

THE CORPORATION OF THE DISTRICT OF SURREY

BY-LAW NO. 11900

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

.....

NOW, THEREFORE, the Municipal Council of The Corporation of the District 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:

(1) Section 20 is deleted and the following inserted in its place:

"Road 20. Maximum road lengths for cul-de-sacs,
Lengths: P-loops, and future through roads shall be:

(a) Cul-de-sacs

(1) In R-S, R-A(G), R-1, R-H(G), R-F, R-F(R), R-F(C), R-F(F), P-P(1), P-C, P-D, RA, RA-G, RH, RH-G, RF, RF-G, CCR, CPR and all corresponding Secondary Suite zones, roads shall not exceed 220 metres in length as measured from the intersecting highway, having more than one access, to the furthest limit of the road or to the beginning of the turnaround.

(2) In R-F(M), RT-1, RM-1, RM-2, RM-3, RM-4, P-R, P-P, P-A, RM-M, RM-10, RM-15, RM-30, RM-45, RM-70, RM-135, RMC-135, RMC-150, RMS-1, RM-2, PA-1, PA-2 industrial and commercial zones, two accesses are required when the road as measured in Sub-Section (1) above exceeds 110 metres.

(3) In Agricultural zones, roads shall not exceed 400 metres in length as measured in Sub-Section (1) above and under no circumstances shall the road structure including the shoulders be less than 9.0 metres in width.

(b) P-Loops

(1) P-loops shall have a maximum total length of 500 metres. The entrance leg shall not exceed 220 metres in length and shall be a minimum of 6 metres wide.

(2) The total street length of a P-loop may be increased in R-S, R-A(G), R-1, R-H(G), RA, RA-G, RH and RH-G zones as follows:

(i) in R-S, R-A(G), RA and RA-G zones P-loops shall provide frontage to not more than 30 lots.

(ii) in R-1, R-H(G), RH and RH-G zones P-loops shall provide frontage to not more than 40 lots.

(c) Future Through Roads

(1) The maximum length of the constructed portion of a future through road shall not exceed 400

metres.

(2) There is no maximum length of the constructed portion of a future through road in the Agricultural zones.

(3) "Future Through Road" for purposes of Section 20. (c) shall mean a highway having or planned to have two independent means of access to its length, as shown on the Planning Department's Control Plan."

(2) SCHEDULE "A", TABLE 1, SERVICING REQUIREMENTS is deleted and the following inserted in its place:

"

SCHEDULE "A"

TO SURREY SUBDIVISION AND DEVELOPMENT BY-LAW NO. 8830

TABLE 1

SERVICING REQUIREMENTS

<u>LAND USE</u>	<u>HIGHWAY DEDICATION,</u>			<u>OH</u>	<u>Table 2</u>	<u>SL-intersections</u>
	<u>SANI-</u>	<u>DRAINAGE</u>	<u>PAVEMENTS,</u>			
	<u>WATER</u>	<u>TARY</u>	<u>WORKS</u>	<u>WIRING</u>	<u>SIDEWALKS</u>	<u>LIGHTING</u>
A-1, A-2, A-3 or 2	1	4	0	OH	Table 2	SL-intersections
		only				
R-S, RS-SS, RA, RA-SS	1	4	6	OH	Table 2	SL-intersections
	or 7				only	
R-A(G), RAG-SS, RA-G, RAG-SS	1	4	6	UG	Table 2	SL
R-1, R1-SS, R-H(G), RHG-SS, R-F, RF-SS R-F(R), RFR-SS, RH, RH-SS	1	3	5	UG	Table 2	SL
		or 6				

R-F(F) 1 3 FD OH Table 2 SL

R-F(C), RFC-SS, 1 3 5 UG Table 2 SL

RF-D, R-F(M), or 6

RT-1, RM-1, RM-2,

RM-3, RM-4, RF-G,

RFG-SS, RM-D,

RM-M, RM-10,

RM-15, RM-30

RM-45, RM-70,

RM-135, RMC-135,

RMC-150

C-C, C-R(1), 1 3 5 UG Table 2 SL

C-R(2), CR(3), or 6

C-S, C-L, C-H,

C-G, C-G(1),

C-T(1), C-T(2)

