

CORPORATE REPORT

NO: **R066** COUNCIL DATE: **April 20, 2020**

REGULAR COUNCIL

TO: Mayor & Council DATE: April 16, 2020

FROM: General Manager, Planning & Development FILE: 3900-20

3900-30 3900-50

SUBJECT: Proposed Text Amendments to Surrey Zoning By-law, 1993, No. 12000

RECOMMENDATION

The Planning & Development Department recommends that Council:

- 1. Receive this report for information;
- 2. Approve amendments to *Surrey Zoning By-law*, 1993, *No.* 12000, as documented in Appendix "I" of this report; and
- 3. Instruct the City Clerk to bring forward the necessary amendment bylaw for the required readings and to set a date for the related public hearing.

INTENT

The intent of this report is to obtain Council approval of housekeeping and text amendments to *Surrey Zoning By-law*, 1993, *No.* 12000 (the "Zoning By-law", the "By-law"), as documented in Appendix "I" of this report, which will clarify zoning regulations and ensure consistency with City policies.

BACKGROUND

The Zoning By-law was adopted in 1993 and has undergone several housekeeping and text amendments since it was adopted in order to keep the By-law current and to address issues that are identified through the ongoing administration of the By-law. These minor text and housekeeping amendments are typically brought forward annually to ensure accuracy in the implementation of the Zoning By-law.

DISCUSSION

The following sections describe the currently proposed amendments to the Zoning By-law. These proposed amendments are summarized in Appendix "I" and shown within the By-law in Appendix "II".

Text Amendments

Amenity Space Definition and Requirements

In Part 1 Definitions of the Zoning By-law, "Amenity Space" is defined as both "an outdoor and indoor space"; however, the terms "outdoor amenity space" and "indoor amenity space" are used throughout other areas of the Zoning By-law (in Part 4 General Provisions and in the RM-M, RM-10, RM-15, RM-30, RM-45, RM-70, RM-135, RMC-135, RMC-150, C-15, and C-35 Zones). Since an amenity space is defined as both an outdoor and indoor amenity space, the term "outdoor amenity space", for example, is contradictory because it could include an indoor amenity space by virtue of the definition of "Amenity Space".

In order to clarify interpretation and to remain consistent with how the amenity space requirements are provided in individual zones, it is recommended that the definition of "Amenity Space" be amended from "an outdoor and indoor space" to "an outdoor or indoor space".

It is also recommended that "guest rooms" be removed from the definition of "Amenity Space" in order to ensure that guest rooms in strata apartment buildings are calculated as floor space and, as a result, would need to provide on-site parking. This will also remove potential confusion about the collection of Development Cost Charges ("DCCs") and Community Amenity Contributions ("CACs") for these units, which have been and will continue to be charged.

In addition, it is recommended that the "Amenity Space" reference in Part 4 General Provisions be adjusted to provide more clarity between the difference of cash-in-lieu minimum requirements for dwelling units, lock-off suites, and micro units.

As more clarity is required to distinguish between the amenity space requirements for dwelling units, lock-off suites, and micro units, it is also recommended that Section J. Special Regulations of the RM-10, RM-15, RM-30, RM-45, RM-70, RM-135, RMC-135, RMC-150, C-15, and C-35 Zones be amended to clarify how rates are applied for different unit types.

The proposed amendments are documented in Appendix "I".

Measuring Height for Mono-Sloped or Butterfly Roofs

The definition of "building height" in the Zoning By-law does not address the building height of buildings with a mono-sloped or butterfly roof.

A *mono-sloped roof* is a roof with a single slope, which is often not attached to another roof surface.

A *butterfly roof* is an inversion of a standard roof form, with two or more roof surfaces sloping downwards from opposing edges to meet at or near the middle of a building.

For these two roof forms, it is presently unclear from which point of the roof the building height should be measured.

The intent of height and roof type/pitch requirements in Single-Family Zones is to reduce the massing of the house along the street. For buildings with a flat roof, the height is measured to the highest point on the roof, as the massing of a flat roof appears greater (due to the perception

being the top of the wall). For buildings with a sloped roof, the height is measured to the average level between the eaves and ridge of the roof. While a sloped roof permits a slightly higher point to which height is measured, this roof form has less massing and impact on neighbouring houses and street due to the apparent mass being reduced with height, moving away from neighbouring houses and street. Thus, this roof type is less impactful than a flat roof of the same height.

Appendix "III" illustrates this concept by comparing the different massing impacts of different roof types, as well as the height measurement points.

The issue with mono-sloped and butterfly roofs is that their highest point is typically at the front of the house and, as a result, the massing along the street can be an issue. Hence, as shown in Appendix "III", measuring to the highest point rather than to the midpoint on mono-sloped and butterfly roofs is consistent with the intent of roof requirements in Single-Family Zones.

To clarify this, it is recommended that the definition of "Building Height of Buildings on Single-Family or Duplex Lot" be amended to include a clause that states that the building height should be measured to the highest point of a mono-sloped or butterfly roof for buildings with these roof forms.

It is also recommended that the terms "Mono-Sloped Roof", "Butterfly Roof", and "Sloped Roof" be defined in the Zoning By-law. This will ensure consistency in the review of building permit applications.

The proposed amendments are documented in Appendix "I".

Split-Zoned Lots

Sub-section E.13.(b) of Part 4 General Provisions of the Zoning By-law regulates split-zoned lots. It states that, "Where a *lot* lies within 2 or more Zones, a *principal building* may be placed on a portion of the *lot* lying in only 1 Zone and no further *building* shall be erected on those portions of the *lot* lying in any other Zone". The Planning & Development Department's interpretation of this section has been that on a split-zoned lot, a use is permitted on one portion of the lot and no further use is permitted on the other portion of the lot; however, this section is currently written such that, in the example of a lot that is zoned both Single-Family Residential (RF) Zone and Light Impact Industrial (IL) Zone, an owner could possibly build a dwelling on the RF portion of a split-zoned lot and then pave the IL portion of the lot to permit truck parking.

It is recommended that the language of this section be clarified to emphasize that once a building has been erected according to one of the zones on a split-zoned lot, no further uses are permitted in the portion of the lot lying in the other zone; or, other zones, in cases where the lot has more than two zones.

The proposed amendments are documented in Appendix "I".

Lot Width Reductions Not Applicable in the RQ Zone

On July 24, 2017, Council approved the new Quarter Acre Residential (RQ) Zone (Corporate Report No. Loo2; 2017, attached as Appendix "IV"). It is recommended that this zone be added to the list of zones in Part 4 General Provisions where the provisions of reducing minimum lot width by 10% should not apply. This will make the RQ Zone consistent with the gross density zones,

which also allow density to be increased if substantial public open space is set aside within the subdivision.

The proposed amendments are documented in Appendix "I".

Bicycle Space Requirements in Multi-Family Developments

In Part 5 Off-Street Parking and Loading/Unloading, Section D.5. of the Zoning By-law, it is unclear as to the number of bicycle spaces that is required in a multiple unit residential development.

Section D.5. states that where 30 or more parking spaces for vehicles are required, bicycle spaces must be provided in accordance with minimum standards. As the section currently reads, it is unclear whether the number of bicycle spaces required is per *development*, or per *building* in a development. The intent of the zone is to apply the minimum bicycle space standards only to buildings that are required to have 30 or more parking spaces for vehicles.

To clarify this section, it is recommended that the preamble paragraph in Section D.5. be amended to insert the word "building" into the requirement, so that the requirement is per building and not per development.

The proposed amendment is documented in Appendix "I".

Aligning Open-to-Below Calculations in A-1 and A-2 Zones with Other Zones

On September 12, 2016, Council adopted changes to the way extended height space (that is, space under high vaulted ceilings or double-height ceilings) is calculated in relation to floor area in the RF-12, RF-13, and RF-10 Zones (Corporate Report No. R158; 2016, attached as Appendix "V"). These changes recognized that sloping, vaulted ceilings are an attractive feature in contemporary homes, and that vaulted ceilings that are lower than 4.6 metres (15 feet) do not allow for the unauthorized construction of second storey floor space and should therefore be exempt from "double counting" of extended height floor area.

In order to achieve a consistent height calculation approach in other Single-Family Zones, similar amendments were approved for the RH, RH-G, RC, RF-O, RF-SS, RF, RF-G, RF-12C, and RQ Zones on July 24, 2017 (Corporate Report No. Loo2; 2017, attached as Appendix "IV"). The amendments are now proposed to be extended to single-family dwellings in the A-1 and A-2 Zones. As the setbacks, lot coverage, parking, and house massing rules in these zones are not changed, staff is confident that the proposed amendments will not have the effect of increasing the apparent mass and scale of houses in the amended zones.

The proposed amendments are documented in Appendix "I".

Soil Processing in the A-2 Zone and the Agricultural Land Commission Act

Soil processing is a permitted use in the A-2 Zone; however, if the A-2 Zone is located in the Agricultural Land Reserve ("ALR"), soil processing is not permitted unless it is authorized by the Agricultural Land Commission ("ALC"). The property owner is required to go through an ALC procedure and approval process in order to be allowed soil processing as a permitted use.

Currently, this is not clear in the Zoning By-law, as soil processing is listed as a permitted use in the A-2 Zone and there is no mention that it is generally not permitted in the ALR except for in Section L. Other Regulations, where it is very broadly stated that uses on lands located in the ALR must be in accordance with the ALC Act/Regulations/Orders.

In order to address this, it is recommended that Section B.4 be amended to specify that soil processing is permitted if it occurs only on land outside the ALR unless authorized by the ALC as per Section L.11.

The proposed amendment is documented in Appendix "I".

Lot Coverage in the RA Zone

Amendments to the RF Zone, approved by Council in 2013, permitted the construction of larger homes on "oversized" RF Zoned lots by increasing the cap on floor area in this zone from 3,550 sq. ft. (330 sq. m) to 5,000 sq. ft. (465 sq. m).

At the same time, a "sliding scale" for calculating density and a "stepped scale" for lot coverage was introduced. These changes had the inadvertent effect of exacerbating discrepancies in maximum lot coverage and floor area between lots of the same size in the RF Zone, versus the RA, RH, RH-G, and RF-O Zones. For example, the current situation is that on two identical 10,000 sq. ft. (930 sq. m) lots, a builder could construct a 5,000 sq. ft. (465 sq. m) house in the RF Zone, but only a 4,000 sq. ft. (372 sq. m) house in the RA Zone.

On June 27, 2016, Council approved amendments to the RF, RH, RH-G, and RF-O Zones (Corporate Report No. R158; 2016, attached as Appendix "V"). The amendment to the RF Zone involved moving from a stepped scale to a true sliding scale, while the amendments to the RH, RH-G, and RF-O Zones included changing the density (floor area) and lot coverage requirements such that the RF Zone requirements would apply if the lot size was of a certain size or smaller; however, the RA Zone was missed from this amendment.

To address this issue, it is recommended that the lot coverage requirements in the RA Zone be amended to change the maximum lot area to which the requirements of the RF Zone will apply, from 900 sq. m (9,685 sq. ft.) to 1,160 sq. m (12,500 sq. ft.) for "suburban" lots. This figure will permit up to 465 sq. m (5,000 sq. ft.) of buildable floor area, which is the same as the maximum floor area permitted in the RF Zone; however, the amendment will not apply to "suburban-urban reserve" lots, as "suburban-urban reserve" lots are future Neighbourhood Concept Plan ("NCP") areas where future urban development is expected.

The proposed amendments are documented in Appendix "I".

Basement Well Encroachments

The RF Zone allows for a setback infringement for basement stairwells. Other residential zones do not allow for this and, hence, require Development Variance Permits ("DVPs").

In order to provide consistency in development and of applying regulations for single-family dwellings, it is recommended that the clause in Section J.2. of the RF Zone be added to the RA, RA-G, RH, RH-G, RF-O, RF-13, and RF-G Zones. This clause permits basement access and

basement wells between the principal building and the rear lot line to a maximum area of 28 sq. m (300 sq. ft.) including the stairs.

The proposed amendments are documented in Appendix "I".

Lot Area Reference in the RF-O Zone

In the RF-O Zone, there is a discrepancy between the reference to the maximum lot area to which the requirements of the RF Zone will apply.

In Sub-section D.2.(b), it states that the requirements of the RF Zone will apply "where a lot is less than 1,500 square metres [16,000 sq. ft.] in area", whereas in Section E., it states that the RF Zone will apply "where the lot is 1,500 square metres [16,000 sq. ft.] in area or less". In order to reconcile this discrepancy and to clarify that the RF Zone will apply where the lot is 1,500 square metres or less in area, it is recommended that Sub-section D.2.(b) be amended.

The proposed amendment is documented in Appendix "I".

80-20 Requirement for Second Storey Level

In some single-family residential zones, there is an 80-20 requirement in which the maximum permitted floor area of a second storey for a principal building must not exceed 80% of the floor area of the first storey, and the reduced floor area of the second storey must be achieved by an offset at the second storey level from the wall at the first storey level from either the front or side walls or a combination thereof. The interpretation of this by the Planning & Development Department is that the offset at the second storey level must be located at the front or side as would be apparent from the street; that is to say that the offset must be viewable from the street.

At times, building permit applications present house designs where the offset is not visible from the street. For example, the offset may only be visible from a certain angle rather than directly facing the front of the house.

In order to prevent misinterpretation and to reinforce that the offset must be viewable from the street, it is recommended that the wording for the 80-20 requirement be amended so that it states that the offset must be fully visible anywhere along the front lot line and/or flanking lot line of the lot. This would apply to the RF-O, RF, RF-SS, RF-13, RF-G, RF-12, RF-12C, and the RMS-1A Zone. The amendment will aid designers who are not familiar with the Zoning By-law to clearly understand where the offset is required. It will also enable Plan Reviewers to reference the Zoning By-law when explaining the interpretation to applicants.

The proposed amendment is documented in Appendix "I".

In addition, it is recommended that the RF-G Zone include covered porches and verandas located at the front in the 80-20 calculation. RF-G zoned lots are smaller lots similar in size to RF-13 and RF-12 zoned lots; however, the RF-13 and RF-12 Zones include covered porches and verandas in the 80% calculation of the second storey, and, unlike the RF-G zone, do not exclude any portion of a structure located within 7.5 metres (25 ft.) of the front lot line. By not including covered porches and verandas in the 80% calculation of the second storey while also excluding any structure within 7.5 metres (25 ft.) of the front lot line, it is difficult to attain the 80% second storey in the RF-G Zone.

In order to allow the offset to be attainable and to ensure consistency with similar sized residential zones, it is recommended that the RF-G Zone be amended.

This proposed amendment is documented in Appendix "I".

RF-13 Zone Garage Setback

In the RF-13 Zone, a minimum of three off-street parking spaces is required, two of which may be in the driveway. When the garage is accessed through the front yard or rear yard, the minimum garage setback is 6.0 metres (20 ft.) for the front yard and 7.5 metres (25 ft.) for the rear yard, which allows sufficient space for parking spaces to be accommodated on the driveway.

Currently, the RF-13 Zone requires only a 1.2 metre side yard setback and a 2.4 metres side yard on flanking street setback, both insufficient for a parking stall, and thereby requiring either a DVP to permit fewer parking spaces on the lot or a DVP to permit a wider on-site driveway, and an exception to the Engineering Department's design standards for driveway letdown width.

To address this, it is recommended that access to the garage from the side yard be eliminated. Access to the garage will remain through the front yard or rear yard, which will accommodate the required parking spaces within these setback areas.

The proposed amendments are documented in Appendix "I".

RM-30 Zone Setbacks

The RM-30 Zone, which is intended for townhouses, requires all buildings and structures to be sited not less than 7.5 metres (25 ft.) from all lot lines; however, urban design approaches such as Crime Prevention Through Environmental Design ("CPTED") have shown that smaller setbacks which allow buildings to be situated a little closer to the lot line increases safety through better surveillance of public spaces such as sidewalks and walkways. While the design guidelines within Surrey's plan areas outline setbacks that promote safety and surveillance of public space, the setbacks required through the Zoning By-law are larger and thus require that many developments apply for a DVP in order to accommodate the reduction in setbacks.

Staff undertook a review of multi-family setbacks to help align the plan setback urban design guidelines and associated setback variances. The goal was to establish a consistent setback standard for townhouse sites that incorporates safety and urban design, as well as setback distances which ensure enough space for trees, landscaping, and privacy.

The review of typical setbacks applied in 24 projects throughout the City which were rezoned to RM-30 found that variances were often provided such that the setbacks for front yards and flanking side yards consistently ranged from 3.5 metres (11.5 ft.) to 5.0 metres (16.5 ft.). Setbacks for internal side yards and rear yards ranged from 3.0 metres (10 ft.) to 8.5 metres (28 ft.). The larger setbacks, or setbacks that did not need a variance, were occasionally required for tree retention, providing sensitive transition to lower density neighbours, and steeply sloping sites.

It is recommended that the RM-30 Zone be amended to include reduced setbacks such that setbacks to the primary building would be minimum 4.5 metres (15 ft.) at the front yard or side yard on flanking street/flanking lane, and minimum 6.0 metres (20 ft.) at the rear yard or side

yard. The proposed amendments will capture most of these design issues as well as reduce the number of variances.

The proposed amendments are documented in Appendix "I".

Density in the IB Zone

The IB Zone permits a maximum Floor Area Ratio ("FAR") of 0.75, whereas all other industrial zones in the Zoning By-law permit a maximum FAR of 1.00. It is recommended that the maximum permitted FAR for the IB Zone be increased to 1.00 so that it aligns with the other industrial zones. This will also support the City's Employment Lands Strategy and, given the limited supply of industrial land in the region, will enable more efficient use of industrial lands in the City.

The proposed amendments are documented in Appendix "I".

Housekeeping Amendments

References to Schedule F

On December 16, 2019, Council adopted amendments to the Zoning By-law's CAC requirements (Corporate Report No. R224; 2019, attached as Appendix "VI") which included the consolidation of Schedule F with Schedule G and the deletion of Schedule F from the Zoning By-law. As Sections F.2 and I.4 of the IB-3 Zone reference Schedule F, it is recommended that these sections be amended to refer to Schedule G instead.

The proposed amendments are documented in Appendix "I".

Missing Italicization for Definitions

It is standard practice that terms defined in Part 1 Definition of the Zoning By-law should be italicized throughout the Zoning By-law; however, staff have noted that in some cases certain defined terms have not been italicized, erroneously.

To fix this error, it is recommended that the following words or terms be italicized:

- "Amenity space" in Section D.3 of the C-35 Zone;
- "Basement" in Section J.2 of the RQ, RF, RF-9, RF-9C Zones; in Section J.1 of the RF-13, RF-12, RF-12C, RF-10, RF-10S, RF-9S Zones; and in Sub-section D.2.(c) of the RF-SD Zone;
- "Child care centre" in Sub-section J.1.(d) of the RM-10, RM-15, RM-30, RM-45, RM-70, RM-135, RMC-135, and RMC-150 Zones; Sub-section J.4.(d) of the C-15 Zone, and Sub-section J.3.(d) of the C-35 Zone; and
- "Cultural Uses" in Section B.17 of the C-8 Zone and in Section B.16 of the C-15 Zone.

The proposed amendments are documented in Appendix "I".

Duplication of Use

The term "Cultural Uses" is listed twice in Section B. Permitted Uses in the C-35 Zone. To remove this duplication, it is recommended that Section B.16 be deleted.

The proposed deletion is documented in Appendix "I".

Abbreviation of Metre(s) and Square Feet

The correct manner to abbreviate the term "metre" or "metres" is "m"; however, throughout the Zoning By-law, metre and metres are at times abbreviated with a period, as in "m.". In order to correct this, it is recommended that each "m." found throughout the Zoning By-law be replaced with "m".

It is also recommended that where "sq.ft." is found throughout the Zoning By-law, a space be inserted between "sq." and "ft.".

The proposed amendments are documented in Appendix "I".

Incorrect Numbering

In the RF-10S Zone, the numbering of the sub-sections in Sections I.2. and J.2., which start at "(b)" and "(d)", respectively, are incorrect. It is recommended that both should start at Sub-section "(a)".

The proposed amendments are documented in Appendix "I".

Unnecessary Quotation

It is recommended that unnecessary quotations (") after "25%" and after "apply." in Section E. Lot Coverage of the RF-O Zone be deleted.

The proposed deletion is documented in Appendix "I".

Erroneous Deletion of Secure Bicycle Parking Clause

At the December 2, 2019 Regular Council – Public Hearing Meeting, Council approved the recommendations of Corporate Report No. R224; 2019 related to the CAC and Density Bonus Program Update (attached as Appendix "VI"). As part of the recommendations of the report, several amendments were required in the Zoning By-law. These by-law amendments were adopted on December 16, 2019.

Staff recently reviewed these bylaw amendments and discovered that sections of the Zoning By-law related to Secure Bicycle Parking Area, which were intended to be re-numbered as part of the update, instead were erroneously deleted. As such, these deleted sections need to be added back to the RM-45, RM-70, RM-135, RMC-135, and RMC-150 Zones of the Zoning By-law.

The proposed amendments are documented in Appendix "I".

LEGAL SERVICES REVIEW

Legal Services has reviewed this report and the proposed amendments to the Zoning By-law as documented in Appendix "I" and has no concerns.

SUSTAINABILITY CONSIDERATIONS

The work of these amendments supports the objectives of the City's Sustainability Charter 2.0. This work relates to Sustainability Charter 2.0 theme of Built Environment & Neighbourhoods, Public Safety, Economic Prosperity and Livelihoods, and Ecosystems. Specifically, this project supports the following Desired Outcomes ("DO") and Strategic Directions ("SD"):

- Neighbourhoods and Urban Design DO4: Surrey's neighbourhoods are safe, accessible, well-connected, walkable and bike friendly.
- Neighbourhoods and Urban Design DO6: Land is used efficiently and sensitively, and development minimizes the impacts on the natural environment, viewscapes, agricultural land and urban wildlife.
- Neighbourhoods and Urban Design DO8: The built environment enhances quality of life, happiness and well-being.
- Community Safety and Emergency Services DO1: Residents are safe and have a strong sense of security in all neighbourhoods and throughout the city.
- Economy DO10: The Agricultural Land Reserve is maintained, agricultural practices are sustainable, and food production and processing are enhanced.
- Natural Areas, Biodiversity and Urban Forest DO2: Surrey actively protects, enhances and restores its natural environment and habitats.

CONCLUSION

It is important that there are ongoing reviews and amendments to the City's Zoning By-law in order to keep the By-law consistent with other City policies and to correct any errors which are brought to light.

Based on the above discussion, it is recommended that Council approve amendments to *Surrey Zoning By-law*, 1993, *No.* 12000, as documented in Appendix "I" of this report, and instruct the City Clerk to bring forward the necessary amendment bylaw for the required readings and to set a date for the related public hearing.

Original signed by Jean Lamontagne General Manager, Planning & Development

PH/FW/ss

Appendix "I" Proposed Surrey Zoning By-law, 1993, No. 12000 Amendments

Appendix "II" Proposed Surrey Zoning By-law, 1993, No. 12000 Amendments as shown in

the Surrey Zoning By-law, 1993, No. 12000

Appendix "III" Illustrating Roof Forms and Height Measurement Points

Appendix "IV" Corporate Report No. Loo2; 2017 Appendix "V" Corporate Report No. R158; 2016 Appendix "VI" Corporate Report No. R224; 2019

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Proposed Amendments to Surrey Zoning By-law, 1993, No. 12000, as amended

The following amendments are proposed to Surrey Zoning By-law, 1993, No. 12000, as amended:

AMENDMENTS TO PART 1 DEFINITIONS

1. Amenity Space

Amend the definition of "Amenity Space", as follows:

• Delete the paragraph and insert the following in its place:

"means an outdoor or indoor space provided in a multiple unit residential development specifically designed for use by all its residents for cultural, social and recreational activities and, except as specifically permitted in the zone, the said space shall not be used for commercial purposes and shall not contain *dwelling unit(s)*. Such spaces may include amenities such as community meeting space, sports and fitness facilities, cultural facilities, artist studios, workshops, tennis courts, outdoor swimming pool, vegetable garden patches, and children's play *structures*."

2. Building Height of Building on Single Family or Duplex Lot

Amend the definition of "Building Height of Building on Single Family or Duplex Lot", as follows:

- Delete Sections (a) to (d) and insert the following in their place:
 - "(a) the highest point on a building with a flat roof; or
 - (b) the average level between the eaves and ridge of a building with a sloped roof; or
 - (c) notwithstanding (b) above, the highest point of a *building* with a *mono-sloped roof* or *butterfly roof*; or
 - (d) the highest point of a *building* with a flat roof with a width greater than 1 metre [3 ft.] and located over a *sloped roof*; or
 - (e) the highest of the four measurements referred to in (a), (b), (c), and (d) above in the case of a *building* with more than one type of roof."

3. **Butterfly Roof**

Between the definitions of "Bus Layover Facility" and "Camper", insert the following new definition:

• "Butterfly Roof means a roof with two (or more) roof surfaces sloping downwards from opposing edges to meet at or near the middle of a *building*."

4. Mono-Sloped Roof

Between the definitions of "Mobile Home Park" and "Multiple Residential", insert the following new definition:

• "Mono-Sloped Roof means a roof with a single slope, which is often not attached to another roof surface."

5. Sloped Roof

Between the definitions of "Sleeping Unit" and "Slot Machine Gaming", insert the following new definition:

• "Sloped Roof means a roof with a slope of 1:4 or greater."

6. Stream

Amend the definition of "Stream", as follows:

• Delete the phrase "means any of the following that provides fish habitat:" and insert "means any of the following, in accordance with the <u>Water Sustainability Act</u>, S.B.C. 2014, c. 15 and Riparian Areas Regulation, B.C. Reg. 376/2004, as amended, that provides fish habitat:" in its place.

AMENDMENTS TO PART 4 GENERAL PROVISIONS

1. Public Uses

Amend Section A. Uses Permitted in All Zones, as follows:

• In the table in Sub-section A.1.(a)iii.a., delete each "m." and insert "m" in their places.

2. Amenity Space

Amend Section B. Uses Permitted in Specific Zones, as follows:

• Delete the table after Sub-section B.1.(b) and insert the following in its place:

"

Multiple Unit Residential Building Type	Minimum Indoor <i>Amenity Space</i> Required Per <i>Building</i> Before Cash-in-lieu may be Applied		
<i>Ground-Oriented</i> : 1 – 10 units	n/a		
Ground-Oriented: 11-24 units	37 sq. m		
<i>Ground-Oriented:</i> 25 + units	74 sq. m		
Low to Mid-Rise: 3-6 storeys	74 sq. m + 4 sq. m per <i>micro unit</i> + 1 sq. m per <i>lock-off suite</i>		
Low to Mid-Rise: 7-12 storeys	111 sq. m + 4 sq. m per <i>micro unit</i> + 1 sq. m per <i>lock-off suite</i>		
High-Rise: 13-24 storeys	186 sq. m + 4 sq. m per <i>micro unit</i> + 1 sq. m per <i>lock-off suite</i>		
High-Rise: 25 + storeys	372 sq. m + 4 sq. m per <i>micro unit</i> + 1 sq. m per <i>lock-off suite</i>		

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3. Keeping of Animals

Amend Section B. Uses Permitted in Specific Zones, as follows:

- In the table in Sub-section B.7.(b), delete each "m." and insert "m" in their places.
- In Sub-section B.7.(d)iii., delete "m." and insert "m" in its place.
- In the table in Sub-section B.7.(d)iii., delete each "m." and insert "m" in their places.

4. Abbreviations

Amend Section E. Regulations Applicable to All Zones, as follows:

- In Sub-section E.1.(c), delete "Ha." and insert "Ha" in its place.
- In Sub-section E.1.(e), delete "m." and insert "m" in its place.
- In Sub-section E.1.(g), delete "sq. m." and insert "sq. m" in its place.

5. <u>Lot</u>

Amend Section E. Regulations Applicable to All Zones, as follows:

- Delete Sub-section E.13.(b) and insert the following in its place:
 - "(b) Where a *lot* lies within 2 or more Zones, a *principal building* may be placed on a portion of the *lot* lying in only 1 Zone. No further *building* shall be erected on those portions of the *lot* lying in the other Zone(s). Uses permitted in the portion of the *lot* lying in the other Zone(s) are prohibited."

6. Subdivision

Amend Section E. Regulations Applicable to All Zones, as follows:

• In Sub-section E.21.(g), delete the last sentence and insert "This provision shall not apply to the RA-G, RH-G, RF-G, or RQ Zones." in its place.

AMENDMENTS TO PART 5 OFF-STREET PARKING AND LOADING/UNLOADING

1. Required Bicycle Spaces

Amend Section D. Bicycle Spaces and Secure Bicycle Parking Areas, as follows:

• Delete the paragraph in Section D.5. and insert the following in its place:

"Where a *building* is required to have 30 or more *parking spaces* for *vehicles*, *bicycle spaces* must be provided in accordance with the following minimum standards:"

AMENDMENTS TO AGRICULTURE ZONES

1. **Part 10 A-1 Zone**

Amend Section B. Permitted Uses, as follows:

• In Sub-section B.8.(b)ii., delete "93 sq.m. [1,000 sq. ft]" and insert "93 sq. m [1,000 sq. ft.]" in its place.

Amend Section D. Density, as follows:

• Delete "Not Applicable to this Zone." and insert the following in its place:

"For *building* construction of a *single family dwelling* within a *lot*, the following must be included in the calculation of floor area:

- 1. Covered areas used for parking, unless the covered parking is:
 - (a) in an accessory building;
 - (b) 42 square metres [452 sq. ft.] in area or less; or
 - (c) located within the *basement*.
- 2. Covered outdoor space with a height of 1.8 metres [6 ft.] or greater; and
- 3. Floor area including garages and covered parking with extended height exceeding 3.7 metres [12 feet] must be multiplied by 2, excluding:
 - (a) staircases;
 - (b) 19 square metres [200 sq. ft.]; and
 - (c) floor area directly below a sloped ceiling less than 4.6 metres [15 ft.] in height, provided that the area has at least one wall 3.7 metres [12 ft.] or less in height."

Amend Section F. Yards and Setbacks, as follows:

- In the table in Sub-section F.1.(a), delete each "m." and insert "m" in their places.
- In the table in Section F.1., delete each "m.*" and insert "m*" in their places.
- In the table in Section F.1., delete each "m.**" and insert "m**" in their places.
- In Sub-section J.1.(a), delete "sq.ft." and insert "sq. ft." in its place.

2. Part 11 A-2 Zone

Amend Section B. Permitted Uses, as follows:

• Delete Section B.4. and insert the following in its place:

"Soil processing, provided that this use shall occur only on land outside the *Agricultural Land Reserve* unless authorized by the Agricultural Land Commission as per Section L.11."

Amend Section D. Density, as follows:

- Delete "Not Applicable to this Zone." and insert the following in its place:
 - "For *building* construction of a *single family dwelling* within a *lot*, the following must be included in the calculation of floor area:
 - 1. Covered areas used for parking, unless the covered parking is:
 - (a) in an accessory building;
 - (b) 42 square metres [452 sq. ft.] in area or less; or
 - (c) located within the *basement*.
 - 2. Covered outdoor space with a height of 1.8 metres [6 ft.] or greater; and
 - 3. Floor area including garages and covered parking with extended height exceeding 3.7 metres [12 feet] must be multiplied by 2, excluding:
 - (a) staircases;
 - (b) 19 square metres [200 sq. ft.]; and
 - (c) floor area directly below a sloped ceiling less than 4.6 metres [15 ft.] in height, provided that the area has at least one wall 3.7 metres [12 ft.] or less in height."

Amend Section F. Yards and Setbacks, as follows:

• In the table in Sub-section F.1.(a), delete each "m." and insert "m" in their places.

- In the table in Section F.1.(a), delete each "m.*" and insert "m*" in their places.
- In the table in Section F.1.(a), delete each "m.**" and insert "m**" in their places.

Amend Section J. Special Regulations, as follows:

• In Sub-section J.1.(a), delete "sq.ft." and insert "sq. ft." in its place.

3. Part 12 RA Zone

Amend Section B. Permitted Uses, as follows:

• In Sub-section B.5.(a), delete "sq. m." and insert "sq. m" in its place.

Amend Section E. Lot Coverage, as follows:

- Delete Sections E.2. to E.2.(b) and insert the following in their places:
 - "2. Notwithstanding Sub-section E.1, the requirements of Section E. Lot Coverage of Part 16 Single Family Residential Zone (RF) shall apply as follows:
 - (a) Where the *lot* is 900 square metres [9,685 sq. ft.] in area or less for any *suburban-urban reserve lot*;
 - (b) Where the *lot* is 1,160 square metres [12,500 sq. ft.] in area or less for any *suburban lot*; and
 - (c) Where the *lot* is 1,858 square metres [0.5 acre] in area or less for any *urban* or *multiple residential lot*."

Amend Section F. Yards and Setbacks, as follows:

- In the table in Section F., delete each "m." and insert "m" in their places.
- In the table in Section F., delete "m.***" and insert "m***" in its place.

Amend Section J. Special Regulations, as follows:

- After Section J.2., insert the following new section:
 - "3. 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."

Amend Section K. Subdivision, as follows:

- In the table in Section K.1., delete "sq. m." and insert "sq. m" in its place.
- In the table in Section K.3., delete "sq. m." and insert "sq. m" in its place.

4. Part 13 RA-G Zone

Amend Section F. Yards and Setbacks, as follows:

• In the table in Section F., delete each "m." and insert "m" in their places.

Amend Section J. Special Regulations, as follows:

- After Sub-section J.1.(b), insert the following new section:
 - "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."

Amend Section K. Subdivision, as follows:

- In the table in Section K.3., delete "sq. m." and insert "sq. m" in its place.
- In the table in Section K.3., delete each "sq.ft." and insert "sq. ft." in their places.

5. Part 14 RH Zone

Amend Section F. Yards and Setbacks, as follows:

• In the table in Section F., delete each "m." and insert "m" in their places.

Amend Section J. Special Regulations, as follows:

- In Sub-section J.1.(a), delete "sq.ft." and insert "sq. ft." in its place.
- After Sub-section J.1.(b), insert the following new section:
 - "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."

Amend Section K. Subdivision, as follows:

- In the table in Section K.1., delete "sq. m." and insert "sq. m" in its place.
- In the table in Section K.3., delete "sq. m." and insert "sq. m" in its place.

6. Part 14 RH-G Zone

Amend Section F. Yards and Setbacks, as follows:

• In the table in Section F., delete each "m." and insert "m" in their places.

Amend Section J. Special Regulations, as follows:

• In Sub-section J.1.(a), delete "sq.ft." and insert "sq. ft." in its place.

- After Sub-section J.1.(b), insert the following new section:
 - "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."

Amend Section K. Subdivision, as follows:

- In the table in Section K.3., delete each "sq. m." and insert "sq. m" in their places.
- In the table in Section K.3., delete each "sq.ft." and insert "sq. ft." in their places.

AMENDMENTS TO SINGLE FAMILY RESIDENTIAL ZONES

1. Part 15A RC Zone

Amend Section F. Yards and Setbacks, as follows:

- In the table in Section F.1., delete each "m." and insert "m" in their places.
- In the table in Section F.1., delete "m.*" and insert "m*" in its place.
- In the table in Section F.1., delete "m.**" and insert "m**" in its place.

Amend Section J. Regulations, as follows:

• In Sub-section J.1.(a), delete "sq.ft." and insert "sq. ft." in its place.

Amend Section K. Subdivision, as follows:

• In the table in Section K.3., delete "sq. m." and insert "sq. m" in its place.

