

NO: R166

COUNCIL DATE: September 13, 2021

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## REGULAR COUNCIL

TO: **Mayor & Council**

DATE: **September 9, 2021**

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

FILE: **3900-20**

XC: **3900-30**

**3900-50**

SUBJECT: **Zoning By-law Major Update Project - Phase One**

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## RECOMMENDATION

The Planning & Development Department and the Corporate Services Department recommend that Council:

1. Receive this report for information;
2. Amend *Surrey Zoning By-law, 1993, No. 12000, as amended* (the “Zoning By-law”), as documented in Appendix “I” of this report, to facilitate administrative and housekeeping updates to the Zoning By-law;
3. Approve amendments to the *Surrey Municipal Ticket Utilization Bylaw, 1994, No. 12508* (the “MTI Bylaw”), as documented in Appendix “II”;
4. Authorize the City Clerk to bring forward the necessary amending bylaws for the required readings and to set a date for the related public hearing; and
5. Approve initiation of Phase Two of the Major Zoning By-law update, as described in this report to allow staff to explore more substantive changes to the Zoning By-law.

## INTENT

The intent of this report is to provide Council with an overview of the proposed administrative and housekeeping amendments to the Zoning By-law in a first phase and to seek approval to initiate work on more substantive changes which will allow the Zoning By-law to be more responsive to development and construction industry needs in a second phase.

## BACKGROUND

The first phase of the project, detailed in this report, requests Council approval of Zoning By-law amendments that are largely administrative and increase clarity and transparency of zoning information.

The second phase of the update will be more substantive than the first phase and will be described generally in this report and subsequently detailed in future reports to Council.

To support development and market responsiveness, the Zoning By-law is regularly monitored and updated through:

- Introduction of new residential base zones to accommodate and respond to changing market and construction industry needs;
- Greater utilization of Comprehensive Development (“CD”) Zones to provide flexibility and accommodate a mix of different uses; and
- Ongoing incremental bylaw changes in the form of annual housekeeping amendments to accommodate implementation of new policies and the *Surrey Official Community Plan Bylaw, 2013, No.18020* (the “OCP”) updates.

The first phase of Zoning By-law amendments is largely administrative, introducing foundational changes that will improve the clarity, efficiency, and transparency. In the spirit of continuous improvement, a major review and update of the Zoning By-law, which includes an evaluation of all three Zoning By-law components as noted above, has been initiated.

## **POLICY CONSIDERATIONS**

A local government’s zoning authority is set out in the *Local Government Act* (“LGA”) under Section 479. The LGA allows municipalities to divide the city into zones and regulate the use of land. Zoning By-laws regulate how a property can be used and regulate characteristics, such as lot size, building setbacks, siting, density, and height of structures.

Every property in Surrey has a legal zoning classification, as described in the Zoning By-law, specifying how a property can be used. These uses are typically divided into various categories such as residential, commercial, agricultural, industrial, or institutional.

Surrey’s current Zoning By-law is divided into three main components:

1. General regulations that apply City-wide;
2. Separate zones (or base zones) that apply to individual properties that are typically grouped into residential, commercial, industrial, and institutional land uses; and
3. Zoning maps that visually illustrate where all zones are located, as well as sub-areas with fee schedules.

