 20275; 20300; 20584)

1. The Capital Projects Contributions apply to any Zone that permits a *dwelling unit*.
2. For each additional *dwelling unit* permitted in excess of the maximum *density* permitted in that Zone **and up to the maximum *density* permitted for residential use in an approved Secondary Plan or the OCP**, the Capital Projects Contribution shall be as follows:
 - (a) \$2,000 in all Secondary Plan and Infill Areas identified in Sections D and E of this Schedule G; or
 - (b) \$4,000 in all other areas of the City.
3. Notwithstanding Section B.2 of this Schedule G, **the following are excluded from the Capital Projects Contributions:**
 - (a) ~~Secondary~~ **secondary** *suites*, purpose-built rental (with a Housing Agreement), social or non-market affordable housing *dwelling units*, *caretaker units*, one-for-one rental replacement units (with a Housing Agreement);;
 - (b) ~~Agricultural~~ **agricultural** properties;; and
 - (c) ~~Any non-residential uses are excluded from the Capital Projects Contribution.~~
4. Deleted.
5. Deleted.
6. Deleted.
7. Deleted.
8. Capital Projects Contributions for *single family dwellings* and *duplexes* are required to be paid before final subdivision approval and all other residential development types are required to be paid before a building permit is issued.

C. Community Specific Capital Projects Contributions

(BL 20126; 20275; 20300, 20543; 20584)

1. The Community Specific Capital Projects Contributions apply to *density* increases in Surrey Communities where:
 - (a) The proposed increase is greater than the maximum *density* permitted for residential use allowed in an approved Secondary Plan or the *OCP*;
 - (b) The *lot* is currently designated Suburban, Urban, Multiple Residential, Commercial, Town Centre or Central Business District, in the *OCP*; and
 - (c) The *lot* falls within the Community Areas identified in Sections C.9 through C.16 of this Schedule G.
2. Community Specific Capital Projects Contribution areas and rates are established in Sections C.9 through C.16 of this Schedule G and only apply to the increase in *density* proposed above the maximum *density* already permitted for residential use in an approved Secondary Plan or the *OCP*. Community Specific Capital Projects Contribution rates are charged on a per square metre or per *dwelling unit* basis as follows:
 - (a) Per Square Metre:
 - i. **Apartments** - defined as a *dwelling unit* primarily accessed via a common corridor within a *multiple unit residential building*; and
 - (b) Per Dwelling Unit:
 - i. **Single Family Dwellings** - defined as a detached *building* used for residential purposes that consists of one *dwelling unit* and, where permitted by this Bylaw, one *secondary suite*; or a *duplex*, or a *semi-detached residential building*; and
 - ii. **Townhouses** - defined as a *dwelling unit* in a *multiple unit residential building* where each *dwelling unit* has individual direct access to the outside, either at ground level or by stairs, and is attached to at least one other *dwelling unit* by a shared floor or party wall.
3. Notwithstanding Section C.2 of this Schedule G, the following are excluded from the Community Specific Capital Projects Contributions:
 - (a) ~~Secondary~~ *secondary suites*, purpose-built rental (with a Housing Agreement), social or non-market affordable housing *dwelling units*, *caretaker units*, one-for-one rental replacement units (with a Housing Agreement), and
 - (b) Any non-residential uses are excluded from the Community Specific Capital Projects Contribution.
4. Deleted.
5. Deleted.
6. Deleted.
7. Deleted.
8. Community Specific Capital Projects Contributions are required to be paid before the rezoning application bylaw has received Final Adoption.