2. Part 15B RF-O Zone

Amend Section D. Density, as follows:

- Delete Sub-sections D.2.(b) and D.2.(c), and insert the following in their places:
 - "(b) Notwithstanding Sub-section D.2(a), where a *lot* is 1,500 square metres [16,000 sq. ft.] in area or less, the requirements of the Single Family Residential Zone (RF) shall apply; and
 - (c) The maximum permitted floor area of a second storey for a *principal building* must not exceed 80% of the floor area of the first storey including attached garage and that portion of any porch or veranda at the front that is covered by a 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 first storey level from either the front or side

walls or a combination thereof, such that the offset is fully visible anywhere along the *front lot line* and/or *flanking lot line* of the *lot*."

Amend Section E. Lot Coverage, as follows:

- Delete the quotation (") after "25%".
- Delete the quotation (") after "apply.".

Amend Section F. Yards and Setbacks, as follows:

• In the table in Section F., delete each "m." and insert "m" in their places.

Amend Section J. Special Regulations, as follows:

- In Sub-section J.1.(a), delete "sq.ft." and insert "sq. ft." in its place.
- After Sub-section J.1.(b), insert the following new section:
 - "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. Part 15C RQ Zone

Amend Section F. Yards and Setbacks, as follows:

• In the table in Section F., delete each "m." and insert "m" in their places.

Amend Section J. Special Regulations, as follows:

• In Section J.2., italicize each "basement".

Amend Section K. Subdivision, as follows:

- In the table in Sub-section K.2.(a), delete "sq. m." and insert "sq. m" in its place.
- In the table in Sub-section K.2.(b), delete "sq. m." and insert "sq. m" in its place.
- In the table in Sub-section K.2.(c), delete "sq. m." and insert "sq. m" in its place.

4. Part 16 RF Zone

Amend Section D. Density, as follows:

- Delete Sub-section D.2.(a)iii. and insert the following in its place:
 - "iii. The maximum permitted floor area of a second storey for a *principal building* must not exceed 80% of the floor area of the first storey including attached garage and that portion of any porch or veranda at the front that is covered by a 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 first storey level from either the front or side walls or a combination thereof, such that the offset is fully visible anywhere along the *front lot line* and/or *flanking lot line* of the *lot*."

Amend Section F. Yards and Setbacks, as follows:

- In the table in Section F., delete each "m." and insert "m" in their places.
- In the table in Section F., delete "m. 5" and insert "m 5" in its place.

Amend Section J. Special Regulations, as follows:

- In Section J.2., italicize each "basement".
- In Sub-section J.3.(a), delete "sq.ft." and insert "sq. ft." in its place.

Amend Section K. Subdivision, as follows:

- In the table in Section K.3., delete each "sq. m." and insert "sq. m" in their places.
- In the table in Section K.3., delete each "sq.ft." and insert "sq. ft." in their places.

5. Part 16A RF-SS Zone

Amend Section D. Density, as follows:

- In Sub-section D.1.(a), delete each "sq.ft." and insert "sq. ft." in their places.
- In Sub-section D.1.(b)i., delete "sq.ft." and insert "sq. ft." in its place.
- In Sub-section D.1.(b)ii., delete the space between "D.1.(a)" and ",".
- In Sub-section D.1.(b)ii., delete "sq.ft." and insert "sq. ft." in its place.
- Delete Sub-section D.1.(c) and insert the following in its place:
 - "(c) The maximum permitted floor area of a second storey for a *principal building* must not exceed 80% of the floor area of the first storey including attached garage and that portion of any porch or veranda at the front that is covered by a 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 first storey level from either the front or side walls or a combination thereof, such that the offset is fully visible anywhere along the *front lot line* and/or *flanking lot line* of the *lot*."

- In the table in Section F., delete each "m." and insert "m" in their places.
- In the table in Section F.1., delete "m.**" and insert "m**" in its place.

Amend Section J. Regulations, as follows:

- In Section J.1., delete "sq.ft." and insert "sq. ft." in its place.
- In Sub-section J.2.(a), delete "sq.ft." and insert "sq. ft." in its place.

Amend Section K. Subdivision, as follows:

- In the table in Section K., delete each "sq. m." and insert "sq. m" in their places.
- In the table in Section K., delete each "sq.ft." and insert "sq. ft." in their places.

6. **Part 16B RF-13 Zone**

Amend Section D. Density, as follows:

- Delete Sub-section D.2.(b)ii. and insert the following in its place:
 - "ii. The maximum permitted floor area of a second storey for a *principal building* must not exceed 80% of the floor area of the first storey including attached garage and that portion of any porch or veranda at the front that is covered by a roof. The reduced floor area of the second storey shall be accomplished by an offset at the second storey level from the wall at the first storey level from either the front or side walls or a combination thereof, such that the offset is fully visible anywhere along the *front lot line* and/or *flanking lot line* of the *lot*."

Amend Section F. Yards and Setbacks, as follows:

- In the table in Section F., delete each "m." and insert "m" in their places.
- In the table in Section F., delete "m.1" and insert "m1" in its place.
- In the table in Section F., delete "m.^{3,4}" and insert "m^{3,4}" in its place.
- In the table in Section F., delete "m.5" and insert "m5" in its place.

Amend Section H. Off-Street Parking, as follows:

- In Section H.1., delete "or side lot line".
- In Section H.5., delete "or side street".
- After Section H.1., insert the following new section: "2. *Driveway* access is not permitted along the *side lot line*." Renumber the subsequent sections accordingly to "H.3." to "H.10."

Amend Section J. Special Regulations, as follows:

• In Section J.1., italicize each "basement".

- After Sub-section J.2.(b), insert the following new section:
 - "3. 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."

Amend Section K. Subdivision, as follows:

- In the table in Section K.2., delete each "sq. m." and insert "sq. m" in their places.
- In the table in Section K.2., delete each "m." and insert "m" in their places.

7. Part 17 RF-G Zone

Amend Section D. Density, as follows:

- Delete Sub-section D.4.(c) and insert the following in its place:
 - "(c) The maximum permitted floor area of a second storey for a *principal building* must not exceed 80% of the floor area of the first storey including attached garage and that portion of any porch or veranda at the front that is covered by a 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 first storey level from either the front or side walls or a combination thereof, such that the offset is fully visible anywhere along the *front lot line* and/or *flanking lot line* of the *lot*."

Amend Section F. Yards and Setbacks, as follows:

• In the table in Section F., delete each "m." and insert "m" in their places.

Amend Section J. Special Regulations, as follows:

- After Sub-section J.1.(b), insert the following new section:
 - "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."

Amend Section K. Subdivision, as follows:

• In the table in Section K.2., delete each "sq. m." and insert "sq. m" in their places.

8. Part 17A RF-12 Zone

Amend Section D. Density, as follows:

- Delete Sub-section D.2.(b)ii. and insert the following in its place:
 - "ii. The maximum permitted floor area of a second storey for a *principal building* must not exceed 80% of the floor area of the first storey including attached garage and that portion of any

porch or veranda at the front that is covered by a roof. The reduced floor area of the second storey shall be accomplished by an offset at the second storey level from the wall at the first storey level from either the front or side walls or a combination thereof, such that the offset is fully visible anywhere along the *front lot line* and/or *flanking lot line* of the *lot*."

Amend Section F. Yards and Setbacks, as follows:

- In the table in Section F., delete each "m." and insert "m" in their places.
- In the table in Section F., delete "m.1" and insert "m1" in its place.
- In the table in Section F., delete "m. 3,4" and insert "m^{3,4}" in its place.
- In the table in Section F., delete "m.5" and insert "m5" in its place.

Amend Section J. Special Regulations, as follows:

• In Section J.1., italicize each "basement".

Amend Section K. Subdivision, as follows:

- In the table in Section K.2., delete each "m." and insert "m" in their places.
- In the table in Section K.2., delete each "sq.m." and insert "sq. m" in their places.

9. Part 17B RF-12C Zone

Amend Section D. Density, as follows:

- Delete Sub-section D.2.(b)ii. and insert the following in its place:
 - "ii. The maximum permitted floor area of a second storey for a *principal building* must not exceed 80% of the floor area of the first storey including attached garage and that portion of any porch or veranda at the front that is covered by a roof. The reduced floor area of the second storey shall be accomplished by an offset at the second storey level from the wall at the first storey level from either the front or side walls or a combination thereof, such that the offset is fully visible anywhere along the *front lot line* and/or *flanking lot line* of the *lot*."

- In the table in Section F., delete each "m." and insert "m" in their places.
- In the table in Section F., delete "m.1" and insert "m1" in its place.
- In the table in Section F., delete "m.3" and insert "m3" in its place.
- In the table in Section F., delete "m.4" and insert "m4" in its place.
- In the table in Section F., delete "m.5" and insert "m5" in its place.

• Under the table in Section F, in footnote 4, delete "m." and insert "m" in its place.

Amend Section G. Height of Buildings, as follows:

- In Section G.2, insert a period "." after "2".
- In Section G.2, delete "m." and insert "metres" in its place.
- In Sub-section G.2(a), delete "m." and insert "metres" in its place.

Amend Section J. Special Regulations, as follows:

- In Section J.1., italicize each "basement".
- In Section J.1., delete the quotation (").
- In Sub-section J.2.(a), delete "sq.ft." and insert "sq. ft." in its place.

Amend Section K. Subdivision, as follows:

- In the table in Section K.2., delete each "m." and insert "m" in their places.
- In the table in Section K.2., delete each "sq.m." and insert "sq. m" in their places.

10. Part 17C RF-10

- In the table in Section F.1., delete each "m." and insert "m" in their places.
- In the table in Section F.1., delete "m.1" and insert "m1" in its place.
- In the table in Section F.1., delete "m.3" and insert "m3" in its place.
- In the table in Section F.1., delete "m.4" and insert "m4" in its place.
- In the table in Section F.1., delete "m.5" and insert "m5" in its place.
- In the table in Section F.1., delete "m.6" and insert "m6" in its place.
- Under the table in Section F.1., in footnote 1, delete each "m." and insert "m" in their places.
- Under the table in Section F.1., in footnote 4, delete "m." and insert "m" in its place.
- Under the table in Section F.1., in footnote 5, delete each "m." and insert "m" in their places.
- Under the table in Section F.1., in footnote 6, delete "m." and insert "m" in its place.
- In the table in Section F.2., delete each "m." and insert "m" in their places.

- In the table in Section F.2., delete "m.1" and insert "m1" in its place.
- In the table in Section F.2., delete "m.3" and insert "m3" in its place.
- In the table in Section F.2., delete "m.4" and insert "m4" in its place.
- In the table in Section F.2., delete "m.5" and insert "m5" in its place.
- Under the table in Section F.2., in footnote 1, delete each "m." and insert "m" in their places.
- Under the table in Section F.2., in footnote 3, delete each "m." and insert "m" in their places.
- Under the table in Section F.2., in footnote 4, delete each "m." and insert "m" in their places.
- Under the table in Section F.2., in footnote 5, delete "m." and insert "m" in its place.
- In the table in Section F.3., delete each "m." and insert "m" in their places.
- In the table in Section F.3., delete "m.1" and insert "m1" in its place.
- In the table in Section F.3., delete "m.3" and insert "m3" in its place.
- In the table in Section F.3., delete "m.4" and insert "m4" in its place.
- In the table in Section F.3., delete "m.5" and insert "m5" in its place.
- In the table in Section F.3., delete "m.6" and insert "m6" in its place.
- Under the table in Section F.3., in footnote 1, delete each "m." and insert "m" in their places.
- Under the table in Section F.3., in footnote 4, delete "m." and insert "m" in its place.
- Under the table in Section F.3., in footnote 5, delete each "m." and insert "m" in their places.
- Under the table in Section F.3., in footnote 6, delete "m." and insert "m" in its place.

• In Section G.2., delete each "m." and insert "m" in their places.

Amend Section J. Special Regulations, as follows:

- In Section J.1., italicize each "basement".
- In Section J.2.(a), delete "sq.ft." and insert "sq. ft." in its place.

Amend Section K. Subdivision, as follows:

• In the table in Section K.2., delete each "m." and insert "m" in their places.

• In the table in Section K.2., delete each "sq. m." and insert "sq. m" in their places.

11. Part 17D RF-10S Zone

Amend Section F. Yards and Setbacks, as follows:

- In the table in Section F.1., delete each "m." and insert "m" in their places.
- In the table in Section F.1., delete "m.1" and insert "m1" in its place.
- In the table in Section F.1., delete "m.3" and insert "m3" in its place.
- In the table in Section F.1., delete "m.4" and insert "m4" in its place.
- In the table in Section F.1., delete "m.5" and insert "m5" in its place.
- In the table in Section F.1., delete "m.6" and insert "m6" in its place.
- Under the table in Section F.1., in footnote 1, delete each "m." and insert "m" in their places.
- Under the table in Section F.1., in footnote 4, delete "m." and insert "m" in its place.
- Under the table in Section F.1., in footnote 5, delete each "m." and insert "m" in their places.
- Under the table in Section F.1., in footnote 6, delete "m." and insert "m" in its place.
- In the table in Section F.2., delete each "m." and insert "m" in their places.
- In the table in Section F.2., delete "m.1" and insert "m1" in its place.
- In the table in Section F.2., delete "m.3" and insert "m3" in its place.
- In the table in Section F.2., delete "m.4" and insert "m4" in its place.
- In the table in Section F.2., delete "m.5" and insert "m5" in its place.
- In the table in Section F.2., delete "m.6" and insert "m6" in its place.
- Under the table in Section F.2., in footnote 1, delete each "m." and insert "m" in their places.
- Under the table in Section F.2., in footnote 4, delete "m." and insert "m" in its place.
- Under the table in Section F.2., in footnote 5, delete each "m." and insert "m" in their places.
- Under the table in Section F.2., in footnote 6, delete "m." and insert "m" in its place.

Amend Section G. Height of Buildings, as follows:

• In Section G.2., delete each "m." and insert "m" in their places.

Amend Section I. Landscaping, as follows:

• After Section I.2., renumber Sub-sections "(b)" and "(c)" to Sub-sections "(a)" and "(b)", respectively.

Amend Section J. Special Regulations, as follows:

- In Section J.1., italicize each "basement".
- After Section J.2., renumber Sub-section "(d)" to Sub-section "(a)".

Amend Section K. Subdivision, as follows:

- In the table in Section K.2., delete each "m." and insert "m" in their places.
- In the table in Section K.2., delete each "sq. m." and insert "sq. m" in their places.

12. Part 17E RF-9 Zone

Amend Section D. Density, as follows:

• In Sub-section D.2.(a)i., delete "sq. m." and insert "sq. m" in its place.

- In the table in Section F.1., delete each "m." and insert "m" in their places.
- In the table in Section F.1., delete "m.1" and insert "m1" in its place.
- In the table in Section F.1., delete "m.3" and insert "m3" in its place.
- In the table in Section F.1., delete "m.4" and insert "m4" in its place.
- In the table in Section F.1., delete "m.5" and insert "m5" in its place.
- In the table in Section F.1., delete "m.6" and insert "m6" in its place.
- Under the table in Section F.1., in footnote 1, delete each "m." and insert "m" in their places.
- Under the table in Section F.1., in footnote 4, delete "m." and insert "m" in its place.
- Under the table in Section F.1., in footnote 5, delete each "m." and insert "m" in their places.
- Under the table in Section F.1., in footnote 6, delete "m." and insert "m" in its place.
- In the table in Section F.2., delete each "m." and insert "m" in their places.
- In the table in Section F.2., delete "m.1" and insert "m1" in its place.

- In the table in Section F.2., delete "m.3" and insert "m3" in its place.
- Under the table in Section F.2., in footnote 1, delete "m." and insert "m" in its place.
- In the table in Section F.3., delete each "m." and insert "m" in their places.
- In the table in Section F.3., delete "m.1" and insert "m1" in its place.
- In the table in Section F.3., delete "m.3" and insert "m3" in its place.
- In the table in Section F.3., delete "m.4" and insert "m4" in its place.
- In the table in Section F.3., delete "m.5" and insert "m5" in its place.
- In the table in Section F.3., delete "m.6" and insert "m6" in its place.
- Under the table in Section F.3., in footnote 1, delete each "m." and insert "m" in their places.
- Under the table in Section F.3., in footnote 3, delete each "m." and insert "m" in their places.
- Under the table in Section F.3., in footnote 4, delete each "m." and insert "m" in their places.
- Under the table in Section F.3., in footnote 5, delete "m." and insert "m" in its place.
- Under the table in Section F.3., in footnote 6, delete "m." and insert "m" in its place.

• In Section G.2., delete each "m." and insert "m" in their places.

Amend Section H. Off-Street Parking, as follows:

- In Section H.4., delete "m." and insert "m" in its place.
- In Section H.5., delete each "m." and insert "m" in their places.

Amend Section J. Special Regulations, as follows:

• In Section J.2., italicize each "basement".

Amend Section K. Subdivision, as follows:

- In the table in Section K.2., delete each "m." and insert "m" in their places.
- In the table in Section K.2., delete each "sq. m." and insert "sq. m" in their places.

13. **Part 17F RF-9C**

- In the table in Section F., delete each "m." and insert "m" in their places.
- In the table in Section F., delete "m.1" and insert "m1" in its place.
- In the table in Section F., delete each "m.3" and insert "m3" in their places.
- In the table in Section F., delete "m. 4 & 5" and insert "m^{4,5}" in its place.
- In the table in Section F., delete "m.6" and insert "m6" in its place.
- In the table in Section F., delete "m. 7" and insert "m7" in its place.
- In the table in Section F., delete each "m. 8" and insert "m8" in their places.
- Under the table in Section F., in footnote 1, delete each "m." and insert "m" in their places.
- Under the table in Section F., in footnote 4, delete each "m." and insert "m" in their places.
- Under the table in Section F., in footnote 5, delete "m." and insert "m" in its place.
- Under the table in Section F., in footnote 7, delete each "m." and insert "m" in their places.
- Under the table in Section F., in footnote 8, delete "m." and insert "m" in its place.

- In Section G.2., delete "m." and insert "m" in its place.
- In Sub-section G.2.(a), delete "m." and insert "m" in its place.

Amend Section H. Off-Street Parking, as follows:

- In Section H.4., delete "m." and insert "m" in its place.
- In Section H.6., delete each "m." and insert "m" in their places.

Amend Section J. Special Regulations, as follows:

• In Section J.2., italicize each "basement".

Amend Section K. Subdivision, as follows:

- In the table in Section K.2., delete each "m." and insert "m" in their places.
- In the table in Section K.2., delete each "sq. m." and insert "sq. m" in their places.

14. Part 17G RF-9S Zone

- In the table in Section F., delete each "m." and insert "m" in their places.
- In the table in Section F., delete "m.1" and insert "m1" in its place.
- In the table in Section F., delete each "m.3" and insert "m3" in their places.
- In the table in Section F., delete "m.4" and insert "m4" in its place.
- In the table in Section F., delete "m.5" and insert "m5" in its place.
- In the table in Section F., delete "m.6" and insert "m6" in its place.
- In the table in Section F., delete each "m." and insert "m" in their places.
- Under the table in Section F., in footnote 1, delete each "m." and insert "m" in their places.
- Under the table in Section F., in footnote 4, delete "m." and insert "m" in its place.
- Under the table in Section F., in footnote 5, delete "m." and insert "m" in its place.
- Under the table in Section F., in footnote 6, delete each "m." and insert "m" in their places.
- Under the table in Section F., in footnote 7, delete "m." and insert "m" in its place.

- In Section G.2., delete "m." and insert "m" in its place.
- In Sub-section G.2.(a), delete "m." and insert "m" in its place.

Amend Section H. Off-Street Parking, as follows:

• In Section H.6., delete each "m." and insert "m" in their places.

Amend Section J. Special Regulations, as follows:

• In Section J.1., italicize each "basement".

Amend Section K. Subdivision, as follows:

- In the table in Section K.2., delete each "m." and insert "m" in their places.
- In the table in Section K.2., delete each "sq. m." and insert "sq. m" in their places.

15. Part 17H RF-SD Zone

Amend Section D. Density, as follows:

• In Sub-section D.2.(c), italicize "basement".

Amend Section F. Yards and Setbacks, as follows:

- In the table in Section F., delete each "m." and insert "m" in their places.
- In the table in Section F., delete "m.1" and insert "m1" in its place.
- In the table in Section F., delete "m.3" and insert "m3" in its place.
- In the table in Section F., delete each "m.4" and insert "m4" in their places.
- In the table in Section F., delete "m.5" and insert "m5" in its place.
- In the table in Section F., delete "m.6" and insert "m6" in its place.
- Under the table in Section F., in footnote 5, delete "m." and insert "m" in its place.
- Under the table in Section F., in footnote 6, delete each "m." and insert "m" in their places.

Amend Section H. Off-Street Parking, as follows:

- In Section H.3., delete "sq. m." and insert "sq. m" in its place.
- In Sub-section H.4.(b), delete "m." and insert "m" in its place.
- In Sub-section H.4.(c), delete "m." and insert "m" in its place.
- In Sub-section H.4.(d), delete "m." and insert "m" in its place.
- In Section H.5., delete "m." and insert "m" in its place.
- In Section H.8., delete "m." and insert "m" in its place.

Amend Section I. Landscaping, as follows:

• In Section I.2., delete "sq. m." and insert "sq. m" in its place.

Amend Section K. Subdivision, as follows:

- In the table in Section K.2., delete each "m." and insert "m" in their places.
- In the table in Section K.2., delete each "m.1" and insert "m1" in their places.
- Under the table in Section K.2., in footnote 1, delete "m." and insert "m" in its place.

16. Part 18 RM-D Zone

Amend Section D. Density, as follows:

• In Sub-section D.1.(b), delete each "sq. m." and insert "sq. m" in their places.

- In Sub-section D.1.(b), delete the period "." after "and".
- In Sub-section D.1.(c), delete each "sq. m." and insert "sq. m" in their places.

Amend Section F. Yards and Setbacks, as follows:

• In the table in Section F., delete each "m." and insert "m" in their places.

Amend Section H. Off-Street Parking, as follows:

• In Section H.6., delete each "m." and insert "m" in their places.

Amend Section K. Subdivision, as follows:

- In the table in Section K., delete "sq. m." and insert "sq. m" in its place.
- In the table in Section K., delete "sq.ft." and insert "sq. ft." in its place.

17. Part 19 RM-M Zone

Amend Section K. Subdivision, as follows:

- In the table in Section K., delete "sq. m." and insert "sq. m" in its place.
- In the table in Section K., delete "sq.ft." and insert "sq. ft." in its place.

18. Part 20 RM-10 Zone

Amend Section J. Special Regulations, as follows:

- Delete Section J.1. and insert the following in its place:
 - "1. *Amenity space*, subject to Section B.1, Part 4, General Provisions, shall be provided on the *lot* as follows:
 - (a) Outdoor *amenity space* in the amount of:
 - i) 3.0 sq. m per dwelling unit; and
 - ii) 1.0 sq. m per *lock-off suite*;
 - (b) Outdoor *amenity space* shall not be located within the required *setbacks*;
 - (c) Indoor *amenity space* in the amount of:
 - i) 3.0 sq. m per dwelling unit; and
 - ii) 1.0 sq. m per *lock-off suite*; and
 - (d) Indoor *amenity space* devoted to a *child care centre* shall be a maximum of 1.5 sq. m per *dwelling unit*."

Amend Section K. Subdivision, as follows:

- In the table in Section K.2., delete each "sq. m." and insert "sq. m" in their places.
- In the table in Section K.2., delete "sq.ft." and insert "sq. ft." in its place.

19. **Part 21 RM-15 Zone**

Amend Section J. Special Regulations, as follows:

- Delete Section J.1. and insert the following in its place:
 - "1. *Amenity space*, subject to Section B.1, Part 4, General Provisions, shall be provided on the *lot* as follows:
 - (a) Outdoor *amenity space* in the amount of:
 - i) 3.0 sq. m per dwelling unit; and
 - ii) 1.0 sq. m per lock-off suite;
 - (b) Outdoor *amenity space* shall not be located within the required *setbacks*;
 - (c) Indoor *amenity space* in the amount of:
 - i) 3.0 sq. m per dwelling unit; and
 - ii) 1.0 sq. m per lock-off suite; and
 - (d) Indoor *amenity space* devoted to a *child care centre* shall be a maximum of 1.5 sq. m per *dwelling unit*."

Amend Section K. Subdivision, as follows:

• In the table in Section K.3., delete "sq. m." and insert "sq. m" in its place.

20. Part 21A RM-23 Zone

- In the table in Section F., delete each "m." and insert "m" in their places.
- In the table in Section F., delete each "m.1" and insert "m1" in their places.
- In the table in Section F., delete "m.3" and insert "m3" in its place.
- In the table in Section F., delete "m. 4" and insert "m 4" in its place.
- In the table in Section F., delete "m.5" and insert "m5" in its place.
- In the table in Section F., delete "m.6" and insert "m6" in its place.
- In the table in Section F., delete each "m.7" and insert "m7" in their places.

- Under the table in Section F., in footnote 1, delete each "m." and insert "m" in their places.
- Under the table in Section F., in footnote 3, delete each "m." and insert "m" in their places.
- Under the table in Section F., in footnote 5, delete "m." and insert "m" in its place.
- Under the table in Section F., in footnote 6, delete each "m." and insert "m" in their places.
- Under the table in Section F., in footnote 7, delete "m." and insert "m" in its place.

- In Section G.1., delete "m." and insert "m" in its place.
- In Section G.2., delete each "m." and insert "m" in their places.

Amend Section H. Off-Street Parking, as follows:

• In Section H.4., delete "sq. m." and insert "sq. m" in its place.

Amend Section I. Landscaping, as follows:

- In Section I.2., delete "sq. m." and insert "sq. m" in its place.
- In Section I.2, delete "sq.ft." and insert "sq. ft." in its place.

Amend Section K. Subdivision, as follows:

- In the table in Section K.2., delete each "m." and insert "m" in their places.
- In the table in Section K.2., delete each "sq. m." and insert "sq. m" in their places.

21. Part 22 RM-30 Zone

Amend Section F. Yards and Setbacks, as follows:

• Delete the paragraph under Section F. and insert the following in its place:

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

Use	Setback	Front Yard	Rear Yard	Side Yard	Side Yard on Flanking Street or Flanking Lane
Principal Building		4.5 m ^{1,2} [15 ft.]	6.0 m ³ [20 ft.]	6.0 m ³ [20 ft.]	4.5 m ^{1,2} [15 ft.]

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

- The *front yard setback* and *side yard* on a *flanking street setback* of the *principal building* may be reduced to a minimum of 2.5 m [8 ft.] for a covered outdoor space such as a porch or veranda at the main floor level provided that the covered outdoor space is a minimum of 1.5 m [5 ft.] deep and is an integral part of the *principal building*.
- When a development is located adjacent to existing lower density development conforming with the existing area designation, the *front yard setback* should be the average *front yard setback* of the two adjacent properties. Where the average *front yard setback* of the two adjacent properties exceeds 7.5 m [25 ft.], the *front yard setback* is not required to exceed 7.5 m [25 ft.].
- The rear yard setback and/or side yard setback of the principal building may be reduced to a minimum of 4.0 m [13 ft.] for the main and second floor level outdoor space such as a deck or balcony provided that the covered space is a minimum of 1.5 m [5 ft.] deep and is an integral part of the principal building.
- Notwithstanding the above, *setbacks* shall be increased to accommodate Tree Protection Zones (as defined in the Surrey Tree Protection By-law, as amended) of trees required for retention."

Amend Section J. Special Regulations, as follows:

- Delete Section J.1. and insert the following in its place:
 - "1. *Amenity space*, subject to Section B.1, Part 4, General Provisions, shall be provided on the *lot* as follows:
 - (a) Outdoor *amenity space* in the amount of:
 - i) 3.0 sq. m per dwelling unit; and
 - ii) 1.0 sq. m per *lock-off suite*; and
 - iii) 4.0 sq. m per *micro unit*;
 - (b) Outdoor *amenity space* shall not be located within the required *setbacks*;
 - (c) Indoor *amenity space* in the amount of:
 - i) 3.0 sq. m per dwelling unit; and
 - ii) 1.0 sq. m per lock-off suite; and
 - iii) 4.0 sq. m per micro unit; and
 - (d) Indoor *amenity space* devoted to a *child care centre* shall be a maximum of 1.5 sq. m per *dwelling unit*."

Amend Section K. Subdivision, as follows:

• In the table in Section K.2., delete "sq. m." and insert "sq. m" in its place.

22. <u>Part 23 RM-45 Zone</u>

Amend Section D. Density, as follows:

- After Section D.5., insert the following:
 - "6. <u>Secure Bicycle Parking Area:</u> A secure bicycle parking area provided in a separate bicycle room located within a building, whether located at or above finished grade, with convenient access to the outside of the building, is excluded from the calculation of the floor area ratio to a maximum of 170 sq. m [1,830 sq. ft.].

Amend Section J. Special Regulations, as follows:

- Delete Section J.1. and insert the following in its place:
 - "1. *Amenity space*, subject to Section B.1, Part 4, General Provisions, shall be provided on the *lot* as follows:
 - (a) Outdoor *amenity space* in the amount of:
 - i) 3.0 sq. m per dwelling unit; and
 - ii) 1.0 sq. m per *lock-off suite*; and
 - iii) 4.0 sq. m per *micro unit*;
 - (b) Outdoor *amenity space* shall not be located within the required *setbacks*;
 - (c) Indoor *amenity space* in the amount of:
 - i) 3.0 sq. m per dwelling unit; and
 - ii) 1.0 sq. m per *lock-off suite*; and
 - iii) 4.0 sq. m per *micro unit*; and
 - (d) Indoor *amenity space* devoted to a *child care centre* shall be a maximum of 1.5 sq. m per *dwelling unit*."

Amend Section K. Subdivision, as follows:

• In the table in Section K.2., delete "sq. m." and insert "sq. m" in its place.

23. Part 24 RM-70 Zone

Amend Section D. Density, as follows:

- After Section D.5., insert the following:
 - "6. <u>Secure Bicycle Parking Area:</u> A secure bicycle parking area provided in a separate bicycle room located within a building, whether located at or above finished grade, with convenient access to the outside of the building, is excluded from the calculation of the floor area ratio to a maximum of 170 sq. m [1,830 sq. ft.].

Amend Section J. Special Regulations, as follows:

• Delete Section J.1. and insert the following in its place:

- "1. *Amenity space*, subject to Section B.1, Part 4, General Provisions, shall be provided on the *lot* as follows:
 - (a) Outdoor *amenity space* in the amount of:
 - i) 3.0 sq. m per dwelling unit; and
 - ii) 1.0 sq. m per *lock-off suite*; and
 - iii) 4.0 sq. m per *micro unit*;
 - (b) Outdoor *amenity space* shall not be located within the required *setbacks*;
 - (c) Indoor *amenity space* in the amount of:
 - i) 3.0 sq. m per *dwelling unit* up to 557 sq. m of *amenity space* (equivalent to 186 *dwelling units*); and
 - ii) 1.0 sq. m per *dwelling unit* for that portion greater than 557 sq. m of *amenity space*; and
 - iii) 1.0 sq. m per lock-off suite; and
 - iv) 4.0 sq. m per micro unit; and
 - (d) Indoor *amenity space* devoted to a *child care centre* shall be a maximum of 1.5 sq. m per *dwelling unit*."

• In the table in Section K., delete "sq. m." and insert "sq. m" in its place.

24. **Part 25 RM-135 Zone**

Amend Section D. Density, as follows:

- After Section D.5., insert the following in its place:
 - "6. <u>Secure Bicycle Parking Area:</u> A secure bicycle parking area provided in a separate bicycle room located within a building, whether located at or above finished grade, with convenient access to the outside of the building, is excluded from the calculation of the floor area ratio to a maximum of 170 sq. m [1,830 sq. ft.].

Amend Section J. Special Regulations, as follows:

- Delete Section J.1. and insert the following in its place:
 - "1. *Amenity space*, subject to Section B.1, Part 4, General Provisions, shall be provided on the *lot* as follows:
 - (a) Outdoor *amenity space* in the amount of:
 - i) 3.0 sq. m per dwelling unit; and
 - ii) 1.0 sq. m per *lock-off suite*; and
 - iii) 4.0 sq. m per *micro unit*;

- (b) Outdoor *amenity space* shall not be located within the required *setbacks*;
- (c) Indoor *amenity space* in the amount of:
 - i) 3.0 sq. m per *dwelling unit* up to 557 sq. m of *amenity space* (equivalent to 186 *dwelling units*); and
 - ii) 1.0 sq. m per *dwelling unit* for that portion greater than 557 sq. m of *amenity space*; and
 - iii) 1.0 sq. m per *lock-off suite*; and
 - iv) 4.0 sq. m per *micro unit*; and
- (d) Indoor *amenity space* devoted to a *child care centre* shall be a maximum of 1.5 sq. m per *dwelling unit*."

• In the table in Section K., delete "sq. m." and insert "sq. m" in its place.

25. Part 26 RMC-135 Zone

Amend Section D. Density, as follows:

- After Section D.6., insert the following in its place:
 - "7. <u>Secure Bicycle Parking Area:</u> A secure bicycle parking area provided in a separate bicycle room located within a building, whether located at or above finished grade, with convenient access to the outside of the building, is excluded from the calculation of the floor area ratio to a maximum of 170 sq. m [1,830 sq. ft.].

Amend Section J. Special Regulations, as follows:

- Delete Section J.1. and insert the following in its place:
 - "1. *Amenity space*, subject to Section B.1, Part 4, General Provisions, shall be provided on the *lot* as follows:
 - (a) Outdoor *amenity space* in the amount of:
 - i) 3.0 sq. m per dwelling unit; and
 - ii) 1.0 sq. m per *lock-off suite*; and
 - iii) 4.0 sq. m per *micro unit*;
 - (b) Outdoor *amenity space* shall not be located within the required *setbacks*;
 - (c) Indoor *amenity space* in the amount of:
 - i) 3.0 sq. m per *dwelling unit* up to 557 sq. m of *amenity space* (equivalent to 186 *dwelling units*); and
 - ii) 1.0 sq. m per *dwelling unit* for that portion greater than 557 sq. m of *amenity space*; and

- iii) 1.0 sq. m per lock-off suite; and
- iv) 4.0 sq. m per micro unit; and
- (d) Indoor *amenity space* devoted to a *child care centre* shall be a maximum of 1.5 sq. m per *dwelling unit*."

• In the table in Section K., delete "sq. m." and insert "sq. m" in its place.

26. Part 27 RMC-150 Zone

Amend Section D. Density, as follows:

- After Section D.5., insert the following in its place:
 - "6. <u>Secure Bicycle Parking Area:</u> A secure bicycle parking area provided in a separate bicycle room located within a building, whether located at or above finished grade, with convenient access to the outside of the building, is excluded from the calculation of the floor area ratio to a maximum of 170 sq. m [1,830 sq. ft.].

Amend Section J. Special Regulations, as follows:

- Delete Section J.1. and insert the following in its place:
 - "1. *Amenity space*, subject to Section B.1, Part 4, General Provisions, shall be provided on the *lot* as follows:
 - (a) Outdoor *amenity space* in the amount of:
 - i) 3.0 sq. m per dwelling unit; and
 - ii) 1.0 sq. m per *lock-off suite*; and
 - iii) 4.0 sq. m per *micro unit*;
 - (b) Outdoor *amenity space* shall not be located within the required *setbacks*;
 - (c) Indoor *amenity space* in the amount of:
 - i) 3.0 sq. m per *dwelling unit* up to 557 sq. m of *amenity space* (equivalent to 186 *dwelling units*); and
 - ii) 1.0 sq. m per *dwelling unit* for that portion greater than 557 sq. m of *amenity space*; and
 - iii) 1.0 sq. m per *lock-off suite*; and
 - iv) 4.0 sq. m per micro unit; and
 - (d) Indoor *amenity space* devoted to a *child care centre* shall be a maximum of 1.5 sq. m per *dwelling unit*."

Amend Section K. Subdivision, as follows:

• In the table in Section K., delete "sq. m." and insert "sq. m" in its place.

