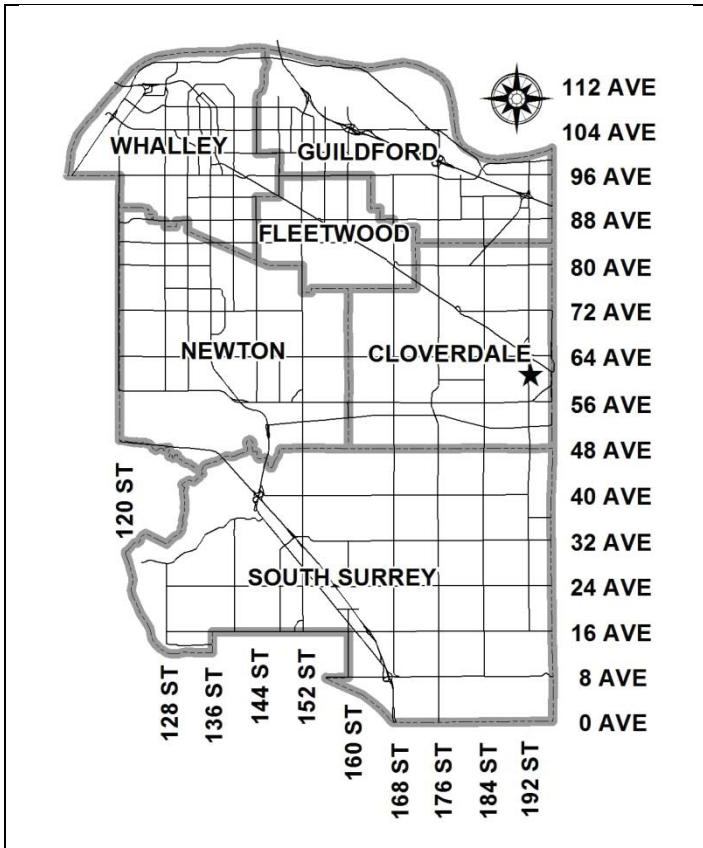


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7917-0370-00

Planning Report Date: November 6, 2017



**PROPOSAL:**

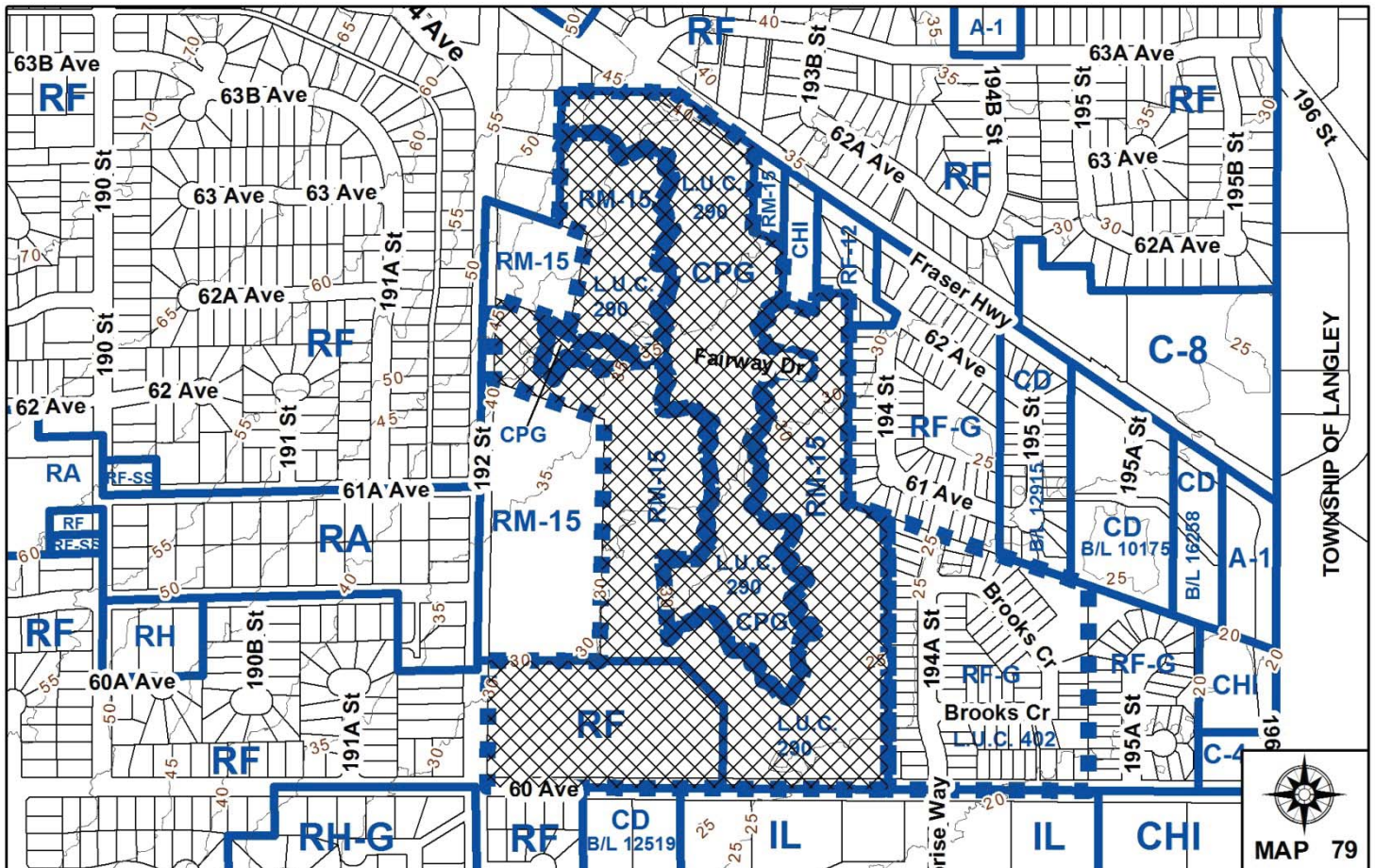
- **Terminate Land Use Contract No. 290**