## **DISCUSSION**

### **Zoning By-law Major Update – Project Objectives and Process**

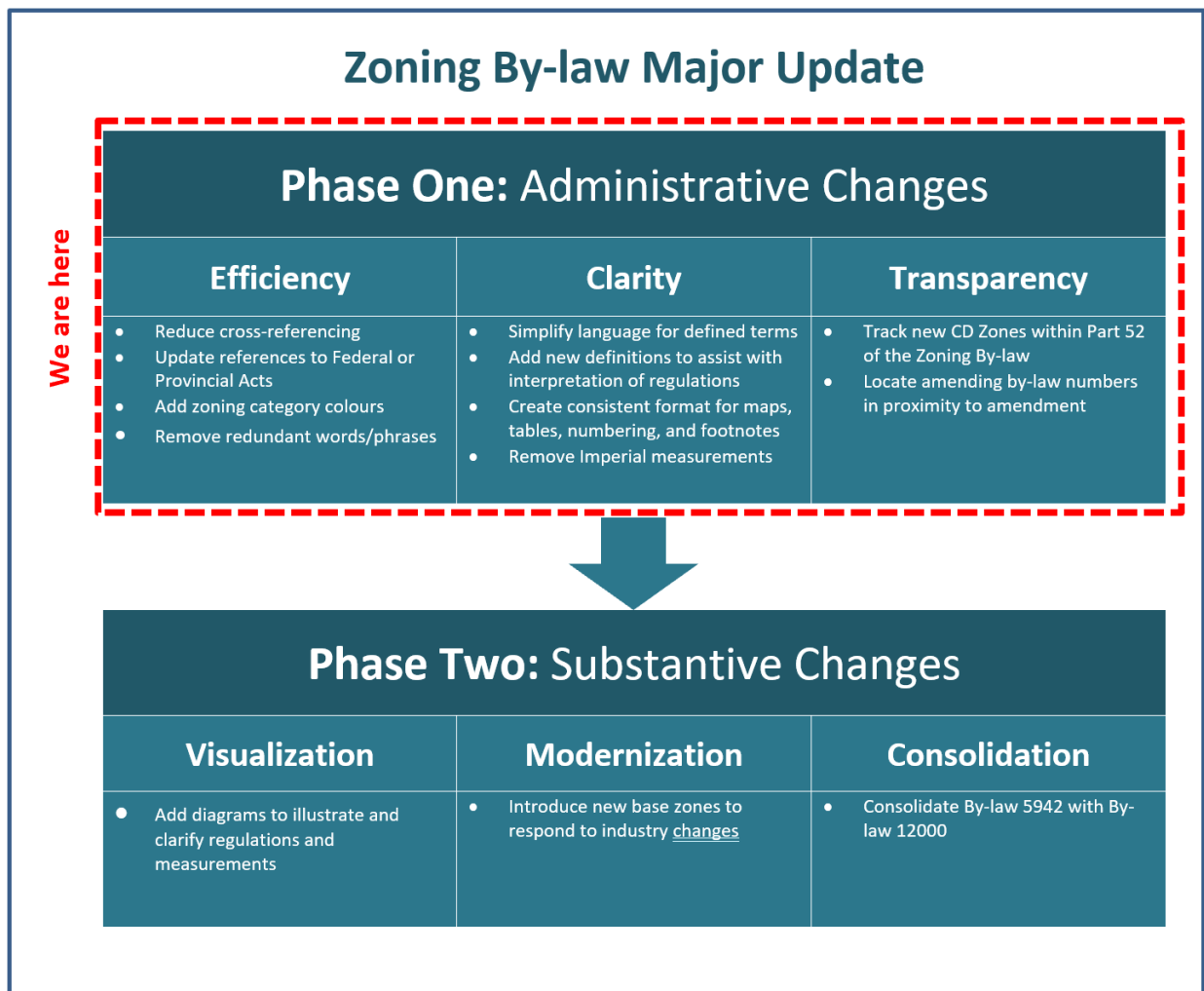
The project objectives are to:

- Optimize functionality between all three Zoning By-law components;
- Remove redundancies and inefficiencies;
- Increase accuracy of the information;
- Update existing base zones, where appropriate;
- Introduce new base zones to increase responsiveness to industry needs; and
- Improve the overall user experience.

The Zoning By-law update is proposed to be undertaken in two phases. The first phase, the subject of this report, is largely administrative, introducing foundational changes that will improve the clarity, efficiency, and transparency of the Zoning By-law. It can stand alone without moving forward to the second phase. Major changes to content and regulations are not part of this initial phase.

The second phase of the project will be initiated after approval of phase one and endorsement by Council and will be described in detail through future reports to Council. Generally, phase two will introduce improvements that will include increasing comprehensibility through use of diagrams, modernizing the Zoning By-law with introduction of new base zones, and further improving efficiency through consolidation of an earlier, but still active, version of the Zoning By-law (No. 5942) with the current Zoning By-law (No. 12000).

The two phases of the Zoning By-law update process are shown in the diagram below:



## **Consultation with Development Industry**

Development industry feedback has been key to inform on-going improvements to the Zoning By-law; industry input has guided the annual housekeeping and minor amendments throughout the years. Specific consultation with building designers and developers that regularly use the Zoning By-law was also conducted. This included ongoing discussions with the City's Development Advisory Committee. Themes that emerged from this feedback included the need to update out-of-date base zones, clarification and simplification of language to improve understandability, and reduction of redundancies and cross-referencing within the document.

The feedback from the development industry has been incorporated into Phase 1- the administrative update, and staff will continue to engage with developers, designers and other industry stakeholders in Phase 2, with the under-taking of more substantive changes, such as the development of new base zones. This will include continued consultation with the City's Development Advisory Committee.