27. Part 28 RMS-1 Zone

Amend Section K. Subdivision, as follows:

• In the table in Section K., delete "sq. m." and insert "sq. m" in its place.

28. Part 28A RMS-1A Zone

Amend Section D. Density, as follows:

- Delete Sub-section D.1.(b)ii. and insert the following in its place:
 - "ii. The maximum permitted floor area of a second storey for a *principal building* must not exceed 80% of the floor area of the first storey including attached garage and that portion of any porch or veranda at the front that is covered by a 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 first storey level from either the front or side walls or a combination thereof, such that the offset is fully visible anywhere along the *front lot line* and/or *flanking lot line* of the *lot*."

Amend Section F. Yards and Setbacks, as follows:

• In the table in Section F., delete each "m." and insert "m" in their places.

Amend Section K. Subdivision, as follows:

• In the table in Section K.1., delete each "sq. m." and insert "sq. m" in their places.

29. <u>Part 29 RMS-2 Zone</u>

Amend Section K. Subdivision, as follows:

• In the table in Section K., delete "sq. m." and insert "sq. m" in its place.

30. Part 30 PC Zone

Amend Section K. Subdivision, as follows:

• In the table in Section K., delete "sq. m." and insert "sq. m" in its place.

31. **Part 31 PA-1 Zone**

Amend Section F. Yards and Setbacks, as follows:

• In the table in Section F.2., delete each "m." and insert "m" in their places.

Amend Section K. Subdivision, as follows:

• In the table in Section K., delete "sq. m." and insert "sq. m" in its place.

32. Part 32 PA-2 Zone

Amend Section F. Yards and Setbacks, as follows:

• In the table in Section F.2., delete each "m." and insert "m" in their places.

Amend Section K. Subdivision, as follows:

• In the table in Section K., delete "sq. m." and insert "sq. m" in its place.

33. Part 33 PI Zone

Amend Section K. Subdivision, as follows:

• In the table in Section K., delete "sq. m." and insert "sq. m" in its place.

34. Part 34 C-4 Zone

Amend Section F. Yards and Setbacks, as follows:

- In the table in Section F., delete each "m." and insert "m" in their places.
- In the table in Section F., delete "m.*" and insert "m*" in its place.

Amend Section K. Subdivision, as follows:

- In the table in Section K., delete "sq. m." and insert "sq. m" in its place.
- In the table in Section K., delete "sq.ft." and insert "sq. ft." in its place.

35. Part 35 C-5 Zone

Amend Section K. Subdivision, as follows:

• In the table in Section K., delete "sq. m." and insert "sq. m" in its place.

36. Part 36 C-8 Zone

Amend Section B. Permitted Uses, as follows:

• In Section B.17., italicize "Cultural Uses".

Amend Section K. Subdivision, as follows:

• In the table in Section K., delete "sq. m." and insert "sq. m" in its place.

37. **Part 36A C-8A Zone**

Amend Section K. Subdivision, as follows:

• In the table in Section K., delete "sq. m." and insert "sq. m" in its place.

38. Part **36B** C-**8B** Zone

Amend Section K.1. Subdivision, as follows:

• In the table in Section K., delete "sq. m." and insert "sq. m" in its place.

39. Part 37 C-15 Zone

Amend Section B. Permitted Uses, as follows:

• In Section B.16., italicize "Cultural Uses".

Amend Section F. Yards and Setbacks, as follows:

- In the table in Section F., delete each "m." and insert "m" in their places.
- In the table in Section F., delete "m.*" and insert "m*" in its place.

Amend Section J. Special Regulations, as follows:

- Delete Section J.4. and insert the following in its place:
 - "4. *Amenity space* for the *multiple unit residential buildings*, subject to Section B.1, Part 4, General Provisions, shall be provided on the *lot* as follows:
 - (a) Outdoor *amenity space* in the amount of:
 - i) 3.0 sq. m per dwelling unit; and
 - ii) 1.0 sq. m per *lock-off suite*; and
 - iii) 4.0 sq. m per *micro unit*;
 - (b) Outdoor *amenity space* shall not be located within the required *setbacks*;
 - (c) Indoor *amenity space* in the amount of:
 - i) 3.0 sq. m per *dwelling unit* up to 557 sq. m of *amenity space* (equivalent to 186 *dwelling units*); and
 - ii) 1.0 sq. m per *dwelling unit* for that portion greater than 557 sq. m of *amenity space*; and
 - iii) 1.0 sq. m per *lock-off suite*; and
 - iv) 4.0 sq. m per *micro unit*; and
 - (d) Indoor *amenity space* devoted to a *child care centre* shall be a maximum of 1.5 sq. m per *dwelling unit*."

Amend Section K. Subdivision, as follows:

• In the table in Section K., delete "sq. m." and insert "sq. m" in its place.

40. Part 38 C-35 Zone

Amend Section B. Permitted Uses, as follows:

• Delete Section B.16.

Amend Section D. Density, as follows:

• In Section D.3., italicize "Amenity Space" and "amenity space".

Amend Section F. Yards and Setbacks, as follows:

- In the table in Section F., delete each "m." and insert "m" in their places.
- In the table in Section F., delete "m.*" and insert "m*" in its place.

Amend Section J. Special Regulations, as follows:

- Delete Section J.3. and insert the following in its place:
 - "3. *Amenity space* for the *multiple unit residential buildings*, subject to Section B.1, Part 4, General Provisions, shall be provided on the *lot* as follows:
 - (a) Outdoor *amenity space* in the amount of:
 - i) 3.0 sq. m per dwelling unit; and
 - ii) 1.0 sq. m per *lock-off suite*; and
 - iii) 4.0 sq. m per *micro unit*;
 - (b) Outdoor *amenity space* shall not be located within the required *setbacks*;
 - (c) Indoor *amenity space* in the amount of:
 - i) 3.0 sq. m per *dwelling unit* up to 557 sq. m of *amenity space* (equivalent to 186 *dwelling units*); and
 - ii) 1.0 sq. m per *dwelling unit* for that portion greater than 557 sq. m of *amenity space*; and
 - iii) 1.0 sq. m per *lock-off suite*; and
 - iv) 4.0 sq. m per *micro unit*; and
 - (d) Indoor *amenity space* devoted to a *child care centre* shall be a maximum of 1.5 sq. m per *dwelling unit*."

Amend Section K. Subdivision, as follows:

• In the table in Section K., delete "sq. m." and insert "sq. m" in its place.

41. Part 39 CHI Zone

Amend Section F. Yards and Setbacks, as follows:

- In the table in Section F., delete each "m." and insert "m" in their places.
- In the table in Section F., delete "m*." and insert "m*" in its place.

- In the table in Section K., delete "sq. m." and insert "sq. m" in its place.
- In the table in Section K., delete "sq.ft." and insert "sq. ft." in its place.

42. <u>Part 40 CG-1 Zone</u>

Amend Section F. Yards and Setbacks, as follows:

- In the table in Section F., delete each "m." and insert "m" in their places.
- In the table in Section F., delete each "m.*" and insert "m*" in their places.
- Under the table in Section F., in footnote **, delete "sq.ft." and insert "sq. ft." in its place.

Amend Section K. Subdivision, as follows:

- In the table in Section K., delete "sq. m." and insert "sq. m" in its place.
- In the table in Section K., delete "sq.ft." and insert "sq. ft." in its place.

43. Part 41 CG-2 Zone

Amend Section F. Yards and Setbacks, as follows:

- In the table in Section F., delete each "m." and insert "m" in their places.
- In the table in Section F., delete each "m.*" and insert "m*" in their places.

Amend Section K. Subdivision, as follows:

- In the table in Section K., delete "sq. m." and insert "sq. m" in its place.
- In the table in Section K., delete "sq.ft." and insert "sq. ft." in its place.

44. Part 42 CTA Zone

Amend Section F. Yards and Setbacks, as follows:

• In the table in Section F., delete each "m." and insert "m" in their places.

Amend Section K. Subdivision, as follows:

• In the table in Section K., delete "sq. m." and insert "sq. m" in its place.

45. Part 43 CCR Zone

Amend Section F. Yards and Setbacks, as follows:

- In the table in Section F., delete each "m." and insert "m" in their places.
- In the table in Section F., delete "m.**" and insert "m**" in its place.

Amend Section K. Subdivision, as follows:

- In the table in Section K., delete each "sq. m." and insert "sq. m" in their places.
- In the table in Section K., delete "sq.ft." and insert "sq. ft." in its place.

46. Part 44 CPR Zone

Amend Section F. Yards and Setbacks, as follows:

• In the table in Section F., delete each "m." and insert "m" in their places.

Amend Section K. Subdivision, as follows:

• In the table in Section K., delete "sq. m." and insert "sq. m" in its place.

47. Part 45 CPG Zone

Amend Section F. Yards and Setbacks, as follows:

• In the table in Section F., delete each "m." and insert "m" in their places.

Amend Section K. Subdivision, as follows:

• In the table in Section K., delete "sq. m." and insert "sq. m" in its place.

48. Part 46 CPM Zone

Amend Section F. Yards and Setbacks, as follows:

- In the table in Section F., delete each "m." and insert "m" in their places.
- In the table in Section F., delete "m.*" and insert "m*" in its place.

Amend Section K. Subdivision, as follows:

• In the table in Section K., delete "sq. m." and insert "sq. m" in its place.

49. Part 47 IB Zone

Amend Section D. Density, as follows:

• In Sub-section D.1., delete "0.75" and insert "1.00" in its place.

• In Sub-section D.2., delete "0.75" and insert "1.00" in its place.

Amend Section F. Yards and Setbacks, as follows:

- In the table in Section F., delete each "m." and insert "m" in their places.
- In the table in Section F., delete "m.*" and insert "m*" in its place.

Amend Section K. Subdivision, as follows:

• In the table in Section K., delete "sq. m." and insert "sq. m" in its place.

50. **Part 47A IB-1 Zone**

Amend Section F. Yards and Setbacks, as follows:

- In the table in Section F., delete "m." and insert "m" in its place.
- In the table in Section F., delete "m.*" and insert "m*" in its place.
- In the table in Section F., delete "m.**" and insert "m**" in its place.
- In the table in Section F., delete "m.***" and insert "m***" in its place.
- Under the table in Section F., in footnote *, delete "m." and insert "m" in its place.
- Under the table in Section F., in footnote **, delete "metres" and insert "m" in its place.
- Under the table in Section F., in footnote ***, delete "m." and insert "m" in its place.

Amend Section K. Subdivision, as follows:

• In the table in Section K., delete "sq. m." and insert "sq. m" in its place.

51. **Part 47B IB-2 Zone**

Amend Section F. Yards and Setbacks, as follows:

- In the table in Section F., delete "m." and insert "m" in its place.
- In the table in Section F., delete "m.*" and insert "m*" in its place.
- In the table in Section F., delete "m.**" and insert "m**" in its place.
- In the table in Section F., delete "m.***" and insert "m***" in its place.
- Under the table in Section F., in footnote **, delete "metres" and insert "m" in its place.
- Under the table in Section F., in footnote **, delete "metre" and insert "m" in its place.

• In the table in Section K., delete "sq. m." and insert "sq. m" in its place.

52. **Part 47C IB-3 Zone**

Amend Section B. Permitted Uses, as follows:

• In Sub-section B.5.(a)iii., delete "sq. m." and insert "sq. m" in its place.

Amend Section F. Yards and Setbacks, as follows:

- In the table in Section F.1., delete each "m." and insert "m" in their places.
- In the table in Section F.1., delete "m.*" and insert "m*" in its place.
- In Section F.2., delete the first paragraph and insert the following in its place:
 - "2. Notwithstanding the above, all *buildings* and *structures* on lands described and outlined on the map attached to this By-law as Schedule G, Section E.17 Campbell Heights Business Park, shall be sited in accordance with the following minimum *setbacks*:"
- In the table in Section F.2., delete "m." and insert "m" in its place.
- In the table in Section F.2., delete "m.*" and insert "m*" in its place.
- In the table in Section F.2., delete "m.**" and insert "m**" in its place.
- In the table in Section F.2., delete "m.***" and insert "m***" in its place.

Amend Section I. Landscaping, as follows:

- In Section I.4., delete the first paragraph and insert the following in its place:
 - "4. Notwithstanding the above on lands described and outlined on the map attached to this By-law as Schedule G, Section E.17 Campbell Heights Business Park:"

Amend Section K. Subdivision, as follows:

• In the table in Section K., delete "sq. m." and insert "sq. m" in its place.

53. Part 48 IL Zone

Amend Section F. Yards and Setbacks, as follows:

- In the table in Section F., delete each "m." and insert "m" in their places.
- In the table in Section F., delete "m.*" and insert "m*" in its place.

• In the table in Section K., delete "sq. m." and insert "sq. m" in its place.

54. Part 48A IL-1 Zone

Amend Section F. Yards and Setbacks, as follows:

- In the table in Section F., delete each "m." and insert "m" in their places.
- In the table in Section F., delete "m.*" and insert "m*" in its place.

55. Part 49 IH Zone

Amend Section F. Yards and Setbacks, as follows:

- In the table in Section F., delete each "m." and insert "m" in their places.
- In the table in Section F., delete "m.*" and insert "m*" in its place.

Amend Section K. Subdivision, as follows:

• In the table in Section K., delete "sq. m." and insert "sq. m" in its place.

Amenity Space

Amendments: 17471, 10/03/11

means an outdoor and indoor space provided in a multiple unit residential development specifically designed for use by all its residents for cultural, social and recreational activities and, except as specifically permitted in the zone, the said space shall not be used for commercial purposes. Such spaces may include community meeting space, guest rooms, sports and fitness facilities, cultural facilities, artist studios, workshops, tennis courts, outdoor swimming pool, vegetable garden patches, and children's play *structures*.

means an outdoor or indoor space provided in a multiple unit residential development specifically designed for use by all its residents for cultural, social and recreational activities and, except as specifically permitted in the zone, the said space shall not be used for commercial purposes and shall not contain *dwelling unit(s)*. Such spaces may include amenities such as community meeting space, sports and fitness facilities, cultural facilities, artist studios, workshops, tennis courts, outdoor swimming pool, vegetable garden patches, and children's play *structures*.

Approving Officer

Amendments: 12333, 07/25/94

means a person appointed by the *City* Council as an Approving Officer under the <u>Land Title Act</u>, R.S.B.C.

Aquaculture

means the growing or harvesting of fish, shellfish, mollusca, crustaceans and marine algae, which:

- (a) includes the cleaning, icing and storage of fish grown on the same *lot* for a period of 90 days and includes the cleaning, storage, shucking and packaging of shellfish, mollusca, crustaceans and marine algae; and
- (b) excludes:
 - i. the rendering, canning, smoking, cooking and other processing not included in this definition, of fish mollusca, crustaceans and marine algae;
 - ii. the manufacture of fish feed or the mixing of fish offal with fish feed;
 - iii. the disposal on the same lot of fish offal;
 - iv. the outdoor storage of fish offal; and
 - v. the use of float houses or suction or dredging harvesting methods.

Arcade

Amendments: 17471, 10/03/11; 18414, 03/23/15

means a premises where 6 or more devices or machines are mechanically, electronically, or otherwise operated, and which is used or intended to be used for the amusement and enjoyment of the public, but shall not include a carnival ride or a premises licensed under the <u>Liquor Control</u> and Licensing Act, R.S.B.C., as amended, where minors are not permitted.

Buildable Area

Amendments: 19261, 06/26/17

means *building* area as defined by the total sum of all floor areas enclosed or partially enclosed by the exterior perimeter of a *building* or *structure* including without limitation stairways, elevator shafts, storage rooms, mechanical rooms and *basements*, and excluding areas for parking that are provided as an *accessory use* to the *building* or *structure*.

Building

Amendments: 17471, 10/03/11

means a *structure* having a roof supported by columns or walls used or intended to be used for the shelter or accommodation of persons, animals or chattels.

Building - Accessory

see "Accessory Building"

Building Height of Building on Single Family or Duplex Lot

Amendments: 17471, 10/03/11; 17704, 07/23/12; 18414, 03/23/15

means the vertical distance measured from the average *finished grade* level, determined by averaging the *finished grades* at all *building* faces surrounding the perimeter of a *building*, to:

- (a) the highest point on a flat roof; or
- (b) the average level between the eaves and ridge of a sloped roof building; or
- (c) the greater of the two measurements referred to in (a) and (b) above in the case of a building with more than one type of roof; or
- (d) the highest point of a flat roof with a width greater than 1 metre [3 ft.] and located over a sloped roof.
- (a) the highest point on a *building* with a flat roof; or
- (b) the average level between the eaves and ridge of a building with a sloped roof; or
- (c) notwithstanding (b) above, the highest point of a *building* with a mono-sloped roof or butterfly roof; or
- (d) the highest point of a *building* with a flat roof with a width greater than 1 metre [3 ft.] and located over a *sloped roof*; or
- (e) the highest of the four measurements referred to in (a), (b), (c), and (d) above in the case of a *building* with more than one type of roof.

Dormers and other similar roof elements shall not be included in the measurement of *building height* provided that the dormers and other similar roof elements, in aggregate, do not exceed 25% of the plan view area of the roof on which they are located.

(c) the greater of the two measurements referred to in (a) and (b) above in the case of a *building* with more than one type of roof; or

(d) the highest point of a flat roof with a width greater than 1 metre [3 ft.] and located over a gable, hip, or gambrel roof.

Elevator service rooms, air conditioners and similar equipment, and dormers and other similar roof elements shall not be included in the measurement of *building height* provided that, in aggregate, they do not exceed 25% of the plan view area of the roof on which they are located.

Building -Principal

see "Principal Building"

Building – Row Housing

see "Row Housing Building"

Bus Layover Facility

means an off-street public transit facility comprised of bus bays and drive aisles and related *structures* such as maintenance rooms, mechanical rooms and restrooms for the use of transit operators.

Butterfly Roof

means a roof with two (or more) roof surfaces sloping downwards from opposing edges to meet at or near the middle of a *building*.

Camper

Amendments: 17471, 10/03/11

means a *structure* designed to be mounted upon a motor *vehicle* and to provide facilities for recreational purposes and does not include a fifth wheeler.

Camp-site

means a *lot* occupied and maintained, or intended to be occupied and maintained, for the temporary accommodation of travellers in *house trailers*, *campers* or tents.

Cannabis

means all species and genus of the flowering plant in the family cannabaceae, whether growing or not, including the seed or clone of such plants.

Cannabis Dispensary

means a business or service used for dispensing, selling or distributing *cannabis*, or any product containing *cannabis*, for any purpose including medical use.

Cannabis Production Facility

means a business or service growing, cultivating, germinating, producing, storing, warehousing or packaging any product or thing containing *cannabis*.

Manufactured Home Space

means an area set aside and designated within a manufactured home park for the installation or placement of a manufactured home, including space for the exclusive accessory use by the owner or occupant of that manufactured home.

Marina

means a facility which provides for the launching, moorage and storage of boats and yachts and includes rental of boats.

Methadone Clinic

Amended: 13769, 01/22/01

a premise used principally to prescribe methadone to persons with opiate addiction and may include the provision of counselling and other support services to those persons.

Methadone Dispensary

Amended: 16751, 09/08/08

means a business selling or filling methadone prescriptions for customers as the primary activity of the business and which does not display for sale health and beauty products and general merchandise on at least 65% of its *gross floor area*, but excludes a *drug store* or a *small-scale drug store*.

Micro Unit

means a dwelling unit with a floor area between 30 sq. m and 35 sq. m.

Mink Farm

see "Fur Farm"

Mixed Employment

means land designated Mixed Employment in the Surrey Official Community Plan.

Mobile Home

see "Manufactured Home"

Mobile Home Park

see "Manufactured Home Park"

Mono-Sloped Roof

means a roof with a single slope, which is often not attached to another roof surface.

Multiple Residential

Amendments: 17471, 10/03/11

means land designated Multiple Residential in the Surrey Official Community Plan.

Multiple Unit Residential Building

Amendments: 17471, 10/03/11

means a building which contains 2 or more dwelling units, excluding secondary suites.

Sign - Welcome or Tourist Information

Amendments: 12333, 07/25/94

means a *sign* designed to orient the visitor and assist in the location of community facilities and services or to indicate general tourist information relating to the *City* as a whole.

Single Family Dwelling

see "Dwelling - Single Family"

Site Area for Subdivision

means a tract of land proposed to be subdivided under the provisions of the "Surrey Subdivision and Development By-law".

Sleeping Unit

means a room which is used or intended to be used for accommodation by 1 or more persons.

Sloped Roof

means a roof with a slope of 1:4 or greater.

Slot Machine Gaming

Amendments: 13316, 02/09/98; 15725, 05/18/05

means a *gaming facility* containing devices, mechanically, electronically or otherwise operated or intended to be operated for gaming purposes by means of insertion of money or cards or coins equivalent to money, but such devices shall not include an electronic machine programmed to allow personal play where a person is able to play bingo against a computer or to play e-tabs or e-scratches generated by a computer.

Small-Scale Drug Store

Amendments: 13316, 02/09/98; 15725, 05/18/05; 16785, 10/20/08; 17428, 07/11/11

means a commercial establishment with a *gross floor area* of less than 600 square metres [6,450 square feet] which fills a broad range of pharmaceutical prescriptions and excludes *methadone dispensary*.

Social Escort Service

means the business of providing male or female escorts for social occasions.

Soil Amendment

means the application of any or some combination of the following for the purpose of enhancing the soil capability of a *farm operation*:

- (a) compost or bio solids from agricultural or horticultural waste produced on a farm operation for application on the same farm operation; or
- (b) fertilizers, manure, mulches, or soil conditioners.

Special Waste

Amendment: 18414, 03/23/15

means any substance designated as such under the <u>Environmental Management Act</u>, S.B.C. 2003, chapter 53, as amended.

Stream

means any of the following that provides fish habitat:

means any of the following, in accordance with the <u>Water Sustainability Act</u>, S.B.C. 2014, c. 15 and Riparian Areas Regulation, B.C. Reg. 376/2004, as amended, that provides fish habitat:

- (a) a watercourse, whether it usually contains water or not;
- (b) a pond, lake, river, creek, brook, ravine, swamp, gulch or natural or channelized stream; or
- (c) a ditch, spring or wetland, that is connected by surface flow to any items referred to in (a) or (b) above.

Streamside Setback Area

means the horizontal area within a lot, that is calculated by measuring the distance perpendicularly, as specified in that portion of Part 7A, Section B.1 (which may be modified by Section B.2) and Section B.3, from the top of bank in the direction away from the stream, where land disturbance of any kind is prohibited.

Structure

means a construction of any kind whether fixed to, supported by or sunk into land, including stadiums, sheds, fences, platforms, display *signs*, tanks, poles, towers, swimming pools, windmills, chimney towers, satellite dishes and spires.

Suburban

means land designated Suburban in the Surrey Official Community Plan.

Suburban-Urban Reserve

means land designated Suburban-Urban Reserve in the Surrey Official Community Plan.

Tandem Parking

Amendments: 13774, 07/26/99

means the placement of one *parking space* behind another parking space, such that only one *parking space* has unobstructed access to a drive aisle, *driveway*, or *highway*.

Tandem Parking Space

Amendments: 18434, 04/27/15

means a space for the parking of a *vehicle* either inside or outside a *building* or structure in a *tandem parking* arrangement, but does not include maneuvering aisles and other areas providing access to the space.

Temporary Homeless Shelter

Amendments: 13847, 10/18/99

means a building used to provide temporary sleeping accommodation at no cost for persons in

- iii. *Public schools* and School District Administration Buildings provided that:
 - a. Such *buildings* shall be sited as follows:

Front Yard	Rear Yard	Side Yard	Side Yard on Flanking Street
15 m .	15 m <u>.</u>	6 m .	15 m <u>.</u>
[50 ft.]	[50 ft.]	[20 ft.]	[50 ft.]

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

- b. For the purpose of *building* construction, the maximum *density* shall not exceed a *floor area ratio* of 0.40.
- iv. *Municipal buildings* provided they shall have a minimum *side*, *front* and *rear yard setback* equal to the greater of the *height* of the *principal building* or the *setbacks* for the *principal building* prescribed in the Zone.
- (b) The uses listed in Sub-section A.1(a), shall make provision for *landscaping* as follows:
 - i. All 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; and
 - ii. 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*.

2. <u>Utilities and Services</u>:

An electrical transformer station, sewage treatment plant, Municipal utility operation, Municipal service operation, water pumping station, reservoir or other utility *structure* or use may be located in any Zone provided that:

(a) The minimum *lot* area is no smaller than the minimum *lot* size allowed in the area, except in the A-1 and A-2 Zones. In the A-1 and A-2 Zones, the minimum *lot* size shall be 0.4 hectare [1 acre];

Gen Prov Part 4

Multiple Unit Reside	ntial Minimum Indoor		
Building Type	Amenity Space Required		
Ground Oriented Multiple	e Unit n/a		
Residential Building: 1	10 units		
Ground-Oriented Multiple	<i>e Unit</i> 37 sq. m		
Residential Building: 11-2	24 units		
Ground Oriented Multiple	taran da antara da a		
Residential Building: 25			
Low to Mid-Rise: 3-6 stor	reys 74 sq. m + 1 sq. m per micro unit and/or lock-off-suite		
Low to Mid-Rise: 7-12 st	111 sa m + 1 sa m per micro unit		
High Rise: 13-24 storeys	186 sq. m + 1 sq. m per <i>micro unit</i> and/or <i>lock off suite</i>		
High-Rise: 25 + storeys	372 sq. m + 1 sq. m per <i>micro unit</i> and/or <i>lock-off suite</i>		
Multiple Unit Residential	Minimum Indoor Amenity Space Required Per		
Building Type	Building Before Cash-in-lieu may be Applied		
<i>Ground-Oriented</i> : $1 - 10$ units	n/a		
Ground-Oriented: 11-24 units	37 sq. m		
<i>Ground-Oriented:</i> 25 + units	74 sq. m		
Low to Mid-Rise: 3-6 storeys	74 sq. m + 4 sq. m per <i>micro unit</i> +		
=110 1.110 11100.0 0 0 0.010,0	1 sq. m per lock-off suite		
Low to Mid-Rise: 7-12 storeys	111 sq. m + 4 sq. m per <i>micro unit</i> +		
	1 sq. m per <i>lock-off suite</i>		
High-Rise: 13-24 storeys	186 sq. m + 4 sq. m per <i>micro unit</i> +		
5 - 7-	1 sq. m per <i>lock-off suite</i>		
High-Rise: 25 + storeys	372 sq. m + 4 sq. m per <i>micro unit</i> +		
•	1 sa. m per <i>lock-off suite</i>		

- In City Centre, outdoor amenity space may be provided as public outdoor (c) space provided the public space is:
 - i. located within the required setbacks;
 - designed for use by the public, including plazas, seating, decorative ii. pavers, water features, high quality landscaping and public art;

1 sq. m per *lock-off suite*

- iii. found acceptable to the City; and
- iv. secured by a statutory right-of-way.
- 2. Bed and Breakfast and Boarding and Lodging:

iv. Rabbits and chinchillas where the *lot* is 0.4 hectare [1 acre] or greater, or 2 rabbits or chinchillas where the *lot* is less than 0.4 hectare [1 acre].

(b) *Buildings* and *structures* to shelter the animals permitted in Sub-section B.7(a) shall be situated as follows:

Front Yard	Rear Yard	Side Yard	Side Yard on Flanking Street
36.0 m . [120 ft.]	7.5 m .	7.5 m .	36.0 m .
	[25 ft.]	[25 ft.]	[120 ft.]

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

- (c) Despite Sub-section 7(a), the keeping of pigeons and doves may be permitted in the RA, RA-G, RH, RH-G, RF, RF-SS, RF-13, RF-G, RF-12 and RM-D Zones, provided that:
 - i. the *lot* is not less than 560 square metres [6,000 sq.ft.];
 - ii. the total number of pigeons and doves shall not exceed 15 birds per 93 square metres [1,000 sq.ft.] of *lot* area; and
 - iii. the keeping of pigeons and doves is subject to the "Surrey Control of Pigeon and Dove By-law".
- (d) Despite Sub-section 7(a), the keeping of chickens may be permitted in the RA, RA-G, RH, RH-G, RF, RF-SS, and RF-G Zones, where the *lot* is greater than 669 square meters [7,200 sq. ft.] but less than 0.4 hectares [1 acre], provided that:
 - i. the total number of chickens shall not exceed 4 hens on each *lot*;
 - ii. no roosters are permitted on any *lot*;
 - iii. buildings and structures to shelter hens shall be situated a minimum of 3.0 m₋ [10 ft.] from any dwelling unit, and shall be sited with the following minimum setbacks:

Front Yard	Rear Yard	Side Yard	Side Yard on Flanking Street
20.0 m . [66 ft.]	1.2 m .	1.2 m .	3.0 m .
	[4 ft.]	[4 ft.]	[10 ft.]

iv. the keeping of hens is subject to the "Surrey Chicken Keeping Bylaw".

8 <u>Methadone Clinics</u>

A methadone clinic is permitted as an accessory use to a hospital.

9. Portable Food Services

Portable food services providing temporary food services from a vending cart may be permitted in all *commercial* and *industrial* Zones provided that the vending cart:

- (a) does not exceed 4.0 sq. metres [43.0 sq. ft.] in area;
- (b) is capable of being moved on its own wheels without alteration or preparation; and
- (c) is fully self-contained with no service connection, excluding electrical connections, provided the portable vending cart is located no more than 2.0 metres [6 ft.] from the point of electrical connection.

10. Private Airport:

Private airports or heliports may be located in the A-1 and A-2 Zones provided that:

- (a) The private airport or heliport is used for the private purposes only the owner of the *lot* and any aircraft operated on the *lot* must be operated by the owner or some person employed by the owner for a specific purpose related to the *farm operation*;
- (b) The *lot* area is not less than 16 hectares [40 acres];
- (c) The *lot* and facilities to be developed shall meet the requirements of Transport Canada for the type of airport or heliport proposed;
- (d) Any *building*, hangar or other *structure* shall be at least 30 metres [100 ft.] from any *lot line*;

E. Regulations Applicable to All Zones

Amendments: 12333, 07/25/94; 13093, 05/12/97; 13212, 10/06/97; 13250, 11/17/97; 13774, 07/26/99; 13862, 11/15/99; 14362, 04/30/01; 14549, 05/13/02; 14653, 05/13/02; 15001, 07/07/03; 14996, 07/21/03; 15145, 07/05/04; 15983, 04/24/06; 16751, 09/08/08; 16785, 10/20/08; 16918, 05/04/09; 17471, 10/03/11; 17704, 07/23/12; 17986, 07/29/13; 18199, 04/28/14; 18414, 03/23/15; 18487, 05/16/16; 18719, 05/30/16; 18899, 11/21/16; 18772, 05/08/17; 19491, 02/19/18

1. Abbreviations:

- (a) Where "dB" is used following a number, this shall be interpreted to mean "decibel";
- (b) Where "ft." is used following a number, this shall be interpreted to mean "feet";
- (c) Where "Ha-" is used following a number, this shall be interpreted to mean "hectares";
- (d) Where "in." is used following a number, this shall be interpreted to mean "inches";
- (e) Where "m-" is used following a number, this shall be interpreted to mean "metres";
- (f) Where "sq. ft." or "ft²" are used following a number, this shall be interpreted to mean "square feet";
- (g) Where "sq. m-" or "m²" are used following a number, this shall be interpreted to mean "square metres";
- (h) Where "u.p.a." is used following a number, this shall be interpreted to mean "units per acre"; and
- (i) Where "u.p.g.a." is used following a number, this shall be interpreted to mean "units per gross acre".
- (j) Where "<" is used, this shall be interpreted to mean "less than".
- (k) Where "≥" is used, this shall be interpreted to mean "greater than or equal to".

(b) Where a fence, wall or similar *structure* is located on top of a retaining wall, the height of the fence shall include the height of the retaining wall, except that where their combined height exceeds 1.8 metres [6 ft.], the fence, wall or similar *structure* by itself may have a height of not more than 1.0 metre [3 ft.].

- (c) Restrictions under this Section shall not apply to any hedge, bush, shrub, tree or the natural growth, neither shall they apply to any open mesh or chain link fence which does not restrict vision.
- (d) The use of barbed tape obstacle or razor wire as fencing material is prohibited in all Zones.

9. <u>Floodproofing</u>:

All Zones shall be subject to Part 8 Floodproofing, of this By-law.

10. Height of Buildings and Structures:

Height limitations shall not apply to windmills, chimney towers, spires, or similar *structures*, other than telecommunication towers, occupying less than 1% of the *lot*.

11. <u>Interpretation</u>:

For the purpose of this By-law, the words "includes" and "including" shall be interpreted to mean "includes or including among other things, but not limited to".

12. Land Use Contracts:

Where the regulations set forth in this By-law conflict with the terms and conditions contained in an existing Land Use Contract, the terms and conditions contained in the Land Use Contract shall prevail.

13. *Lot*:

- (a) Only 1 principal building may occupy 1 lot, except as specifically provided in the Zone or in a comprehensive design in which more than 1 principal building may be permitted; and
- (b) Where a *lot* lies within 2 or more Zones, a *principal building* may be placed on a portion of the *lot* lying in only 1 Zone and no further *building* shall be erected on those portions of the *lot* lying in any other Zone.
- (b) Where a *lot* lies within 2 or more Zones, a *principal building* may be placed on a portion of the *lot* lying in only 1 Zone. No further *building* shall be erected on those portions of the *lot* lying in the other Zone(s). Uses

permitted in the portion of the *lot* lying in the other Zone(s) are prohibited.

(d) For the purpose of subdivision, the width of a *lot* measured between 2 *side lot lines* on a straight line, shall be determined as follows:

- i. For a rectangular *lot*, the width of a *lot* shall be determined by a straight line 7.5 metres [25 ft.] from and parallel to the *frontage* of the *lot*;
- ii. For a *lot* of an irregular shape, the width shall be determined by a straight line 7.5 metres [25 ft.] from and parallel to the *frontage* of the *lot*. However, where the *frontage* intersects any of the *side lot lines* at an angle less than 60 degrees, the width shall be determined by a straight line at least 7.5 metres [25 ft.] from any point of the *frontage* and equiangular to both *side lot lines*;
- iii. Where the *frontage* of a *lot* is not a straight line, all references of *frontage* in Sub-section 21. (d) ii above shall mean a straight line connecting the 2 points at which the *frontage* intersects with the *side lot lines*, provided, however, that the width shall not be less than 7.5 metres [25 ft.] from any point of the *frontage*; and
- iv. In the case of a panhandle *lot* and for the purpose of determining the *lot* width, the panhandle portion shall be disregarded, resulting in a rectangle or a polygon. The shortest *lot line* contiguous with the panhandle shall be considered as the *frontage* for the purpose of determining the *lot* width and the provisions set forth in (a) and (b) above shall apply.
- (e) For the purpose of subdivision, the depth of a *lot* shall be determined by a straight line perpendicular to the width of the said *lot* and having the least distance between the *front* and the furthest opposing *lot line*.
- (f) Where the *lot* to be created is in such an irregular shape that the width and/or depth of the *lot* cannot be determined as hereinabove provided, the said width and/or depth of the *lot* shall be determined by the *Approving Officer*.
- (g) The Approving Officer may reduce the minimum *lot* width of a particular Zone by not more than 10% if the resultant *lot* area is substantially larger than the minimum area required in a particular Zone. This provision shall not apply to the RA-G, RH-G, or RQ Zones.