to permit the existing underlying RM-15, CPG and RF Zone to come into effect.

**LOCATION:** 19310 - Fraser Highway  
 19201 - Fairway Drive;  
 19233 - 60 Avenue

**LUC AND UNDERLYING ZONING:** LUC No. 290  
 (RM-15, CPG and RF Zone underlying)

**OCP DESIGNATION:** Urban



### RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing to terminate LUC No. 290.

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None

### RATIONALE OF RECOMMENDATION

- In 2014, the Provincial Government adopted changes to the *Local Government Act* that terminate all Land Use Contracts (LUCs) in the Province on June 30, 2024. However, the legislation also permits municipalities to undertake early termination of LUCs in advance of 2024.
- On June 15, 2015, City Council endorsed the recommendations in Corporate Report No. R122, which outlined a process with respect to the early termination of LUCs in Surrey.
- LUC No. 290 was adopted by Authorization By-law, 1977, No. 5020 on June 13, 1977.
- LUC No. 290 permits 276 clustered residential units, a golf course and associated club house and a public school.
- In accordance with the legislation, the LUC Termination By-law must include an effective date that is no less than one year from adoption of the by-law, resulting in a grace period.
- Once LUC No. 290 is terminated and the one-year grace period ends, the current underlying "Multiple Residential Zone (Rm-15)" will automatically come into effect and will regulate the two-hundred and seventy-six (276) strata residential lots. The "Golf Course Zone (CPG)" will automatically come into effect and will regulate the one (1) golf course lot. The "Single Family Residential Zone (RF)" will automatically come into effect and will regulate the one (1) elementary school lot.
- The "Multiple Residential Zone (RM-15)" permits ground-oriented multiple unit residential buildings, and child care centres.
- The "Golf Course Zone (CPG)" permits golf courses as recreational commercial developments.
- The "Single Family Residential Zone (RF)" permits single family dwellings, including one secondary suite, as well as a bed and breakfast operation and the keeping of boarders or lodgers as accessory uses.
- If the land owner feels that the termination of the LUC will cause undue hardship, the property owner has the right to appeal to the City's Board of Variance (BOV). The application to the BOV must be received by the BOV within 6 months after the LUC Termination By-law has been adopted by City Council.

## RECOMMENDATION

The Planning & Development Department recommends that a By-law be introduced to terminate Land Use Contract No. 290 and a date be set for Public Hearing.

## BACKGROUND

- In the early 1970s the Provincial Government adopted changes to the *Municipal Act* (now called the *Local Government Act*) that allowed local governments to enter into Land Use Contracts (LUCs) with land owners and/or developers that incorporated zoning, development control and servicing issues into one document. As a result, on lands within an LUC, the LUC became the governing land use control and, in some instances, the subdivision and development control as well.
- Although LUCs are an agreement between the City and land owners/and developers, all LUCs were adopted by By-law. The first LUC in Surrey was adopted by City Council by By-law on August 7, 1972.
- In the late 1970s the Provincial Government adopted changes to the *Municipal Act* (now called the *Local Government Act*), eliminating the ability of municipalities to enter into LUCs.
- Approximately 370 LUCs were adopted in Surrey, most of which remain in effect.
- In 2014, the Provincial Government adopted changes to the *Local Government Act* that terminate all Land Use Contracts (LUCs) in the Province on June 30, 2024. However, the legislation also permits municipalities to undertake early termination of LUCs in advance of 2024, should they choose to do so.
- On June 15, 2015, Council approved the recommendations in Corporate Report No. R122, which outlined a proposed process with respect to the early termination of LUCs in Surrey. Over three-quarters of the LUCs in Surrey have now been presented to Council for early termination.
- As a result, City staff are moving forward with the termination of LUC No. 290 in accordance with the approved process.

## PUBLIC NOTIFICATION

Early termination of LUCs is a Council-initiated project that does not require the consent of landowners within the LUC being terminated. A Development Proposal Sign has not been installed and no pre-notification letters have been mailed.

However, the LUC Termination By-law is required to have its own Public Hearing. As a result, the Public Hearing Notice will be delivered to all owners and tenants of properties within LUC No. 290, informing them that Council is considering terminating the LUC. In addition, the Public Hearing notice will be published in two consecutive issues of the Surrey Now-Leader.

