

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

A. INTENT

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

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

B. PERMITTED USES

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

1. A single family dwelling and customary accessory uses.

B.2

2. The keeping of not more than two (2) boarders or lodgers in a dwelling unit. B/L 6839
10/26/81
- Amended

3. Agricultural and horticultural uses, excluding mink or fox farms, piggeries, kennels, mushroom farms, poultry farms, and feedlots, provided that:

(a) The minimum site shall be two (2) hectares [5 ac.].

(b) A building to shelter livestock or poultry shall be located not less than forty-five (45) metres [150 ft.] from any adjoining residence, street or roadway, and fifteen (15) metres [50 ft.] from any property line.

4. Accessory buildings located in the rear yard of the building to which they are accessory.

5. B.5

Deleted

B/L [11030](#)

08/31/92

6. Buildings and open space area for recreational purposes including:

(a) Buildings and open space for sports and recreation, provided that the enclosed portion of the recreational facility does not exceed twenty (20) per cent of the total open land area provided for recreational purposes.

(b) Equestrian facilities, both open and covered, provided however that the enclosed portion of this facility does not exceed ten (10) per cent of the total open area provided.

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

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

8. The keeping of one horse, provided that:

(a) the lot size shall not be less than 2,800 square metres (30,000 sq. ft.);

(b) the lot is totally fenced at a height of not less than 1.2 metres (4 ft.); and

Sec. 8

(c) that the lot in question abut, or provide direct access to, open space suitable for equestrian activities. 04/19/82

Inserted

B/L 7106

C. LAND DEVELOPMENT

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

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

D. DENSITY

For the purpose of subdivision, the maximum density shall not exceed two (2) dwelling units per gross hectare [0.8 upga] calculated on the basis of the entire site area; provided however that this density may be increased to two decimal five (2.5) dwelling units per gross hectare [1.0 upga] in the event that:

Note:

1. Open space in an amount of not less than fifteen (15) percent of the site area is preserved in its natural state or retained for park and recreational purposes; B/L 8626 Previous D.(4) Repealed
2. The said open space shall contain natural features such as a stream, ravine, or other land forms worthy of preservation, and/or contain stands of mature trees capable of being preserved and contributing to the appearance of the community, and/or contribute to the site of a park designated in the Official Community Plan; 06/16/86
3. The said open space shall abut a highway and shall be accessible by the public

from the said highway; and

4. The said open space shall be improved with a basic level of landscaping work including brushing and seeding of the ground, limbing of low branches on trees, and providing and constructing paths for public passage, wherever appropriate.

E. SITE COVERAGE

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

F. SITE AREA

The minimum site area for subdivision shall be not less than one (1) hectare [2.5 ac.].
Amended
B/L 7035
02/08/82

Notwithstanding the aforementioned minimum site area for subdivision and, in the event of previous subdivision under this zone, a remnant lot that does not meet the foregoing site area requirement, it shall, for the purpose of this zone, be treated as conforming to the requirement of this section.
Para. 2
Inserted
B/L 8281
07/15/85

G. SUBDIVISION

1. Lot size: The minimum lot size shall be two thousand eight hundred (2,800) square metres [30,000 sq. ft.], provided however that an amount of not exceeding thirty (30) per cent of the total amount of lots created in a subdivision may be reduced in area to a lot size of not less than two thousand two hundred and thirty (2,230) square metres [24,000 sq. ft.] and further provided that such reduction shall be subject to the approval of the Approving Officer.

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

H. HEIGHT OF STRUCTURES

1. Principal buildings: The height of principal buildings shall not exceed two (2)

storeys or ten (10) metres [33 ft.].

2. Accessory buildings: The height of accessory buildings shall not exceed one (1) storey or four (4) metres [12 ft.].

I. YARDS AND SETBACKS

1. Principal buildings shall be situated as hereinafter set forth:

(a) Front yard: The minimum front yard shall be seven decimal five (7.5) metres [25 ft.].

(b) Side yard: The minimum side yard shall be four Amended
decimal five (4.5) metres [15 ft.], provided B/L 10750
however, that such side yard shall be increased to 1/14/91
not less than seven decimal five (7.5) metres
[25 ft.] if the side property line fronts onto a
flanking street.

(c) Rear yard: The minimum rear yard shall be seven decimal five (7.5) metres [25 ft.].

2. Accessory buildings and structures including a garage for the storage of not more than three (3) vehicles shall be situated as hereinafter set forth:

(a) Front setback: The minimum front setback shall be eighteen (18) metres [60 ft.].

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

(c) Rear setback: The minimum rear setback shall be one decimal five (1.5) metres [5 ft.].

J. LANDSCAPING

1. Within three (3) metres of the side and rear property lines of a lot, the natural vegetation consisting of mature trees shall be retained.

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

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

K. DOCUMENTATION

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

L. OFF-STREET PARKING AND STORAGE

1. A minimum of two (2) off-street parking spaces per dwelling unit shall be provided; B/L [11030](#) Inserted
08/31/93

2. Where boarders or lodgers are accommodated, one (1) additional off-street parking space shall be provided; and

3. Outside parking or storage of cars, trucks, house trailers, campers or boats ancillary to the residential use, shall be limited as follows:

(a) A maximum of two (2) cars or trucks not exceeding 5,000 kilograms [11,023 lbs.] G.V.W.; and

(b) House trailers, campers or boats, provided that the combined total shall not exceed two (2); and

(c) The total amount permitted under (a) and (b) shall not exceed 4.