5. Required Bicycle Spaces

Where 30 or more parking spaces for vehicles are required, bicycle spaces must be provided in accordance with the following minimum standards:

Where a *building* is required to have 30 or more *parking spaces* for *vehicles*, *bicycle spaces* must be provided in accordance with the following minimum standards:

Use	Required Bicycle spaces		
Dwelling – Multiple Unit			
Residential Dwelling			
Ground-Oriented	6 visitor bicycle spaces per multiple unit residential building.		
Non <i>Ground-</i> Oriented	6 visitor bicycle spaces per multiple unit residential building; plus		
	1.2 bicycle spaces in a secure bicycle parking area per dwelling unit.		
General Service Use and	0.06 bicycle space in a secure bicycle parking area per		
Eating Establishment	100 m ² [1,075 ft ²] of the <i>gross floor area</i> where the <i>gross floor area</i> is greater than or equal to 2,000 m ² [21,528 ft ²]; plus		
	One of the following:		
	0.12 visitor bicycle space per 100 m ² [1,075 ft ²] of gross floor area within City Centre or Town Centres; or		
	0.06 visitor bicycle space per 100 m ² [1,075 ft ²] of the gross floor area in areas outside of City Centre or Town Centres.		
Hospital	0.1 bicycle space in a secure bicycle parking area per 100 m ² [1,075 ft ²] of gross floor area; plus		
	6 visitor <i>bicycle spaces</i> at each public entrance.		
Retail Store	0.1 visitor <i>bicycle space</i> per 100 m ² [1,075 ft ²] of <i>gross floor area</i> where the <i>gross floor area</i> is greater than or equal to 4,645 m ² [50,000 ft ²].		

- (g) Agri-tourism.
- 7. Horse-riding, training and/or boarding facility provided:
 - (a) there are not more than 40 stalls; and/or
 - (b) it does not include a racetrack licensed by the British Columbia Racing Commission.
- 8. *Accessory uses* limited to the following:
 - (a) Display and retail sale of products provided all of the following are satisfied:
 - i. all of the products offered for sale shall be produced by the *farm* operation or at least 50% of the floor area for product sales and display shall be limited to product produced by the *farm operation*;
 - ii. products offered for sale shall be limited to *agricultural* and/or *horticultural* products and shall exclude dressed fowl or poultry, butchered meat and/or preserved food unless dressed, butchered or preserved off-site;
 - iii. the cumulative maximum floor area for the display and sale of products shall not exceed 93 square metres [1,000 sq. ft.];
 - iv. all products offered for sale and related displays shall be located entirely within a *building*; and
 - v. products offered for sale and related displays shall be an *accessory use* to a *single family dwelling* and the *agricultural* and/or *horticultural* use of the *lot*;
 - (b) i. Food and beverage service lounge associated with a farm-based winery in accordance with the Agricultural Land Commission Act/Regs/Orders;
 - ii. Retail sales associated with a *farm-based winery* in accordance with the *Agricultural Land Commission Act/Regs/Orders*; provided the maximum floor area for retail sales and wine tasting does not exceed 93 sq.m. [1,000 sq.ft.]93 sq. m [1,000 sq. ft.].
 - (c) Primary processing of products provided at least 50% of the product being processed shall be produced by the same farm operation or is feed required for the farm operation;

- (d) Private airport, subject to Section B.10, Part 4 General Provisions, of this By-law;
- (e) *Bed and breakfast* use in accordance with Section B.2, Part 4 General Provisions, of this By-law;
- (f) The keeping of *boarders* or *lodgers* in accordance with Section B.2, Part 4 General Provisions of this By-law; and
- (g) Soil amendment; and
- (h) Cogeneration Facility provided all of the following are satisfied:
 - i. the *Cogeneration Facility* shall be associated with a *greenhouse* on the *lot*;
 - ii. the lot is a farm operation;
 - iii. the *Combined Heat and Power Engine* capacity must not exceed 1.0 Megawatt of electricity for each hectare of land used for *greenhouses*; and
 - iv. despite Sub-Section B.9(h) iii. the *Combined Heat and Power Engine* capacity may be increased to 1.5 Megawatts of electricity for each hectare of land used for a *greenhouse* if high intensity lighting (greater than 10,000 lux) is used in the *greenhouse*.

C. Lot Area

Not applicable to this Zone.

D. Density

Not applicable to this Zone.

For *building* construction of a *single family dwelling* within a *lot*, the following must be included in the calculation of floor area:

- 1. Covered areas used for parking, unless the covered parking is:
 - (a) in an accessory building;
 - (b) 42 square metres [452 sq. ft.] in area or less; or
 - (c) located within the *basement*.
- 2. Covered outdoor space with a height of 1.8 metres [6 ft.] or greater; and
- 3. Floor area including garages and covered parking with extended height exceeding 3.7 metres [12 feet] must be multiplied by 2, excluding:
 - (a) staircases;

- (b) 19 square metres [200 sq. ft.]; and
- (c) floor area directly below a sloped ceiling less than 4.6 metres [15 ft.] in height, provided that the area has at least one wall 3.7 metres [12 ft.] or less in height.

E. Lot Coverage

Not applicable to this Zone.

F. Yards and Setbacks

Amendments: 15056, 06/23/03; 15655, 03/07/05; 17771, 11/05/12; 18212, 05/26/14; 18874, 11/07/16

1. Buildings and structures shall be sited in accordance with the following setbacks:

(a) **Minimum** setbacks:

Setback Use	Front Yard	Rear Yard	Side Yard	Side Yard on Flanking Street
				Sireer
Single Family Dwellings, and Accessory Buildings and Structures and All Buildings and Structures Not Stated Below	7.5 m . [25 ft.]	12.0 m . [40 ft.]	Lesser of; (a) 13.5 m. [44 ft.] or (b) 10% of the <i>lot</i> width; but in any event not less than 3.0 metres [10 ft.]	7.5 m <u>.</u> [25 ft.]
Buildings for Uses				
	20.0	150*	15.0 *	20.0
	30.0 m .	13.0 m . "	13.0 m . "	30.0 m .
1. including Accessory Buildings and Structures	[100 ft.]	[50 ft.]	[50 ft.]	[100 ft.]
Kennels-Commercial, Kennels-Hobby, Horse- riding training and/or boarding	30.0 m-	30.0 m **	30.0 m ₋ **	30.0 m -
5 5 W W. W	[100 ft.]	[100 ft.]	[100 ft.]	[100 ft.]
Buildings for Uses				
Permitted Under Section	90.0 m .	15.0 m .	15.0 m .	30.0 m .
B.3 of this Zone***	[300 ft.]	[50 ft.]	[50 ft.]	[100 ft.]
Ruildings and Structures	30.0 m-	30.0 m-	30 0 m-	30.0 m-
Č .				
Buildings for Uses Permitted Under Sections B.1, B.4, B.5, B.8(c) and B.8(h) of this Zone, I. including Accessory Buildings and Structures Kennels-Commercial, Kennels-Hobby, Horse- riding training and/or boarding Buildings for Uses Permitted Under Section	30.0 m- [100 ft.] 90.0 m-	30.0 m ** [100 ft.] 15.0 m-	3.0 metres [10 ft.] 15.0 m-* [50 ft.] 30.0 m-** [100 ft.] 15.0 m-	30.0 m- [100 ft.] 30.0 m-

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

^{*} If the *side yard* or *rear yard* abut a *Residential lot*, any exhaust fans or machinery used in the said *building* shall be located at least 24 metres [80 ft.] from any *lot line* and shall emit a noise level no greater than 60 dB(A) at the perimeter of any *lot line*.

- (b) The *vehicles* and associated trailers shall not be parked within the required *building setbacks*.
- 4. *Vehicles* over 5,000 kilograms [11,023 lbs.] *G.V.W.* and associated trailers, except those referred to in Section H.3, may be parked on a *lot* provided that:
 - (a) There is a farm operation on the lot;
 - (b) The *vehicles* and associated trailers are owned or operated by the owner or occupant of the *lot*;
 - (c) The *vehicles* and associated trailers are parked within the *farm residential footprint*;
 - (d) The *vehicles* and associated trailers shall not be parked within the required *building setbacks*;
 - (e) Where a *lot* is less than 4 hectares [10 acres], there is a maximum of 2 *vehicles* and 2 associated trailers; and
 - (f) Where a *lot* is 4 hectares [10 acres] or more, there is a maximum of 3 *vehicles* and 3 associated trailers.

I. Landscaping

Not applicable to this Zone.

J. Special Regulations

Amendments: 17290, 12/13/10; 17771, 11/05/12; 18487, 05/16/16; 18874, 11/07/16

- 1. A *secondary suite* shall:
 - (a) Not exceed 90 square metres [968 sq.ft.sq. ft.] in floor area; and
 - (b) Occupy less than 40% of the habitable floor area of the *building*.
- 2. The following provisions shall apply to a farm residential footprint:
 - (a) The maximum size of the *farm residential footprint* shall be 2,000 square metres [0.5 acres];

The maximum depth of the farm residential footprint from the front lot line, or the side lot line on a flanking street if it is a corner lot, shall be 60 metres [197 ft.].



Intensive Agriculture Zone

Part 11 A-2

A. Intent

This Zone is intended to control and accommodate general and *intensive agriculture* on land outside or within the *Agricultural Land Reserve* (ALR) and to protect the *agricultural* land from intrusion of uses not compatible with *farm operations*.

B. Permitted Uses

Amendments: 15056, 06/23/03; 15655, 03/07/05

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

- 1. All uses permitted in Section B., except B.3., of Part 10 General Agriculture Zone (A-1) of this By-law.
- 2. Intensive agriculture.
- 3. Aquaculture.
- 4. Soil processing.
- 4. Soil processing, provided that this use shall occur only on land outside the *Agricultural Land Reserve* unless authorized by the Agricultural Land Commission as per Section L.11.

C. Lot Area

Not applicable to this Zone.

D. Density

Not applicable to this Zone.

For *building* construction of a *single family dwelling* within a *lot*, the following must be included in the calculation of floor area:

- 1. Covered areas used for parking, unless the covered parking is:
 - (a) in an accessory building;

- (b) 42 square metres [452 sq. ft.] in area or less; or
- (c) located within the *basement*.
- 2. Covered outdoor space with a height of 1.8 metres [6 ft.] or greater; and
- 3. Floor area including garages and covered parking with extended height exceeding 3.7 metres [12 feet] must be multiplied by 2, excluding:
 - (a) staircases;
 - (b) 19 square metres [200 sq. ft.]; and
 - (c) floor area directly below a sloped ceiling less than 4.6 metres [15 ft.] in height, provided that the area has at least one wall 3.7 metres [12 ft.] or less in height.

E. Lot Coverage

For the purpose of uses permitted in Section B.3, the maximum *lot coverage* shall be 10%.

Part 11 A-2

F. Yards and Setbacks

Amendments: 15056, 06/23/03; 15655, 03/07/05; 17771; 11/05/12; 18212, 05/26/14; 18874, 11/07/16

1. Buildings and structures shall be sited in accordance with the following setbacks:

(a) **Minimum** setbacks:

Setback Use	Front Yard	Rear Yard	Side Yard	Side Yard on Flanking Street
Single Family Dwellings, and Accessory Buildings and Structures and All Buildings and Structures Not Stated Below Buildings for Uses	7.5 m . [25 ft.]	12.0 m . [40 ft.]	Lesser of; (a) 13.5 m- [44 ft.] or (b) 10% of the <i>lot</i> width; but in any event not less than 3.0 metres [10 ft.]	7.5 m . [25 ft.]
Permitted Under Sections B.1, B.4, B.5, B.8(c) and B.8(h) of the A-1 Zone,	30.0 m .	15.0 m . *	15.0 m . *	30.0 m .
including Accessory Buildings and Structures	[100 ft.]	[50 ft.]	[50 ft.]	[100 ft.]
Kennels-Commercial, Kennels-Hobby, Horse- riding training and/or boarding	30.0 m .	30.0 m **	30.0 m _₹ **	30.0 m-
C	[100 ft.]	[100 ft.]	[100 ft.]	[100 ft.]
Buildings for Uses Permitted Under Section B.2 and B.3 of this Zone***	90.0 m . [300 ft.]	15.0 m . [50 ft.]	15.0 m . [50 ft.]	30.0 m ₋ [100 ft.]
Buildings and Structures For Private Airport	30.0 m . [100 ft.]	30.0 m . [100 ft.]	30.0 m . [100 ft.]	30.0 m . [100 ft.]

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

^{*} If the *side yard* or *rear yard* abut a *Residential lot*, any exhaust fans or machinery used in the said *building* shall be located at least 24 metres [80 ft.] from any *lot line* and shall emit a noise level no greater than 60 dB(A) at the perimeter of any *lot line*.

Part 11 A-2

J. Special Regulations

Amendments: 17290, 12/13/10; 17771, 11/05/12; 18487, 05/16/16; 18874, 11/07/16

- 1. A secondary suite shall:
 - (a) Not exceed 90 square metres [968 sq.ft.sq. ft.] in floor area; and
 - (b) Occupy less than 40% of the habitable floor area of the *building*.
- 2. The following provisions shall apply to a *farm residential footprint*:
 - (a) The maximum size of the *farm residential footprint* shall be 2,000 square metres [0.5 acres];

The maximum depth of the farm residential footprint from the front lot line, or the side lot line on a flanking street if it is a corner lot, shall be 60 metres [197 ft.].

3. The *lot* is in compliance with the Surrey Soil Conservation and Protection By-law.

K. Subdivision

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

Not less than 1/10 of otal <i>lot</i> perimeter

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; 15056, 06/23/03; 15655, 03/07/05; 17471, 10/03/11; 18212, 05/26/14

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.



One-Acre Residential Zone

Part 12 RA

A. Intent

This Zone is intended for single family housing on *suburban lots* of 1 acre or larger.

B. Permitted Uses

Amendments: 14891, 01/20/03; 15655, 03/07/05; 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. Where the *lot* is 0.4047 hectare [1 acre] or more, one *hobby kennel*.
- 3. Where the *lot* is 2 hectares [5 acres] or more, *agricultural* and *horticultural* uses.
- 4. Where the *lot* is 4 hectares [10 acres] or more, one additional *single family dwelling* or *duplex* for the employees of the *farm operation* permitted under Section B.3 of this Zone.
- 5. Where the *lot* is 0.9 hectare [2.2 acres] or more, one skateboard ramp *structure* in association with a *single family dwelling* as permitted in Sub-section B.1 and subject to the skateboard ramp *structure* being:
 - (a) a maximum of 173.4 sq. m₋ [1,865 sq. ft.] in area, a maximum of 5 metres [16 ft.] high, a maximum of 14.3 metres [47 ft.] long and a maximum of 12.2 metres [40 ft.] wide;
 - (b) sited behind the *single family dwelling*; and
 - (c) for the enjoyment of the residents of the *single family dwelling* on the *lot* and not for commercial purposes.
- 6. *Accessory uses* including the following:
 - (a) *Bed and breakfast* use in accordance with Section B.2, Part 4 General Provisions, of this By-law;

- underground utilities) are provided in accordance with Schedule G, Sections A, B, D and E of this By-law.
- (b) In all other areas, the maximum *unit density* shall be 2.5 *dwelling units* per hectare. Any increase in maximum *density* is subject to the provision of amenity contributions (specifically affordable housing and capital projects) in accordance with Schedule G, Sections A and B of this By-law.
- (c) Notwithstanding Section D.1 (a) and (b) above, if a *lot* falls within a Centre Specific Contribution Area, as identified in Schedule G, Section C of this By-law, additional amenity contributions (specifically capital projects) as specified in Schedule G, Section C of this By-law, may apply.
- 2. For *building* construction within a *lot*:
 - (a) Where the lot is 900 square metres [9,685 sq. ft.] in area or less for any suburban or suburban-urban reserve lot, the requirements of Sub-section D.2 Density of Part 16 Single Family Residential Zone (RF) shall apply;
 - (b) Where the lot is 1,858 square metres [0.5 acre] in area or less for any urban or multiple residential lot, the requirements of Sub-section D.2 Density of Part 16 Single Family Residential Zone (RF) shall apply;
 - (c) Where the lot is greater than 900 square metres [9,685 sq. ft.] in area for any suburban or suburban-urban reserve lot, floor area ratio is not applicable; and

Where the *lot* is greater than 1,858 square metres [0.5 acre] in area for any *urban* or *multiple residential lot*, *floor area ratio* is not applicable.

E. Lot Coverage

Amendments: 12517, 02/13/95; 12681, 12/04/95; 14568, 12/10/01; 14757, 07/22/02; 19261, 06/26/17

- 1. The maximum *lot coverage* shall be 20%.
- 2. Notwithstanding Sub-section E.1, the requirements of Section E. Lot Coverage of Part 16 Single Family Residential Zone (RF) shall apply as follows:
 - (a) Where the *lot* is 900 square metres [9,685 sq. ft.] in area or less for any suburban or suburban urban reserve lot; and
 - (b) Where the *lot* is 1,858 square metres [0.5 acre] in area or less for any *urban* or *multiple residential lot*.

2. Notwithstanding Sub-section E.1, the requirements of Section E. Lot Coverage of Part 16 Single Family Residential Zone (RF) shall apply as follows:

- (a) Where the *lot* is 900 square metres [9,685 sq. ft.] in area or less for any *suburban-urban reserve lot*;
- (b) Where the *lot* is 1,160 square metres [12,500 sq. ft.] in area or less for any *suburban lot*; and
- (c) Where the *lot* is 1,858 square metres [0.5 acre] in area or less for any *urban* or *multiple residential lot*.

F. Yards and Setbacks

Amendments: 12517, 02/13/95; 12681, 12/04/95; 13093, 05/12/97; 14603, 01/21/02; 14757, 07/22/02; 14891, 01/20/03; 17471, 10/03/11; 18414, 03/23/15; 19261, 06/26/17

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

Use	Setback **	Front Yard	Rear Yard	Side Yard	Side Yard on Flanking Street
Principal Building		7.5 m . [25 ft.]	7.5 m . [25 ft.]	4.5 m . [15 ft.]	7.5 m . [25 ft.]
Accessory Buildings and Structures Greater Than 10 square metres [108 sq.ft.] in Size		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.]
Skateboard Ramp Structure		18.0 m . [60 ft.]	36.0 m . [120 ft.]	7.5 m . *** [25 ft.]	36.0 m - [120 ft.]
Buildings and Structures For Uses Permitted Under Sec. B.2* & B.3 of this Zone		36.0 m . [120 ft.]	7.5 m . [25 ft.]	7.5 m . [25 ft.]	36.0 m . [120 ft.]

2. For *lots*, 1,858 square metres [0.5 ac.] in area or less, the requirements in Section H of Part 16 Single Family Residential Zone RF shall apply.

I. Landscaping

Amendments: 12333, 07/25/94

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.

J. Special Regulations

Amendments: 14891, 01/20/03; 17290, 12/13/10; 17471, 10/03/11

- 1. The skateboard ramp *structure* permitted under Sub-section B.5 shall be completely enclosed by a fence measuring not less than 1.8 metres [6 ft.] and not more than 3.6 metres [12 ft.] in height along the perimeter of the ramp *structure*, or equipped with a security device to prohibit unauthorized use of the skateboard ramp *structure*.
- 2. A secondary suite shall:
 - (a) Not exceed 90 square metres [968 sq.ft.sq. ft.] in floor area; and
 - (b) Occupy less than 40% of the habitable floor area of the *building*.
- 3. 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.

K. Subdivision

Amendments: 14101, 09/18/00; 19995, 12/16/19

1. For subdivision of land in all Secondary Plan and Infill Areas as identified in Schedule G, Section E of this By-law, where amenities are not provided in accordance with Schedule G, Sections D and E of this By-law, the *lots* created through subdivision shall conform to the following standards:

Lot Size	Lot Width	Lot Depth
8,094 sq. m .	50 metres	60 metres
[2 acre]	[164 ft.]	[200 ft.]

2. For subdivision of land in all Secondary Plan and Infill Areas as identified in Schedule G, Section E of this By-law, where amenities are provided in accordance with Schedule G, Sections D and E of this By-law, the *lots* created shall conform to the minimum standards prescribed in Section K.3 of this Zone.

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

Lot Size	Lot Width	Lot Depth
4,047 sq. m .	50 metres	60 metres
[1 acre]	[164 ft.]	[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

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 Bylaw.
- 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. *Hobby kennels* shall be subject to the "Surrey Kennel Regulation By-law".

Part 13 RA-G

F. Yards and Setbacks

Amendments: 13093, 05/12/97; 17471, 10/03/11; 18414, 03/23/15

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

Use	Setback	Front Yard	Rear Yard	Side Yard	Side Yard on Flanking Street
Principal Building		7.5 m . [25 ft.]	7.5 m . [25 ft.]	4.5 m . [15 ft.]	7.5 m . [25 ft.]
Accessory Buildings and Structures Greater Than 10 square metres [108 sq.ft.] in Size		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.]
Buildings and Structures for Uses Permitted Under Sec. B.2 of this Zone		7.5 m . [25 ft.]	30.0 m . [100 ft.]	15.0 m [50 ft.]	7.5 m [25 ft.]
Buildings and Structures for Uses Permitted Under Sec. B.3 of this Zone		36.0 m . [120 ft.]	7.5 m . [25 ft.]	7.5 m . [25 ft.]	36.0 m [120 ft.]

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

G. Height of Buildings

Amendments: 12239, 04/18/94

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

- 1. <u>Principal building</u>: The building height shall not exceed 9 metres [30 ft.].
- 2. <u>Accessory buildings and structures</u>: 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.]

Part 13 RA-G

H. Off-Street Parking and Loading/Unloading

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

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 the residential use shall be limited as follows:
 - (a) A maximum of 2 cars or trucks;
 - (b) House trailers, campers or boats, provided that the combined total shall not exceed 2; and
 - (c) The total amount permitted under (a) and (b) shall not exceed 4.

I. Landscaping

Amendments: 12333, 07/25/94; 14101, 09/18/00

- 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. The *open space* set aside pursuant to Section D.2.(a) of this Zone 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.

J. Special Regulations

Amendments: 17290, 12/13/10

- 1. A *secondary suite* shall:
 - (a) Not exceed 90 square metres [968 sq.ft.sq. ft.] in floor area; and
 - (b) Occupy less than 40% of the habitable floor area of the *building*.
- 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.

K. Subdivision

Amendments: 14101, 09/18/00; 19995, 12/16/19

Part 13 RA-G

(a) Where amenities are not provided in accordance with Schedule G, Sections D and E of this By-law, the *lots* created shall conform to the minimum standards prescribed in Sub-section K.1 of Part 12 One-Acre Residential Zone RA of this By-law; and

- (b) Where amenities are provided in accordance with Schedule G, Sections D and E of this By-law, the *lots* created shall conform to the minimum standards prescribed in Sub-sections K.2 or K.3 of this Zone.
- 2. Lots created through subdivision shall conform to the minimum standards prescribed in Sub-section K.3 of Part 12 One-Acre Residential Zone RA of this Bylaw.
- 3. *Lots* created through subdivision in accordance with Section D.2 of this Zone, shall conform to the following minimum standards:

	Lot Size	Lot Width	Lot Depth
Regular Standard <i>Lots</i>	2,800 sq. m . [30,000 sq.ft. sq. ft.]	40 metres [130 ft.]	40 metres [130 ft.]
Permissible Reduction as	2,230 sq. m [24,000 sq.ft. sq. ft.]	35 metres [115 ft.]	40 metres [130 ft.]
set out below*			

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

* Permissible reduction for up to 50% of the *lots* within a plan of subdivision where 15% or more of the lands subdivided are set aside as *open space* pursuant to Section D.2 of this Zone.

Part 14 RH

F. Yards and Setbacks

Amendments: 13093, 05/12/97; 18414, 03/23/15; 19491, 02/19/18

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

Use	Setback**	Front Yard	Rear Yard	Side Yard	Side Yard on Flanking Street
Principal Building		7.5 m . [25 ft.]	7.5 m . [25 ft.]	4.5 m . [15 ft.]	7.5 m . [25 ft.]
Accessory Buildings and Structures Greater Than 10 square metres [108 sq.ft.] in Size		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.]
Buildings for Uses Permitted Under Sec. B.2* & B.3 of this Zone		36.0 m . [120 ft.]	7.5 m . [25 ft.]	7.5 m . [25 ft.]	36.0 m . [120 ft.]

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

^{*} These *setback* requirements for *hobby kennels* do not apply if the *hobby kennel* forms part of or is attached to the *principal building*, however, the *hobby kennel* shall be located at the rear of the said *building*.

^{**} Where the *lot* is 1,500 square metres [16,000 sq. ft.] in area or less, the requirements in Section F. Yards and Setbacks of Part 16 Single Family Residential Zone RF shall apply.

Part 14 RH

I. Landscaping

Amendments: 12333, 07/25/94

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. 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

- 1. A *secondary suite* shall:
 - (a) Not exceed 90 square metres [968 sq.ft.sq. ft.] in floor area; and
 - (b) Occupy less than 40% of the habitable floor area of the *building*.
- 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.

Part 14 RH

K. Subdivision

Amendments: Inserted 14390, 05/22/01; 19995, 12/16/19

1. For subdivision of land in all Secondary Plan and Infill Areas as identified in Schedule G, Section E of this By-law, where amenities are not provided in accordance with Schedule G, Sections D and E of this By-law, the *lots* created through subdivision shall conform to the following standards:

Lot Size	Lot Width	Lot Depth		
4,047 sq. m .	50 metres	60 metres		
[1 acre]	[164 ft.]	[200 ft.]		

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

- 2. For subdivision of land in all Secondary Plan and Infill Areas as identified in Schedule G, Section E of this By-law, where amenities are provided in accordance with Schedule G, Sections D and E of this By-law, the *lots* created shall conform to the minimum standards prescribed in Section K.3 of this Zone.
- 3. In areas other than those specified in Sub-sections D.1 and D.2 of this Zone, *lots* created through subdivision in this Zone shall conform to the following minimum standards:

Lot Size	Lot Width	<i>Lot</i> Depth
1,858 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.

Part 15 RH-G

E. Lot Coverage

Amendments: 18771, 07/25/16

The maximum *lot coverage* shall be 25%, except where the *lot* is 1,500 square metres [16,000 sq. ft.] in area or less, the requirements in Section E. Lot Coverage of Part 16 Single Family Residential Zone RF shall apply.

F. Yards and Setbacks

Amendments: 13093, 05/12/97; 18414, 03/23/15

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

Use	Setback	Front Yard	Rear Yard	Side Yard	Side Yard on Flanking Street
Principal Building		7.5 m . [25 ft.]	7.5 m . [25 ft.]	3.0 m . [10 ft.]	7.5 m . [25 ft.]
Accessory Buildings and Structures Greater Than 10 square metres [108 sq.ft.] in Size		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.]
Buildings and Structures For Uses Permitted Under Section. B.2 of this Zone		7.5 m ₌ [25 ft.]	30.0 m- [100 ft.]	15.0 m . [50 ft.]	7.5 m . [25 ft.]

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

Part 15 RH-G

residential parking requirements stated in Table C.1 of Part 5 Off-Street Parking and Loading/Unloading of this By-law.

I. Landscaping

Amendments: 12333, 07/25/94; 13155, 02/09/98

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. 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.
- 3. The *open space* set aside pursuant to Section D.2(a) of this Zone, 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.

J. Special Regulations

Amendments: 17290, 12/13/10

- 1. A secondary suite shall:
 - (a) Not exceed 90 square metres [968 sq.ft.sq. ft.] in floor area; and
 - (b) Occupy less than 40% of the habitable floor area of the *building*.
- 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.

Part 15 RH-G

1. For subdivision of land in all Secondary Plan and Infill Areas as identified in Schedule G, Section E of this By-law:

- (a) Where amenities are <u>not provided</u> in accordance with Schedule G, Sections D and E 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.
- (b) Where amenities are provided in accordance with Schedule G, Sections D and E of this By-law, the *lots* created shall conform to the minimum standards prescribed in Sub-sections K.2 or K.3 of this Zone.
- 2. Lots created through subdivision shall meet the dimensional requirements of the RH Zone.
- 3. Lots created through subdivision in accordance with Section D.2.(a) of this Zone, shall conform to the following minimum standards:

	Lot Size	Lot	Lot Depth
Regular Standard <i>Lots</i>	1,300 sq. m . [14,000 sq.ft. sq. ft.]	30 metres [100 ft.]	30 metres [100 ft.]
Permissible Reduction as set out below*	1,120 sq. m . [12,000 sq. ft. sq. ft.]	24 metres [80 ft.]	30 metres [100 ft.]

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

* Permissible reduction for up to 50% of the *lots* within a plan of subdivision where 15% or more of the lands subdivided are set aside as *open space* pursuant to Section D.2.(a) of this Zone.

Part 15A RC

ii. Type II: The maximum *lot coverage* is calculated based on the *lot* area on which the *buildings* are constructed; and

iii. Type III: The maximum *lot coverage* is calculated based on the *lot* area excluding all the *open space* set aside pursuant to Sub-section D.2(a).

F. Yards and Setbacks

Amendments: 13540, 10/19/98; 16918, 05/04/09

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

1. Single-Family Dwellings and Duplexes:

Use	Setback	Front Yard	Rear Yard	Side Yard	Side Yard on Flanking Street
Principal Building		7.5 m . * [25 ft.]	7.5 m . [25 ft.]	1.8 m . ** [6 ft.]	3.6 m . [12 ft.]
Accessory Buildings and Structures		7.5 m . [25 ft.]	1.8 m . [6 ft.]	1.0 m [3 ft.]	7.5 m [25 ft.]

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

2. Ground-Oriented Multiple Unit Residential Buildings:

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).

^{*} The minimum *front yard setback* of a garage or a carport which forms part of a *principal building* may be reduced to 5.5 metres [18 ft.] provided that at least 50% of the *front yard setback* of the *principal building* remains 7.5 metres [25 ft.] or more.

^{**} One (1) interior *side yard* for *single-family dwellings* for Type II developments may be 0.0 metre.

Part 15A RC

(e) The *open space* set aside pursuant to Section D.2 of this Zone, 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 passages, wherever appropriate.

J. Special Regulations

Amendments: 17290, 12/13/10

- 1. A *secondary suite* shall:
 - (a) Not exceed 90 square metres [968 sq.ft.sq. ft.] in floor area; and
 - (b) Occupy less than 40% of the habitable floor area of the *building*.

K. Subdivision

Amendments: 15350, 05/03/04; 19995, 12/16/19

- 1. For subdivision of land in all Secondary Plan and Infill Areas as identified in Schedule G, Section E of this By-law:
 - (a) Where amenities are <u>not</u> provided in accordance with Schedule G, Sections D and E 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; and
 - (b) Where amenities are provided in accordance with Schedule G, Sections D and E of this By-law, the *lots* created shall conform to the minimum standards prescribed in Sub-sections J.2 or J.3 of this Zone.
- 2. Lots created through subdivision shall meet the dimensional requirements of the RH Zone.
- 3. *Lots* created through subdivision in accordance with Sub-section D.2(a) of this Zone, shall conform to the following minimum standards:

Type	Lot Size	Lot Width	Lot Depth
Type I*	700 sq. m [7,500 sq. ft.]	18 metres [60 ft.]	30 metres [100 ft.]
Type II* Single-family dwellings	372 sq. m [4,000 sq. ft.]	9 metres [30 ft.]	30 metres [100 ft.]

Part 15A RC

Duplexes	745 sq. m . [8,000 sq. ft.]	15 metres [50 ft.]	30 metres [100 ft.]
Type III*	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.

* Where Type I refers to single-family dwellings, Type II refers to single-family dwellings and duplexes and Type III refers to ground-oriented multiple unit residential buildings.

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. For *single-family dwellings*, 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. Building permits for *duplexes* and *ground-oriented multiple unit residential buildings* shall be subject to the "Surrey Development Cost Charge By-law".
- 7. Sign regulations are as provided in Surrey Sign By-law No. 13656.
- 8. Special *building setbacks* are as set out in Part 7 Special Building Setbacks of this By-law.
- 9. Development permits may be required in accordance with the *Official Community Plan*."

Part 15B RF-O

- 2. For *building* construction on a *lot*:
 - (a) The *floor area ratio* shall not exceed 0.32 provided that of the resulting allowable floor area, 39 square metres [420 sq. ft.] shall be reserved for use only as a garage or carport and further provided that where an *accessory building* is greater than 10 square metres [108 sq. ft.] in size that the area in excess of 10 square metres [108 sq. ft] shall be included as part of the floor area for the purpose of calculating *floor area ratio*;
 - (b) Notwithstanding Sub-section D.2(a), where a *lot* is less than 1,500 square metres [16,000 sq. ft.] in area, the requirements of the Single Family Residential Zone (RF) shall apply; and
 - (c) The maximum permitted floor area of a second storey for a principal building shall not exceed 80% of the floor area of the first storey including attached garage. The reduced floor area of the second storey shall be accomplished by an offset at the second storey level from the wall at the first storey level from either the front or side walls at the first storey level or a combination thereof.
 - (b) Notwithstanding Sub-section D.2(a), where a *lot* is 1,500 square metres [16,000 sq. ft.] in area or less, the requirements of the Single Family Residential Zone (RF) shall apply; and
 - (c) The maximum permitted floor area of a second storey for a *principal building* must not exceed 80% of the floor area of the first storey including attached garage and that portion of any porch or veranda at the front that is covered by a 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 first storey level from either the front or side walls or a combination thereof, such that the offset is fully visible anywhere along the *front lot line* and/or *flanking lot line* of the *lot*."
 - (d) 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:
 - i. Covered areas used for parking, unless the covered parking is located within the *basement*;
 - ii. The area of an accessory building in excess of 10 square metres [108 sq. ft.];
 - iii. 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

Part 15B RF-O

E. Lot Coverage

Amendments: 18771, 07/25/16

The maximum *lot coverage* shall be 25%, except where the *lot* is 1,500 square metres [16,000 sq. ft.] in area or less, the requirements in Section E. Lot Coverage of Part 16 Single Family Residential Zone RF shall apply.

F. Yards and Setbacks

Amendment: 18414, 03/23/15

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

Use	Setback	Front Yard	Rear Yard	Side Yard	Side Yard on Flanking Street
Principal Building		10 m . [33 ft.]	10 m . [33 ft.]	1.8 m . [6 ft.]	7.5 m . [25 ft.]
Accessory Buildings and Structures Greater Than 10 sq. m. [108 sq. ft.] in Size		10 m - [33 ft.]	10 m . [33 ft.]	1.0 m . [3 ft.]	7.5 m . [25 ft.]
Other Accessory Buildings and Structures		10 m [33 ft.]	10 m [33 ft.]	0.0 m . [0 ft.]	7.5 m . [25 ft.]

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

Part 15B RF-O

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. 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

- 1. A secondary suite shall:
 - (a) Not exceed 90 square metres [968 sq.ft.sq. ft.] in floor area; and
 - (b) Occupy less than 40% of the habitable floor area of the *building*.
- 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.

F. Yards and Setbacks

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

Use	Setback	Front Yard	Rear Yard	Side Yard	Side Yard on Flanking Street
Principal Building		7.5 m . [25 ft.]	7.5 m . [25 ft.]	2.4 m . [8 ft.]	3.6 m - [12 ft.]
Accessory Buildings and Structures Greater Than 10 square metres [108 sq. ft.] in Size		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.]

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. Principal building:

- (a) The *building height* shall not exceed 9.0 metres [30 ft.]; and
- (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. <u>Accessory buildings and structures</u>: The *height* shall not exceed 4 metres [13 ft.] except that where the roof slope and construction materials of an *accessory*

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.
- 3. The *open space* set aside pursuant to Section K.2 of this Zone, 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.

J. Special Regulations

- 1. 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*.
- 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 stairs.

K. Subdivision

Amendments: 19995, 12/16/19

1. For subdivision of land in all Secondary Plan and Infill Areas as identified in Schedule G, Section E of this By-law:

- (a) Where amenities are <u>not</u> provided in accordance with Schedule G, Sections D and E 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.
- (b) Where amenities are provided in accordance with Schedule G, Sections D and E of this By-law, the *lots* created shall conform to the minimum standards prescribed in Section K.2 of this Zone.
- 2. For the purposes of subdivision:

(a) Lots created shall conform to the following minimum standards:

Lot Size	Lot Width	Lot Depth
930 sq. m . [10,000 sq. ft.]	24 metres [80 ft.]	30 metres [100 ft.]

