

CITY OF SURREY

BY-LAW NO. 13578

A by-law to amend the provisions of "Surrey Subdivision and Development By-law, 1986, No. 8830," as amended.

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The Council of the City of Surrey, in open meeting assembled, ENACTS AS FOLLOWS:

1. "Surrey Subdivision and Development By-law, 1986, No. 8830," as amended is hereby further amended as follows:

- (a) Subsection 19.(c) is deleted in its entirety.
- (b) Section 20. is deleted in its entirety.
- (c) Schedule "A" is deleted in its entirety and is replaced with new Schedule "A" attached hereto and forming a part of this by-law.
- (d) Schedule "C" - Details for Walkways to Parks is deleted in its entirety.
- (e) Schedule "D" - District of Surrey Arterial Road and Channelization Map R-91 is deleted in its entirety and is replaced with new Schedule "D" - Arterial Major Collector & Grid Roads Plan (Drawing R91) attached hereto and forming a part of this by-law.
- (f) Schedule "J" - West Panorama Ridge is deleted in its entirety.

2. This By-law shall be cited for all purposes as "Surrey Subdivision and Development By-law, 1986, No. 8830, Amendment By-law, 1998, No. 13578."

PASSED THREE READINGS on the 9th day of November, 1998.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the 23rd day of November, 1998.

_____MAYOR

_____CLERK

SCHEDULE "A"

TO SURREY SUBDIVISION AND DEVELOPMENT BY-LAW NO. 8830

ROAD STANDARDS, SERVICING REQUIREMENTS, DESIGN CRITERIA

AND STANDARD DOCUMENTS, SPECIFICATIONS

AND STANDARD DRAWINGS

Intent The intent of the regulation in this schedule is to ensure that every parcel is developed with an adequate standard or level of servicing and facilities including those provided by water supply, sanitary sewage disposal, drainage collection, electrical and telecommunications wiring, road, sidewalk, and street lighting systems.

1. SERVICING REQUIREMENTS RELATED TO ZONE

The minimum type of services required under various zones shall be in accordance with Tables 1, 2 and 3 of this schedule unless otherwise provided for in this by-law.

2. DESIGN AND CONSTRUCTION STANDARDS

All City Works (road, sewer, water main, drainage, etc.) shall be designed and constructed in compliance with the following documents, filed in the City Clerk's Office on August 1, 1998, and which are hereby incorporated by reference into and form part of this By-law:

1. Design Criteria Manual, Supplementary Specifications and Supplementary Standard Drawings dated July 1998.
2. Master Municipal Construction Documents - Volume II, dated December 1996.

Table 1
Servicing Requirements

Land Use	Zoning By-law 5942	Water	Sanitary Sewer	Drainage	Wiring	Highway Dedication, Pavement Width & Sidewalks	Street Lighting
A-1, A-2	A-1,A-2,A-3	1 or 2	4	0	OH	Table 2	SL-IO
RA	RS	1 or 6	4	5	OH	Table 2	SL-IO
RA-G	R-A(G)	1	4	5	OH	Table 2	SL

RH, RH-G, RC, RF,	<i>R-1, R-H(G), R-F, R-F(R), R-F(F), RF-SS, R-F(C),</i>	1	3	5	UG	Table 2	SL
RF-SS, RF-G, RM-D, RM-M, RM-10, RM-15, RM-30,	<i>R-F(D), R-F(M), RT-1,</i>						
RM-45, RM-70, RM-135, RMC-135, RMC-150	<i>RM-1, RM-2, RM-3, RM-4, RFR-SS</i>						
C-4, C-5, C-8, C-8A, C-8B,	<i>C-L, C-S, C-R(1), C-R(2), C-R(3), C-R(4), C-C, C-H, C-G(1), C-G(2), C-T(1)</i>	1	3	5	UG	Table 2	SL
C-15, C-35, CHI, CG-1, CG-2, CTA	<i>C-T(2), C-G</i>						
IB	<i>I-1, I-P(2), I-G, I-C</i>	1	3	5	UG	Table 2	SL
IL, IH	<i>I-4, I-S, I-T, I-W, I-H</i>	1	3	5	U/O	Table 2	SL
IS	<i>I-L(S)</i>	1	4	5	OH	Table 2	SL
IA	<i>I-A</i>	1 or 2	3 or 4	5	U/O	Table 2	SL
PC, PA-1, PA-2, PI, CCR, CPR, CPG, CPM, RMS-1, RMS-1A, RMS-2	<i>P-C, P-A, P-P(1), P-P(2), P-R, P-D, P-P,</i>				To the standards of the surrounding Zone		
All zones in South Westminster and Bridgeview (as shown in the Standard Drawings)		1	3	5	OH	Table 2	SL
All zones in West Panorama Ridge (as shown in the Standard Drawings)		1	3 or 4	5	UG	Table 2	SL - PR