SITE CHARACTERISTICS

Existing Land Use: Townhouses, a vacant lot - previous golf course and Latimer Road Elementary School.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North (Across Fraser Highway):	Single family dwellings	Urban	RF
East:	Single family dwellings, townhouses and used automobile dealership	Urban	RF-G, RM-15, CHI and RF-12
South (Across 60 Avenue):	Multi-tenant industrial buildings	Industrial	IL
West:	Single family dwellings and townhouses	Urban	RF, RA and RM-15

DISCUSSION

- LUC No. 290 was adopted by Authorization By-law, 1977, No. 5020 on June 13, 1977.
- LUC No. 290 regulates two-hundred and seventy-six (276) strata residential lots, one (1) golf course lot and one (1) elementary school lot. The subject area is located in Cloverdale, generally bounded by Fraser Highway to the north, 192 Street to the west, 60 Avenue to the south and 194 Street to the east.
- The subject site is designated "Urban" under the Official Community Plan (OCP) with an underlying "Multiple Residential Zone (RM-15)", "Golf Course Zone (CPG)" and "Single Family Residential Zone (RF)" under Surrey Zoning By-law, 1993, No. 12000, as amended.
- LUC No. 290 permits 276 clustered residential units, a golf course and associated club house and a public school.
- LUC No. 290 permitted the original site to be subdivided into four (4) lots. The subject lots were created by Subdivision Plan, 1977, No. 53056 on August 4, 1977. Subsequently one (1) lot was stratified into two-hundred and seventy-six (276) strata residential lots by Strata Plan No. NW 1218 on December 11, 1978. Afterwards, one (1) lot located at 19382 Fraser Highway was discharged from LUC No. 290 by Partial Discharge Bylaw No. 17969 on September 25, 2015.

- In accordance with the legislation, the LUC Termination By-law must include an effective date that is no less than one year from adoption of the by-law, resulting in a grace period. The subject Termination By-law has a one-year grace period.
- Once LUC No. 290 is terminated and the one-year grace period ends, the current underlying RM-15, CPG and RF Zone will come into effect and will regulate the use of the three (3) remaining lots.
- The "Multiple Residential Zone (RM-15)" permits ground-oriented multiple unit residential buildings, and child care centres.
- The "Golf Course Zone (CPG)" permits golf courses as recreational commercial developments.
- The "Single Family Residential Zone (RF)" permits single family dwellings, including one secondary suite, as well as a bed and breakfast operation and the keeping of boarders or lodgers as accessory uses.
- A public school is a permitted use under any zone in Surrey Zoning By-law, 1993, No. 12000, as amended. As such, there will be no impact to Latimer Road Elementary School from the proposed LUC termination.
- If the land owner feels that the termination of the LUC will cause undue hardship, the property owner has the right to appeal to the City's Board of Variance (BOV). The application to the BOV must be received by the BOV within 6 months after the LUC Termination By-law has been adopted by City Council.

#### INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- |               |   |
|---------------|---|
| Appendix I.   | Copy of Part 21 "Multiple Residential Zone (RM-15)" of Surrey Zoning By-law, 1993, No. 12000, as amended    |
| Appendix II.  | Copy of Part 45 "Golf Course Zone (CPG)" of Surrey Zoning By-law, 1993, No. 12000, as amended               |
| Appendix III. | Copy of Part 16 "Single Family Residential Zone (RF)" of Surrey Zoning By-law, 1993, No. 12000, as amended. |

#### INFORMATION AVAILABLE ON FILE

- Land Use Contract No. 290.

*original signed by Ron Gill*

Jean Lamontagne  
General Manager  
Planning and Development



Part 21 - RM-15, Multiple Residential 15 Zone

# Multiple Residential 15 Zone

## Part 21

## RM-15

### A. Intent

**Amendments: 12824, 06/24/96**

This Zone is intended to accommodate and regulate the development of *family-oriented, low density, ground-oriented multiple unit residential buildings* and related *amenity spaces*, which are to be developed in accordance with a *comprehensive design* in existing *urban* areas and in new *urban* areas where *density* bonus is provided.

### B. Permitted Uses

**Amendments: 13774, 07/26/99**

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. *Ground-oriented multiple unit residential buildings.*
2. *Child care centres*, provided that such centres:
  - (a) Do not constitute a singular use on the *lot*; and
  - (b) Do not exceed a total area of 3.0 square metres [32 sq.ft.] per *dwelling unit*.

### C. Lot Area

Refer to Sections D and E of this Zone.

**D. Density**

**Amendments:** 12333, 07/25/94; 12824, 06/24/96; 17462, 09/12/11; 17471, 10/03/11; 18414, 03/23/15; 19073, 02/20/17

For the purpose of *building* construction:

1. For the purpose of *building* construction in all Areas described and outlined on the map attached as Schedule F of this By-law, the maximum *density* shall be 1 *dwelling unit* per acre and the dimensions of the *lots* created in a subdivision shall be in accordance with Section K.1 of this Zone. The maximum *density* shall be increased to that prescribed in Section D.2 of this Zone if amenities are provided in accordance with Schedule G of this By-law.
2. Ground-Oriented Multiple Unit Residential Buildings: The maximum *density* shall not exceed a *floor area ratio* of 0.6 and 37 *dwelling units* per hectare [15 u.p.a.].
3. Indoor Amenity Space: The space required in Sub-section J.1(b) of this Zone, is excluded from the calculation of the *floor area ratio*.