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

(b) Notwithstanding Sub-section K.2.(a), where not less than 15% of the lands subdivided are set aside as *open space* preserved in its natural state or retained for park and recreational purposes, *lots* created shall conform to the following minimum standards:

	Lot Size Lot Width	Lot Depth
--	--------------------	-----------

775 sq. m. 20 metres 30 metres [8,300 sq. ft.] [66 ft.] [100 ft.]

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

(c) Notwithstanding Sub-sections K.2.(a) and K.2.(b), where not less than 30% of the lands subdivided are set aside as *open space* preserved in its natural state or retailed for parks and recreation purposes, the minimum *lot* standards set out in Section K.2(b) may be reduced for up to 50% of the *lots* created to the following minimum standards:

Lot Size	Lot Width	Lot Depth
700 sq. m . [7,500 sq. ft.]	20 metres [66 ft.]	30 metres [100 ft.]
Dimensions shall be measured in	n accordance wi	th Section F 21 Part 4

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

- 3. The *open space* referenced in this Section shall:
 - (a) Contain natural features such as a stream, ravine, stands of mature trees, or other land forms worthy of preservation, and/or contain heritage *buildings* or features, and/or be dedicated as a public park; and
 - (b) Be accessible by the public from a *highway*.
- 4. For the purposes of calculating the amount of *open space* referenced in this Section to be set aside, *undevelopable areas* may be included, however, this *undevelopable area* shall be discounted by 50%.

- capital projects, police, fire, libraries, parks and, where applicable, underground utilities) are provided in accordance with Schedule G, Sections A, B, D and E of this By-law.
- (b) In all other areas, the maximum *unit density* shall be 2.5 *dwelling units* per hectare. Any increase in the maximum *density* is subject to the provision of amenity contributions (specifically affordable housing and capital projects) in accordance with Schedule G, Sections A and B of this By-law.
- (c) Notwithstanding Section D.1 (a) and (b) above, if a *lot* falls within a Centre Specific Contribution Area, as identified in Schedule G, Section C of this By-law, additional amenity contributions (specifically capital projects) as specified in Schedule G, Section C of this By-law, may apply.
- 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

iii. The maximum permitted floor area of a second storey for a *principal building* must not exceed 80% of the floor area of the first storey including attached garage and that portion of any porch or veranda at the front that is covered by a 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 first storey level from either the front or side walls or a combination thereof, such that the offset is fully visible anywhere along the *front lot line* and/or *flanking lot line* of the *lot*.

- 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 areas 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 including staircases, garages and covered parking with extended height exceeding 3.7 metres [12 feet] must be multiplied by 2, excluding:
 - (i.) 19 square metres [200 sq. ft.] and
 - (ii.) floor area directly below a sloped ceiling less than 4.6 metres [15 ft.] in height, provided that the area has at least one wall 3.7 metres [12 ft.] or less in height.

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:

Sett	back	Front Yard ^{1,2,3}	Rear Yard ⁴	Side Yard	Side Yard on Flanking Street
Use					
Principal		7.5 m .	7.5 m .	1.8 m ₋ ⁵	3.6 m .
Building		[25 ft.]	[25 ft.]	[6 ft.]	[12 ft.]
Accessory		18.0 m .	1.8 m	1.0 m	7.5 m
Buildings		[60 ft.]	[6 ft.]	[3 ft.]	[25 ft.]
and Structures					
Greater					
Than 10 square metres					
[108 sq.ft.] in Size					
Other Accessory		18.0 m	0.0 m	0.0 m .	7.5 m .
Buildings and Structures		[60 ft.]			[25 ft.]

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

- 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.].
- 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.

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.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.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; 19995, 12/16/19

- 1. For subdivision of land in all Secondary Plan and Infill Areas as identified in Schedule G, Section E of this By-law, where amenities are not provided in accordance with Schedule G, Sections D and E of this By-law, the *lots* created through subdivision 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 land in all Secondary Plan and Infill Areas as identified in Schedule G, Section E of this By-law, where amenities are provided in accordance with Schedule G, Sections D and E of this By-law, the *lots* created shall conform to the minimum standards prescribed in Section K.3 of this Zone.
- 3. Lots created through subdivision in this Zone shall conform to the following minimum standards:

	Lot Size	Lot Width	Lot Depth
Subdivision	560 sq. m . [6,000 sq.ft. sq. ft.]	15 metres [50 ft.]	28 metres [90 ft.]
Lot Consolidation in Bridgeview's Designated Floodplain Areas	464 sq. m . [5,000 sq.ft. 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.



Single Family Residential Secondary Suite Zone

Part 16A - RF-SS, Single Family Residential Secondary Suite Zone

Part 16A RF-SS

A. Intent

This Zone is intended exclusively for single family housing containing 1 secondary suite on urban lots.

B. Permitted Uses

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.

C. Lot Area

Not applicable to this Zone.

D. Density

Amendments: 12101, 07/11/94; 14519, 10/15/01; 18414, 03/23/15; 19333, 12/18/17

- 1. For *building* construction within a *lot*:
 - (a) 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.sq. ft.], provided that 39 square metres [420 sq.ft.sq. ft.] must be reserved for use only as a garage or carport;
 - (b) The maximum allowable floor area is as follows:
 - i. 465 square metres [5,000 sq.ft. sq.ft.sq. ft.], except in the area shown in Schedule D.1.(a).; and
 - ii. 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.sq. ft.] and a *basement* is not permitted on such *lot*;

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(c) 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

- (c) The maximum permitted floor area of a second storey for a *principal* building must not exceed 80% of the floor area of the first storey including attached garage and that portion of any porch or veranda at the front that is covered by a 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 first storey level from either the front or side walls or a combination thereof, such that the offset is fully visible anywhere along the *front lot line* and/or *flanking lot line* of the *lot*.
- (d) 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:
 - i. Covered areas used for parking, unless the covered parking is located within the *basement*;
 - ii. The area of an *accessory building* in excess of 10 square metres [108 sq. ft.];
 - iii. 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
 - iv. Floor area including staircases, garages and covered parking with extended height exceeding 3.7 metres [12 feet] must be multiplied by 2, excluding:
 - (a) 19 square metres [200 sq. ft.] and
 - (b) floor area directly below a sloped ceiling less than 4.6 metres [15 ft.] in height, provided that the area has at least one wall 3.7 metres [12 ft.] or less in height.

E. Lot Coverage

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F. Yards and Setbacks

Amendments: 12101, 07/11/94; 13093, 05/12/97; 17471, 10/03/11; 17704, 07/23/12; 18414, 03/23/15

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

Use	Setback	Front Yard*	Rear Yard***	Side Yard	Side Yard on Flanking Street
Principal Building		7.5 m . [25 ft.]	7.5 m . [25 ft.]	1.8 m . ** [6 ft.]	3.6 m . [12 ft.]
Accessory Buildings and Structures Greater Than 10 square metres [108 sq.ft.] in Size		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.]

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

* The *front yard setback* may be relaxed at a lower floor level only to 5.5 metres [18 ft.] for a maximum of 50% of the length of the front of the dwelling for all portions of the dwelling excluding the garage. If 50% of the *building* face is *setback* 9 metres [30 ft.] from the *front lot line*, the *setback* to an attached garage whose main access doors face the fronting street may be relaxed to 6.7 metres [22 ft.], except that the *setbacks* for a garage whose main access doors face a *side yard* may be relaxed to 4.5 metres [15 ft.].

With the exception of a garage whose main access doors face a *side yard*, an attached garage to the *principal building* shall not extend towards the *highway* for more than half the depth of the said garage, measured from the exterior front face of the *principal building*, excluding any front face of the exterior wall above the said garage. If the aforesaid garage contains more than 2 parallel parking bays, the additional parking bay(s) and the garage entrance leading to the additional parking bay(s) shall be set back at least 0.9 metre [3 ft.] from the front of the said garage.

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J. Special Regulations

Amendments: 12348, 07/25/94; 17290, 12/13/10

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.sq. ft.].

2. A secondary suite shall:

- (a) Not exceed 90 square metres [968 sq.ft.sq. ft.] in floor area; and
- (b) Occupy less than 40% of the habitable floor area of the *building*.

K. Subdivision

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

	Lot Size	Lot Width	Lot Depth
Subdivision	560 sq. m . [6,000 sq.ft. sq. ft.]	15 metres [50 ft.]	28 metres [90 ft.]
Lot Consolidation in Bridgeview's Designated Floodplain Areas	464 sq. m . [5,000 sq.ft. 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 Bylaw.

- affordable housing and capital projects) in accordance with Schedule G, Sections A and B of this By-law.
- (c) Notwithstanding Section D.1 (a) and (b) above, if a *lot* falls within a Centre Specific Contribution Area, as identified in Schedule G, Section C of this By-law, additional amenity contributions (specifically capital projects) as specified in Schedule G, Section C of this By-law, may apply.
- 2. (a) 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*:
 - i. Covered areas used for parking, unless the covered parking is located within the *basement*;
 - ii. 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 10 square metres [108 sq. ft.] must be reserved for a front porch or veranda; and
 - iii. Floor area including garages and covered parking with extended height exceeding 3.7 metres [12 feet] must be multiplied by 2, excluding:
 - (a) staircases;
 - (b) 19 square metres [200 sq. ft.] and
 - (c) floor area directly below a sloped ceiling less than 4.6 metres [15 ft.] in height, provided that the area has at least one wall 3.7 metres [12 ft.] or less in height.
 - (b) For *building* construction within a *lot*:
 - i. The *floor area ratio* shall not exceed 0.72, provided that, of the resulting allowable floor area, 39 square metres [420 sq. ft.] shall be reserved for use only as a garage or carport, which may be reduced to 20 square metres [215 sq. ft.] for a single attached garage or carport and further provided that the garage meets the dimensional requirements of Section H.5 of this Zone;
 - tii. The maximum floor area of a second storey of the principal building shall not exceed 80% of the floor area of the first storey including attached garage and that portion of any porch or veranda at the front that is covered by a roof. The reduced floor area of the second storey shall be accomplished by an offset at the second storey level from either the front or side walls only at the first storey level or a combination thereof; and

ii. The maximum permitted floor area of a second storey for a *principal building* must not exceed 80% of the floor area of the first storey including attached garage and that portion of any porch or veranda at the front that is covered by a roof. The reduced floor area of the second storey shall be accomplished by an offset at the second storey level from the wall at the first storey level from either the front or side walls or a combination thereof, such that the offset is fully visible anywhere along the *front lot line* and/or *flanking lot line* of the *lot*.

iii. Notwithstanding Sub-section D.2(b)i of this Zone, the maximum *principal building* floor area, inclusive of a garage or carport, shall be 265 square metres [2,860 sq. ft.].

E. Lot Coverage

The maximum *lot coverage* shall be 50%.

F. Yards and Setbacks

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

	Setback	Front	Rear	Side	Side Yard on
Use		Yard	Yard	Yard	Flanking Street
Principal Building		6.0 m ₋ ¹ [20 ft.]	7.5 m . ^{3,4} [25 ft.]	1.2 m . [4 ft.]	2.4 m <u>.</u> [8 ft.]
Accessory		2	1.0 m ₋ ⁵	0.0 m .	6.0 m .
Buildings and			[3 ft.]	[0 ft.]	[20 ft.]
Structures					

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

The *front yard setback* of the *principal building* may be reduced to a minimum of 4.0 metres [13 ft.] for up to 50% of the width of the front of the *principal building*, or for the entire first storey or part thereof of the *principal building*, or for a *principal building* not exceeding 5.0 metres [16 ft.] in *building height*, provided that the *front yard setback* of a garage or carport shall be a minimum of 6.0 metres [20 ft.]. The minimum 6.0 metres [20 ft.] and the permitted 4.0 metres [13 ft.] *front yard setbacks* may be further reduced to a minimum of 4.0 metres

2. <u>Accessory buildings</u> and <u>structures</u>: The <u>building height</u> shall not exceed 3.0 metres [10 ft.] except that where the roof slope and construction materials of an <u>accessory building</u> are the same as that of the <u>principal building</u>, the <u>building height</u> of the <u>accessory building</u> may be increased to 5.0 metres [16 ft.].

H. Off-Street Parking

- 1. Where there is a lane up to or along the *rear lot line* or *side lot line*, a *driveway* access is permitted only from the lane.
- 2. Driveway access is not permitted along the side lot line.
- 2.3. A minimum of 3 off-street *parking spaces* shall be provided, 2 of which may be in the *driveway*.
- 3.4. The width of a *driveway* on the *lot* shall not exceed 6.0 metres [20 ft.].
- 4.5. Notwithstanding the width of the *parking space* required for a single garage and a double garage in Section B.1 of Part 5 Off-Street Parking and Loading/Unloading of this By-law, a single garage to accommodate only one *vehicle* or a double garage to accommodate two *vehicles* parked side by side in this Zone shall meet the following requirements:
 - (a) Single garage that The maximum width of a garage shall be 4.0 accommodates one metres [13 ft.] measured between the interior vehicle only: faces of the side walls of the garage.
 - (b) Double garage that The maximum width of a garage, measured accommodates two between the interior faces of the side walls vehicles parked side by side:

 width; provided that the garage door opening must accommodate a garage door that is a minimum width of 5.0 metres [16 ft.].
- 5.6. A double garage or carport to accommodate two *vehicles* parked side by side shall not be permitted on any *lot* less than 13.4 metres [44 ft.] wide or on a Type I *corner lot* pursuant to Section K.2, unless the said garage or carport is located at the rear of the *single family dwelling* on the *lot* and has *vehicle* access from a rear lane or side street.

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6.7. A triple garage to accommodate three *vehicles* parked side by side is not permitted.

- 7.8. Outside parking of *vehicles* ancillary to a residential use shall be limited to maximum of 3 cars or trucks.
- 8.9. Outside parking or storage of *campers*, boats, or *house trailers* shall not be permitted.
- 9.10. No parking is permitted on a *corner lot* within an area bounded by the intersecting *lot lines* at a street corner and a straight line joining points 6.0 metres [20 ft.] along the said *lot lines* from the point of intersection of the two *lot lines*.

I. Landscaping

Amendments: 19491, 02/19/18

- 1. All portions of the *lot* not covered by *buildings*, *structures*, and non-porous or paved surfaces shall be landscaped. This *landscaping* shall be maintained.
- 2. Non-porous or paved surfaces, including a *driveway*, shall not cover more than 30% of the *lot* area that is not occupied by the *principal* and *accessory buildings* or *structures*.
- 3. Landscaping in the front yard shall be as follows:
 - (a) Where the *driveway* is located in the *front yard*, a minimum of 75% of the required *front yard*, except the *driveway*, shall be landscaped, which shall not include any non-porous or paved surfaces; and
 - (b) Where the *driveway* is not located in the *front yard*, a minimum of 90% of the required *front yard*, except for a maximum 1.5 metres [5 ft.] wide entrance path and a maximum 1.0 metre [3 ft.] wide path leading to the *side yard*, shall be landscaped, which shall not include any non-porous or paved surfaces.

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J. Special Regulations

1. **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 14 square metres [150 sq.ft.], including the stairs.

- 2. 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*.
- 3. 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.

K. Subdivision

Amendments: 19995, 12/16/19

- 1. For subdivision of land in all Secondary Plan and Infill Areas as identified in Schedule G, Section E of this By-law:
 - (a) Where amenities are <u>not provided</u> in accordance with Schedule G, Sections D and E 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; or
 - (b) Where amenities are provided in accordance with Schedule G, Sections D and E of this By-law, the *lots* created shall conform to the minimum standards prescribed in Section K.2 of this Zone.
- 2. In areas other than those described in Sub-section D.1(a) of this Zone, the *lots* created through subdivision in this Zone shall conform to the following minimum standards:

t Size	Lot Width	Lot Depth	
336 sq. m .	12 m -	28 m -	
		[92 ft.]	
		336 sq. m- [3,595 sq. ft.] 12 m- [40 ft.]	

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Corner Lot	380 sq. m . [4,066 sq. ft.]	14 m . [46 ft.]	28 m . [92 ft.]
Type II			
Interior Lot	336 sq. m . [3,595 sq. ft.]	13.4 m . [44 ft.]	24 m . [79 ft.]
Corner Lot	380 sq. m . [4,066 sq. ft.]	15.4 m . [51 ft.]	24 m . [79 ft.]

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

L. Other Regulations

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, 1986, No. 8830", as amended.
- 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. Subdivisions shall be subject to the Surrey Development Cost Charge By-law, as amended and Surrey Tree Preservation By-law, 1996, No. 12880, as amended.
- 5. *Building* permits shall be subject to the Surrey Building By-law, 2012, No. 17850, as amended.
- 6. Sign regulations are as set out in Surrey Sign By-law, 1999, No. 13656, as amended.
- 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 VIII Floodproofing, of Surrey Zoning By-law, 1979, No. 5942, as amended.

- (c) The said *open space* shall be accessible by the public from a *highway*; and
- (d) If amenity contributions are provided in accordance with Schedule G of this By-law.
- 3. *Undevelopable areas* may be included in *open space* set aside in Sub-section D.2(b), however, this undevelopable area shall be discounted by 50%.
- 4. (a) 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*:
 - i. Covered areas used for parking, unless the covered parking is located within the *basement*;
 - ii. The area of an *accessory building* in excess of 10 square metres [108 sq. ft.];
 - iii. 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
 - iv. Floor area including garages and covered parking with extended height exceeding 3.7 metres [12 feet] must be multiplied by 2, excluding:
 - (a) staircases;
 - (b) 19 square metres [200 sq. ft.]; and
 - (c) floor area directly below a sloped ceiling less than 4.6 metres [15 ft.] in height, provided that the area has at least one wall 3.7 metres [12 ft.] or less in height.
 - (b) For *building* construction within a *lot*, the *floor area ratio* shall not exceed 0.60, provided that, of the resulting allowable floor area, 28 square metres [300 sq. ft.] shall be reserved for use only as a garage or carport and further provided that where an *accessory building* is greater than 5 square metres [50 sq. ft.] in size that the area in excess of 5 square metres [50 sq. ft.] shall be included as part of the floor area for the purposes of calculating *floor area ratio*; and
 - (c) The maximum permitted floor area of a second storey for a *principal* building shall not exceed 80% of the floor area of the first storey including attached garage, but not including any portion of the *structure* located within 7.5 metres [25 sq. ft.] of the *front lot line*. The reduced floor area of the second storey shall be accomplished by a *setback* at the second—storey

level from the wall at the main floor level from either the front or side walls at the main floor level or a combination thereof; and

- (c) (e)—The maximum permitted floor area of a second storey for a *principal* building must not exceed 80% of the floor area of the first storey including attached garage and that portion of any porch or veranda at the front that is covered by a 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 first storey level from either the front or side walls or a combination thereof, such that the offset is fully visible anywhere along the *front lot line* and/or *flanking lot line* of the *lot*.
- (d) notwithstanding the above, the maximum allowable floor area shall be 260 square metres [2,800 sq.ft.].

E. Lot Coverage

The maximum *lot coverage* shall be 45%.

F. Yards and Setbacks

Amendments: 12101, 07/11/94; 13093, 05/12/97; 17704, 07/23/12; 18414, 03/23/15

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

Use	Setback	Front Yard*	Rear Yard***	Side Yard	Side Yard on Flanking Street
Principal Building		7.5 m . [25 ft.]	7.5 m . [25 ft.]	1.2 m . [4 ft.]	3.6 m. [12 ft.]
Accessory Buildings and Structures Greater Than 10 square metres [108 sq.ft.] in Size		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.]

Buildings and				
Structures				
For Uses Permitted	7.5 m .	30.0 m .	15.0 m .	7.5 m .
Under Section	[25 ft.]	[100 ft.]	[50 ft.]	[25 ft.]
B.2 of This Zone			_	

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

level from the wall at the main floor level from either the front or side walls at the main floor level or a combination thereof; and

(d) notwithstanding the above, the maximum allowable floor area shall be 260 square metres [2,800 sq.ft.].

E. Lot Coverage

The maximum *lot coverage* shall be 45%.

F. Yards and Setbacks

Amendments: 12101, 07/11/94; 13093, 05/12/97; 17704, 07/23/12; 18414, 03/23/15

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

_Use	Setback	Front Yard*	Rear Yard***	Side Yard	Side Yard on Flanking Street
Principal Building		7.5 m . [25 ft.]	7.5 m . [25 ft.]	1.2 m . [4 ft.]	3.6 m. [12 ft.]
Accessory Buildings and Structures Greater Than 10 square metres [108 sq.ft.] in Size		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.]
Buildings and Structures For Uses Permitted Under Section B.2 of This Zone		7.5 m - [25 ft.]	30.0 m . [100 ft.]		,

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

3. The *open space* set aside pursuant to Section D.2.(a) of this Zone, 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.

J. Special Regulations

Amendments: 17290, 12/13/10

- 1. A *secondary suite* shall:
 - (a) Not exceed 90 square metres [968 sq.ft.sq. ft.] in floor area; and
 - (b) Occupy less than 40% of the habitable floor area of the *building*.
- 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.

K. Subdivision

Amendments: 13093, 05/12/97; 13155, 02/09/98; 17797, 11/26/12

- 1. *Lots* created through subdivision shall met the dimensional requirements of the RF Zone.
- 2. *Lots* created through subdivision in accordance with Section D.2 of this Zone, shall conform to the following minimum standards:

	Lot Size	Lot Width	Lot Depth
Regular	370 sq. m -	12.0 metres	28 metres
Standard <i>Lots</i>	[4,000 sq.ft. sq. ft.]	[40 ft.]	[90 ft.]
Permissible	325 sq. m -	10.5 metres	28 metres
Reduction as	[3,500 sq.ft. sq. ft.]	[35 ft.]	[90 ft.]
set out below*			

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

* Permissible reduction for up to 50% of the *lots* within a plan of subdivision where 15% or more of the lands subdivided are set aside as *open space* pursuant to Section D.2(b) of this Zone.

- density is subject to the provision of amenity contributions (specifically affordable housing and capital projects) in accordance with Schedule G, Sections A and B of this By-law.
- (c) Notwithstanding Section D.1 (a) and (b) above, if a *lot* falls within a Centre Specific Contribution Area, as identified in Schedule G, Section C of this By-law, additional amenity contributions (specifically capital projects) as specified in Schedule G, Section C of this By-law, may apply.
- 2. (a) 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*:
 - i. Covered areas used for parking, unless the covered parking is located within the *basement*;
 - ii. 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 10 square metres [108 sq. ft.] must be reserved for a front porch or veranda; and
 - iii. Floor area including garages and covered parking with extended height exceeding 3.7 metres [12 feet] must be multiplied by 2, excluding:
 - (a) staircases;
 - (b) 19 square metres [200 sq. ft.] and
 - (c) floor area directly below a sloped ceiling less than 4.6 metres [15 ft.] in height, provided that the area has at least one wall 3.7 metres [12 ft.] or less in height.
 - (b) For *building* construction within a *lot*:
 - i. The *floor area ratio* shall not exceed 0.72, provided that:
 - (a) of the resulting allowable floor area, 39 square metres [420 sq. ft.] shall be reserved for use only as a garage or carport that meets the dimensional requirements of Section H.5 of this Zone; and
 - (b) the maximum *principal building* floor area, inclusive of a garage or carport, shall be 265 square metres [2,860 sq. ft.];
 - ii. The maximum floor area of a second storey of the *principal building* shall not exceed 80% of the floor area of the first storey including attached garage and that portion of any porch or veranda at the front that is covered by a roof. The reduced floor area of the second storey

shall be accomplished by an offset at the second storey level from either the front or side walls only at the first storey level or a combination thereof.

ii. The maximum permitted floor area of a second storey for a *principal building* must not exceed 80% of the floor area of the first storey including attached garage and that portion of any porch or veranda at the front that is covered by a roof. The reduced floor area of the second storey shall be accomplished by an offset at the second storey level from the wall at the first storey level from either the front or side walls or a combination thereof, such that the offset is fully visible anywhere along the *front lot line* and/or *flanking lot line* of the *lot*.

E. Lot Coverage

The maximum *lot coverage* shall be 50%.

F. Yards and Setbacks

Amendments: 15716, 05/30/05; 17471, 10/03/11; 18050, 09/23/13; 18771, 07/25/16

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

	Setback	Front	Rear	Side	Side Yard on
Use		Yard	Yard	Yard	Flanking Street
Principal		6.0 m ₋ ¹	$7.5 \text{ m}^{-3,4}$	1.2 m .	2.4 m .
Building		[20 ft.]	[25 ft.]	[4 ft.]	[8 ft.]
Accessory		_ 2	1.0 m _• ⁵	0.0 m .	6.0 m .
Buildings and			[3 ft.]	[0 ft.]	[20 ft.]
Structures		<u>-</u>			

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

- The *front yard setback* of the *principal building* may be reduced to a minimum of 4.0 metres [13 ft.] for up to 50% of the width of the front of the *principal building*, or for the entire first storey or part thereof of the *principal building*, or for a *principal building* not exceeding 5.0 metres [16 ft.] in *building height*, provided that the *front yard setback* of a garage or carport shall be a minimum of 6.0 metres [20 ft.]. The minimum 6.0 metres [20 ft.] and the permitted 4.0 metres [13 ft.] *front yard setbacks* may be further reduced to a minimum of 4.0 metres [13 ft.] and 2.0 metres [6 ft. 6 in.] respectively by an unenclosed and uninhabitable space such as a porch or veranda, provided that the said porch or veranda is covered from above and is an integral part of the *principal building*.
- ² Accessory buildings and structures are not permitted within the front yard setback.

8. Outside parking or storage of *campers*, boats, or *house trailers* shall not be permitted.

9. No parking is permitted on a *corner lot* within an area bounded by the intersecting *lot lines* at a street corner and a straight line joining points 6.0 metres [20 ft.] along the said *lot lines* from the point of intersection of the two *lot lines*.

I. Landscaping

Amendments: 19491, 02/19/18

- 1. All portions of the *lot* not covered by *buildings*, *structures*, and non-porous or paved surfaces shall be landscaped. This *landscaping* shall be maintained.
- 2. Non-porous or paved surfaces, including a *driveway*, shall not cover more than 30% of the *lot* area that is not occupied by the *principal* and *accessory buildings* or *structures*.
- 3. Landscaping in the front yard shall be as follows:
 - (a) Where the *driveway* is located in the *front yard*, a minimum of 75% of the required *front yard*, except the *driveway*, shall be landscaped, which shall not include any non-porous or paved surfaces; and
 - (b) Where the *driveway* is not located in the *front yard*, a minimum of 90% of the required *front yard*, except for a maximum 1.5 metres [5 ft.] wide entrance path and a maximum 1.0 metre [3 ft.] wide path leading to the *side yard*, shall be landscaped, which shall not include any non-porous or paved surfaces.

J. Special Regulations

Amendments: 17290, 12/13/10; 18050, 09/23/13; 18414, 03/23/15

- 1. **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 14 square metres [150 sq.ft.], including the stairs.
- 2. A *secondary suite* shall:
 - (a) Not exceed 90 square metres [968 sq.ft.sq. ft.] in floor area; and
 - (b) Occupy less than 40% of the habitable floor area of the *building*.

K. Subdivision

Amendments: 18771, 07/25/16; 19995 12/16/19

1. For subdivision of land in all Secondary Plan and Infill Areas as identified in Schedule G, Section E of this By-law:

- (a) Where amenities are <u>not provided</u> in accordance with Schedule G, Sections D and E 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; or
- (b) Where amenities are provided in accordance with Schedule G, Sections D and E of this By-law, the *lots* created shall conform to the minimum standards prescribed in Section K.2 of this Zone.
- 2. In areas other than those described in Sub-section D.1(a) of this Zone, the *lots* created through subdivision in this Zone shall conform to the following minimum standards:

	Lot Size	Lot Width	Lot Depth
Type I			
Interior Lot	320 sq.m. sq. m [3,445 sq.ft. sq. ft.]	12 m . [40 ft.]	26 m . [85 ft.]
Corner Lot	375 sq.m. sq. m [4,037 sq.ft. sq. ft.]	14 m . [46 ft.]	26 m . [85 ft.]
Type II			
Interior Lot	320 sq.m. sq. m [3,445 sq.ft. sq. ft.]	13.4 m . [44 ft.]	22 m . [72 ft.]
Corner Lot	375 sq.m. sq. m [4,037 sq.ft. sq. ft.]	15.4 m [51 ft.]	22 m [72 ft.]

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

The *rear yard setback* of a *coach house* may be reduced to 1.0 m [3 ft.] if the *coach house* is constructed above a garage or carport which has access from a rear lane. A *coach house* is not permitted closer than 5.0 m. [16 ft.] from the *principal building* on the *lot*.

A minimum *separation* of 5 m [16 ft.] is required between the *principal building* and *accessory buildings* and *structures* exceeding 3.0 m [10 ft.] in *building height*, including any detached garage or carport regardless of the *building height*. The minimum *separation* may be reduced to 3.0 metres [10 ft.] at the main floor level for stairs that consist of 3 risers or less and outdoor space such as a *deck* or patio that occupies a maximum of 14 square metres [150 sq. ft.] and may be covered by a sloped roof.

G. Height of Buildings

Amendments: 15433, 07/26/04; 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 9.5 metres [31 ft.].
 - (b) The *building height* of any portion of a *principal building* with a roofslope of less than 1:4 shall not exceed 7.3 metres [24 ft.].
- 2. <u>Accessory buildings</u> and <u>structures</u>: The <u>building height</u> shall not exceed 3.0 m.metres [10 ft.] except that:
 - (a) 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 5.0 m.metres [16 ft.]; or
 - (b) Where a *coach house* is constructed above the garage and the roof pitch is a minimum of 10:12, the *building height* may be increased to 7.0 metresm [23 ft.].

H. Off-Street Parking

Amendments: 14757, 07/22/02; 15128, 10/27/03; 18719, 05/30/16

- 1. Where there is a lane up to or along the *rear lot line* or *side lot line*, a *driveway* access is permitted only from the lane.
- 2. A minimum of 2 off-street *parking spaces* shall be provided, 1 of which may be in the *driveway*.

F. Yards and Setbacks

Amendments: 15716, 05/30/05; 17471, 10/03/11, 18050, 09/23/13

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

Use	Setback	Front Yard	Rear Yard	Side Yard	Side Yard on Flanking Street
Principal Building		6.0 m-1 [20 ft.]	7.5 m . ³ [25 ft.]	1.2 m . [4 ft.]	2.4 m . [8 ft.]
Coach house as per Sub-section B.2 of this Zone		2	1.2 m . ⁴ [4 ft.]	1.2 m . [4 ft.]	1.8 m . [6 ft.]
All Other Accessory Buildings and Structures		2	1.0 m . ⁵ [3 ft.]	0.0 m . [0.0 ft.]	6.0 m [20 ft.]

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

- The *front yard setback* of the *principal building* may be reduced to a minimum of 4.0 m [13 ft.] for up to 50% of the width of the front of the *principal building*, or for the entire first storey or part thereof of the *principal building*, or for a *principal building* not exceeding 5.0 m [16 ft.] in *building height*, provided that the *front yard setback* of a garage or carport shall be a minimum of 6.0 m [20 ft.]. The minimum 6.0 m [20 ft.] and the permitted 4.0 m [13 ft.] *front yard setbacks* may be further reduced to a minimum of 4.0 m [13 ft.] and 2.0 m [6 ft. 6 in.] respectively by an unenclosed and uninhabitable space such as a porch or veranda, provided that the said porch or veranda is covered from above and is an integral part of the *principal building*.
- ² Accessory buildings and structures are not permitted within the front yard setback.
- The minimum rear yard setback of the principal building may be reduced to 6.0 m [20 ft.] for a maximum of 50% of the width of the rear of the principal building for Type II lots permitted by Section K.2 of this Zone. Notwithstanding whether it is a Type I or a Type II lot, when a garage is located at the rear of the lot and attached to the principal building, the rear yard setback measured to the face of the attached garage may be reduced to a minimum of 1.0 metre [3 ft.], provided that the rear yard setback is a minimum of 6.0 m [20 ft.] for up to 50% of the rear of the principal building excluding the attached garage and the rear yard setback is a minimum of 7.5 m [25 ft.] for the remaining portion of the principal building excluding the attached garage.

The *rear yard setback* of a *coach house* may be reduced to 1.0 m [3 ft.] if the *coach house* is constructed above a garage or carport which has access from a rear lane. A *coach house* is not permitted closer than 5.0 m. [16 ft.] from the *principal building* on the *lot*.

A minimum *separation* of 5 m [16 ft.] is required between the *principal building* and *accessory buildings* and *structures* exceeding 3.0 m [10 ft.] in *building height*, including any detached garage or carport regardless of the *building height*. The minimum *separation* may be reduced to 3.0 metres [10 ft.] at the main floor level for stairs that consist of 3 risers or less and outdoor space such as a *deck* or patio that occupies a maximum of 14 square metres [150 sq. ft.] and may be covered by a sloped roof.

G. Height of Buildings

Amendments: 15433, 07/26/04; 18414, 03/23/15

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

- 1. <u>Principal building</u>:
 - (a) The *building height* shall not exceed 9.5 metres [31 ft.].
 - (b) The *building height* of any portion of a *principal building* with a roofslope of less than 1:4 shall not exceed 7.3 metres [24 ft.].
- 2. <u>Accessory buildings</u> and <u>structures</u>: The <u>building height</u> shall not exceed 3.0 m₋ [10 ft.] except that:
 - (a) 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 5.0 m- [16 ft.]; or
 - (b) Where a *coach house* is constructed above the garage and the roof pitch is a minimum of 10:12, the *building height* may be increased to 7.0 metresm [23 ft.].

H. Off-Street Parking

Amendments: 14757, 07/22/02; 15128, 10/27/03; 18719, 05/30/16

- 1. Where there is a lane up to or along the *rear lot line* or *side lot line*, a *driveway* access is permitted only from the lane.
- 2. A minimum of 2 off-street *parking spaces* shall be provided, 1 of which may be in the *driveway*.

8. A double garage or carport to accommodate two *vehicles* parked side by side shall not be permitted on any *lot* less than 13.4 m [44 ft.] wide or on a Type I *corner lot* pursuant to Section K.2, unless the said garage or carport is located at the rear of the *single family dwelling* on the *lot* and has *vehicle* access from a rear lane or side street.

- 9. A triple garage or carport to accommodate 3 *vehicles* parked side by side is not permitted except for required parking for the *single family dwelling* and a *secondary suite* or *coach house* as permitted in accordance with sub-section B.2 of this Zone and provided that the said garage or carport is located at the rear of the *lot* with the *driveway* access from a rear lane.
- 10. Outside parking of *vehicles* ancillary to a residential use shall be limited to a maximum of 2 cars or trucks.
- 11. Outside parking or storage of *campers*, boats, or *house trailers* shall not be permitted.
- 12. No parking is permitted on a *corner lot* within an area bounded by the intersecting *lot lines* at a street corner and a straight line joining points 6.0 m [20 ft.] along the said *lot lines* from the point of intersection of the two *lot lines*.

I. Landscaping

- 1. All portions of the *lot* not covered by *buildings*, *structures*, and non-porous or paved surfaces shall be landscaped. This *landscaping* shall be maintained.
- 2. Non-porous or paved surfaces, including a *driveway*, shall not cover more than 30% of the *lot* area that is not occupied by the *principal* and *accessory buildings* or *structures*.
- 3. At least 50% of the area of the required *front yard* shall be landscaped, which shall not include any non-porous or paved surfaces, provided that the amount of the required landscaped area may be reduced to a minimum of 30% of the *front yard* for a pie-shaped *lot*.

J. Special Regulations

Amendments: 17290, 12/13/10; 18050, 09/23/13; 18414, 03/23/15

- 1. 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 14 square metres [150 sq. ft.], including the stairs."
- 2. A *secondary suite* shall:

- (a) Not exceed 90 square metres [968 sq.ft.sq. ft.] in floor area; and
- (b) Occupy less than 40% of the habitable floor area of the *building*.