### **Phase One – Administrative Changes**

The phase one administrative changes to the Zoning By-law require text amendments throughout the Zoning By-law document. As such, Appendix "I" describes each text amendment in detail.

Other proposed changes, such as a change in font type or colour, are not shown in Appendix "I" because these types of changes are only visual in nature and do not require a bylaw amendment.

The general changes proposed are summarized in Appendix "III".

### **Related Municipal Ticket Utilization Bylaw Amendment**

A minor housekeeping amendment is required to Schedule 2 of Surrey's *Municipal Ticket Information Utilization By-law, 1994, No. 12508* (the "MTI Bylaw"), in order to align with proposed re-numbering changes in this Phase of the Zoning By-law update. The MTI Bylaw amendment will ensure that the issuance of MTI tickets reflect the correct section and fine amount referenced in the Zoning By-law and allow Bylaw Enforcement Officers to continue to use Municipal Ticket Information tickets to enforce bylaws in Surrey. The changes proposed are not seeking to change the fine amount for any MTI ticket. The changes proposed to Schedule 2 of the MTI Bylaw are shown in Appendix "II".

### **Phase 2 – Substantive Changes**

If approved by Council, phase two of the Zoning By-law major update can commence immediately after the administrative changes proposed in phase one (as described in this report) are approved. While staff regularly consult with the industry and bring forward minor Zoning By-law amendments and housekeeping changes, this second phase of work will involve more substantive changes and require focussed engagement with industry professionals to ensure updates are responsive to emerging market needs. The City's Development Advisory Committee will be engaged throughout the process.

Three streams of work are planned to be undertaken in Phase Two, and each of these areas of work can proceed concurrently. The three streams of work are as follows:

### ***Visualize***

This part of the update will be largely associated with the addition of diagrams to clarify regulations and measurements where appropriate. The addition of diagrams will help clarify the applicability of regulations more clearly than by only using words.

### ***Modernize***

As the construction industry changes, new base zones are needed to respond to market needs and address base zone gaps for new housing types. This work will involve consultation with the development industry to create new base zones so that the Zoning By-law is better able to respond to the current market conditions and create more efficiency for the development industry.

### ***Consolidate***

Components of a previous Zoning By-law, known as No. 5942, are still active and apply to properties in Surrey, including as a base zone for properties in Bridgeview and CD Zones for properties in all areas of the City. This work will involve integrating approximately 150 of these zones into the current Zoning By-law, No. 12000.

### ***On-going Housekeeping***

While the Zoning By-law major update project will address administrative and substantive changes, it is expected that annual Zoning By-law housekeeping amendments will continue to in order to assist with ongoing monitoring and improvements to the Zoning By-law.

## **SUSTAINABILITY CONSIDERATIONS**

This work supports the objectives of the City's Sustainability Charter 2.0. In particular, it relates to the Sustainability Charter 2.0 themes of Built Environment and Neighbourhoods and Infrastructure. Specifically, they support the following Strategic Directions ("SD") and Desired Outcomes ("DO"):

- Neighbourhoods and Urban Design DO6: Land is used efficiently and sensitively, and development minimizes the impacts on the natural environment, viewscales, agricultural land and urban wildlife;
- Neighbourhoods and Urban Design DO8: The built environment enhances quality of life, happiness and well-being;
- Buildings and Sites DO15: All new buildings, public places and outdoor spaces are welcoming, safe and universally accessible;
- Buildings and Sites SD15: Provide greater multi-family housing choice and options for affordability and accessibility;
- Neighbourhoods and Urban Design SD6: Provide a range of community amenities including culture, recreation, health, and educational facilities in each Town Centre; and
- All Infrastructure DO4: Ecosystems and natural assets are an essential part of the community's infrastructure system.

## CONCLUSION

The Zoning By-law major update project will optimize functionality, remove redundancy, and increase clarity throughout the document. The update will be undertaken in two phases. The first phase, the subject of this report, is largely administrative, introducing foundational changes that will improve the clarity, efficiency, and transparency of the Zoning By-law.

The second phase will include more substantive changes to better respond to market needs and improve the visual representation of regulations. Should Council approve initiation of the second phase, staff will initiate review of Zoning By-law improvements in the three theme areas: Visualize, Modernize, and Consolidate, as described in this report. This phase of the work will also include further engagement with the development and construction industry.

The Zoning By-law is a key tool to facilitate and regulate development in Surrey. As the City continues to grow, the proposed changes associated with both phases of the project will introduce improvements that will ensure the Zoning By-law effectively and efficiently responds to the development and construction industry needs.