NOTES TO ABBREVIATIONS IN TABLE 1

O: Open ditch drainage system.

OH: Overhead wiring for electrical and telecommunications wiring.

UG: Underground wiring for electrical and telecommunications wiring.

For single family residential, all electrical and telecommunications wired service lines must be located

underground except as hereinafter provided:

1. Subdivision is on the same side as a 'major existing overhead hydro plant' (3-phase primary).

Overhead service connections will be permitted on those lots on the same side as an existing major overhead hydro plant.

2. Subdivision is on same side as existing overhead pole line.

Overhead service connections will be permitted where a subdivision is:

- (i) on the same side of the street as an existing overhead pole line; and
- (ii) more than two-thirds of the block length* of that side of the street is developed to OCP density and has overhead wiring.

* A block length is 200 m minimum.

The above exceptions are only applicable where the street has NOT been identified as an underground electrical beautification project area by the City.

U/O: Underground wiring for electrical and telecommunications wiring except for overhead primary power distribution.

SL: Street lighting to the criteria in the Design Criteria Manual.

SL-IO: Street lighting at intersections only.

SL-PR: Low profile street lighting at intersections of collector & arterial roads and in front of public buildings only.

1: Water supply from the City distribution system to the criteria the Design Criteria Manual proposes to achieve.

2: Each parcel shall have a proven source of water meeting the "British Columbia Drinking Water Quality Standards, 1982" of the Province of British Columbia Ministry of Health, and of sufficient quantity to provide a continuous flow of 2300 litres per day, all as certified by a Hydrogeologist registered in and for the Province of British Columbia.

3: Sanitary sewage collection system connected to the City trunk sewage mains.

4: A sewage disposal system meeting the requirements of the Province of British Columbia Ministry of Health.

5: Drainage system as specified in the Design Criteria Manual.

6. Where a proposed subdivision in an RS or RA Zone does not involve the extension of a water main, but fronts an existing water main which is unable to provide the fire flow specified in the Design Criteria Manual, but is able to provide at least 30 litres per second in addition to peak day demand as determined by the Design Criteria Manual, subdivision may be permitted, provided that:

(a) the owner has provided to the General Manager, Engineering, a certificate from a Professional Engineer registered in the Province of British Columbia, specializing in fire protection engineering, stating that a structure or structures of particular area, shape, construction materials, and location can be constructed within the proposed subdivision, in conformance with the Fire Underwriters Survey's "Water Supply for Fire Protection - A Guide to Recommended Practice", current edition, and in conformance with the NFPA13D specification, current edition; and

(b) the owner has registered a restrictive covenant acceptable to the New Westminster Land Title Office in favour of the City of Surrey on the title of all lots created which substantially provides:

The owner agrees:

(i) the land shall not be used or built upon except in compliance with this covenant; and

(ii) not to construct or use any dwellings or accessory structures on the lot that are not sprinklered in accordance with the National Fire Protection Association (the "NFPA") 13D specification, current edition, and as approved by the engaged Professional Engineer; and

(iii) not to construct or allow to be constructed any dwellings or accessory structures on the lot which will require a fire flow in excess of the available fire flow as determined by the Fire Underwriters Survey's "Water Supply for Public Fire Protection - A Guide to Recommended Practice", current edition; and

(iv) that all building designs in support of applications for building permits shall be certified by a Professional Engineer specializing in fire protection engineering, attesting that each sprinkler system to be installed provides protection as set out in the NFPA13D specification, current edition, and that the minimum fire flow calculated following the Fire Underwriters Survey's "Water Supply for Public Fire Protection - A Guide to Recommended Practice", current edition, is equal to or less than the fire flow available to the lot; and

(v) to indemnify and save harmless the City of Surrey, its elected and appointed officials, employees and agents from and against any and all liability, actions, causes of actions, claims, damages, expenses, costs, debts, demands or losses suffered or incurred by the City of Surrey arising from the granting or existence of this Agreement, from the performance by the owner of this Agreement or any default of the owner under or in respect of this Agreement.