K. Subdivision

Amendments: 17471, 10/03/11; 19995, 12/16/19

- 1. For subdivision of land in all Secondary Plan and Infill Areas as identified in Schedule G, Section E of this By-law:
 - (a) where amenities are <u>not</u> provided in accordance with Schedule G, Sections D and E 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; or
 - (b) where amenities are provided in accordance with Schedule G, Sections D and E of this By-law, the *lots* created shall conform to the minimum standards prescribed in Sub-section K.2 of this Zone.
- 2. In areas other than those described in Sub-section D.1(a) of this Zone, the *lots* created through subdivision in this Zone shall conform to the following minimum standards:

	Lot Size	Lot Width	Lot Depth
Type I			
Interior Lot	320 sq.m. sq. m [3,445 sq.ft. sq. ft.]	12 m . [40 ft.]	26 m . [85 ft.]
Corner Lot	375 sq.m. sq. m [4,037 sq.ft. sq. ft.]	14 m . [46 ft.]	26 m . [85 ft.]
Type II			
Interior Lot	320 sq.m. sq. m [3,445 sq.ft. sq. ft.]	13.4 m . [44 ft.]	22 m . [72 ft.]
Corner Lot	375 sq.m. sq. m [4,037 sq.ft. sq. ft.]	15.4 m [51 ft.]	22 m [72 ft.]

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

- 2. (a) For *building* construction within a *lot*, the maximum allowable floor area is 217 square metres [2,335 sq. ft.], provided that 39 square metres [420 sq. ft.] must be reserved for use only as a garage or carport; and
 - (b) For the purpose of calculating floor area in this Section, floor area including garages and covered parking with extended height exceeding 3.7 metres [12 feet] must be multiplied by 2, excluding:
 - i. staircases;
 - ii. 10 square metres [108 sq. ft.]; and
 - iii. floor area directly below a sloped ceiling less than 4.6 metres [15 ft.] in height, provided the area has at least one wall 3.7 metres [12 ft.] or less in height.

E. Lot Coverage

The maximum *lot coverage* is 52%.

F. Yards and Setbacks

Amendments: 18771, 07/25/16

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

1. On a Type I *lot*, pursuant to Section K.2 of this Zone:

	Setback	Front Yard	Rear Yard	Side Yard	Side Yard on
Use					Flanking Street or Flanking Lane
Principal Building		4.0 m _• ¹ [13 ft.]	7.5 m . [25 ft.]	1.2 m . [4 ft.]	2.7 m . ⁵ [9 ft.]
Accessory Buildings and Structures		_ 2	1.2 m ₋ ³ [4 ft.]	3.0 m ⁻⁴ [9 ft. 10 in.]	3.0 m ⁻⁶ [9 ft. 10 in.]

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

The *front yard setback* of the *principal building* may be reduced to a minimum of 2.5 m. [8 ft.] for the main floor level by covered outdoor space such as a porch or veranda provided that the covered outdoor space is a minimum of 1.5 m. [5 ft.] deep, is not used as a *balcony* and is an integral part of the *principal building*.

Accessory buildings and structures are not permitted within the front yard setback of the principal building.

- A minimum *separation* of 6.5 m [21 ft.] is required between the *principal building* and *accessory buildings* and *structures* exceeding 2.4 m [8 ft.] in *building height*, including any detached garage or carport regardless of the *building height*. The minimum *separation* may be reduced to 4.0 metres [13 ft.] at the main floor level for stairs that consist of 3 risers or less and outdoor space such as a *deck* or patio that occupies a maximum of 10 square metres [108 sq. ft.] and may be covered by a sloped roof.
- One side yard setback of an accessory building and structure including a garage may be reduced to 0 m₋ [0 ft.].
- The *side yard setback* on a *flanking street* or flanking lane of the *principal building* may be reduced to a minimum of 1.2 m- [4 ft.] for the main floor level by covered outdoor space such as a porch or veranda provided that the covered outdoor space is a minimum of 1.5 m- [5 ft.] deep, is not used as a *balcony* and is an integral part of the *principal building*. At any corner cut at the intersection of two roads, the *side yard setback* on a *flanking street* or flanking lane may be reduced to a minimum of 1.2 m- [4 ft.].
- At any corner cut at the intersection of two roads, the *side yard setback* on a *flanking street* or flanking lane may be reduced to a minimum of 0.5 m₋ [1.5 ft.].
- 2. On a <u>Type II lot</u>, pursuant to Section K.2 of this Zone:

Use	Setback	Front Yard	Rear Yard	Side Yard	Side Yard on Flanking Street or Flanking Lane
Principal Building		4.0 m . ¹ [13 ft.]	7.5 m- ³ [25 ft.]	1.2 m - [4 ft.]	2.7 m . ⁴ [9 ft.]
Accessory Buildings and Structures		_ 2	1.2 m . [4 ft.]	0.85 m . [2 ft. 10 in.]	3.0 m ⁻⁵ [9 ft. 10 in.]

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

The *front yard setback* of the *principal building* may be reduced to a minimum of 2.5 m₋ [8 ft.] for the main floor level by covered outdoor

- space such as a porch or veranda provided that the covered outdoor space is a minimum of 1.5 m. [5 ft.] deep, is not used as a *balcony* and is an integral part of the *principal building*.
- Accessory buildings and structures are not permitted within the front yard setback of the principal building.
- The *rear yard setback* measured to the face of an attached garage or carport must be a minimum of 6.0 m₋ [20 ft.] and the *rear yard setback* of the remaining portion of the *principal building* except the attached garage or carport must be a minimum of 7.5 m₋ [25 ft.].
- The *side yard setback* on a *flanking street* or flanking lane of the *principal building* may be reduced to a minimum of 1.2 m- [4 ft.] for the main floor level by covered outdoor space such as a porch or veranda provided that the covered outdoor space is a minimum of 1.5 m- [5 ft.] deep, is not used as a *balcony* and is an integral part of the *principal building*. At any corner cut at the intersection of two roads, the *side yard setback* on a *flanking street* or flanking lane may be reduced to a minimum of 1.2 m- [4 ft.].
- At any corner cut at the intersection of two roads, the *side yard setback* on a *flanking street* or flanking lane may be reduced to a minimum of 0.5 m-[1.5 ft.].
- 3. On a <u>Type III lot</u>, pursuant to Section K.2 of this Zone:

Use	Setback	Front Yard	Rear Yard	Side Yard	Side Yard on Flanking Street or Flanking Lane
Principal Building		4.0 m . ¹ [13 ft.]	7.5 m . [25 ft.]	1.2 m . [4 ft.]	2.7 m . ⁵ [9 ft.]
Accessory Buildings and Structures		_ 2	6.0 m ₋ ³ [20 ft.]	0.85 m . ⁴ [2 ft. 10 in.]	3.0 m ₇ ⁶ [9 ft. 10 in.]

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

The *front yard setback* of the *principal building* may be reduced to a minimum of 2.5 m₋ [8 ft.] for the main floor level by covered outdoor space such as a porch or veranda provided that the covered outdoor space is a minimum of 1.5 m₋ [5 ft.] deep, is not used as a *balcony* and is an integral part of the *principal building*.

Accessory buildings and structures are not permitted within the front yard setback of the principal building.

- A minimum *separation* of 6.5 m [21 ft.] is required between the *principal building* and *accessory buildings* and *structures* exceeding 2.4 m [8 ft.] in *building height*, including any detached garage or carport regardless of the *building height*. The minimum *separation* may be reduced to 4.0 metres [13 ft.] at the main floor level for stairs that consist of 3 risers or less and outdoor space such as a *deck* or patio that occupies a maximum of 10 square metres [108 sq. ft.] and may be covered by a sloped roof.
- One *side yard setback* of an *accessory building* and *structure* including a garage may be reduced to 0 m- [0 ft.].
- The *side yard setback* on a *flanking street* or flanking lane of the *principal building* may be reduced to a minimum of 1.2 m₋ [4 ft.] for the main floor level by covered outdoor space such as a porch or veranda provided that the covered outdoor space is a minimum of 1.5 m₋ [5 ft.] deep, is not used as a *balcony* and is an integral part of the *principal building*. At any corner cut at the intersection of two roads, the *side yard setback* on a *flanking street* or flanking lane may be reduced to a minimum of 1.2 m₋ [4 ft.].
- At any corner cut at the intersection of two roads, the *side yard setback* on a *flanking street* or flanking lane may be reduced to a minimum of 0.5 m-[1.5 ft.].

G. Height of Buildings

Amendment: 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 9.5 metres [31 ft.].
- (b) The *building height* of any portion of a *principal building* with a roofslope of less than 1:4 shall not exceed 7.3 metres [24 ft.].
- 2. <u>Accessory buildings and structures</u>: The building height must not exceed 3.0 m- [10 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 5.0 m- [16 ft.].

H. Off-Street Parking

Amendments: 18771, 07/25/16; 18899, 11/21/16

- 1. A *driveway* is permitted only from a rear lane.
- 2. A minimum of 3 off-street *parking spaces* must be provided.
- 3. Where a garage or carport is provided on the *lot*, no more than a total of 2 off-street *parking spaces* may be enclosed in a garage or carport.
- 6. An attached garage or carport is permitted only where the *lot* is a Type II *lot* pursuant to Section K.2 of this Zone.
- 7. Outside parking must be limited to a maximum of 2 cars or trucks.
- 8. Outside parking or storage of *campers*, boats, or *house trailers* is not permitted.

I. Landscaping

- 1. All portions of the *lot* not covered by *buildings*, *structures* or paved surfaces must be landscaped. All *landscaping* must be maintained.
- 2. A minimum of 30% of the *lot* must be covered by porous surfaces, provided that:
 - (a) A minimum of 70% of the area of the required *front yard* must be landscaped, which must not include any non-porous or paved surfaces, notwithstanding the definition of *landscaping* in Part 1 Definitions, of this By-law; and
 - (b) A minimum of 32 square metres [340 sq. ft.] of the area between the *principal building* and the *rear lot line* must be landscaped, which must not include any non-porous or paved surfaces, notwithstanding the definition of *landscaping* in Part 1 Definitions, of this By-law. This landscaped area must have a minimum width and depth of 4 metres [13 ft.], except at any corner cut at the intersection of two roads.

J. Special Regulations

Amendments: 18050, 09/23/13; 18414, 03/23/15

1. **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 10 square metres [108 sq. ft.], including the stairs.

- 2. A secondary suite must:
 - (a) Not exceed 90 square metres [968 sq.ft.sq. ft.] in floor area; and
 - (b) Occupy less than 40% of the habitable floor area of the *building*.

K. Subdivision

Amendments: 18771, 07/25/16; 19995 12/16/19

- 1. For subdivision of land in all Secondary Plan and Infill Areas as identified in Schedule G, Section E of this By-law:
 - (a) Where amenities are <u>not</u> provided in accordance with Schedule G, Sections D and E of this By-law, the *lots* created must conform to the minimum standards prescribed in Section K of Part 12 One-Acre Residential Zone (RA), of this By-law; or
 - (b) Where amenities are provided in accordance with Schedule G, Sections D and E of this By-law, the *lots* created must conform to the minimum standards prescribed in Section K.2 of this Zone.
- 2. In areas other than those described in Section D.1(a) of this Zone, the *lots* created through subdivision in this Zone must conform to the following minimum standards:

	Lot Area	Lot Width	Lot Depth
Type I			
Interior Lot	291 sq. m . [3,130 sq. ft.]	9.7 m . [32 ft.]	30 m . [98 ft.]
Corner Lot or Lot on a Flanking Lane	369 sq. m . [3,970 sq. ft.]	12.8 m . [42 ft.]	30 m . [98 ft.]
Type II			
Interior Lot	270 sq. m . [2,905 sq. ft.]	12.3 m . [40 ft.]	22 m . [72 ft.]
Corner Lot or Lot on a Flanking Lane	293 sq. m . [3,150 sq. ft.]	14.0 m . [46 ft.]	22 m . [72 ft.]

	Lot Area	Lot Width	Lot Depth
Type III			
Interior Lot	324 sq. m . [3,490 sq. ft.]	9 m . [30 ft.]	36 m . [118 ft.]
Corner Lot or Lot on a Flanking Lane	363 sq. m . [3,910 sq. ft.]	10.5 m . [34 ft.]	36 m . [118 ft.]

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

L. Other Regulations

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, 1986, No. 8830, as amended.
- 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. Special *building setbacks* are as set out in Part 7 Special Building Setbacks, of this By-law.
- 5. Subdivisions must be subject to the Surrey Development Cost Charge By-law, 2013, No. 17856, as amended and Surrey Tree Preservation By-law, 2006, No. 16100, as amended.
- 6. *Building* permits must be subject to the Surrey Building By-law, 2012, No.17850, as amended.
- 7. Sign regulations are as set out in Surrey Sign By-law, 1999, No. 13656, as amended.
- 8. Floodproofing must be as set out in Part VIII Floodproofing of Surrey Zoning Bylaw, 1979, No. 5942, as amended.

(c) Notwithstanding Section D.1 (a) and (b) above, if a *lot* falls within a Centre Specific Contribution Area, as identified in Schedule G, Section C of this By-law, additional amenity contributions (specifically capital projects) as specified in Schedule G, Section C of this By-law, may apply.

- 2. (a) For *building* construction within a *lot*, the maximum allowable floor area is 217 square metres [2,335 sq. ft.], provided that 39 square metres [420 sq. ft.] must be reserved for use only as a garage or carport; and
 - (b) For the purpose of calculating floor area in this Section, floor area including garages and covered parking with extended height exceeding 3.7 metres [12 feet] must be multiplied by 2, excluding:
 - i. staircases;
 - ii. 10 square metres [108 sq. ft.]; and
 - iii. floor area directly below a sloped ceiling less than 4.6 metres [15 ft.] in height, provided the area has at least one wall 3.7 metres [12 ft.] or less in height.

E. Lot Coverage

The maximum *lot coverage* is 52%.

F. Yards and Setbacks

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

1. On a Type I *lot*, pursuant to Section K.2 of this Zone:

Use	Setback	Front Yard	Rear Yard	Side Yard	Side Yard on Flanking Street or Flanking Lane
Principal Building		4.0 m . ¹ [13 ft.]	7.5 m . [25 ft.]	1.2 m . [4 ft.]	2.7 m ^{- 5} [9 ft.]
Accessory Buildings and Structures		_ 2	1.2 m ₋ ³ [4 ft.]	3.0 m. ⁴ [9 ft. 10 in.]	3.0 m ⁻⁶ [9 ft. 10 in.]

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

The front yard setback of the principal building may be reduced to a minimum of 2.5 m₋ [8 ft.] for the main floor level by covered outdoor space such as a porch or veranda provided that the covered outdoor space is a minimum of 1.5 m₋ [5 ft.] deep, is not used as a balcony and is an integral part of the principal building.

- Accessory buildings and structures are not permitted within the front yard setback of the principal building.
- A minimum *separation* of 6.5 m [21 ft.] is required between the *principal building* and *accessory buildings* and *structures* exceeding 2.4 m [8 ft.] in *building height*, including any detached garage or carport regardless of the *building height*. The minimum *separation* may be reduced to 4.0 metres [13 ft.] at the main floor level for stairs that consist of 3 risers or less and outdoor space such as a *deck* or patio that occupies a maximum of 10 square metres [108 sq. ft.] and may be covered by a sloped roof.
- One *side yard setback* of an *accessory building* and *structure* including a garage may be reduced to 0 m- [0 ft.].
- The *side yard setback* on a *flanking street* or flanking lane of the *principal building* may be reduced to a minimum of 1.2 m- [4 ft.] for the main floor level by covered outdoor space such as a porch or veranda provided that the covered outdoor space is a minimum of 1.5 m- [5 ft.] deep, is not used as a *balcony* and is an integral part of the *principal building*. At any corner cut at the intersection of two roads, the *side yard setback* on a *flanking street* or flanking lane may be reduced to a minimum of 1.2 m- [4 ft.].
- At any corner cut at the intersection of two roads, the *side yard setback* on a *flanking street* or flanking lane may be reduced to a minimum of 0.5 m-[1.5 ft.].

2. On a Type II *lot*, pursuant to Section K.2 of this Zone:

Use	Setback	Front Yard	Rear Yard	Side Yard	Side Yard on Flanking Street or Flanking Lane
Principal Building		4.0 m . ¹ [13 ft.]	7.5 m . [25 ft.]	1.2 m . [4 ft.]	2.7 m ^{- 5} [9 ft.]
Accessory Buildings and Structures		_ 2	6.0 m ₋ ³ [20 ft.]	0.85 m ₋ ⁴ [2 ft. 10 in.]	3.0 m . ⁶ [9 ft. 10 in.]

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

- The *front yard setback* of the *principal building* may be reduced to a minimum of 2.5 m. [8 ft.] for the main floor level by covered outdoor space such as a porch or veranda provided that the covered outdoor space is a minimum of 1.5 m. [5 ft.] deep, is not used as a *balcony* and is an integral part of the *principal building*.
- Accessory buildings and structures are not permitted within the front yard setback of the principal building.
- A minimum separation of 6.5 m [21 ft.] is required between the principal building and accessory buildings and structures exceeding 2.4 m [8 ft.] in building height, including any detached garage or carport regardless of the building height. The minimum separation may be reduced to 4.0 metres [13 ft.] at the main floor level for stairs that consist of 3 risers or less and outdoor space such as a deck or patio that occupies a maximum of 10 square metres [108 sq. ft.] and may be covered by a sloped roof.
- One *side yard setback* of an *accessory building* and *structure* including a garage may be reduced to 0 m- [0 ft.].

The *side yard setback* on a *flanking street* or flanking lane of the *principal building* may be reduced to a minimum of 1.2 m. [4 ft.] for the main floor level by covered outdoor space such as a porch or veranda provided that the covered outdoor space is a minimum of 1.5 m. [5 ft.] deep, is not used as a *balcony* and is an integral part of the *principal building*. At any corner cut at the intersection of two roads, the *side yard setback* on a *flanking street* or flanking lane may be reduced to a minimum of 1.2 m. [4 ft.].

At any corner cut at the intersection of two roads, the *side yard setback* on a *flanking street* or flanking lane may be reduced to a minimum of 0.5 m-[1.5 ft.].

G. Height of Buildings

Amendment: 18414, 03/23/15

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

- 1. <u>Principal building</u>:
 - (a) The *building height* shall not exceed 9.5 metres [31 ft.].
 - (b) The *building height* of any portion of a *principal building* with a roofslope of less than 1:4 shall not exceed 7.3 metres [24 ft.].
- 2. <u>Accessory buildings and structures</u>: The building height must not exceed 3.0 m-[10 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 5.0 m-[16 ft.].

H. Off-Street Parking

- 1. A *driveway* is permitted only from a rear lane.
- 2. A minimum of 2 off-street *parking spaces* must be provided for the *principal building* and 1 off-street *parking space* for a *secondary suite*.
- 3. Where a garage or carport is provided on the *lot*, no more than a total of 2 off-street *parking spaces* may be enclosed in a garage or carport.
- 4. Outside parking must be limited to a maximum of 2 cars or trucks.
- 5. Outside parking or storage of *campers*, boats, or *house trailers* is not be permitted.

I. Landscaping

1. All portions of the *lot* not covered by *buildings*, *structures* or paved surfaces must be landscaped. All *landscaping* must be maintained.

- 2. A minimum of 30% of the *lot* must be covered by porous surfaces, provided that:
 - (b) (a) A minimum of 70% of the area of the required *front yard* must be landscaped, which must not include any non-porous or paved surfaces, notwithstanding the definition of *landscaping* in Part 1 Definitions, of this By-law; and
 - (e) (b) A minimum of 32 square metres [340 sq. ft.] of the area between the *principal building* and the *rear lot line* must be landscaped, which must not include any non-porous or paved surfaces, notwithstanding the definition of *landscaping* in Part 1

 Definitions, of this By-law. This landscaped area must have a minimum width and depth of 4 metres [13 ft.], except at any corner cut at the intersection of two roads.

J. Special Regulations

Amendments: 18050, 09/23/13; 18414, 03/23/15

- 1. **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 10 square metres [108 sq.ft.], including the stairs.
- 2. A secondary suite must:
 - (a) Not exceed 90 square metres [968 sq.ft.sq. ft.] in floor area; and
 - (b) Occupy less than 40% of the habitable floor area of the *building*.

K. Subdivision

Amendment: 19995, 12/16/19

- 1. For subdivision of land in all Secondary Plan and Infill Areas as identified in Schedule G, Section E of this By-law:
 - (a) Where amenities are not provided in accordance with Schedule G, Sections D and E of this By-law, the *lots* created must conform to the minimum standards prescribed in Section K of Part 12 One-Acre Residential Zone (RA), of this By-law; or

(b) Where amenities are provided in accordance with Schedule G, Sections D and E of this By-law, the *lots* created must conform to the minimum standards prescribed in Section K.2 of this Zone.

2. In areas other than those described in Sub-section D.1(a) of this Zone, the *lots* created through subdivision in this Zone must conform to the following minimum standards:

	Lot Area	Lot Width	Lot Depth
Type I			
Interior Lot	291 sq. m . [3,130 sq. ft.]	9.7 m . [32 ft.]	30 m . [98 ft.]
Corner Lot or Lot on a Flanking Lane	369 sq. m . [3,970 sq. ft.]	12.8 m . [42 ft.]	30 m . [98 ft.]
Type II			
Interior Lot	324 sq. m . [3,490 sq. ft.]	9 m . [30 ft.]	36 m . [118 ft.]
Corner Lot or Lot on a Flanking Lane	363 sq. m . [3,910 sq. ft.]	10.5 m . [34 ft.]	36 m . [118 ft.]

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

L. Other Regulations

In addition to all statutes, by-laws, orders, regulations or agreements, 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, 1986, No. 8830, as amended.
- 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. Special *building setbacks* are as set out in Part 7 Special Building Setbacks, of this By-law.

of this By-law, additional amenity contributions (specifically capital projects) as specified in Schedule G, Section C of this By-law, may apply.

- 2. (a) For *building* construction within a *lot*:
 - i. Where the *lot* is a Type I *lot* or Type III *lot* pursuant to Section K.2 of this Zone, the maximum allowable floor area of the *principal building* is 158 sq. m-[1,700 sq. ft.], excluding any garage, carport, and *accessory buildings* and *structures*; and
 - ii. Where the *lot* is a Type II *lot* pursuant to Section K.2 of this Zone, the maximum allowable floor area of the *principal building* shall be 132 square metres [1,420 sq. ft.], excluding any garage, carport, and *accessory buildings* and *structures*.

E. Lot Coverage

- 1. The maximum *lot coverage* shall be:
 - (a) 52% where the *lot* is a Type I *lot* or Type II *lot* pursuant to Section K.2 of this Zone; and
 - (b) 60% where the *lot* is a Type III *lot* pursuant to Section K.2 of this Zone.

F. Yards and Setbacks

Amendments: 15716, 05/30/05; 16957, 06/29/09; 18050, 09/23/13

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

1. On a Type I *lot*, pursuant to Section K.2 of this Zone:

Use	Setback	Front Yard	Rear Yard	Side Yard	Side Yard on Flanking
Use					Street
Principal Building		3.5 m ₇ ¹ [11 ft. 6 in.]	6.5 m . [21 ft.]	1.2 m . [4 ft.]	2.7 m . ⁵ [9 ft.]
Accessory Buildings and Structures		_ 2	0.5 m _• ³ [1 ft. 6 in.]	0.0 m- ⁴ [0.0 ft.]	1.2 m ⁶ [4 ft.]

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

The *front yard setback* of the *principal building* may be reduced to a minimum of 2.0 m₋ [6 ft. 7 in.] for the first storey by an unenclosed and

- uninhabitable space such as a porch or veranda provided that the said porch or veranda is a minimum of 1.5 m. [5 ft.] deep, covered from above and is an integral part of the *principal building*.
- 2 Accessory buildings and structures are not permitted within the front yard setback of the principal building.
- A minimum separation of 6 m [20 ft.] is required between the principal building and accessory buildings and structures exceeding 2.4 m [8 ft.] in building height, including any detached garage or carport regardless of the building height. The minimum separation may be reduced to 3.5 metres [11 ft.] at the main floor level for stairs that consist of 3 risers or less and outdoor space such as a deck or patio that occupies a maximum of 10 square metres [108 sq. ft.] and may be covered by a sloped roof.
- The *side yard setback* of an *accessory building* and *structure* including a garage shall be increased to a minimum of 2.8 m₋ [9 ft.] on the opposite side of the *lot*.
- The *side yard setback* on a *flanking street* of the *principal building* may be reduced to a minimum of 1.2 m. [4 ft.] for the first storey by an unenclosed and uninhabitable space such as a porch or veranda provided that the said porch or veranda is a minimum of 1.5 m. [5 ft.] deep, covered from above and is an integral part of the *principal building*. At any corner cut at the intersection of two roads, the said *side yard* on *flanking street* of a minimum of 1.2 m. [4 ft.] shall be applicable either to the veranda or to the portion of the *principal building* other than a veranda.
- At any corner cut at the intersection of a road and a rear lane, the *side yard* setback on a *flanking street* may be reduced to a minimum of 0.5 m. [1 ft. 6 in.].
- 2. On a <u>Type II Lot</u>, pursuant to Section K.2 of this Zone:

Use	Setback	Front Yard	Rear Yard	Side Yard	Side Yard on Flanking Street
Principal Building		3.5 m . ¹ [11 ft. 6 in.]	6.5 m . [21 ft.]	1.2 m . [4 ft.]	_ 4
Accessory Buildings and Structures		_ 2	0.5 m ₋ ³ [1 ft. 6 in.]	0.0 m . [0.0 ft.]	_ 4

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

The *front yard setback* of the *principal building* may be reduced to a minimum of 2.0 m [6 ft. 7 in.] for the first storey by an unenclosed and uninhabitable space such as a porch or veranda provided that the said porch or veranda is a minimum of 1.5 m. [5 ft.] deep, covered from above and is an integral part of the *principal building*.

- 2 Accessory buildings and structures are not permitted within the front yard setback of the principal building.
- A minimum *separation* of 6 m [20 ft.] is required between the *principal* building and accessory buildings and structures exceeding 2.4 m [8 ft.] in building height, including any detached garage or carport regardless of the building height. The minimum separation may be reduced to 3.5 metres [11 ft.] at the main floor level for stairs that consist of 3 risers or less and outdoor space such as a deck or patio that occupies a maximum of 10 square metres [108 sq. ft.] and may be covered by a sloped roof.
- 4 Type II corner lots are not permitted.

3. On a <u>Type III lot</u>, pursuant to Section K.2 of this Zone:

Use	Setback	Front Yard	Rear Yard	Side Yard	Side Yard on Flanking Street
Principal Building		3.5 m . ¹ [11 ft. 6 in.]	6.5 m- ³ [21 ft.]	1.2 m . ⁴ [4 ft.]	2.7 m . ⁵ [9 ft.]
Accessory Buildings and Structures		_ 2	0.5 m . [1 ft. 6 in.]	0.0 m . [0.0 ft.]	1.2 m ₋ ⁶ [4 ft.]

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

- The *front yard setback* of the *principal building* may be reduced to a minimum of 2.0 m- [6 ft. 7 in.] for the first storey by an unenclosed and uninhabitable space such as a porch or veranda provided that the said porch or veranda is a minimum of 1.5 m- [5 ft.] deep, covered from above and is an integral part of the *principal building*.
- 2 Accessory buildings and structures are not permitted within the front yard setback of the principal building.

The *rear yard setback* measured to the face of an attached garage or carport, as defined in Section J.1 of this Zone, shall be a minimum of 0.5 m. [1 ft. 6 in.] and the *rear yard setback* of the remaining portion of the *principal building* except the attached garage or carport shall be a minimum of 6.5 m. [21 ft.].

- The portion of the *principal building* except an attached garage or carport, as defined in Section J.1 of this Zone, shall be located at the minimum *side* yard setback of 1.2 m. [4 ft.] and the side yard setback of the attached garage or carport portion of the *principal building* shall be no more than 0.0 m. [0.0 ft.] on one side of the *lot*, provided that this may be increased up to 1.2 m. [4 ft.] if the side yard setback on the opposite side of the *lot* is a minimum of 6 m. [20 ft.].
- The *side yard setback* on a *flanking street* of the *principal building* may be reduced to a minimum of 1.2 m [4 ft.] for the first storey by an unenclosed and uninhabitable space such as a porch or veranda provided that the said porch or veranda is a minimum of 1.5 m [5 ft.] deep, covered from above and is an integral part of the *principal building*. At any corner cut at the intersection of two roads, the said *side yard setback* on a *flanking street* of a minimum of 1.2 m. [4 ft.] shall be applicable either to the veranda or to the portion of the *principal building* other than a veranda.
- At any corner cut at the intersection of a road and a rear lane, the *side yard setback* on a *flanking street* may be reduced to a minimum of 0.5 m. [1 ft. 6 in.].

G. Height of Buildings

Amendment18414, 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 9.5 metres [31 ft.].
 - (b) The *building height* of any portion of a *principal building* with a roofslope of less than 1:4 shall not exceed 7.3 metres [24 ft.].
- 2. <u>Accessory buildings and structures</u>: The building height shall not exceed 3.0 m-[10 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 5.0 m-[16 ft.].

H. Off-Street Parking

Amendment: 18719, 05/30/16

1. Notwithstanding any provision in the Highway and Traffic By-law, 1997, No. 13007, as amended, a *driveway* to the *lot* is permitted only from a rear lane regardless of whether the *lot* fronts an *arterial highway* or not.

- 2. A minimum of 2 off-street *parking spaces* shall be provided per *dwelling unit*, both of which may be enclosed in a garage or carport, or provided outside on a parking pad on the *lot*.
- 3. *Tandem parking*, either in a garage, carport or outside on a parking pad, shall not be permitted on the *lot*.
- 4. Where a garage or carport is provided on the *lot*, no more than a total of 2 off-street *parking spaces* shall be enclosed in the garage or carport and the floor area of the garage or carport shall not exceed a maximum of 37 sq. m. [400 sq. ft.].
- 5. Notwithstanding the width of the *parking space* required for a double garage in Section B.2 of Part 5 Off-Street Parking and Loading/Unloading of this By-law, for the purpose of this Zone, the width of a double garage to accommodate 2 *vehicles* parked side-by-side may be reduced to a minimum of 5.5 m. [18 ft.], measured between the inside faces of the side walls of the garage, provided that the opening for *vehicle* access to the garage shall accommodate a garage door that is a minimum of 5.0 m. [16 ft.] in width.
- 6. An attached garage or carport, as defined in Section J.1 of this Zone, is permitted only where the *lot* is a Type III *lot* pursuant to Section K.2 of this Zone.
- 7. Outside parking of *vehicles* ancillary to a residential use shall be limited to a maximum of 2 cars or trucks.
- 8. Outside parking or storage of *campers*, boats, or *house trailers* shall not be permitted.

I. Landscaping

1. All portions of the *lot* not covered by *buildings*, *structures*, non-porous or paved surfaces shall be landscaped, provided that notwithstanding the definition of *landscaping* in Part 1 Definitions, of this By-law, *landscaping* shall not include any non-porous or paved surfaces except as permitted in Section I.2 of this Zone. All *landscaping* shall be maintained.

2. Non-porous or paved surfaces, including a *driveway*, shall not cover more than 30% of the *lot* area that is not occupied by the *principal building* and *accessory buildings* or *structures*.

3. At least 75% of the area of the required *front yard* shall be landscaped, which shall not include any non-porous or paved surfaces, notwithstanding the definition of landscaping in Part 1 Definitions, of this By-law except as permitted in Section I.2 of this Zone.

J. Special Regulations

Amendments: 17290, 12/13/10; 18050, 09/23/13

1. For the purpose of this Zone, an attached garage or carport shall be permitted as follows:

(a) Double Garage:

Where the garage or carport is constructed to accommodate a maximum of two *vehicles* parked side by side, a minimum of 75% of the length of the rear wall of the garage or rear side of the carport shall be either in common with the rear wall of the remaining portion of the *principal building* or located within the remaining portion of the *principal building*; or

(b) <u>Single Garage:</u>

Where the garage is constructed to accommodate a maximum of one *vehicle*, a minimum of 65% of the length of the rear wall of the garage or rear side of the carport shall be either in common with the rear wall of the remaining portion of the *principal building* or located within the remaining portion of the *principal building*.

- 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 5 square metres [50 sq. ft.], in addition to 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: 17704, 07/23/12; 19995, 12/16/19;

- 1. For subdivision of land in all Secondary Plan and Infill Areas as identified in Schedule G, Section E of this By-law:
 - (a) Where amenities are <u>not</u> provided in accordance with Schedule G,

Part 17E RF-9

- Sections D and E 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; or
- (b) Where amenities are provided in accordance with Schedule G, Sections D and E of this By-law, the *lots* created shall conform to the minimum standards prescribed in Section K.2 of this Zone.
- 2. In areas other than those described in Section D.1(a) of this Zone, the *lots* created through subdivision in this Zone shall conform to the following minimum standards:

	Lot Area	Lot Width	Lot Depth
Type I			
Interior Lot	250 sq. m . [2,690 sq. ft.]	9 m . [30 ft.]	28 m . [90 ft.]
Corner Lot	275 sq. m . [2,960 sq. ft.]	10.5 m . [35 ft.]	28 m . [90 ft.]
Type II (A maximum of 33% the total RF-9 lots in a subdivision) Interior Lot	220 sq. m . [2,368 sq. ft.]	7.9 m . [26 ft.]	28 m . [90 ft.]
Corner Lot	Type 1	II corner lots are not pe	ermitted.
Type III			
Interior Lot	270 sq. m . [2,905 sq. ft.]	12.3 m . [41 ft.]	22 m . [72 ft.]
Corner lot	285 sq. m . [3,068 sq. ft.]	13.8 m . [45 ft.]	22 m . [72 ft.]

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

F. Yards and Setbacks

Amendments: 15716, 05/30/05; 16918, 05/04/09; 16957, 06/29/09; 17462, 09/12/11; 17471, 10/03/11; 18050, 09/23/13

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

1. On a Type I *lot*, pursuant to Section K.2 of this Zone:

Use	Setback	Front Yard	Rear Yard	Side Yard	Side Yard on Flanking Street
Principal Building		3.5 m . ¹ [11.5 ft.]	6.5 m . [21 ft.]	1.2 m . [4 ft.]	2.7 m . ⁷ [9 ft.]
Coach House		_ 2	0.5 m . ³ [1.5 ft.]	0.0 m ₋ ^{4 & 5} [0.0 ft.]	1.2 m . ⁸ [4 ft.]
Other Accessory Buildings and Structures		_ 2	0.5 m ⁻³ [1.5 ft.]	0.0 m ⁻⁶ [0.0 ft.]	1.2 m . ⁸ [4 ft.]

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

- The *front yard setback* of the *principal building* may be reduced to a minimum of 2.0 m₋ [6 ft. 7 in.] for the first storey by an unenclosed and uninhabitable space such as a porch or veranda provided that the said porch or veranda is a minimum of 1.5 m₋ [5 ft.] deep, covered from above and is an integral part of the *principal building*.
- 2 Coach house and other accessory buildings and structures are not permitted within the front yard setback of the principal building.
- A minimum separation of 6 m [20 ft.] is required between the principal building and accessory buildings and structures exceeding 2.4 m [8 ft.] in building height, including any detached garage or carport regardless of the building height. The minimum separation may be reduced to 3.5 metres [11 ft.] at the main floor level for stairs that consist of 3 risers or less and outdoor space such as a deck or patio that occupies a maximum of 10 square metres [108 sq. ft.] and may be covered by a sloped roof.