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Planning & Development

Rob Costanzo  
General Manager,  
Corporate Services

Appendix "I" – Proposed Zoning By-law Amendments  
Appendix "II" – Proposed MTI Bylaw Amendments  
Appendix "III" – Summary of Zoning By-law Amendments

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## ZONING BYLAW – SUMMARY OF PROPOSED CHANGES

The following is a general description of the changes that have been made to the Surrey Zoning Bylaw Clean-Up Project completed in September 2021. For more specific changes, please refer to the red/blue edits.

### 1. DEFINITIONS:

Accessory Use	"replacement single family" text moved to new section in General Provisions
Adult Theatre	renamed from Theatre 2
Assembly Hall Sign	deleted
Block Watch Sign	deleted
Building Height of Building on SFD or Duplex Lot	changed to just Building Height
Building Height of Building not on SFD or Duplex Lot	changed to just Building Height
Caretaker Unit	new definition
City Centre	deleted
Commercial	deleted
Density - Floor Area Ratio	just Floor Area Ratio now
Density - Unit	just Unit Density now
Farm Identification Sign	deleted
GFA	new definition
Grade	deleted
Home or Farm Identification Sign	deleted
Industrial	deleted
Lane	new definition
Landscaping - Semiahmoo Trail	just Semiahmoo Trail Landscaping now
Limited Advertising Sign	deleted
Mixed Employment	deleted
Multiple Residential	deleted
Municipal Building and Assembly Hall Sign	deleted
Non-conforming Building or use	just Non-conforming now
Official Community Plan	just OCP now
Parking Facility - Underground	just Underground Parking now
Parking Lot-At Grade not on SF or Duplex Lot	just parking lot now
Parking Facility - underground	just Underground Parking now
Residential	deleted
Sign -Assembly Hall	deleted
Sign - Block Watch	deleted
Sign - Farm/Identification	deleted
Sign - Limited Advertising	deleted
Sign - Municipal Building and Assembly Hall	deleted

Sign - Tourist Information	deleted
Sign - Welcome or Tourist Information	deleted
Site Area for Subdivision	deleted
Street Side Yard	new definition
Suburban	deleted
Suburban-Urban Reserve	deleted
Theatre 2	now Adult Theatre
Tourist Information Sign	deleted
Town Centre	deleted
urban	deleted
Utility Trailer	new definition
Welcome or Tourist Information Sign	deleted
Yard-Street Side	new definition

## 2. PART 2 - USE LIMITED:

- Added sections E.6 and E.7 from General Provisions

## 3. GENERAL PROVISIONS:

Previous Location	New Location
A.1	B.1 – Public Uses
A.2	B.2 – Utilities and Services
A.3	B.3 – Uses Within Utility ROW
A.4	B.4 – Uses Restricted by Servicing
A.5	B.5 – Public Transit Facilities
B.1	B.6 – Amenity Space
B.2	B.7 – Bed and Breakfast and Boarding and Lodging
B.3	B.8 – Minimum Building Requirement
B.4	B.9 – Care Facilities, Alcohol and Drug Recovery Houses and Child Care Centres
B.5	B.10 – Garbage and Recyclable Material Containers
B.6	B.11 – Home Occupations
B.7	B.12 – Keeping of Animals
B.8	B.13 – Methadone Clinics
B.9	B.14 – Portable Food Services
B.10	Zones: A-1 and A-2 Zone, Sections B and J
B.11	B.15 – Truck Parking or Storage
C.1	B.16 - Restricted Uses
C.2	B.16 – Restricted Uses
C.3	B.17 – Shipping Containers
D.1	B.18 – Sale of Agriculture or Horticulture Products
E.1	A.1 – Abbreviations
E.2	B.19 – Driveway Access
E.3	B.20 – Accessory Buildings and Structures
E.4	B.21 – Average Front Yard Setback
E.5	B.22 – Density Calculations
E.6	Part 2