Table 2

Highway Dedication, Pavement Widths & Sidewalks

Land Use	Road Classification	Dedication	Pavement	Number of	Shoulders or
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	<i>Zoning By-law 5942</i>	<i>Note 1</i>	width (m) <i>Note 1</i>	width (m) <i>Notes 1&2</i>	Sidewalks <i>Notes 1&3</i>	curbs <i>Notes 1,4 & 5</i>
A-1, A-2	<i>A-1, A-2, A-3</i>	Limited Local	16.5	6.0	0	shoulders
		Through Local	20.0	6.0	0	shoulders
		Through Collector	20.0	7.3	1	shoulders
		Major Collector	20.0	7.3	2	shoulders
		Undivided Arterial	24.0	7.3	1	shoulders
RA, RA-G, RH,RH-G	<i>RS, R-A(G), R- I,R-H(G),</i>	Limited Local	16.5	8.0	1	barrier curbs
		Through Local	20.0	8.5	2	barrier curbs
RC, RF, RF-SS, RF-G, RM-D	<i>R-F,R-F(R), R- F(F), RF-SS, R-F(C), R-F(D), RFR-SS</i>	Through Collector	22.0	12.2	2	barrier curbs
		Major Collector	22.0	12.2	2	barrier curbs
		Undivided Arterial	24.0	14.0	2	barrier curbs
		Divided Arterial	27.0	19.0	2	barrier curbs
RM-M, RM-10, RM-15	<i>R-F(M),RT-1</i>	Limited Local	20.0	11.0	1	barrier curbs
		Through Local	20.0	11.0	2	barrier curbs
		Through Collector	22.0	12.2	2	barrier curbs
		Major Collector	22.0	12.2	2	barrier curbs
		Undivided Arterial	24.0	14.0	2	barrier curbs
		Divided Arterial 1	27.0	19.0	2	barrier curbs
RM-30, RM-45, RM-70, RM- 135, RMC-135, RMC-150	<i>RM-1, RM-2, RM-3, RM-4</i>	Limited Local	20.0	11.0	2	barrier curbs
		Through Local	20.0	11.0	2	barrier curbs
		Through Collector	20.0	11.0	2	barrier curbs
		Major Collector	22.0	12.2	2	barrier curbs
		Undivided Arterial	22.0	12.2	2	barrier curbs
		Divided Arterial	24.0	14.0	2	barrier curbs
C-4,C-5,C-8, C- 8A,C-8B, C-15,C-35, CHI, CG-1, CG-2,CTA	<i>C-L,C-S, C-R(1)</i>	Limited Local	20.0	11.0	2	barrier curbs
		Through Local	20.0	11.0	2	barrier curbs
	<i>C-R(2)</i>	Through Collector	22.0	12.2	2	barrier curbs
		Major Collector	22.0	12.2	2	barrier curbs
	<i>C-R(3) C-R(4)</i>	Undivided Arterial	24.0	14.0	2	barrier curbs
		Divided Arterial	27.0	19.0	2	barrier curbs
	<i>C-C,C-H C-G(1), C-G(2), C-T(1) C-T(2),C-G</i>					
IB, IL,IH, IS	<i>I-1,I-P(2), I-G, I-C I-4, I-S, I-T, I-</i>	Limited Local	20.0	11.0	1	barrier curbs
		Through Local	20.0	11.0	1	barrier curbs

	<i>W, I-H</i>	Through Collector	22.0	12.2	1	barrier curbs
	<i>I-L(S)</i>	Major Collector	22.0	12.2	2	barrier curbs
		Undivided Arterial	24.0	14.0	1	barrier curbs
		Divided Arterial	27.0	19.0	1	barrier curbs
IA, All zones in South Westminster and Bridgeview (as shown in the Standard Drawings)	<i>I-A</i>	Limited Local	20.0	11.0	1	barrier curbs
		Through Local	20.0	11.0	1	barrier curbs
		Through Collector	22.0	12.2	1	barrier curbs
		Major Collector	22.0	12.2	2	barrier curbs
		Undivided Arterial	24.0	14.0	1	barrier curbs
All zones in West Panorama Ridge (as shown in the Standard Drawings)		Limited Local	16.5	6.0	0	shoulders
		Through Local	20.0	6.0	0	shoulders
		Through Collector	20.0	7.3	0	shoulders
All grid zones			20.0			