**E. Lot Coverage**

**Amendments:** 12333, 07/25/94; 17704, 07/23/12

The maximum *lot coverage* shall be 45%.

**F. Yards and Setbacks**

**Amendments:** 17471, 10/03/11

*Buildings* and *structures* shall be sited not less than 7.5 metres [25 ft.] from all *lot lines* (measurements to be determined as per Part 1 Definitions, of this By-law).

**G. Height of Buildings**

**Amendments:** 13094, 05/12/97; 17471, 10/03/11

Measurements to be determined as per Part 1 Definitions, of this By-law:

1. Principal buildings: The *height* shall not exceed 11 metres [36 ft.].
2. Accessory buildings and structures:

- (a) Indoor *amenity space buildings*: The height shall not exceed 11 metres [36 ft.]; and
- (b) Other *accessory buildings and structures*: The height shall not exceed 4.5 metres [15 ft.].

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

Amendments: 12333, 07/25/94; 13094, 05/12/97; 13774, 07/26/99; 14120, 10/16/00; 17471, 10/03/11; 18414, 03/23/15; 18434, 04/27/15; 18719, 05/30/16

1. Resident, visitor and employee *parking spaces* shall be provided as stated in Table C.1 of Part 5 Off-Street Parking and Loading/Unloading of this By-law.
2. Fifty percent (50%) of all required resident *parking spaces* shall be provided as *underground parking* or as parking within the *building envelope*.
3. Parking within the required *setbacks* is not permitted.
4. *Tandem parking* for *ground-oriented multiple unit residential buildings* shall be permitted as follows:
  - (a) A maximum of fifty percent (50%) of all required resident *parking spaces* may be provided as *tandem parking spaces*, excluding *parking spaces* provided as *underground parking*. For *underground parking* a maximum of ten percent (10%) of all required resident *parking spaces* may be provided as *tandem parking spaces*;
  - (b) *Dwelling units* with *tandem parking spaces* shall not be permitted direct vehicular access to an adjacent *highway*;
  - (c) *Tandem parking spaces* must be attached to each *dwelling unit*, excluding *parking spaces* provided as *underground parking*; and
  - (d) Both *tandem parking spaces* must be held by the same owner.

#### I. Landscaping

1. 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. Along the developed sides of the *lot* which abut a *highway*, a continuous *landscaping* strip of not less 1.5 metres [5 ft.] in width shall be provided within the *lot*.
3. 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*.
4. Garbage containers and *passive recycling containers* shall be screened to a height of at least 2.5 metres [8 ft.] by *buildings*, a *landscaping* screen, a solid decorative fence, or a combination thereof.

## J. Special Regulations

1. *Amenity space* shall be provided on the *lot* as follows:
  - (a) Outdoor *amenity space*, in the amount of 3.0 square metres [32 sq.ft.] per *dwelling unit* and shall not be located within the required *setbacks*; and
  - (b) Indoor *amenity space*, in the amount of 3.0 square metres [32 sq.ft.] per *dwelling unit*, of which a maximum of 1.5 square metres [16 sq.ft.] per *dwelling unit* may be devoted to a *child care centre*.
2. *Child care centres* shall be located on the *lot* such that these centres:
  - (a) Are accessed from a *highway*, independent from the access to the residential uses permitted in Section B of this Zone; and
  - (b) Have direct access to an *open space* and play area within the *lot*.

## K. Subdivision

**Amendments: 12824, 06/24/96**

1. For subdivision of the land in all Neighbourhood Concept Plan and Infill Areas described and outlined on the map attached as Schedule F of this By-law where amenities are not provided in accordance with Schedule G of this By-law, the *lots* created shall conform to the minimum standards prescribed in Section K of Part 12 One-Acre Residential Zone RA of this By-law.
2. For subdivision of the land in all Neighbourhood Concept Plan and Infill Areas described and outlined on the map attached as Schedule F of this By-law where amenities are provided in accordance with Schedule G of this By-law, the *lots*

created shall conform to the minimum standards prescribed in sub-section K.3 of this Zone.

3. *Lots* created through subdivision in this Zone shall conform to the following minimum standards:

<i>Lot Size</i>	<i>Lot Width</i>	<i>Lot Depth</i>
2,000 sq. m. [0.5 acre]	30 metres [100 ft.]	30 metres [100 ft.]

Dimensions shall be measured in accordance with Section E.21, Part 4 General Provisions, of this By-law.