Previous Location	New Location
E.7	Part 2
E.8	B.23 – Fencing
E.9	Deleted
E.10	B.24 – Height of Buildings and Structures
E.11	A.2 – Interpretation
E.12	A.3 – Land Use Contracts
E.13	B.25 – Lot
E.14	Deleted
E.15	Zone: A-1, A-2, RA, RA-G, RH, RH-G, RC, RF-O, RQ, RF, RF-SS, RF-G, RMS-1A, Section D
E.16	Deleted
E.17	B.26 – Setbacks
E.18	B.27 – Setbacks from Natural Gas Transmission ROW
E.19	Part 2
E.20	Deleted
E.21	B.28 – Subdivision
E.22	B.29 – Tourist Accommodation
E.23	B.30 – Railway Lands
E.24	B.30 – Railway Lands
E.25	B.30 – Railway Lands
E.26	B.31 – Semiahmoo Trail
E.27	B.31 – Semiahmoo Trail
E.28	B.32 – Small-Scale Drug Stores and Methadone Dispensaries
E.29	B.33 – Cheque Cashing and Payday Loan Stores
E.30	A.5 – Authority to Withhold Permit
F.1	B.34 – House Design Variation
F.2	B.30 – Railway Lands
G.1	A.4 – Inspection of Property
G.2	A.4 – Inspection of Property
F.1	Deleted
Portion of Accessory Use definition	B.35 – Replacement Single Family Dwelling

#### 4. PART 5 - OFF-STREET PARKING AND LOADING/UNLOADING:

- Clarified how rounding will take place;
- Reduced redundancies;
- Clarified parking exclusions;
- Added clarity to how visitor parking is calculated/included;
- Changed Table C.1 - D.1 - adjusted section numbers;
- Added bicycle parking space requirements to main parking table - deleted from its previous section;
- Clarified care facility requirements;
- Clarified requirements for multiple dwelling unit parking; and
- Clarified office use requirements.

## **5. PART 7A - STREAMSIDE SETBACKS:**

- Clarified how a streamside setback area is calculated (footnotes).

## **6. PARTS 10 - PART 52:**

- Standardized the format and order of density regulations;
- All CAC references removed from Density Section - references Schedule G for all the specific details;
- Imperial removed from Bylaw; some metric numbers adjusted to reflect standard building sizes in construction industry;
- Regulations that used to reside in the permitted uses section have been moved to other parts of the zone as appropriate (e.g., density requirements moved to density, additional regulations moved to Section J etc. - Permitted Uses section now clearer as to what uses are permitted);
- Permitted uses section divided more clearly between principal and accessory uses;
- Where regulations referenced another zone, those references have been replaced with the actual regulations, eliminating the need to cross-reference between multiple zones;
- Different heights between buildings and structures and other uses in a zone clarified;
- Some tables replaced with text to accommodate the cross references to other zones;
- Reference to A-1 uses in the A-2 zone replaced with the actual uses;
- Footnote references all standardized;
- Combined and clarified requirements in zones that have multiple lot types;
- Adjusted and moved parking requirements to add clarity and transparency to the regulations;
- Reduced excess wording; added simple language;
- Added sub-headings to help guide and direct to where regulations fall within a certain section; reduced the paragraph effect of some zones;
- Removed regulations that were repeated within the same section;
- Adjusted reference to Part 5 to ensure standardization between all zones; and
- Owner/employee dwelling unit replaced with new caretaker definition.

## **7. SCHEDULES:**

- Flood plain map replaced with a legible version;
- Imperial made smaller and Metric calculations added to CAC tables; and
- General word clean-up and simplifying language; reducing repetition and redundancies.

SCHEDULE 2 TO BY-LAW NO. 12508

**Amendments: By-laws 13828, 09/13/99; 14176, 11/28/00; 14434, 06/18/01; 14764, 07/22/02; 16667, 04/20/09**

<u>SURREY ZONING BY-LAW, 1993, NO. 12000</u>	<u>SECTION</u>	<u>FINE</u>
1. Use contrary to zoning	2.A	\$250.00
2. Sale/display of goods (home occupation)	4.B. <del>116</del> (a)ii	\$200.00
3. Outside storage of materials (home occupation)	4.B. <del>116</del> (a)v	\$200.00
4. Wrecked vehicle(s)	4. <del>B.16(l)</del> C.2	\$200.00
5. Unlawful fence construction	4. <del>B.23 E.8</del> (a)i	\$200.00
	4. <del>B.23 E.8</del> (a)ii	\$200.00
	4. <del>B.23 E.8</del> (a)iii	\$200.00
	4. <del>B.23 E.8</del> (a)iv	\$200.00
	4. <del>B.23 E.8</del> (b)	\$200.00
	4. <del>B.23 E.8</del> (d)	\$200.00
6. Prevent inspection	4. <del>A.4(b)</del> G.2	\$200.00
7. Park/store excess vehicle(s)	12.H. <del>2(a)+(b)</del>	\$200.00
	12.H. <del>3(c)</del> 2	\$200.00
	13.H.2	\$200.00
	14.H.2	\$200.00
	15.H.2	\$200.00
	15A.H. <del>6(a)+(b)</del>	\$200.00
	15B.H.2	\$200.00
	<del>15C.H.2</del>	<del>\$200.00</del>
	16.H. <del>4</del> 2	\$200.00
	16A.H. <del>4</del> 2	\$200.00
	17.H. <del>4</del> 2	\$200.00
	17A.H. <del>4</del> 8	\$200.00