Table 3
Highway Dedication, Pavement Widths & Sidewalks
Alternative Road Standards
Neo-Traditional Road Sections

Land Use	<i>Zoning By-law 5942</i>	Road Classification <i>Note 1</i>	Dedication width (m) <i>Note 1</i>	Pavement width (m) <i>Notes 1&2</i>	Number of Sidewalks <i>Notes 1&3</i>	Shoulders or curbs <i>Notes 1,4 & 5</i>
RA,RA-G, RH,RH-G	<i>RS, R-A(G), R-1,R-H(G),</i>	Limited Local	15.5	6.6	1	barrier curbs
		Through Local	17.0	7.3	2	barrier curbs
RC,RF, RF-G, RM-D	<i>R-F,R-F(R), R-F(F), RF-SS, R-F(C), R-F(D), RFR-SS</i>					
RM-M, RM-10, RM-15	<i>R-F(M),RT-1</i>	Limited Local	17.0	7.3	1	barrier curbs
		Through Local	18.0	8.5	2	barrier curbs
RM-30, RM-45	<i>RM-1, RM-2</i>	Limited Local	18.0	8.5	2	barrier curbs
		Through Local	20.0	10.5	2	barrier curbs
RM-70, RM-135, RMC-135, RMC-150	<i>RM-3, RM-4</i>	Limited Local	20.0	10.5	2	barrier curbs
		Through Local	20.0	10.5	2	barrier curbs

NOTES TO TABLES 2 & 3

Note 1 These requirements are to be read in conjunction with Part V of this By-law.

Highway dedications for collector and local roads are in accordance with Section 945 of the *Municipal Act*, R.S.B.C. 1996, C.323, as amended. Public utilities may not be accommodated in the location preferred by the Public Utility Companies except by additional or separate dedication or statutory right-of-way.

Note 2 Pavement Widths

(a) Where construction of half of the width of the pavement standard is required, and the other half does not exist, the minimum width of pavement for all zones will be 6 metres, and the minimum width of dedication will be 10 metres.

(b) Additional pavement width is needed at the intersection of lanes in order to provide turn radius, and may be needed at intersections with arterial roads in order to provide traffic turn lane channelization. Refer to Schedule "D" hereof, Arterial, Major Collector and Grid Road Plan Map R-91, the Supplementary Standard Drawings.

(c) Pavement width may be reduced to 7.3 metres to provide for two travelling lanes only for Local roads in the RF-G zones when parking spaces are provided within a distance of 60 metres of the intended users destination and in numbers equivalent to the spaces which would otherwise have been available parallel to the curb on the wider pavement.

(c) Parking in cul-de-sac heads or in parking bays is permitted when the designated highway dedication to accommodate the parking arrangements together with sidewalks and street lights is insufficient, additional property for parking spaces shall be dedicated.

(e) If a highway dedication already exists or if topographic conditions are extreme, the road requirements shall conform to current Council policy for unopened roads.

Note 3 Sidewalks

Sidewalks are required in accordance with this table, and Section 19 of this By-law.

In land use zones: RF, RF-SS, RA, RA-G, RH, RH-G, RF, RF-G, RM-D, RM-M, RC, RM-10, and RM-15, sidewalks are not required on limited local roads less than 50 metres in length, and a sidewalk is required on one side only on limited local roads 50 metres to 220 metres in length. Where sidewalks are provided on one side only, they shall be located on the side closest to an existing or future school, park or transit route.

Note 4 Shoulders

Shoulder details are shown in the Standard Drawings.

Note 5 Curbs

Where driveway locations can be determined prior to construction and no curb exists, barrier curb shall be installed in that block. Where rollover curb exists in a part block, rollover curb shall be installed to complete that block.

For neo-traditional road sections (where barrier curb is required), roll-over curb may be utilized in cul-de-sac bulbs.