Where the *lot* is not a *corner lot* and the *coach house* is located above a garage, the *side yard setback* of the *coach house*, excluding the garage below, on the opposite side of the *lot* shall be increased to a minimum of 2.4 m₋ [8 ft.]. When the *coach house* is located at *grade*, the *side yard setback* of the *coach house*, excluding any garage, may be a minimum of 1.2 m₋ [4 ft.] on each side.

- Where the *lot* is a *corner lot* and the *coach house* is located above a garage or at *grade* attached to a garage, the *side yard setback* of the *coach house*, excluding the garage, shall be increased to a minimum of 2.4 m. [8 ft.]
- The *side yard setback* of an *accessory building* and *structure* including a garage shall be increased to a minimum of 2.8 m [9 ft.] on the opposite side of the *lot*.
- The *side yard setback* on a *flanking street* of the *principal building* may be reduced to a minimum of 1.2 m [4 ft.] for the first storey by an unenclosed and uninhabitable space such as a porch or veranda provided that the said porch or veranda is a minimum of 1.5 m. [5 ft.] deep, covered from above and is an integral part of the *principal building*. At any corner cut at the intersection of two roads, the said *side yard setback* on a *flanking street* of a minimum of 1.2 m. [4 ft.] shall be applicable either to the veranda or to the portion of the *principal building* other than a veranda.
- At any corner cut at the intersection of a road and a rear lane, the *side yard setback* on a *flanking street* may be reduced to a minimum of 0.5 m. [1 ft. 6 in.].
- 2. Where the *lot* is a Type II *lot* or Type III *lot* pursuant to Section K.2 of Part 17C Single Family Residential (9) Zone (RF-9) of this By-law, the *yards* and *setbacks* for Type II *lot* shall conform to Section F.2 and for Type III *lot* the *yards* and *setbacks* shall conform to Section F.3 of the said Part 17C.

G. Height of Buildings

Amendments: 15433, 07/26/04; 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 9.5 metres [31 ft.].
- (b) The *building height* of any portion of a *principal building* with a roofslope of less than 1:4 shall not exceed 7.3 metres [24 ft.].

2. <u>Accessory buildings and structures</u>: The building height shall not exceed 3.0 m- [10 ft.] except that:

- (a) 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 5.0 m. [16 ft.]; or
- (b) Where a *coach house* is constructed above the garage and the roof pitch is a minimum of 10:12, the *building height* may be increased to 7.0 metres [23 ft.].

H. Off-Street Parking

Amendments: 16957, 06/29/09; 17471, 10/03/11; 18719, 05/30/16

- 1. Notwithstanding any provision in the Highway and Traffic By-law, 1997, No. 13007, as amended, a *driveway* to the *lot* is permitted only from a rear lane regardless of whether the *lot* fronts an *arterial highway* or not.
- 2. A minimum of 2 off-street *parking spaces* shall be provided per *dwelling unit*, both of which may be enclosed in a garage or carport, or provided outside on a parking pad on the *lot*.
- 3. *Tandem parking*, either in a garage, carport or outside on a parking pad, shall not be permitted on the *lot*.
- 4. Where a garage or carport is provided on the *lot*, no more than a total of 2 off-street *parking spaces* shall be enclosed in a garage or carport and the floor area of the garage or carport shall not exceed a maximum of 37 sq. m- [400 sq. ft.].
- 5. Where a *secondary suite* or *coach house* is constructed one additional *parking space* shall be provided for the *secondary suite* or *coach house*. The said additional *parking space* may be provided either outside on a parking pad on the *lot* or enclosed in a garage or carport, provided that the garage or carport is constructed in accordance with Section H.4 of this Zone.
- 6. Notwithstanding the width of the *parking space* required for a double garage in Section B.2 of Part 5 Off-Street Parking and Loading/Unloading of this By-law, for the purpose of this Zone, the width of a double garage to accommodate 2 *vehicles* parked side-by-side may be reduced to a minimum of 5.5 m- [18 ft.], measured between the inside faces of the side walls of the garage, provided that the opening for *vehicle* access to the garage shall accommodate a garage door that is a minimum of 5.0 m- [16 ft.] in width.

7. An attached garage or carport is permitted only where the *lot* is a Type III *lot* pursuant to Section K of Part 17C Single Family Residential (9) Zone (RF-9) of this By-law, and the attached garage or carport shall conform to Sub-Sections J.1(a) or (b), as applicable, of the said Part 17C.

- 8. Outside parking of *vehicles* ancillary to a residential use shall be limited to a maximum of 2 cars or trucks.
- 9. Outside parking or storage of *campers*, boats, or *house trailers* shall not be permitted.

I. Landscaping

- 1. All portions of the *lot* not covered by *buildings*, *structures*, non-porous or paved surfaces shall be landscaped, provided that notwithstanding the definition of *landscaping* in Part 1 Definitions, of this By-law, *landscaping* shall not include any non-porous or paved surfaces except as permitted in Section I.2 of this Zone. All *landscaping* shall be maintained.
- 2. Non-porous or paved surfaces, including a *driveway*, shall not cover more than 30% of the *lot* area that is not occupied by the *principal building* and *accessory buildings* or *structures*.
- 3. At least 75% of the area of the required *front yard* shall be landscaped, which shall not include any non-porous or paved surfaces, notwithstanding the definition of *landscaping* in Part 1 Definitions, of this By-law except as permitted in Section I.2 of this Zone.

J. Special Regulations

Amendments: 16957, 06/29/09; 17290, 12/13/10; 17471, 10/03/11; 18050, 09/23/13; 18414, 03/23/15

- 1. Where the *lot* is a Type III lot pursuant to Section K.2 of Part 17C Single Family Residential (9) Zone (RF-9) of this By-law, an attached garage may be permitted which shall conform to Sub-Section J.1(a) or (b), as applicable, of the said Part 17C.
- 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 5 square metres [50 sq. ft.], in addition to 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: 16957, 06/29/09; 19995 12/16/19

1. For subdivision of land in all Secondary Plan and Infill Areas as identified in Schedule G, Section E of this By-law:

- (a) Where amenities are <u>not</u> provided in accordance with Schedule G, Sections D and E 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; or
- (b) Where amenities are provided in accordance with Schedule G, Sections D and E of this By-law, the *lots* created shall conform to the minimum standards prescribed in Section K.2 of this Zone.
- 2. In areas other than those described in Sub-section D.1(a) of this Zone, the *lots* created through subdivision in this Zone shall conform to the following minimum standards:

	Lot Area	Lot Width	<i>Lot</i> Depth
Type I			
Interior Lot	250 sq. m .	9 m .	28 m .
	[2,690 sq. ft.]	[30 ft.]	[90 ft.]
Corner Lot	275 sq. m .	10.5 m .	28 m .
	[2,960 sq. ft.]	[35 ft.]	[90 ft.]

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

L. Other Regulations

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, 1986, No. 8830, as amended.

F. Yards and Setbacks

Amendments: 15716, 05/30/05; 16918, 05/04/09; 18050, 09/23/13

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

Use	Setback	Front Yard	Rear Yard	Side Yard	Side Yard on Flanking Street
Principal Building		3.5 m . ¹ [11.5 ft.]	6.5 m . [21 ft.]	1.2 m . [4 ft.]	2.7 m . ⁶ [9 ft.]
Coach House		_ 2	0.5 m- ³ [1.5 ft.]	0.0 m ⁻⁴ [0.0 ft.]	1.2 m _• ⁷ [4 ft.]
Other Accessory Buildings and Structures		_ 2	0.5 m ₋ ³ [1.5 ft.]	0.0 m- ⁵ [0.0 ft.]	1.2 m- ⁷ [4 ft.]

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

- The *front yard setback* of the *principal building* may be reduced to a minimum of 2.0 m₋ [6 ft. 7 in.] for the first storey by an unenclosed and uninhabitable space such as a porch or veranda provided that the said porch or veranda is a minimum of 1.5 m₋ [5 ft.] deep, covered from above and is an integral part of the *principal building*
- ² Coach house and other accessory buildings and structures are not permitted within the front yard setback of the principal building.
- A minimum *separation* of 6 m [20 ft.] is required between the *principal* building and accessory buildings and structures exceeding 2.4 m [8 ft.] in building height, including any detached garage or carport regardless of the building height. The minimum separation may be reduced to 3.5 metres [11 ft.] at the main floor level for stairs that consist of 3 risers or less and outdoor space such as a deck or patio that occupies a maximum of 10 square metres [108 sq. ft.] and may be covered by a sloped roof.
- The *side yard setback* on the opposite side of the *lot* shall be increased to a minimum of 2.4 m- [8 ft.].
- The *side yard setback* of an *accessory building* and *structure* including a garage shall be increased to a minimum of 2.8 m₋ [9 ft.] on the opposite side of the *lot*.

The *side yard setback* on a *flanking street* of the *principal building* may be reduced to a minimum of 1.2 m. [4 ft.] for the first storey by an unenclosed and uninhabitable space such as a porch or veranda provided that the said porch or veranda is a minimum of 1.5 m. [5 ft.] deep, covered from above and is an integral part of the *principal building*. At any corner cut at the intersection of two roads, the said *side yard setback* on a *flanking street* of a minimum of 1.2 m. [4 ft.] shall be applicable either to the veranda or to the portion of the *principal building* other than a veranda.

At any corner cut at the intersection of a road and a rear lane, the *side yard setback* on a *flanking street* may be reduced to a minimum of 0.5 m. [1.5 ft.].

G. Height of Buildings

Amendments: 15489, 09/27/04; 17471, 10/03/11; 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 9.5 metres [31 ft.].
 - (b) The *building height* of any portion of a *principal building* with a roofslope of less than 1:4 shall not exceed 7.3 metres [24 ft.].
- 2. <u>Accessory buildings</u> and <u>structures</u>: The <u>building height</u> shall not exceed 3.0 m-[10 ft.] except that:
 - (a) 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 5.0 m. [16 ft.]; or
 - (b) Where a *coach house* is constructed and the roof pitch is a minimum of 10:12, the *building height* may be increased to 7.0 metres [23 ft.].

H. Off-Street Parking

Amendments: 18719, 05/30/16

- 1. A *driveway* to the *lot* shall be permitted only from a rear lane.
- 2. A minimum of 2 off-street parking spaces shall be provided on a lot.

3. *Tandem parking*, either in a garage, carport or outside on a parking pad, shall not be permitted on the *lot*.

- 4. Where a garage or carport is provided on the *lot*, no more than a total of 2 off-street *parking spaces* shall be enclosed in a garage or carport.
- 5. Where a *secondary suite* or *coach house* is constructed one additional *parking space* shall be provided for the *secondary suite* or *coach house*. The said additional *parking space* may be provided either outside on a parking pad on the *lot* or enclosed in a garage or carport.
- 6. Notwithstanding the width of the *parking space* required for a double garage in Section B.2 of Part 5 Off-Street Parking and Loading/Unloading of this By-law, for the purpose of this Zone, the width of a double garage to accommodate 2 *vehicles* parked side-by-side may be reduced to a minimum of 5.5 m- [18 ft.], measured between the inside faces of the side walls of the garage, provided that the opening for *vehicle* access to the garage shall accommodate a garage door that is a minimum of 5.0 m- [16 ft.] in width.
- 7. Outside parking of *vehicles* ancillary to a residential use shall be limited to a maximum of 2 cars or trucks.
- 8. Outside parking or storage of *campers*, boats, or *house trailers* shall not be permitted.

I. Landscaping

- 1. All portions of the *lot* not covered by *buildings*, *structures*, non-porous or paved surfaces shall be landscaped, provided that notwithstanding the definition of *landscaping* in Part 1 Definitions, of this By-law, *landscaping* shall not include any non-porous or paved surfaces except as permitted in Section I.2 of this Zone. All *landscaping* shall be maintained.
- 2. Non-porous or paved surfaces, including a *driveway*, shall not cover more than 30% of the *lot* area that is not occupied by the *principal building* and *accessory buildings* or *structures*.
- 3. At least 75% of the area of the required *front yard* shall be landscaped, which shall not include any non-porous or paved surfaces, notwithstanding the definition of *landscaping* in Part 1 Definitions, of this By-law except as permitted in Section I.2 of this Zone.

J. Special Regulations

Amendments: 16918, 05/04/09; 17290, 12/13/10, 18050, 09/23/13

1. **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 5 square metres [50 sq. ft.], in addition to the stairs.

- 2. 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: 19995, 12/16/19;

- 1. For subdivision of land in all Secondary Plan and Infill Areas as identified in Schedule G, Section E of this By-law:
 - (a) Where amenities are <u>not</u> provided in accordance with Schedule G, Sections D and E 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; or
 - (c) Where amenities are provided in accordance with Schedule G, Section D and E of this By-law, the *lots* created shall conform to the minimum standards prescribed in Section K.2 of this Zone.
- 2. In areas other than those described in Sub-section D.1(a) of this Zone, the *lots* created through subdivision in this Zone shall conform to the following minimum standards:

	Lot Area	Lot Width	Lot Depth
Interior Lot	250 sq. m . [2,690 sq. ft.]	9 m . [30 ft.]	28 m . [90 ft.]
Corner Lot	275 sq. m . [2,960 sq. ft.]	10.5 m- [35 ft.]	28 m . [90 ft.]

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

(c) Notwithstanding Section D.1 (a) and (b) above, if a *lot* falls within a Centre Specific Contribution Area, as identified in Schedule G, Section C of this By-law, additional amenity contributions (specifically capital projects) as specified in Schedule G, Section C of this By-law, may apply.

- 2. For *building* construction within a *lot*:
 - (a) The *floor area ratio* shall not exceed 0.72;
 - (b) Notwithstanding the definition of *floor area ratio*, a garage is not included in the *floor area ratio* calculation provided the maximum garage size is in accordance with Section H.3 of this Zone; and
 - (c) Notwithstanding Sub-section D.2(a) of this Zone the maximum floor area of the *principal building*, including a garage or any portion thereof that is not in a *basement*, a carport, and *accessory buildings* and *structures*, shall be 181 square metres [1,950 sq. ft.].

E. Lot Coverage

The maximum *lot coverage* shall be 60%.

F. Yards and Setbacks

Amendments: 15716, 05/30/05; 17704, 07/23/12

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

Use	Setback	Front Yard	Rear Yard	Side Yard	Side Yard on Flanking Street
Principal		3.5 m ₋ ¹	6.5 m .	1.2 m . ⁴	2.7 m ₌ ⁶
Building		[11 ft.]	[21 ft.]	[4 ft.]	[9 ft.]
Excluding attached garage		. ,			
Attached		6.0 m .	6.5 m .	3.5 m . ⁴	5.9 m .
Garage		[20 ft.]	[21 ft.]	[11 ft.]	[19 ft.]
Accessory		_2	0.5 m . ³	0.0 m ₋ ⁵	5.2 m .
Buildings and			[1 ft. 6	[0.0 ft.]	[17 ft.]
Structures			in.]	- -	

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

The *front yard setback* of the *principal building* may be reduced to a minimum of 2.0 m [6 ft. 7 in.] for the first storey by an unenclosed and uninhabitable space such as a porch or veranda provided that the said porch or veranda is a minimum of 1.5 m [5 ft.] deep, covered from above and is an integral part of the *principal building*.

- Accessory buildings and structures are not permitted within the front yard setback of the principal building.
- A minimum separation of 6 m [20 ft.] is required between the principal building and accessory buildings and structures exceeding 2.4 m [8 ft.] in building height, including any detached garage or carport regardless of the building height.
- A *side yard* is not required at the common *side lot line* between two paired *lots* along which the *semi-detached residential building* is located.
- The *side yard setback* of an *accessory building* and *structure* including a garage or carport shall be increased to a minimum of 3 m. [10 ft.] on the side of the *lot* opposite to the common *side lot line*.
- The *side yard setback* on a *flanking street* of the *principal building* may be reduced to a minimum of 1.2 m. [4 ft.] for the first storey by an unenclosed and uninhabitable space such as a porch or veranda provided that the said porch or veranda is a minimum of 1.5 m. [5 ft.] deep, covered from above and is an integral part of the *principal building*. At any corner cut at the intersection of two roads, the said *side yard* on *flanking street* of a minimum of 1.2 m. [4 ft.] shall be applicable either to the veranda or to the portion of the *principal building* other than a veranda.

G. Height of Buildings

Amendment: 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 9.5 metres [31 ft.].
 - (b) The *building height* of any portion of a *principal building* with a roofslope of less than 1:4 shall not exceed 7.3 metres [24 ft.].
- 2. <u>Accessory buildings and structures</u>: The building height shall not exceed 3 m [10 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 5.0 m [16.5 ft.].

H. Off-Street Parking

- 1. Where there is a lane up to or along the rear lot line or side lot line, a driveway access is permitted only from the lane.
- 2. A minimum of 2 off-street *parking spaces* shall be provided for each *dwelling unit*.
- 3. Where a garage or carport is provided on the *lot*, no more than one off-street *parking space* shall be within the garage or carport, unless the off-street *parking spaces* are enclosed side by side in a detached double garage or carport or the off-street *parking spaces* are provided as *tandem parking*, and in all cases the floor area of the garage or carport shall not exceed a maximum of 37 sq. m. [400 sq. ft.].
- 4. Where a detached garage or carport is provided on the *lot*, such detached garage or carport shall:
 - (a) Be located at the rear of the *lot*;
 - (b) Be located at a minimum of 6 m- [20 ft.] from the rear face of the *dwelling* unit;
 - (c) Be located at 0.0 m- [0.0 ft.] *side yard setback* along the common *lot line* between the two *lots* on which the *semi-detached residential building* is located; and
 - (d) Have the *driveway* access from a rear lane or side street and the *driveway* width shall not exceed 6 m. [20 ft.].
- 5. Driveway accesses to the dwelling units within the same semi-detached residential building shall be joined where the said driveways are within the required front yard, provided that the combined driveways shall not be wider than 6 m- [20 ft.].
- 6. Outside parking of *vehicles* ancillary to a residential use shall be limited to a maximum of 2 cars or trucks.
- 7. Outside parking or storage of *campers*, boats, or *house trailers* shall not be permitted.



Duplex Residential Zone

Part 18 - RM-D, Duplex Residential Zone

Part 18 RM-D

A. Intent

This Zone is intended to accommodate and regulate *duplex* dwellings on *urban lots*.

B. Permitted Uses

Amendments: 12737, 01/15/96

Land and *structures* shall be used for the following uses only:

1. One (1) *duplex* provided that the minimum *lot* size shall be 930 square metres [10,000 sq. ft.] and minimum *lot* width shall be 24 metres [80 ft.]. Where the *lot* under this zone is subdivided into strata lots, only 1 *dwelling unit* shall be permitted within each of the strata lots and in the case of such a subdivision, each of the permitted *dwelling units* must form part of the *duplex* constructed on the *lot* as it existed prior to the subdivision.

C. Lot Area

Not applicable to this Zone.

D. Density

Amendments: 14519, 10/15/01; 15896, 01/09/06

- 1. (a) For the purpose of this Section and notwithstanding the definition of *floor area ratio* in Part 1 Definitions of this By-law, all covered areas used for parking shall be included in the calculation of *floor area ratio* unless the covered parking is located within the *basement*;
 - (b) For *building* construction within a *corner lot*, the maximum allowable floor area shall be 446 sq. m₋ [4,800 sq. ft.], provided that, of the allowable maximum floor area, 90 sq. m₋ [960 sq. ft.] shall be reserved for garage(s) or carport(s), and 20 sq. m₋ [210 sq. ft.] shall be reserved for use only as *accessory buildings* and *structures*; and-
 - (c) For *building* construction within a *lot* other than a *corner lot*, the maximum allowable floor area shall be 372 sq. m- [4,000 sq. ft.], provided that, of the allowable maximum floor area, 90 sq. m- [960 sq. ft.] shall be reserved for garage(s) or carport(s) and 20 sq. m- [210 sq. ft.] shall be reserved for use only as *accessory buildings* and *structures*.

	Lot Area	Lot Width	Lot Depth
Interior Lot	200 m ² [2,150 sq.ft. sq. ft.]	7.2 m . ¹ [24 ft.]	28 m . [90 ft.]
Corner Lot	226 m ² [2,430 sq.ft. sq. ft.]	8.7 m . ¹ [29 ft.]	28 m . [90 ft.]

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

A minimum *lot* width of 9 m- [30 ft.] is required if a double garage or carport is provided on the *lot*.

L. Other Regulations

In addition to all statutes, by-laws, orders, regulations or agreements, the following are applicable:

- 1. Definitions are as set out in Part 1 Definitions, of this By-law.
- 2. Prior to any use, the *Lands* must be serviced as set out in Part 2 Uses Limited, of this By-law and in accordance with the servicing requirements set forth in Surrey Subdivision and Development By-law, 1986, No. 8830, as amended.
- 3. General provisions are as set out in Part 4 General Provisions, of this By-law.
- 4. Additional off-street parking requirements are as set out in Part 5 Parking and Loading/Unloading, of this By-law.
- 5. *Sign* regulations are as set out in Surrey Sign By-law, 1999, No. 13656, as amended.
- 6. Special *building setbacks* are as set out in Part 7 Special Building Setbacks, of this By-law.
- 7. *Building* permits shall be subject to the Surrey Building By-law, 1987, No. 9011, as amended, and the Surrey Development Cost Charge By-law, 2002, No. 14650, as amended.
- 8. Surrey Tree Preservation By-law, 1996, No. 12880, as amended.
- 9. Development permits may be required in accordance with the Surrey *Official Community Plan*, as amended.



Duplex Residential Zone

Part 18 - RM-D, Duplex Residential Zone

Part 18 RM-D

A. Intent

This Zone is intended to accommodate and regulate *duplex* dwellings on *urban lots*.

B. Permitted Uses

Amendments: 12737, 01/15/96

Land and *structures* shall be used for the following uses only:

1. One (1) *duplex* provided that the minimum *lot* size shall be 930 square metres [10,000 sq. ft.] and minimum *lot* width shall be 24 metres [80 ft.]. Where the *lot* under this zone is subdivided into strata lots, only 1 *dwelling unit* shall be permitted within each of the strata lots and in the case of such a subdivision, each of the permitted *dwelling units* must form part of the *duplex* constructed on the *lot* as it existed prior to the subdivision.

C. Lot Area

Not applicable to this Zone.

D. Density

Amendments: 14519, 10/15/01; 15896, 01/09/06

- 1. (a) For the purpose of this Section and notwithstanding the definition of *floor area* ratio in Part 1 Definitions of this By-law, all covered areas used for parking shall be included in the calculation of *floor area ratio* unless the covered parking is located within the *basement*;
 - (b) For *building* construction within a *corner lot*, the maximum allowable floor area shall be 446 sq. m₋ [4,800 sq. ft.], provided that, of the allowable maximum floor area, 90 sq. m₋ [960 sq. ft.] shall be reserved for garage(s) or carport(s), and 20 sq. m₋ [210 sq. ft.] shall be reserved for use only as *accessory buildings* and *structures*; and.
 - (c) For *building* construction within a *lot* other than a *corner lot*, the maximum allowable floor area shall be 372 sq. m- [4,000 sq. ft.], provided that, of the allowable maximum floor area, 90 sq. m- [960 sq. ft.] shall be reserved for garage(s) or carport(s) and 20 sq. m- [210 sq. ft.] shall be reserved for use only as *accessory buildings* and *structures*.

Part 18 RM-D

E. Lot Coverage

The maximum *lot coverage* shall be 33%.

F. Yards and Setbacks

Amendments: 13093, 05/12/97; 18414, 03/23/15

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

Use	Setback	Front Yard	Rear Yard	Side Yard	Side Yard on Flanking Street
Principal Building		7.5 m . [25 ft.]	7.5 m . [25 ft.]	1.8 m . [6 ft.]	3.6 m . [12 ft.]
Accessory Buildings and Structures Greater Than 10 square metres [108 sq.ft.] in Size		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.]

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

G. Height of Buildings

Amendments: 12239, 04/18/94

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

- 1. <u>Principal building</u>: The *height* shall not exceed 9 metres [30 ft.].
- 2. <u>Accessory buildings and structures</u>: 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.]

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(f) The total number of *vehicles* parked on a *driveway* within the *front yard* or *side yard* shall not exceed two for each *dwelling unit* within the *duplex*.

- 4. On a *lot* other than a *corner lot*, *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;
 - (b) *Parking spaces* shall be located only on a *driveway* leading to a garage, carport or parking pad and in a garage, in a carport, or on a parking pad;
 - (c) Vehicle access to each dwelling unit within the duplex may be provided by a driveway with a maximum width of 6 metres [20 ft.] extending from the lot line to the face of the garage, carport, or parking pad on the lot, provided that the driveways on the same lot must have a minimum landscaped separation of 3.5 metres [12 ft.] along the entire length of the two driveways;
 - (d) As an alternative to 4(c), a single *driveway* may be used to provide access to both *dwelling units* on the *lot* provided that the *driveway* has a maximum width of 6.0 metres [20 ft.] at the *front lot line* and tapers uniformly to a total width no greater than 12.0 metres [40 ft.] at the face of the garages, carports or parking pads; and
 - (e) The total number of *vehicles* parked on a *driveway* within the *front yard* or *side yard* shall not exceed two for each *dwelling unit* within the *duplex*.
- 5. Notwithstanding subsection H.4., where there is a lane up to or along the *rear lot line* or *side lot line*, *vehicle* access to a *lot* other than a *corner lot* is permitted only from the lane.
- 6. Notwithstanding the width of the *parking space* required for a double garage in Section B.2 of Part 5 Off-Street Parking and Loading/Unloading of this By-law, for the purpose of this Zone, the width of a double garage to accommodate 2 *vehicles* parked side-by-side may be reduced to a minimum of 5.5 m. [18 ft.], measured between the inside faces of the side walls of the garage, provided that the opening for *vehicle* access to the garage shall accommodate a garage door that is a minimum of 5.0 m. [16 ft.] in width.
- 7. No outside parking or storage of a *house trailer* or boat is permitted within the *front* yard setback, or within the required side yards or within 1 metre [3 ft.] of the side lot line, except as follows:

Part 18 RM-D

K. Subdivision

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

Lot Size	Lot Width	Lot Depth
930 sq. m . _[10,000 sq.ft. sq. ft.]	24 metres [80 ft.]	28 metres [90 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

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. Development permits may be required in accordance with the *Official Community Plan*.

Part 19 RM-M

(b) Indoor *amenity space*, in the amount of 3.0 square metres [32 sq.ft.] per *dwelling unit*.

K. Subdivision

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

	Lot Size	Lot Width	Lot Depth
Fee Simple Lots	2 hectares [5 acres]	50 metres [165 ft.]	50 metres [165 ft.]
Bare Land Strata <i>Lots</i>	225 sq. m . [2,420 sq. ft. sq. ft.]	12 metres [40 ft.]	15 metres [50 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

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 Bylaw.
- 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*.

Part 20 RM-10

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

Amendments: 19945, 11/18/19

- 1. Amenity space, subject to Section B.1, Part 4, General Provisions, shall be provided on the *lot* as follows:
 - (a) Outdoor amenity space, in the amount of 3.0 sq. m per dwelling unit, plus 4.0 sq. m per lock off suite;
 - (b) Outdoor amenity space shall not be located within the required setbacks;
 - (c) Indoor amenity space, in the amount of 3.0 sq. m per dwelling unit, plus 4.0 sq. m per lock off-suite; and
 - (d) Indoor amenity space devoted to a child care centre shall be a maximum of 1.5 sq. m per dwelling unit.
- 1. *Amenity space*, subject to Section B.1, Part 4, General Provisions, shall be provided on the *lot* as follows:
 - (a) Outdoor *amenity space* in the amount of:
 - i) 3.0 sq. m per dwelling unit; and
 - ii) 1.0 sq. m per *lock-off suite*;
 - (b) Outdoor *amenity space* shall not be located within the required *setbacks*;
 - (c) Indoor *amenity space* in the amount of:
 - i) 3.0 sq. m per dwelling unit; and
 - ii) 1.0 sq. m per *lock-off suite*; and
 - (d) Indoor *amenity space* devoted to a *child care centre* shall be a maximum of 1.5 sq. m per *dwelling unit*.
- 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*.

Part 20 RM-10

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

	Lot Size	Lot Width	Lot Depth
Fee Simple Lots	2,000 sq. m . [0.5 acre]	30 metres [100 ft.]	30 metres [100 ft.]
Bare Land Strata <i>Lots</i>	325 sq. m . [3,500 sq.ft. sq. ft.]	9 metres [30 ft.]	27 metres [90 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 Bylaw.
- 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 are 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.

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

Amendments: 19945, 11/18/19

- 1. Amenity space, subject to Section B.1, Part 4, General Provisions, shall be provided on the *lot* as follows:
 - (a) Outdoor amenity space, in the amount of 3.0 sq. m per dwelling unit, plus 4.0 sq. m per lock-off suite;
 - (b) Outdoor amenity space shall not be located within the required setbacks;
 - (c) Indoor amenity space, in the amount of 3.0 sq. m per dwelling unit, plus 4.0 sq. m per lock-off-suite; and
 - (d) Indoor amenity space devoted to a child care centre shall be a maximum of 1.5 sq. m per dwelling unit.
- 1. *Amenity space*, subject to Section B.1, Part 4, General Provisions, shall be provided on the *lot* as follows:
 - (a) Outdoor *amenity space* in the amount of:
 - i) 3.0 sq. m per dwelling unit; and
 - ii) 1.0 sq. m per *lock-off suite*;
 - (b) Outdoor *amenity space* shall not be located within the required *setbacks*;
 - (c) Indoor *amenity space* in the amount of:
 - i) 3.0 sq. m per dwelling unit; and
 - ii) 1.0 sq. m per *lock-off suite*; and
 - (d) Indoor *amenity space* devoted to a *child care centre* shall be a maximum of 1.5 sq. m per *dwelling unit*.
- 2. *Child care centres* shall be located on the *lot* such that these centres:

2. For subdivision of land in all Secondary Plan and Infill Areas as identified in Schedule G, Section E of this By-law, where amenities are provided in accordance with Schedule G, Sections D and E of this By-law, the *lots* created shall conform to the minimum standards prescribed in Section K.3 of this Zone.

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

Lot Size	Lot Width	Lot Depth
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 Bylaw.
- 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.

(c) Notwithstanding Section D.1 (a) and (b) above, if a *lot* falls within a Centre Specific Contribution Area, as identified in Schedule G, Section C of this By-law, additional amenity contributions (specifically capital projects) as specified in Schedule G, Section C of this By-law, may apply.

E. Lot Coverage

The maximum *lot coverage* shall be:

- 1. 60% where the *lot* is an *internal lot* pursuant to Section K.2 of the Zone.
- 2. 50% where the *lot* is an *end lot* or a *corner lot* pursuant to Section K.2 of the Zone.

F. Yards and Setbacks

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

Setback Use	Front Yard	Rear Yard	Side Yard	Side Yard on Flanking Street
Internal Dwelling Unit	3.5 m . ¹ [11 ft. 5 in.]	12.5 m . [41 ft.]	0.0 m . [0 ft.]	-
End Dwelling Unit	3.5 m . ¹ [11 ft. 5 in.]	12.5 m . [41 ft.]	1.2 m . ⁴ [4 ft.]	_
Corner Dwelling Unit	3.5 m . ¹ [11 ft. 5 in.]	12.5 m . [41 ft.]	0.0 m . [0 ft.]	2.7 m . ⁶ [9 ft.]
Accessory Buildings and Structures	_ 2	0.5 m . ³ [1 ft. 6 in.]	0.0 m . ⁵ [0 ft.]	1.2 m. ⁷ [4 ft.]

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

The *front yard setback* of the *principal building* may be reduced to a minimum of 2.0 m- [6.ft 7 in.] for the first storey by an unenclosed and uninhabitable space such as a porch or veranda provided that the said porch or veranda is a minimum of 1.5 m- [5 ft.] deep, covered from above and is an integral part of the *principal building*.

- Accessory buildings and structures shall not be located in the front yard setback of the principal building.
- Accessory buildings and structures exceeding 2.4 m. [8 ft.] in building height and any detached garage or carport regardless of the building height are not permitted within 6.0 m. [20 ft.] of the principal building.
- A *side yard setback* is not required at the common *side lot line* between two *lots* along which the same *row housing building* is located.
- The *side yard setback* of an *accessory building* and *structure* including a garage shall be increased to a minimum of 2.7 m₋ [9 ft.] on the opposite side of the *lot*.
- The *side yard setback* on a *flanking street* of the *principal building* may be reduced to a minimum of 1.2 m. [4 ft.] for the first storey by an unenclosed and uninhabitable space such as a porch or veranda provided that the said porch or veranda is a minimum of 1.5 m. [5 ft.] deep, covered from above and is an integral part of the *principal building*. At any corner cut at the intersection of two roads, the said *side yard* on *flanking street* of a minimum of 1.2 m. [4 ft.] shall be applicable either to the veranda or to the portion of the *principal building* other than a veranda.
- At any corner cut at the intersection of a road and a rear lane, the *side yard setback* on a *flanking street* may be reduced to a minimum of 0.5 m. [1 ft. 6 in.].

G. Height of Buildings

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

- 1. *Principal building*: The *building height* shall not exceed 9.5 m- [31 ft.].
- 2. <u>Accessory buildings and structures</u>: The building height shall not exceed 3 m-[10 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 5.0 m-[16.5 ft.].

H. Off-Street Parking

- 1. A *driveway* to the *lot* shall be permitted only from a rear lane.
- 2. A minimum of 2 off-street *parking spaces* shall be provided for each *dwelling unit* at the rear of the *lot*.
- 3. Where a garage or carport is provided on the *lot*, no more than one off-street *parking space* shall be within the garage or carport.
- 4. The floor area of the garage or carport shall not exceed a maximum of 22 sq. m. [240 sq. ft.].
- 5. Where a detached garage or carport is provided on the *lot*, such detached garage or carport shall:
 - (a) Be located at a minimum of 6 m [20 ft.] from the rear face of the *dwelling* unit; and
 - (b) The *driveway* width shall not exceed 6 m [20 ft.].
- 6. Outside parking of *vehicles* ancillary to a residential use shall be limited to a maximum of 2 cars or trucks.
- 7. Outside parking or storage of *campers*, boats or *house trailers* shall not be permitted.
- 8. No outside parking or *driveway* is permitted on *corner lots* in an area bounded by the intersecting *lot lines* at a street corner and a straight line joining points 6.0 m [20 ft.] along the said *lot lines* from the point of intersection of the two *lot lines*.

I. Landscaping

- 1. All portions of the *lot* not covered by *buildings*, *structures*, non-porous or paved surfaces shall be landscaped, except as permitted in Section I.2 of this Zone. All *landscaping* shall be maintained.
- 2. Non-porous or paved surfaces, excluding a *driveway*, shall not cover more than 12 sq.m.sq. m [129 sq.ft.sq. ft.] in area.

J. Special Regulations

No more than six *dwelling units* shall be attached in a row to one another within each *row housing building*.

K. Subdivision

Amendments: 16957, 06/29/09; 19995 12/16/19

 For subdivision of land in all Secondary Plan and Infill Areas as identified in Schedule G, Section E of this By-law:

- (a) Where amenities are <u>not provided</u> in accordance with Schedule G, Sections D and E 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; or
- (b) Where amenities are provided in accordance with Schedule G, Sections D and E of this By-law, the *lots* created shall conform to the minimum standards prescribed in Section K.2 of this Zone.
- In areas other than those described in Sub-section D.1(a) of this Zone, the *lots* created through subdivision in this Zone shall conform to the following minimum standards:

	Lot Area	Lot Width	Lot Depth
Internal Lot	165 sq. m-	6.3 m _₹	28 m .
Internat Bot	[1,776 sq. ft.]	[21 ft.]	[90 ft.]
End Lot	200 sq. m-	7.2 m -	28 m -
	[2,150 sq. ft.]	[24 ft.]	[90 ft.]
Corner Lot	226 sq. m-	8.7 m .	28 m .
	[2,430 sq. ft.]	[29 ft.]	[90 ft.]