SURREY ZONING BY-LAW, 1993, NO. 12000

	<del>17B.H.4</del> <del>17Ai.H.10</del>	\$200.00
	<u>SECTION</u>	<u>FINE</u>
	17C.H. <del>47</del>	\$200.00
	17D.H. <del>48</del>	\$200.00
	17E.H. <del>67</del>	\$200.00
	17F.H. <del>66</del>	\$200.00
	<del>17G.H.6</del>	<del>\$200.00</del>
	<del>17H.H.4</del>	<del>\$200.00</del>
	18.H. <del>52</del>	\$200.00
8. Park/store vehicle off driveway	15A.H. <del>14</del> (c)i	\$200.00
	16.H. <del>32</del> (ba)	\$200.00
	16A.H. <del>23</del> (ba)	\$200.00
	17.H. <del>23</del> (ba)	\$200.00
9. Prohibited parking/storage of camper/boat/house trailer	17A.H. <del>4</del> (b)9	\$200.00
	17 <del>Ai</del> B.H. <del>4</del> (b) <del>11</del>	\$200.00
	17C.H. <del>4</del> (b)8	\$200.00
	17D.H. <del>4</del> (b)9	\$200.00
	17E.H. <del>6</del> (b)8	\$200.00
	17F.H. <del>6</del> (b)7	\$200.00
	<del>17G.H.6</del> (b)	<del>\$200.00</del>
	<del>17H.H.4</del> (b)	<del>\$200.00</del>
10. Prohibited parking/storage of house trailer/boat	14.H. <del>2</del> (c)3	\$200.00
	15.H. <del>2</del> (c)3	\$200.00
	15A.H. <del>6</del> (b) <del>1</del> (d)	\$200.00
	15B.H. <del>2</del> (c)3	\$200.00
	<del>15C.H.2</del> (c)	<del>\$200.00</del>
	16.H. <del>4</del> (c)	\$200.00

	16A.H.4 <del>(c)</del>	\$200.00
	17.H.4 <del>(c)</del>	\$200.00
	<u>18.H.5(b)</u>	<u>\$200.00</u>
11. Park vehicle over 5,000 kg GVW	4.B.15 <del>1</del>	\$250.00
	10.H.2 <del>(a)</del> 3	\$250.00
	10.H.2 <del>(b)</del> 4	\$250.00
	11.H.2 <del>(a)</del> 3	\$250.00
<u>SURREY ZONING BY-LAW, 1993, NO. 12000</u>		
	<u>SECTION</u>	<u>FINE</u>
	11.H.2 <del>(b)</del> 4	\$250.00
12. Unauthorized boarder(s)	4.B.27 <del>(b)</del>	\$200.00
13. Excess dwelling unit(s)	10.B.2	\$200.00
	11.B.3 <del>1</del>	\$200.00
	12.B.1	\$200.00
	13.B.1	\$200.00
	14.B.1	\$200.00
	15.B.1	\$200.00
	<u>15A.B.1</u>	<u>\$200.00</u>
	15B.B.1	\$200.00
	<u>15C.B.1</u>	<u>\$200.00</u>
	16.B.1	\$200.00
	16A.B.1	\$200.00
	<u>16B.B.1</u>	<u>\$200.00</u>
	17.B.1	\$200.00
	17A.B.1	\$200.00
	17 <del>Ai</del> B.B.1	\$200.00
	17C.B.1	\$200.00
	17D.B.1	\$200.00

17E.B.1	\$200.00
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17F.B. <u>1</u>	\$200.00
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<u>17G.B.1</u>	<u>\$200.00</u>
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<u>17H.B.1</u>	<u>\$200.00</u>
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18.B.1	\$200.00
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### Summary of Zoning By-law Changes

The general changes to the Zoning By-law proposed are summarized under three main themes: Increase Efficiency, Improve Clarity, and Provide Transparency and Tracking:

#### ***Increase Efficiency***

##### A. Reduce Instances of Cross-Referencing

Some degree of cross-referencing between sections of the Zoning By-law is needed to fully describe regulations applicable to the various base zones. For example, “defined terms” are grouped together in Part 1 of the Zoning By-law under the Definitions section. This way, when reading a base zone, the reader can cross-reference with the Definitions section if further clarity is needed. While cross-referencing to a section such as Definitions can be helpful, there are instances where the user is required to refer to multiple parts of the Zoning By-law to understand a regulation in a single zone. This overly complicates comprehension of regulations and reduces efficiency for the user.