## L. Other Regulations

**Amendments: 13657, 03/22/99; 13774, 07/26/99; 17181, 06/07/10**

In addition, land use regulations including the following are applicable:

1. Prior to any use, lands must be serviced as set out in Part 2 Uses Limited, of this By-law and in accordance with the "Surrey Subdivision and Development By-law".
2. General provisions on use are as set out in Part 4 General Provisions, of this By-law.
3. Additional off-street parking and loading/unloading requirements are as set out in Part 5 Off-Street Parking and Loading/Unloading of this By-law.
4. Sign regulations are as provided in Surrey Sign By-law No. 13656.
5. Special *building setbacks* are as set out in Part 7 Special Building Setbacks, of this By-law.
6. *Building* permits shall be subject to the "Surrey Building By-law" and the "Surrey Development Cost Charge By-law".
7. Development permits may be required in accordance with the *Official Community Plan*.
8. Provincial licensing of *child care centres* is regulated by the Community Care and Assisted Living Act, S.B.C., 2002, c.75, as amended and the Child Care Licensing Regulation set out under B.C. Reg. 95/2009, as amended.



Part 45 - CPG, Golf Course Zone

## Golf Course Zone

### Part 45

CPG

#### A. Intent

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

#### B. Permitted Uses

**Amendments: 15655, 03/07/05; 17471, 10/03/11**

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

1. *Golf courses.*
2. Golf driving ranges.
3. *Accessory uses* to Sections B.1 and B.2, including the following:
  - (a) One *dwelling 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) Indoor *recreational facilities*; and
  - (e) *Child care centres.*
4. *Agricultural* and *horticultural* uses excluding *kennels*, provided that the *lot* is 2 hectares [5 acres] or more and further provided that the *lot* is within the *Agricultural Land Reserve (ALR)* as determined by the *Agricultural Land Commission Act/Regs/Orders* and *accessory uses* including 1 *single family dwelling*.

**C. Lot Area**

Not applicable to this Zone.

**D. Density**

**Amendments: 14390, 05/22/01; 19073, 02/20/17**

1. In Areas as described and outlined on the maps attached as Schedule F attached to this By-law, the *floor area ratio* shall not exceed 0.01 provided that the *gross floor area* on the *lot* does not exceed 15 square metres [161 sq. ft.]. The *floor area ratio* shall not exceed 0.10 if amenities are provided in accordance with Schedule G of this By-law.
2. In areas other than those specified in Sub-section D.1 of this Zone, the *floor area ratio* shall not exceed 0.10.

**E. Lot Coverage**

The maximum *lot coverage* shall be 10%.

**F. Yards and Setbacks**

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

<b>Use</b>	<b><i>Setback</i></b>	<b><i>Front Yard</i></b>	<b><i>Rear Yard</i></b>	<b><i>Side Yard</i></b>	<b><i>Side Yard on Flanking Street</i></b>
<i>Buildings and Structures</i> for Uses Permitted Under Sections B.1, B.2, and B.3 of This Zone		12.0 m. [40 ft.]	12.0 m. [40 ft.]	12.0 m. [40 ft.]	12.0 m. [40 ft.]
<i>Buildings and Structures</i> for Uses Permitted Under Section B.4 of This Zone		30.0 m. [300 ft.]	30.0 m. [50 ft.]	15.0 m. [50 ft.]	30.0 m. [100 ft.]

Measurements to be determined as per Part 1 Definitions, of this By-law.

**G. Height of Buildings**

Measurements to be determined as per Part 1 Definitions, of this By-law:

1. The *height* of any *building* or *structure* shall not exceed 12 metres [40 ft.].

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

**Amendments: 13774, 07/26/99; 18719, 05/30/16**

1. Refer to Table C.1, Part 5 Off-Street Parking and Loading/Unloading of this By-law.
2. For uses permitted under Sections B.1, B.2 and B.3, parking shall be prohibited within the required *setbacks*.
3. *Tandem parking* may be permitted as specified:

For company fleet vehicles in all commercial, industrial and mixed-use developments (where commercial or industrial uses are part of the development) required *parking spaces* may be provided as *tandem parking*.

**I. Landscaping**

1. A continuous buffer not less than 12 metres [40 ft.] wide, containing mature trees, natural bush and *landscaping*, shall be provided and maintained along all *lot lines*.
2. 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*.

**J. Special Regulations**

1. *Golf courses* and golf driving ranges shall be permitted only if:
  - (a) The *golf course* or golf driving range is situated and designed so that golf balls do not create a nuisance or a danger to any uses on an abutting *lot* or *highway*;
  - (b) No lights shall be mounted so as to direct a glare onto any *residential lot* or any *highway*; and

- (c) No fence for the control of stray golf balls shall be located closer than 12 metres [40 ft.] to any *lot line* and any such fence shall be kept in good repair and shall be bordered with appropriate screening and *landscaping*.
2. *Child care centres* shall be located on the *lot* such that these centres have direct access to an *open space* and play area within the *lot*.

## K. Subdivision

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

<i>Lot Size</i>	<i>Lot Width</i>	<i>Lot Depth</i>
4,000 sq. m. [1.0 acre]	50 metres [164 ft.]	60 metres [200 ft.]

Dimensions shall be measured in accordance with Section E.21, Part 4 General Provisions, of this By-law.