C-4, C-5, C-8,

C-8A, C-15,

C-35, CHI, CG-1,

CG-2, CTA

HIGHWAY

DEDICATION,

SANI- DRAINAGE PAVEMENTS, STREET

LAND USE WATER TARY WORKS WIRING SIDEWALKS LIGHTING

I-G, I-S, I-4 1 3 5 U/O Table 2 SL

IL or 6

I-H, I-W, I-T 1 3 5 U/O Table 2 SL

IH or 6

I-P(2), I-C 1 3 5 UG Table 2 SL

or 6

I-1, IB 1 3 5 UG Table 2 SL
or 6

I-L(S), IS 1 4 5 OH Table 2 SL
or 6

I-A, IA 1 3 5
or 2 or 4 or 6 U/O Table 2 SL

P-A, P-R, P-P, The standards of the surrounding zone Table 2 SL
PA-1, PA-2, PI,
CPR, CPG, CPM,
RMS-1, RMS-2

P-C, PC The standards of the surrounding zone Table 2 SL

P-P(1), P-P(2), The standards of the surrounding zone Table 2 SL
CCR

All zones in 1 3 FD OH Table 2 SL
South
Westminster
and Bridgeview

All zones in 1 *3 8 UG Table 2 SL - Low
West Panorama or 4 profile
Ridge, as shown *as per at inter-
in Schedule J zoning sections
require - of collector
ments & arterial
above roads and
in front
of public
buildings.

NOTES TO ABBREVIATIONS IN TABLE 1 - SCHEDULE "A"

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 200m minimum.

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

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

SL: Street lighting to the criteria in Document 1, the Design Criteria Manual.

SL-Intersections only: Street lighting at intersections only.

FD: Modified French drain - ditch drainage system.

1: Water supply from the Municipal distribution system to the criteria which Document 1, 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 Municipal trunk sewage mains.

4: A sewage disposal system meeting the requirements of the Medical Health Officer.

5: Enclosed drainage system involving detention as specified in Schedule "E" Interim Detention Map.

6: Enclosed drainage system without detention in areas specified in Schedule "E" Interim Detention Map.

7: 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", latest edition, and in conformance with the NFPA13D specification, current edition.

(b) the owner has registered a restrictive covenant in favour of the Corporation of the District of Surrey on the title of all lots created which provides:

In recognition that the Municipal water main servicing this lot is unable to provide the fire flow required by the Municipality's design criteria, the owner agrees:

(i) not to construct or use any dwellings or accessory structures on the lot that are not sprinklered in accordance with the NFPA13D* specification, current edition, and as approved by the engaged professional engineer.

(ii) 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.

(iii) 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.

(iv) to indemnify and save harmless the Corporation of the District of Surrey, and its administrators, from any and all loss, damages or other expenses in any way arising from or caused by anything done hereunder.

* National Fire Protection Association

8: Open shallow swale drainage system with driveway culverts together with piped storm sewers where flow volumes (five year storm), velocities, existing storm systems or site conditions warrant. Detention pursuant to the Natural Drainage Policy."

(3) SCHEDULE "A", TABLE 2, HIGHWAY DEDICATION, PAVEMENT WIDTHS AND SIDEWALKS is deleted and the following inserted in its place:

"

SCHEDULE "A"

TO SURREY SUBDIVISION AND DEVELOPMENT BY-LAW NO. 8830

TABLE 2

HIGHWAY DEDICATION, PAVEMENT WIDTHS AND SIDEWALKS

Land Use	Road Classification	Dedication Width (m)	Pavement Width (m)	Sidewalks or Curbs	Number of	Shoulder
<u>Note 1</u>	<u>Note 1</u>	<u>Note 1</u>	<u>Note 1 & 2</u>	<u>Note 1 & 3</u>	<u>Note 1 & 4</u>	