In response, opportunities to reduce multiple cross-referencing have been identified throughout the Zoning By-law. As one example, in the One Acre Residential (RA) Zone, if a lot size is below 900 square metres, the reader is directed to refer to the Single Family Residential (RF) Zone for the applicable building size requirements. In this instance, it is more efficient to understand the applicable regulations if the actual requirements were listed in the RA Zone, rather than require the reader to refer to another part of the Zoning By-law to find the regulations. These types of improvements have been identified throughout the Zoning By-law and applicable text amendments are proposed to facilitate the change.

##### B. Remove Redundancy

Text amendments are proposed to remove unnecessary repetition of words and duplication of information so that the Zoning By-law is more concise. For example, rather than repeating words in a bulleted list, reformatting a heading to include the word is proposed, so that the word does not have to be repeated several times throughout the list.

In other cases, defined terms are listed in the Definitions section, but are not used anywhere in the Zoning By-law in that format. For example, “Density-Floor Area Ratio” is only used as “Floor Area Ratio” in the Zoning By-law. Since “Floor Area Ratio” is a defined term, the term “Density-Floor Area Ratio” can be deleted.

These redundant terms that are proposed to be removed are as follows:

- Grade, Site Area for Subdivision, Density-Floor Area Ratio, Density-Unit, Landscaping-Semiahmoo Trail, Parking Facility-Underground, Parking Lot - At Grade, not on Single Family or Duplex Lot.

### C. Update Protocol for References to Other Legislation

There are many regulations within the Zoning By-law that need to operate in accordance with specific Federal or Provincial legislation. For these, the references, for the most part, are generic so that any change to the other level of government's legislation would be captured by the general reference; however, there are some instances in the Zoning By-law where reference is made to the year, chapter, or regulation number of a specific Act or Regulation. If the regulation is updated, the date and chapter number would change and any such changes to the date and/or name would necessitate a Zoning By-law amendment.

To reduce the need for multiple amendments related to legislative changes from other levels of government, text amendments are proposed to adjust specific legislation references so that they are more general in nature and the phrase "as amended" is proposed to be added to each reference. For example, *Water Sustainability Act, S.B.C. 2014, c. 15* would be amended to state, *Water Sustainability Act, as amended*. In so doing, Zoning By-law references to that specific Act would remain aligned with the most current legislation, regardless of a date or name change.

### D. Visually Differentiate Between Categories

There are currently 54 Parts in the Zoning By-law; each are listed in an index and the corresponding part is noted in a header at the top of each page. These parts are organized under nine main categories, which are:

1. General
2. Agricultural
3. Single-Family Residential
4. Multiple Family Residential
5. Institutional
6. Commercial
7. Industrial
8. Comprehensive Development Zone
9. Schedules

While the parts are relatively easy to locate through the index or header, it would be further simplified if each header were colour-coded by the main category.

As such, new heading colours have been introduced to help visually distinguish between each category of the Zoning By-law. This colour-coding will be reflected in the index and in the header label. The colour distinctions will help the reader visually locate information more easily and efficiently. A bylaw amendment is not required to introduce this visual change.



## ***Improve Clarity***

### **A. Add New Definitions**

Six new definitions are proposed to increase clarity of the Zoning By-law, as follows:

1. **Caretaker unit** – Currently, this use is referenced in several base zones as a “dwelling unit”. Adding a separate definition for “caretaker unit” will help clarify the intent of this type of use and allow for additional future regulations to be applied to the “caretaker unit” use in different base zones (for example, must be located within the principal building) without needing to repeat the restrictions associated with the use every time.
2. **G.F.A.** – This acronym for “Gross Floor Area” is proposed to be added so it can be used in a table in Part 5 Off-Street Parking and Loading/Unloading; using this new definition creates a more compact table.
3. **Street Side Yard and Yard - Street Side** – These definitions are proposed to be added to allow for the tables in the Yards and Setbacks section of each Zone to be simplified making the tables more compact and easier to read and understand.
4. **Lane** – This new definition will support the proposed new definition for “Street Side Yard” to be used in the Yards and Setbacks tables of each Zone and create a more compact table allowing for regulations to be viewed more comprehensively.
5. **Utility Trailer** – This definition is proposed to be added so that future regulations for utility trailers can be added to residential zones.
6. **Adult Theatre** – Currently, the terms “Theatre” and “Theatre 2” are listed in the definitions section; however, the name “Theatre 2” does not provide an obvious distinction between it and the main definition for “Theatre”, therefore it is proposed to change the “Theatre 2” name to “Adult Theatre”, so it is easier to immediately know the difference between the two types of theatres.