## L. Other Regulations

**Amendments: 13657, 03/22/99; 13774, 07/26/99; 15655, 03/07/05; 17181, 06/07/10**

In addition, land use regulations including the following are applicable:

1. Prior to any use, lands must be serviced as set out in Part 2 Uses Limited, of this By-law and in accordance with the "Surrey Subdivision and Development By-law".
2. General provisions on use are as set out in Part 4 General Provisions, of this By-law.
3. Additional off-street parking requirements are as set out in Part 5 Off-Street Parking and Loading /Unloading of this By-law.
4. *Building* permits shall be subject to the "Surrey Building Permit" and the "Surrey Development Cost Charge By-law".
5. Development permits may be required in accordance with the *Official Community Plan*.

6. Sign regulations are as provided in Surrey Sign By-law No. 13656.
7. Special *building setbacks* are as set out in Part 7 Special Building Setbacks, of this By-law.
8. Provincial licensing of *child care centres* is regulated by the Community Care and Assisted Living Act, S.B.C., 2002, c.75, as amended and the Child Care Licensing Regulation set out under B.C. Reg. 95/2009, as amended.
9. Unless prohibited or further regulated in this Zone, By-law, or other By-laws, activities and *uses* on lands located in the *Agricultural Land Reserve* shall be in accordance with the *Agricultural Land Commission Act/Regs/Orders*, where applicable.



Part 16 - RF, Single Family Residential Zone

## Single Family Residential Zone

### Part 16

RF

#### A. Intent

**Amendments: 12824, 06/24/96**

This Zone is intended for *single family dwellings*.

#### B. Permitted Uses

**Amendments: 17290, 12/13/10**

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

1. One *single family dwelling* which may contain 1 *secondary suite*.
2. *Accessory uses* including the following:
  - (a) *Bed and breakfast* use in accordance with Section B.2, Part 4 General Provisions, of this By-law; and
  - (b) The keeping of *boarders* or *lodgers* in accordance with Section B.2, Part 4 General Provisions, of this By-law.

#### C. Lot Area

Not applicable to this Zone.

#### D. Density

**Amendments: 12101, 07/11/94; 12681, 12/04/95; 12824, 06/24/96; 13093, 05/12/97; 14519, 10/15/01; 15587, 12/13/04; 16957, 06/29/09; 17471, 10/03/11; 17989, 29/07/13; 18050; 09/23/13; 18414, 03/23/15; 19073, 02/20/17**

1. For the purpose of subdivision in all Areas as described and outlined on the map attached as Schedule F of this By-law, the maximum *unit density* is 2.5 *dwelling units* per hectare [1 u.p.a.] and the dimensions of the *lots* created in a subdivision shall be in accordance with Section K.1 of this Zone. The maximum *unit density* may be increased to 14.8 *dwelling units* per hectare [6 u.p.a.] and Section K.2 of



this Zone shall apply if amenities are provided in accordance with Schedule G of this By-law.

2. (a) For *building* construction within a *lot*:
  - i. The *floor area ratio* must not exceed 0.60 for the first 560 square metres [6,000 sq. ft.] of *lot* area and 0.35 for the remaining *lot* area in excess of 560 square metres [6,000 sq. ft.], provided that 39 square metres [420 sq. ft.] must be reserved for use only as a garage or carport.
  - ii. Notwithstanding Sub-section D.2.(a)i., the maximum allowable floor area is as follows:
    - (a) 465 square metres [5,000 sq.ft.], except in the area shown in Schedule D.1.(a); and
    - (b) For *building* construction on a lot within the area shown in Schedule D.1.(a), the maximum allowable floor area is 84 square metres [900 sq.ft.] and a *basement* is not permitted on such *lot*.
  - iii. The maximum permitted floor area of a second storey for a *principal building* must not exceed 80% of the floor area of the main floor level including attached garage and that portion of any porch or veranda at the front that is covered by a sloped roof, but not including any portion of the *structure* located within 7.5 metres [25 ft.] 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 main floor level from either the front or side walls or a combination thereof; and
  - iv. For the purpose of this Section and notwithstanding the definition of *floor area ratio* in Part 1 Definitions of this By-law, the following must be included in the calculation of *floor area ratio*:
    - (a) Covered area used for parking unless the covered parking is located within the *basement*;
    - (b) The area of an *accessory building* in excess of 10 square metres [108 sq.ft.];
    - (c) Covered outdoor space with a height of 1.8 metres [6 ft.] or greater, except for a maximum of 10% of the maximum

allowable floor area of which 15 square metres [160 sq. ft.] must be reserved for a front porch or veranda; and

- (d) Floor area with extended height including staircases, garages and covered parking, must be multiplied by 2, where the extended height exceeds 3.7 metres [12 ft.], except for a maximum of 19 square metres [200 sq.ft.] on the lot.

**E. Lot Coverage**

**Amendments: 17989, 29/07/13; 18771, 07/25/16**

1. For lots with a size of a 560 square metres [6,000 sq.ft.] or less, the maximum lot coverage is 40%.
2. For lots with a size greater than 560 square metres [6,000 sq. ft.], the maximum lot coverage is reduced at a rate of 2% for each 93 square metres [1,000 sq. ft.] of additional lot area until a lot coverage of 25% is reached, which is the maximum lot coverage for lots greater than 1,262 square metres [13,500 sq. ft.] in area.