A-1, A-2, Local: Limited 16.5 6.0 0 shoulders

A-3 Through 20.0 6.0 0 shoulders

Collector: Limited 20.0 6.0 0 shoulders

Through 20.0 7.3 1 shoulders

Major 20.0 7.3 2 shoulders

Arterial: Undivided 24.0 7.3 1 shoulders

R-S, RS-SS Local: Limited 16.5 8.0 0 roll-over curbs

R-A(G), Through 20.0 8.5 1 roll-over curbs

RAG-SS, R-1, Collector: Limited 20.0 11.0 1 roll-over curbs

R1-SS, R-H(G), Through 20.0 12.2 2 roll-over curbs

RHG-SS, R-F, Major 20.0 12.2 2 barrier curbs

RF-SS, R-F(R) Arterial: Undivided 22.0 14.0 2 barrier curbs

RFR-SS, RA, Divided 27.0 19.0 2 barrier curbs

RA-SS, RA-G,

RAG-SS, RH,

RH-SS, RHG,

RHG-SS, RF,

RF-SS

R-F(F) Local: Limited 16.5 6.0 0 shoulders

Through 20.0 6.0 1 shoulders

Collector: Limited 20.0 7.3 1 shoulders

Through 20.0 7.3 1 shoulders

Major 20.0 7.3 2 shoulders

Arterial: Undivided 22.0 14.0 2 shoulders

R-F(C), Local: Limited 16.5 8.5 0 roll-over curbs

RFC-SS, RF-G, Through 20.0 11.0 1 roll-over curbs

RFG-SS, RM-D, Collector: Limited 20.0 11.0 1 roll-over curbs

RF-D Through 20.0 12.2 2 roll-over curbs

Major 20.0 12.2 2 barrier curbs

Arterial: Undivided 22.0 14.0 2 barrier curbs

Divided 27.0 19.0 2 barrier curbs

R-F(M), RT-1, Local: Limited 20.0 11.0 1 barrier curbs

RM-M, RM-10, See Note 5

RM-15

RM-1, RM-2, Through 20.0 11.0 1 barrier curbs

RM-30, RM-45 See Note 5

Land Use	Road Classification	Dedication	Pavement	Number of	Shoulder
Width (m)	Width (m)	Sidewalks	or Curbs		

Note 1 Note 1 Note 1 Note 1 & 2 Note 1 & 3 Note 1 & 4

RM-3, RM-4, Collector: Limited 20.0 11.0 1 barrier curbs

RM-70, RM-135, Through 20.0 12.2 2 barrier curbs

RMC-135, Major 20.0 14.0 2 barrier curbs

RMC-150 Arterial: Undivided 22.0 14.0 2 barrier curbs

Divided 27.0 19.0 2 barrier curbs

C-R(1), Local: 20.0 11.0 2 roll-over curbs
C-R(2), C-S, Collector: Limited 20.0 11.0 2 barrier curbs
C-H, C-L, Through 20.0 12.2 2 barrier curbs
C-G, C-G(1), Major 20.0 12.2 2 barrier curbs
C-T(1), Arterial: Undivided 22.0 14.0 2 barrier curbs
C-T(2), C-C, Divided 27.0 19.0 2 barrier curbs
C-15, C-8, C-8A,
CHI, C-4, C-5,
CG-1, CG-2, CTA,
C-35

I-G, I-H, Local: Limited 20.0 11.0 0 roll-over curbs
I-P(2), I-S, Through 20.0 11.0 0 roll-over curbs
I-T, I-C, Collector: Limited 20.0 11.0 1 barrier curbs
I-L(S), I-4, Through 20.0 12.2 1 barrier curbs
IB, IL, IH, IS Major 20.0 12.2 2 barrier curbs
Arterial: Undivided 22.0 14.0 1 barrier curbs
Divided 27.0 19.0 1 barrier curbs

I-A, IA, All Local: 20.0 11.0 0 shoulders
zones in Collector 20.0 12.2 1 shoulders
South Major 20.0 12.2 2 barrier curbs
Westminster Arterial: Undivided 22.0 14.0 1 shoulders
and Bridgeview
except R-F(F)

All zones Local: Limited 16.5 6.0 0 2.0m
in West Shoulder
Panorama Through 20.0 6.0 0 2.0m
Ridge as Shoulder
shown in Collector: Limited 20.0 7.3 0 2.0m
Schedule J Shoulder
Through 20.0 7.3 0 2.0m
Shoulder
All zones grid 20.0

SCHEDULE "A"

TO SURREY SUBDIVISION AND DEVELOPMENT BY-LAW NO. 8830

TABLE 2

HIGHWAY DEDICATION, PAVEMENT WIDTHS AND SIDEWALKS

NOTES TO TABLE 2

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 995 of the Municipal Act. 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 Road and Channelization Map R-91, and Document 2, Contract Documents, Specifications and standards.

(c) Pavement width may be reduced to 7.3 metres to provide for two travelling lanes only

. for "Local" and "Collector: Limited" roads in the RF(C), 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.

Document 2 indicates methods of accommodating parking in cul-de-sac heads or in parking bays. 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.

(d) Visitor-only parking may be provided in cul-de-sac heads, or in offset parking bays, as suggested by Document 2 - Standards.

(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-(b), in Part V of this By-law.

Note 4 Shoulders

Shoulder details are shown in Document 2 - Standards.

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. "

2. This By-law shall be cited for all purposes as "Surrey Subdivision and Development By-law, 1986, No. 8830, Amendment By-law, 1993, No. 11900."

PASSED THREE READINGS by the Municipal Council on the 21st day of June, 1993.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the 13th day of September, 1993.

_____MAYOR

_____CLERK