### **B. Remove Obsolete Definitions**

The Zoning By-law currently contains definitions pertaining to the *Surrey Sign By-law, 1999, No. 13656* (the “Sign Bylaw”) and are not referred to or used within the Zoning By-law, thus making them obsolete. These Sign Bylaw related definitions are proposed to be deleted. These include:

- Assembly Hall Sign, Block Watch Sign, Farm Identification Sign, Home or Farm Identification Sign, Limited Advertising Sign, Municipal Building and Assembly Hall Sign, Sign – Assembly Hall, Sign – Block Watch, Sign – Farm Identification, Sign – Home or Farm Identification, Sign – Limited Advertising, Sign – Municipal Building and Assembly Hall, Sign – Tourist Information, Sign – Welcome or Tourist Information, Tourist Information Sign, and Welcome or Tourist Information Sign

C. Remove Definitions that Conflict with Generic Use of the Term

There are instances where a term is listed as a definition, but creates confusion with the generic use of the word, and these are proposed to be removed from the definition list. For example, the words “residential” or “industrial” can conflict with the generic use of the terms. To provide clarity, it is proposed that words that reference OCP land use designations and create conflict with a generic use of the word be removed from the definitions section. These include the following:

- Industrial, Mixed Employment, Multiple Residential, Residential, Commercial, Suburban, Suburban-Urban Reserve, Town Centre, Urban, and City Centre

D. Simplify Complex Language to Reduce Ambiguity

A review of the language used throughout the Zoning By-law showed instances where descriptions were overly complex. Describing the regulation in a simple format helps the clarify the intent of the regulation and eliminates language redundancies to reduce the bulk of the Zoning By-law.

Examples of repetitive or complex language and how they are proposed to be adjusted include:

- **Example (before the proposed change):** The boulevard areas of *highways* that abut a *lot* shall be seeded or sodded with grass on the side of the *highway* abutting the *lot*, except at *driveways*.
- **Example (after the proposed change):** *Highway* boulevards abutting a *lot* shall be seeded or sodded with grass; excludes *driveways*.

E. Create Consistent Format for Tables, Maps, and Numbering

Zoning By-law regulations are provided in numerous formats including tables, maps, and bulleted or short form lists. Currently, numbering sequences for bulleted or short-form lists are not consistent between Zones and Parts of the Zoning By-law, and tables are not formatted in a standard manner. Formatting changes are proposed to create a consistent and standardized layout and format for all the tables and numbering sequences throughout the Zoning By-law.

F. Remove Imperial Measurements

Metric has been the legal measurement in Canada for decades and is a submission requirement for drawings and plans provided with development applications to the City. Having both Imperial and Metric regulations in the Zoning By-law creates potential for misinterpretation and inconsistency between the converted Imperial and Metric numbers throughout the Zoning By-law. Removing Imperial measurements will allow staff and the public to refer to only one measurement in the Zoning By-law which will simplify and streamline the City's review process. Where appropriate, the Metric version of a regulation has been adjusted to equal a standard size used in the construction industry to make it easier for applicants to meet the Zoning By-law and use standard-sized building materials.

***Provide Transparency and Tracking***

A. List New CD Zones within Part 52 of the Zoning By-law

CD Zones are created for development sites that permit multiple uses, or for sites that require a unique zone that does not exist as a base zone. Currently, readers need to refer to multiple locations to locate information on these CD Zones. To improve the tracking of new CD Zones, it is proposed that they are listed in Part 52 Comprehensive Development (CD) Zone of the main Zoning By-law.

B. Locate Amending Bylaw Numbers in Proximity to Amendment

As various bylaw amendments occur over time, the actual amending bylaw number has typically been listed at the beginning of each base zone, rather than being listed in proximity to the actual change within the section. It is proposed that these amending bylaw numbers be re-located to the specific sub-section of the change to provide better tracking and transparency for each amendment.