**F. Yards and Setbacks**

**Amendments: 12101, 07/11/94; 13093, 05/12/97; 17471, 10/03/11; 17704, 07/23/12; 17989, 07/29/13; 18414, 03/23/15; 18771, 07/25/16**

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

<i>Use</i>	<i>Setback</i>	<i>Front Yard</i> <sup>1,2,3</sup>	<i>Rear Yard</i> <sup>4</sup>	<i>Side Yard</i>	<i>Side Yard on Flanking Street</i>
<i>Principal Building</i>		7.5 m. [25 ft.]	7.5 m. [25 ft.]	1.8 m. <sup>5</sup> [6 ft.]	3.6 m. [12 ft.]
<i>Accessory Buildings and Structures Greater Than 10 square metres [108 sq.ft.] in Size</i>		18.0 m. [60 ft.]	1.8 m [6 ft.]	1.0 m [3 ft.]	7.5 m [25 ft.]

Other Accessory Buildings and Structures	18.0 m [60 ft.]	0.0 m	0.0 m.	7.5 m. [25 ft.]
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Measurements to be determined as per Part 1 Definitions, of this By-law.

- <sup>1</sup> Except for a garage, the *front yard setback* may be relaxed at the lower floor level to 5.5 metres [18 ft.] 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 metres [30 ft.], the setback to an attached garage may be relaxed to 6.7 metres [22 ft.].
- <sup>2</sup> 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 0.9 metre [3 ft.] from the front of the said garage.
- <sup>3</sup> The required *front yard setback* is increased to 11.0 metres [36 ft.] 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 metres [26 ft.], as determined by measuring a straight line drawn between the two front corners of the *lot*.
- <sup>4</sup> 50% of the length of the rear *building* face may be *setback* a distance of 6.0 metres [20 ft.] from the *rear lot line* provided the remainder of the *building* face is *setback* at least 8.5 metres [28 ft.] from the *rear lot line*.
- <sup>5</sup> The *side yard setback* may be reduced to 1.2 metres [4 ft.] 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 metres [8 ft.].

## G. Height of Buildings

**Amendments: 12239, 04/18/94; 12101, 07/11/94; 18414, 03/23/15**

Measurements to be determined as per Part 1 Definitions, of this By-law:

1. *Principal building*:
  - (a) The *building height* shall not exceed 9 metres [30 ft.].

- (b) The *building height* of any portion of a *principal building* with a roof slope of less than 1:4 shall not exceed 7.3 metres [24 ft.].
2. *Accessory buildings and structures*: The *height* shall not exceed 4 metres [13 ft.] except that where the roof slope and construction materials of an *accessory building* are the same as that of the *principal building*, the *building height* of the *accessory building* may be increased to 5 metres [16.5 ft.]

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

**Amendments: 12333, 07/25/94; 13093, 05/12/97; 13774, 07/26/99; 14120, 10/16/00; 18719, 05/30/16; 18771, 07/25/16; 18859, 10/03/16**

1. Resident *parking spaces* shall be provided as stated in Table C.1 of Part 5 Off-Street Parking and Loading/Unloading of this By-law.
2. Outside parking or storage of *campers*, boats and *vehicles* including cars, trucks and *house trailers* ancillary to a residential use shall be limited as follows:
  - (a) A maximum of 3 cars or trucks, which may be increased to a maximum of 4 cars or trucks on *lots* where the front face of an attached garage is set back a minimum of 11.0 metres [36 ft.] from the *front lot line*;
  - (b) *House trailer, camper* or boat, provided that the combined total shall not exceed 1; and
  - (c) The total amount permitted under (a) and (b) shall not exceed 3, which may be increased to 4 where the front face of an attached garage is set back a minimum of 11.0 metres [36 ft.] from the *front lot line*.
3. *Vehicle* parking may be permitted in either the *front yard* or *side yard* subject to the following:
  - (a) No off-street *parking space* shall be permitted within the required *front yard* or *side yard setback* except on a *driveway*. *Driveways* may be constructed off either the *frontage* or *flanking street*;
  - (b) *Parking spaces* shall be located only on a *driveway* leading to a garage, carport or parking pad, in a garage, in a car port, or on a parking pad; and
  - (c) The total area surfaced or paved for a *driveway* shall be as follows:

- i. Every *lot* may have one *driveway* with a uniform width of 8.0 metres [26 ft.] extending from the *lot line* to the garage, car port, or parking pad on the *lot*;
  - ii. Notwithstanding Sub-section H.3.(c) (i) additional *driveway* width may also be allowed to provide access to additional *parking spaces* in a garage, carport or parking pad, where the garage, carport or parking pad has more than 2 side by side *parking spaces*, provided that such width is no more than 3 metres [10 ft.] times the number of adjacent side by side *parking spaces* measured at the required *front yard setback* and is uniformly tapered over the required *front yard* to a width of 8 metres [26 ft.] at the *front lot line*; and
  - iii. Notwithstanding Sub-sections H.3.(c) (i) and (ii), a *driveway* shall not exceed 53% of the total area of the *front yard* or required *side yard* within which the *driveway* is located;
  - iv. Where the *driveway* is constructed in a *side yard* off a *flanking street* all references to *front yard* within this Section shall be read as *side yard*; and
4. No outside parking or storage of a *house trailer* or boat is permitted within the *front yard setback*, or within the required *side yards* adjacent the *dwelling unit*, or within 1 metre [3 ft.] of the *side lot line*, except as follows:
- (a) On *lots* which have no vehicular access to the *rear yard* or where access is not feasible through modification of *landscaping* or fencing or both, either 1 *house trailer* or 1 boat may be parked in the front *driveway* or to the side of the front *driveway* or in the *side yard*, but no closer than 1 metre [3 ft.] to a *side lot line* nor within 1 metre [3 ft.] of the *front lot line* subject to the residential parking requirements stated in Table C.1 of Part 5 Off-Street Parking and Loading/Unloading of this By-law;
  - (b) Notwithstanding Sub-section H.4(a), no outside parking or storage of a *house trailer* or boat is permitted on *corner lots* in an area bounded by the intersecting *lot lines* at a street corner and a straight line joining points 9 metres [30 ft.] along the said *lot lines* from the point of intersection of the two *lot lines*; and
  - (c) Adequate screening, as described in Section I.2 of this Zone is provided.

**I. Landscaping**

**Amendments: 12333, 07/25/94; 17989, 07/29/13; 18771, 07/25/16**

1. 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. A minimum of 30% of the *lot* must be covered by porous surfaces.
3. The parking or storage of *house trailers* or boats shall be adequately screened by compact evergreen trees or shrubs at least 1.8 metres [6 ft.] in height and located between the said *house trailer* or boat and any point on the *lot line* within 7.5 metres [25 ft.] of the said *house trailer* or boat, in order to obscure the view from the abutting *lot* or street, except:
  - (a) on a *corner lot*, this required landscape screening shall not be located in an area bounded by the intersecting *lot lines* at a street corner and a straight line joining points 9 metres [30 ft.] along the said *lot lines* from the point of intersection of the 2 *lot lines*;
  - (b) where the *driveway* or the parking area is used for parking or storage of a *house trailer* or boat, the landscape screen is not required within the said *driveway*; and
  - (c) in the case of *rear yards*, this screening requirement may be provided by a 1.8 metre [6 ft.] high solid fence.

**J. Special Regulations**

**Amendments: 17290, 12/13/10; 17989, 07/29/13; 18050, 09/23/13**

1. For *lots* within designated floodplain in the Bridgeview area as referred to in Part 8 Floodproofing, of this By-law, the uses listed in Section B of this Zone shall be permitted only if the *lot* has a *frontage* of not less than 15 metres [50 ft.] and an area of not less than 464 square metres [5,000 sq.ft.].
2. 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 square metres [300 sq. ft.], including the stairs.
3. A *secondary suite* shall:
  - (a) Not exceed 90 square metres [968 sq.ft.] in floor area; and

- (b) Occupy less than 40% of the habitable floor area of the *building*.

**K. Subdivision**

**Amendments: 12824, 06/24/96**

1. For subdivision of the land in all Neighbourhood Concept Plan and Infill Areas as described and outlined on the map attached as Schedule F of this By-law where amenities are not provided in accordance with Schedule G of this By-law, the *lots* created shall conform to the minimum standards prescribed in Section K of Part 12 One-Acre Residential Zone RA of this By-law.
2. For subdivision of the land in all Neighbourhood Concept Plan and Infill Areas as described and outlined on the map attached as Schedule F of this By-law where amenities are provided in accordance with Schedule G of this By-law, the *lots* created shall conform to the minimum standards prescribed in sub-section K.3 of this Zone.
3. *Lots* created through subdivision in this Zone shall conform to the following minimum standards:

	<i>Lot Size</i>	<i>Lot Width</i>	<i>Lot Depth</i>
Subdivision	560 sq. m. [6,000 sq.ft.]	15 metres [50 ft.]	28 metres [90 ft.]
<i>Lot Consolidation in Bridgeview's Designated Floodplain Areas</i>	464 sq. m. [5,000 sq.ft.]	15 metres [50 ft.]	no minimum

Dimensions shall be measured in accordance with Section E.21, Part 4 General Provisions, of this By-law.

**L. Other Regulations**

**Amendments: 13657, 03/22/99; 13774, 07/26/99**

In addition, land use regulations including the following are applicable:

1. Prior to any use, lands must be serviced as set out in Part 2 Uses Limited, of this By-law and in accordance with the "Surrey Subdivision and Development By-law".

2. General provisions on use are as set out in Part 4 General Provisions, of this By-law.
3. Additional off-street parking and loading/unloading requirements are as set out in Part 5 Off-Street Parking and Loading/Unloading of this By-law.
4. Subdivisions shall be subject to the "Surrey Development Cost Charge By-law" and the "Tree Preservation By-law".
5. *Building* permits shall be subject to the "Surrey Building By-law".
6. Sign regulations are as provided in Surrey Sign By-law No. 13656.
7. Special *building setbacks* are as set out in Part 7 Special Building Setbacks, of this By-law.
8. Floodproofing shall be as set out in Part 8 Floodproofing, of this By-law.