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

L. Other Regulations

In addition to all statutes, by-laws, orders, regulations or agreements, the following are applicable:

- Definitions are as set out in Part 1 Definitions, of Surrey Zoning By-law, 1993, No. 12000, as amended.
- Prior to any use, the *Lands* must be serviced as set out in Part 2 Uses Limited, of Surrey Zoning By-law, 1993, No. 12000, as amended and in accordance with the

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(specifically affordable housing, capital projects, police, fire, libraries, parks and, where applicable, underground utilities) are provided in accordance with Schedule G, Sections A, B, D and E of this By-law.

- 2. In all other areas, the maximum *density* shall be as prescribed in Sections D.3 and D.4 of this Zone. Any increase in the maximum *density* is subject to the provision of amenity contributions (specifically affordable housing and capital projects) in accordance with Schedule G, Sections A and B of this By-law.
- 3. <u>Multiple Unit Residential Buildings</u> and <u>Ground-Oriented Multiple Unit Residential Buildings:</u> the <u>density</u> shall be a <u>floor area ratio</u> of 1.00 and 75 dwelling units per hectare.
- 4. <u>Indoor Amenity Space</u>: the indoor amenity space required in Section J.1 of this Zone is excluded from the *floor area ratio* calculation.
- 5. Notwithstanding Sections D.1 through D.4 above, if a *lot* falls within a Centre Specific Contribution Area, as identified in Schedule G, Section C of this By-law, additional amenity contributions (specifically capital projects) as specified in Schedule G, Section C of this By-law, may apply.

E. Lot Coverage

The maximum *lot coverage* shall be 45%.

F. Yards and Setbacks

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).

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

Use	Setback	Front Yard	Rear Yard	Side Yard	Side Yard on Flanking Street or Flanking Lane
Principal Building		4.5 m ^{1,2} [15 ft.]	6.0 m ³ [20 ft.]	6.0 m ³ [20 ft.]	4.5 m ^{1,2} [15 ft.]

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

The *front yard setback* and *side yard* on a *flanking street setback* of the *principal building* may be reduced to a minimum of 2.5 m [8 ft.] for a covered outdoor space such as a porch or veranda at the main floor level provided that the covered outdoor

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- space is a minimum of 1.5 m [5 ft.] deep and is an integral part of the *principal building*.
- When a development is located adjacent to existing lower density development conforming with the existing area designation, the *front yard setback* should be the average *front yard setback* of the two adjacent properties. Where the average *front yard setback* of the two adjacent properties exceeds 7.5 m [25 ft.], the *front yard setback* is not required to exceed 7.5 m [25 ft.].
- The rear yard setback and/or side yard setback of the principal building may be reduced to a minimum of 4.0 m [13 ft.] for the main and second floor level outdoor space such as a deck or balcony provided that the covered space is a minimum of 1.5 m [5 ft.] deep and is an integral part of the principal building.
- Notwithstanding the above, *setbacks* shall be increased to accommodate Tree Protection Zones (as defined in the Surrey Tree Protection By-law, as amended) of trees required for retention.

G. Height of Buildings

Amendments: 13540, 10/19/98

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

- 1. <u>Principal buildings</u>: The *height* shall not exceed 13 metres [43 ft.]
- 2. <u>Accessory buildings and structures</u>:
 - (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.].

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2. In all other areas, the maximum *density* shall be as prescribed in Sections D.3 and D.4 of this Zone. Any increase in the maximum *density* is subject to the provision of amenity contributions (specifically affordable housing and capital projects) in accordance with Schedule G, Sections A and B of this By-law.

- 3. <u>Multiple Unit Residential Buildings</u> and <u>Ground-Oriented Multiple Unit</u>
 <u>Residential Buildings:</u> the <u>density</u> shall be a <u>floor area ratio</u> of 1.30 and 111 dwelling units per hectare.
- 4. <u>Indoor Amenity Space:</u> the indoor amenity space required in Section J.1 of this Zone, is excluded from the *floor area ratio* calculation.
- 5. Notwithstanding Sections D.1 through D.4 above, if a *lot* falls within a Centre Specific Contribution Area, as identified in Schedule G, Section C of this By-law, additional amenity contributions (specifically capital projects) as specified in Schedule G, Section C of this By-law, may apply.
- 6. <u>Secure Bicycle Parking Area:</u> A secure bicycle parking area provided in a separate bicycle room located within a building, whether located at or above *finished grade*, with convenient access to the outside of the building, is excluded from the calculation of the *floor area ratio* to a maximum of 170 sq. m [1,830 sq. ft.].

E. Lot Coverage

The maximum *lot coverage* shall be 45%.

F. Yards and Setbacks

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

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

- 1. <u>Principal buildings</u>: The *height* shall not exceed 15 metres [50 ft.].
- 2. 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; 19817, 05/27/19

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(b) Where amenities are provided in accordance with Schedule G, Sections D and E of this By-law, the *lots* created shall conform to the minimum standards prescribed in Sub-section K.2 of this Zone.

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

Lot Size	Lot Width	Lot Depth
	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 Bylaw.
- 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.

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2. In all other areas, the maximum *density* shall be as prescribed in Sections D.3 and D.4 of this Zone. Any increase in the maximum *density* is subject to the provision of amenity contributions (specifically affordable housing and capital projects) in accordance with Schedule G, Sections A and B of this By-law.

- 3. <u>Multiple Unit Residential Buildings and Ground-Oriented Multiple Unit Residential Buildings:</u> the *density* shall be a *floor area ratio* of 1.30 and 111 dwelling units per hectare.
- 4. <u>Indoor Amenity Space</u>: the indoor amenity space required in Section J.1 of this Zone, is excluded from the *floor area ratio* calculation.
- 5. Notwithstanding Sections D.1 through D.4 above, if a *lot* falls within a Centre Specific Contribution Area, as identified in Schedule G, Section C of this By-law, additional amenity contributions (specifically capital projects) as specified in Schedule G, Section C of this By-law, may apply.
- 6. <u>Secure Bicycle Parking Area:</u> A secure bicycle parking area provided in a separate bicycle room located within a building, whether located below, at, or above finished grade, with convenient access to the outside of the building, is excluded from the calculation of the floor area ratio to a maximum of 170 sq. m [1,830 sq. ft.].

E. Lot Coverage

The maximum lot coverage shall be 45%.

F. Yards and Setbacks

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

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

- 1. <u>Principal buildings</u>: The height shall not exceed 15 metres [50 ft.].
- 2. <u>Accessory buildings and structures</u>: 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; 19817, 05/27/19

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2. In all other areas, the maximum *density* shall be as prescribed in Section D.3 and D.4 of this Zone. Any increase in the maximum *density* is subject to the provision of amenity contributions (specifically affordable housing and capital projects) in accordance with Schedule G, Sections A and B of this By-law.

- 3. <u>Multiple Unit Residential Buildings</u> and <u>Ground-Oriented Multiple Unit Residential Buildings</u>: the floor area ratio shall be 1.50.
- 4. <u>Indoor Amenity Space:</u> the indoor amenity space required in Section J.1 of this Zone is excluded from the *floor area ratio* calculation.
- 5. Notwithstanding Sections D.1 through D.4 above, if a *lot* falls within a Centre Specific Contribution Area, as identified in Schedule G, Section C of this By-law, additional amenity contributions (specifically capital projects) as specified in Schedule G, Section C of this By-law, may apply
- 6. <u>Secure Bicycle Parking Area:</u> A secure bicycle parking area provided in a separate bicycle room located within a building, whether located at or above finished grade, with convenient access to the outside of the building, is excluded from the calculation of the floor area ratio to a maximum of 170 sq. m [1,830 sq. ft.].

E. Lot Coverage

The maximum *lot coverage* shall be 33%.

F. Yards and Setbacks

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

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

- 1. *Principal buildings*: The *height* shall not exceed 50 metres [164 ft.]
- 2. 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; 18434, 04/27/15; 18719, 05/30/16; 19817, 05/27/19

1. Resident, visitor and employee *parking spaces* shall be provided as stated in Table

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

Lot Size	Lot Width	Lot Depth
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 Bylaw.
- 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.

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 In all other areas, the maximum *density* shall be as prescribed in Section D.3 and D.4 of this Zone. Any increase in the maximum *density* is subject to the provision of amenity contributions (specifically affordable housing and capital projects) in accordance with Schedule G, Sections A and B of this By-law.

- 3. <u>Multiple Unit Residential Buildings</u> and <u>Ground-Oriented Multiple Unit Residential Buildings</u>: the floor area ratio shall be 1.50.
- 4. <u>Indoor Amenity Space:</u> the indoor amenity space required in Section J.1 of this Zone is excluded from the *floor area ratio* calculation.
- Notwithstanding Sections D.1 through D.4 above, if a lot falls within a Centre Specific Contribution Area, as identified in Schedule G, Section C of this By-law, additional amenity contributions (specifically capital projects) as specified in Schedule G, Section C of this By-law, may apply
- 6. <u>Secure Bicycle Parking Area:</u> A secure bicycle parking area provided in a separate bicycle room located within a building, whether located below, at, or above finished grade, with convenient access to the outside of the building, is excluded from the calculation of the floor area ratio to a maximum of 170 sq. m [1,830 sq. ft.].

E. Lot Coverage

The maximum lot coverage shall be 33%.

F. Yards and Setbacks

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

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

- 1. <u>Principal buildings</u>: The *height* shall not exceed 50 metres [164 ft.]
- 2. <u>Accessory buildings and structures</u>: 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; 18434, 04/27/15; 18719, 05/30/16; 19817, 05/27/19

1. Resident, visitor and employee *parking spaces* shall be provided as stated in Table

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- where applicable, underground utilities) are provided in accordance with Schedule G, Sections A, B, D and E of this By-law.
- 2. In all other areas, the maximum *density* shall be as prescribed in Section D.3 and D.4 of this Zone. Any increase in the maximum *density* is subject to the provision of amenity contributions (specifically affordable housing and capital projects) in accordance with Schedule G, Sections A and B of this By-law.
- 3. <u>Multiple Unit Residential Buildings</u> and <u>Ground-Oriented Multiple Unit Residential Buildings</u>: the floor area ratio shall be 2.50.
- 4. <u>Indoor Amenity Space</u>: the indoor amenity space required in Section J.1 of this Zone, is excluded from the *floor area ratio* calculation.
- 5. Notwithstanding Sections D.1 through D.4 above, if a *lot* falls within a Centre Specific Contribution Area, as identified in Schedule G, Section C of this By-law, additional amenity contributions (specifically capital projects) as specified in Schedule G, Section C of this By-law, may apply.
- 6. <u>Secure Bicycle Parking Area:</u> A secure bicycle parking area provided in a separate bicycle room located within a building, whether located at or above finished grade, with convenient access to the outside of the building, is excluded from the calculation of the floor area ratio to a maximum of 170 sq. m [1,830 sq. ft.].

E. Lot Coverage

The maximum *lot coverage* shall be 33%.

F. Yards and Setbacks

- 1. All *buildings* and *structures* shall be sited in accordance with the following minimum *setbacks* (measurements to be determined as per Part 1 Definitions, of this By-law):
 - (a) 7.5 metres [25 ft.]; or
 - (b) 50% of the *height* of the *building*;

from all lot lines, whichever is greater.

G. Height of Buildings

Not applicable to this Zone.

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3. Balconies are required for all dwelling units which are not ground-oriented and shall be a minimum of 5% of the dwelling unit size or 4.6 square metres [50 sq.ft.] per dwelling unit, whichever is greater.

K. Subdivision

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

Lot Size	Lot Width	Lot Depth
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.

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where applicable, underground utilities) are provided in accordance with Schedule G, Sections A, B, D and E of this By-law.

- 2. In all other areas, the maximum *density* shall be as prescribed in Section D.3 and D.4 of this Zone. Any increase in the maximum *density* is subject to the provision of amenity contributions (specifically affordable housing and capital projects) in accordance with Schedule G, Sections A and B of this By-law.
- 3. <u>Multiple Unit Residential Buildings</u> and <u>Ground-Oriented Multiple Unit</u> Residential Buildings: the floor area ratio shall be 2.50.
- 4. <u>Indoor Amenity Space</u>: the indoor amenity space required in Section J.1 of this Zone, is excluded from the *floor area ratio* calculation.
- 5. Notwithstanding Sections D.1 through D.4 above, if a *lot* falls within a Centre Specific Contribution Area, as identified in Schedule G, Section C of this By-law, additional amenity contributions (specifically capital projects) as specified in Schedule G, Section C of this By-law, may apply.
- 6. <u>Secure Bicycle Parking Area:</u> A secure bicycle parking area provided in a separate bicycle room located within a building, whether located below, at, or above finished grade, with convenient access to the outside of the building, is excluded from the calculation of the floor area ratio to a maximum of 170 sq. m [1,830 sq. ft.].

E. Lot Coverage

The maximum lot coverage shall be 33%.

F. Yards and Setbacks

- All buildings and structures shall be sited in accordance with the following minimum setbacks (measurements to be determined as per Part 1 Definitions, of this By-law):
 - (a) 7.5 metres [25 ft.]; or
 - (b) 50% of the *height* of the *building*;

from all lot lines, whichever is greater.

G. Height of Buildings

Not applicable to this Zone.

- (g) Indoor recreational facilities;
- (h) Entertainment uses excluding arcades and adult entertainment stores; and

(i) *Community services.*

C. Lot Area

Refer to Section D of this Zone.

D. Density

Amendments: 17462, 09/12/11; 18414, 03/23/15; 19073, 02/20/17; 19614, 07/23/2018; 19995, 12/16/19

For the purpose of *building* construction:

- 1. In all Secondary Plan and Infill Areas, as identified in Schedule G, Section E of this By-law, the maximum *density* shall be a *floor area ratio* of 0.1 or *building* area of 300 sq. m, whichever is less. The maximum *density* may be increased to that prescribed in Sections D.3 and D.4 of this Zone if amenity contributions (specifically affordable housing, capital projects, police, fire, libraries, parks and, where applicable, underground utilities) are provided in accordance with Schedule G, Sections A, B, D and E of this By-law.
- 2. In all other areas, the maximum *density* shall be as prescribed in Sections D.3 and D.4 of this Zone. Any increase in the maximum *density* is subject to the provision of amenity contributions (specifically affordable housing and capital projects) in accordance with Schedule G, Sections A and B of this By-law.
- 3. <u>Multiple Unit Residential Buildings</u> and <u>Ground-Oriented Multiple Unit Residential Buildings</u>: the floor area ratio shall be 2.50.
- 4. <u>Section B.3 Uses</u>: for uses listed under Section B.3 of this Zone, the maximum *density* shall be a *floor area ratio* of 0.50 with a maximum *density* of 2.50 *floor area ratio* applied to the total *lot*.
- 5. <u>Indoor Amenity Space</u>: the indoor amenity space required in Section J.1 of this Zone is excluded from the *floor area ratio* calculation.
- 6. Notwithstanding Sections D.1 through D.5 above, if a *lot* falls within a Centre Specific Contribution Area, as identified in Schedule G, Section C of this By-law, additional amenity contributions (specifically capital projects) as specified in Schedule G, Section C of this By-law, may apply.
- 7. <u>Secure Bicycle Parking Area:</u> A secure bicycle parking area provided in a separate bicycle room located within a building, whether located at or above *finished grade*,

with convenient access to the outside of the *building*, is excluded from the calculation of the *floor area ratio* to a maximum of 170 sq. m [1,830 sq. ft.].

- (g) Indoor recreational facilities;
- (h) Entertainment uses excluding arcades and adult entertainment stores; and
- (i) Community services.

C. Lot Area

Refer to Section D of this Zone.

D. Density

Amendments: 17462, 09/12/11; 18414, 03/23/15; 19073, 02/20/17; 19614, 07/23/2018; 19995, 12/16/19

For the purpose of building construction:

- In all Secondary Plan and Infill Areas, as identified in Schedule G, Section E of this By-law, the maximum density shall be a floor area ratio of 0.1 or building area of 300 sq. m, whichever is less. The maximum density may be increased to that prescribed in Sections D.3 and D.4 of this Zone if amenity contributions (specifically affordable housing, capital projects, police, fire, libraries, parks and, where applicable, underground utilities) are provided in accordance with Schedule G, Sections A, B, D and E of this By-law.
- 2. In all other areas, the maximum *density* shall be as prescribed in Sections D.3 and D.4 of this Zone. Any increase in the maximum *density* is subject to the provision of amenity contributions (specifically affordable housing and capital projects) in accordance with Schedule G, Sections A and B of this By-law.
- 3. <u>Multiple Unit Residential Buildings</u> and <u>Ground-Oriented Multiple Unit Residential Buildings</u>: the floor area ratio shall be 2.50.
- 4. <u>Section B.3 Uses</u>: for uses listed under Section B.3 of this Zone, the maximum *density* shall be a *floor area ratio* of 0.50 with a maximum *density* of 2.50 *floor area ratio* applied to the total *lot*.
- 5. <u>Indoor Amenity Space</u>: the indoor amenity space required in Section J.1 of this Zone is excluded from the *floor area ratio* calculation.
- 6. Notwithstanding Sections D.1 through D.5 above, if a *lot* falls within a Centre Specific Contribution Area, as identified in Schedule G, Section C of this By-law, additional amenity contributions (specifically capital projects) as specified in Schedule G, Section C of this By-law, may apply.
- 7. <u>Secure Bicycle Parking Area:</u> A secure bicycle parking area provided in a separate bicycle room located within a building, whether located below, at, or above finished

grade, with convenient access to the outside of the building, is excluded from the calculation of the floor area ratio to a maximum of 170 sq. m [1,830 sq. ft.].

(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.
- 6. 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. 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 than 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

Amendment: 18414, 03/23/15; 19945, 11/18/19

- 1. Amenity space, subject to Section B.1, Part 4, General Provisions, shall be provided on the *lot* as follows:
 - (a) Outdoor amenity space, in the amount of 3.0 sq. m per dwelling unit, plus 4.0 sq. m per lock-off suite;
 - (b) Outdoor amenity space shall not be located within the required setbacks;
 - (c) Indoor amenity space, in the amount of:
 - i. 3.0 sq. m per dwelling unit, up to a total of 557 sq. m; plus

- (f) Office uses excluding the following:
 - i. social escort services
 - ii. methadone clinics
- (g) Indoor recreational facilities;
- (h) Entertainment uses excluding arcades and adult entertainment stores; and
- (i) *Community services*.

C. Lot Area

Not applicable to this Zone.

D. Density

Amendments: 16918, 05/04/09; 17462, 09/12/11; 18414, 03/23/15; 19073, 02/20/17; 19614, 07/23/18; 19995, 12/16/19

For the purpose of *building* construction:

- 1. In all Secondary Plan and Infill Areas, as identified in Schedule G, Section E of this By-law, the maximum *density* shall be a *floor area ratio* of 0.1 or *building* area of 300 sq. m, whichever is smaller. The maximum *density* may be increased to that prescribed in Sections D.2 and D.4 of this Zone if amenity contributions (specifically affordable housing, capital projects, police, fire, libraries, parks and, where applicable, underground utilities) are provided in accordance with Schedule G, Sections A, B, D and E of this By-law.
- 2. In all other areas, the maximum *density* shall be as prescribed in Section D.3 and D.4 of this Zone. Any increase in the maximum *density* is subject to the provision of amenity contributions (specifically affordable housing and capital projects) in accordance with Schedule G, Sections A and B of this By-law.
- 3. <u>Multiple Unit Residential Buildings</u> and <u>Ground-Oriented Multiple Unit Residential Buildings</u>: the floor area ratio shall be 3.50.
- 4. <u>Indoor Amenity Space</u>: the indoor amenity space required in Section J.1 of this Zone is excluded from the *floor area ratio* calculation.
- 5. Notwithstanding Sections D.1 through D.4 above, if a *lot* falls within a Centre Specific Contribution Area, as identified in Schedule G, Section C of this By-law, additional amenity contributions (specifically capital projects) as specified in Schedule G, Section C of this By-law, may apply.
- 6. <u>Secure Bicycle Parking Area:</u> A secure bicycle parking area provided in a separate bicycle room located within a building, whether located at or above *finished grade*,

with convenient access to the outside of the *building*, is excluded from the calculation of the *floor area ratio* to a maximum of 170 sq. m [1,830 sq. ft.].

- (f) Office uses excluding the following:
 - i. social escort services
 - ii. methadone clinics
- (g) Indoor recreational facilities;
- (h) Entertainment uses excluding arcades and adult entertainment stores; and
- (i) Community services.

C. Lot Area

Not applicable to this Zone.

D. Density

 $Amendments:\ 16918,\ 05/04/09;\ 17462,\ 09/12/11;\ 18414,\ 03/23/15;\ 19073,\ 02/20/17;\ 19614,\ 07/23/18;\ 19995,\ 12/16/19$

For the purpose of building construction:

- 1. In all Secondary Plan and Infill Areas, as identified in Schedule G, Section E of this By-law, the maximum *density* shall be a *floor area ratio* of 0.1 or *building* area of 300 sq. m, whichever is smaller. The maximum *density* may be increased to that prescribed in Sections D.2 and D.4 of this Zone if amenity contributions (specifically affordable housing, capital projects, police, fire, libraries, parks and, where applicable, underground utilities) are provided in accordance with Schedule G, Sections A, B, D and E of this By-law.
- In all other areas, the maximum *density* shall be as prescribed in Section D.3 and D.4 of this Zone. Any increase in the maximum *density* is subject to the provision of amenity contributions (specifically affordable housing and capital projects) in accordance with Schedule G, Sections A and B of this By-law.
- 3. <u>Multiple Unit Residential Buildings</u> and <u>Ground-Oriented Multiple Unit Residential Buildings</u>; the floor area ratio shall be 3.50.
- 4. <u>Indoor Amenity Space</u>: the indoor amenity space required in Section J.1 of this Zone is excluded from the floor area ratio calculation.
- 5. Notwithstanding Sections D.1 through D.4 above, if a *lot* falls within a Centre Specific Contribution Area, as identified in Schedule G, Section C of this By-law, additional amenity contributions (specifically capital projects) as specified in Schedule G, Section C of this By-law, may apply.
- Secure Bicycle Parking Area: A secure bicycle parking area provided in a separate bicycle room located within a building, whether located below, at, or above finished 27.2 -

grade, with convenient access to the outside of the building, is excluded from the calculation of the floor area ratio to a maximum of 170 sq. m [1,830 sq. ft.].

- iii. "No Parking" restrictions are installed to preclude parking along the entire *frontage* of the *lot*.
- (b) Both tandem parking spaces must be held by the same owner.
- (c) Tandem parking is not permitted for units located within 6 metres [20 ft.] from lot entrances/exits.

6. 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. 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 than 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

Amendments: 19945, 11/18/19

- 1. Amenity space, subject to Section B.1, Part 4, General Provisions, shall be provided on the *lot* as follows:
 - (a) Outdoor amenity space, in the amount of 3.0 sq. m per dwelling unit, plus 4.0 sq. m per lock-off suite;
 - (b) Outdoor amenity space shall not be located within the required setbacks;
 - (c) Indoor amenity space, in the amount of:
 - i. 3.0 sq. m per dwelling unit, up to a total of 557 sq. m; plus

- ii. 1.0 sq. m per *dwelling unit*, for any amount greater than 557 sq. m; plus
- iii. 4.0 sq. m per micro unit or lock off suite; and
- (d) Indoor amenity space devoted to a child care centre shall be a maximum of 1.5 sq. m per dwelling unit.
- 1. *Amenity space*, subject to Section B.1, Part 4, General Provisions, shall be provided on the *lot* as follows:
 - (a) Outdoor *amenity space* in the amount of:
 - i) 3.0 sq. m per dwelling unit; and
 - ii) 1.0 sq. m per lock-off suite; and
 - iii) 4.0 sq. m per *micro unit*;
 - (b) Outdoor *amenity space* shall not be located within the required *setbacks*;
 - (c) Indoor *amenity space* in the amount of:
 - i) 3.0 sq. m per *dwelling unit* up to 557 sq. m of *amenity space* (equivalent to 186 *dwelling units*); and
 - ii) 1.0 sq. m per *dwelling unit* for that portion greater than 557 sq. m of *amenity space*; and
 - iii) 1.0 sq. m per *lock-off suite*; and
 - iv) 4.0 sq. m per *micro unit*; and
 - (d) Indoor *amenity space* devoted to a *child care centre* shall be a maximum of 1.5 sq. m per *dwelling unit*.
- 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*.
- 3. *Balconies* are required for all *dwelling units* which are not *ground-oriented* and shall be a minimum of 5% of the *dwelling unit* size or 4.6 square metres [50 sq.ft.] per *dwelling unit*, whichever is greater.
- 4. The uses listed under Section B.4 of this Zone shall be located on the ground floor and second storey and shall have access independent of the residential access.

K. Subdivision

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

standards:

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

Part 28 RMS-1

J. Special Regulations

- 1. *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

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

Lot Size	Lot Width	Lot Depth
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

- 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 Bylaw.
- 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.



Special Care Housing 1A Zone

Part 28A - RMS-1A, Special Care Housing 1A Zone

Part 28A RMS-1A

A. Intent

This Zone is intended to accommodate and regulate *alcohol and drug recovery houses* and *single family dwellings*.

B. Permitted Uses

Land and *structures* shall be used for one of the following uses only:

- 1. Alcohol and drug recovery house accommodating a maximum of 12 persons.
- 2. One single family dwelling.

C. Lot Area

Not applicable to this Zone.

D. Density

Amendment: 18414, 03/23/15; 19491, 02/19/18

- 1. (a) For the purpose of this Section and notwithstanding the definition of *floor area* ratio in Part 1 Definitions of this By-law, all covered areas used for parking shall be included in the calculation of *floor area ratio*; and
 - (b) For *building* construction within a *lot*:
 - i. The *floor area ratio* shall not exceed 0.52 for *lots* of 560 square metres [6,000 sq. ft.] or less and 0.48 for *lots* in excess of 560 square metres [6,000 sq. ft.] provided that of the resulting allowable floor area, 37 square metres [400 sq. ft.] shall be reserved for use only as a garage or carport and further provided that where an *accessory building* is greater than 10 square metres [108 sq. ft.] in size that the area in excess of 10 square metres [108 sq. ft.] shall be included as part of the floor area for the purpose of calculating *floor area ratio*;
 - The maximum permitted floor area of a second storey for a *principal* building shall not exceed 80% of the floor area of the first storey including attached garage, but not including any portion of the structure located within 7.5 metres [25 ft.] of the front lot line. The

Part 28A RMS-1A

- 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 at the main floor level or a combination thereof; and
- ii. The maximum permitted floor area of a second storey for a *principal building* must not exceed 80% of the floor area of the first storey including attached garage and that portion of any porch or veranda at the front that is covered by a 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 first storey level from either the front or side walls or a combination thereof, such that the offset is fully visible anywhere along the *front lot line* and/or *flanking lot line* of the *lot*.
 - iii. Notwithstanding the above, the maximum allowable floor area shall be as follows:
 - (a) 270 square metres [2,900 sq. ft.] for *lots* of 560 square metres [6,000 sq. ft.] or less; and
 - (b) 330 square metres [3,500 sq. ft.] for *lots* in excess of 560 square metres [6,000 sq. ft.].

E. Lot Coverage

The maximum *lot coverage* shall be 40%.

F. Yards and Setbacks

Amendment: 18414, 03/23/15

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

	Setback	Front Yard*	Rear Yard***	Side Yard	Side Yard on Flanking Street
Use					
Principal Building		7.5 m [25 ft.]	7.5 m [25 ft.]	1.8 m** [6 ft.]	3.6 m [12 ft.]
Accessory Buildings		18.0 m . [60 ft.]	1.8 m . [6 ft.]	1.0 m . [3 ft.]	7.5 m . [25 ft.]

Part 28A reater Than				RMS-1A
10 square metres [108 sq. ft.] in size				
Other Accessory	18.0 m .	0.0 m .	0.0 m .	7.5 m .
Buildings and Structures	[60 ft.]			[25 ft.]

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

Part 28A RMS-1A

I. Landscaping

Amendments: 17471, 10/03/11

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. 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. 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.].

K. Subdivision

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

	Lot Size	Lot Width	Lot Depth
Subdivision	560 sq. m . [6,000 sq. ft.]		28 metres [90 ft.]
Lot Consolidation in Bridgeview's Designated Floodplain Areas	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

- 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 Bylaw.

Part 29

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 than 1.5 metres [5 ft.] in width shall be provided within the *lot*.
- 3. Screen planting at least 1.5 metres [5 ft.] high in a strip at least 1.5 metres [5 ft.] wide and a solid decorative fence at least 1.5 metres [5 ft.] high shall be provided along all *lot lines* separating the developed portion of the *lot* from any *residential lot*.
- 4. 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*.
- 5. 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. *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

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

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

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

Part 30

2. Screen planting at least 3 metres [10 ft.] wide shall be provided along all *lot lines* excluding internal *lot lines*, and shall include trees and/or hedges.

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*.

J. Special Regulations

Amendments: 12333, 07/25/94

Where a pet cemetery and a human cemetery are located within the same cemetery operation, these two uses shall be separated by a minimum 10 metre [33 ft.] wide landscape buffer which shall include trees and/or hedges.

K. Subdivision

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

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

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

- 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 Bylaw.
- 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. *Building* permits shall be subject to the "Surrey Building By-law" and the "Surrey Development Cost Charge By-law".

Part 31 PA-1

D. Density

Amendments: 13155, 02/09/08; 18414, 03/23/15; 19073, 02/20/17; 19995, 12/16/19

For the purpose of *building* construction:

1. In all Secondary Plan and Infill Areas, as identified in Schedule G, Section E to this By-law, the maximum *density* shall be a *floor area ratio* of 0.1 or a *building* area of 300 sq. m, whichever is smaller. The maximum *density* may be increased to a *floor area ratio* of 0.35 of amenity contributions (specifically police, fire, libraries, parks and, where applicable, underground utilities) are provided in accordance with Schedule G, Sections D and E of this By-law.

2. In all other areas, the maximum *density* shall be a *floor area ratio* of 0.35..

E. Lot Coverage

The maximum *lot coverage* shall be 35%.

F. Yards and Setbacks

- 1. All *front yard*, *rear yard* and *side yard setbacks* shall be greater than or equal to the measurement of the *height* of the highest *building* on the *lot*.
- 2. *Buildings* and *structures* shall be sited in accordance with the following minimum *setbacks*:

Setback	Front Yard	Rear Yard	Side Yard	Side Yard on Flanking
Use				Street
Principal and Accessory Buildings and Structures	7.5 m . [25 ft.]	7.5 m . [25 ft.]	3.6 m . [12 ft.]	7.5 m . [25 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. *Principal building*: The *height* shall not exceed 9 metres [30 ft.].
- 2. Accessory buildings and structures: The height shall not exceed 4 metres [13 ft.].

Part 31 PA-1

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 Bylaw.

2. No off-street parking shall be permitted within the *front yard setback* or the *side yard setback* along a *flanking street*.

I. Landscaping

Amendments: 12333, 07/25/94; 17471, 10/03/11

- 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 all *lot lines* of the developed portion of the *lot*, a 3 metre [10 ft.] wide landscaped strip shall be provided, consisting of hedges, ground cover or a decorative fence or a combination thereof.
- 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*.

J. Special Regulations

- 1. *Child care centres* shall be located on the *lot* such that these centres:
 - (a) Are accessed from a *highway*, independent from the access to other 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

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

Lot Size	Lot Width	Lot Depth	
1,000 sq. m .	30 metres	30 metres	
[0.25 acre]	[100 ft.]	[100 ft.]	

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

Part 32 PA-2

D. Density

Amendments: 13155, 02/09/98; 18414, 03/23/15; 19073, 02/20/17; 19995, 12/16/19

For the purpose of *building* construction:

1. In all Secondary Plan and Infill Areas, as identified in Schedule G, Section E of this By-law, the maximum *density* shall be a *floor area ratio* of 0.1 or a *building* area of 300 sq. m, whichever is smaller. The maximum *density* may be increased to a *floor area ratio* of 0.50 if amenity contributions (specifically police, fire, libraries, parks and, where applicable, underground utilities) are provided in accordance with Schedule G, Sections D and E of this By-law.

2. In all other areas, the maximum *density* shall be a *floor area ratio* of 0.50.

E. Lot Coverage

The maximum *lot coverage* shall be 40%.

F. Yards and Setbacks

- 1. All *front yard*, *rear yard* and *side yard setbacks* shall be greater than or equal to the measurement of the *height* of the highest *building* on the *lot*.
- 2. *Buildings* and *structures* shall be sited in accordance with the following minimum *setbacks*:

Setback Use	Front Yard	Rear Yard	Side Yard	Side Yard on Flanking Street
Principal and Accessory Buildings and Structures	7.5 m . [25 ft.]	7.5 m . [25 ft.]	3.6 m . [12 ft.]	7.5 m . [25 ft.]

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

Part 32 PA-2

K. Subdivision

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

Lot Size	Lot Width	Lot Depth
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; 19491, 02/19/18

- 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 Bylaw.
- 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. *Building* permits shall be subject to the "Surrey Building By-law" and the "Surrey Development Cost Charge By-law".
- 5. Sign regulations are as provided in Surrey Sign By-law No. 13656.
- 6. Special *building setbacks* are as set out in Part 7 Special Building Setbacks, of this By-law.
- 7. Provincial licensing for a *child care centre* 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.
- 8. *Private schools* are regulated by the <u>Independent School Act</u>, R.S.B.C. 1996, Chapter 216, as amended.

Part 33

K. Subdivision

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

Lot Size	Lot Width	Lot Depth
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

- 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 Bylaw.
- 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 By-law" and the "Surrey Development Cost Charge By-law".
- 5. Sign regulations are as provided in Surrey Sign By-law No. 13656.
- 6. Special *building setbacks* are as set out in Part 7 Special Building Setbacks, of this By-law.
- 7. 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.
- 8. *Hospitals* are regulated by the Hospital Act R.S.B.C. 1979, c. 176.
- 9. Universities are regulated by the University Act R.S.B.C. 1979, c. 419.
- 10. Colleges and Institutes designated as such are regulated by the <u>Colleges and</u> Institutes Act R.S.B.C. 1979, c. 53.

Part 34 C-4

C. Lot Area

Not applicable to this Zone.

D. Density

Amendments: 13155, 02/09/98; 18414, 03/23/15; 19073, 02/20/17; 19995, 12/16/19

For the purpose of *building* construction:

- 1. In all Secondary Plan and Infill Areas, as identified in Schedule G, Section E of this By-law, the maximum *density* shall be a *floor area ratio* of 0.1 or a *building* area of 300 sq. m, whichever is smaller. The maximum *density* may be increased to a *floor area ratio* of 0.40 if amenity contributions (specifically police, fire, libraries, parks and, where applicable, underground utilities) are provided in accordance with Schedule G, Sections D and E of this By-law.
- 2. In all other areas, the maximum *density* shall be a *floor area ratio* of 0.40.

E. Lot Coverage

The maximum *lot coverage* shall be 40%.

F. Yards and Setbacks

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

Use	Setback	Front Yard	Rear Yard	Side Yard	Side Yard on Flanking Street
Principal and Accessory Buildings and Structures		7.5 m . [25 ft.]	7.5 m . [25 ft.]	6.0 m . * [20 ft.]	7.5 m . [25 ft.]

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

* The *side yard setback* may be 3.0 metres [10 ft.] if the *side yard* adjoins a *lot* other than a *residential lot*.

Part 34 C-4

J. Special Regulations

1. The outdoor storage or display of any goods, materials or supplies is specifically prohibited, notwithstanding any other provision in this Part.

K. Subdivision

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

Lot Size	Lot Width	Lot Depth	
1,500 sq. m . [16,000 sq.ft. sq. ft.]	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

- 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 Bylaw.
- 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*.

Part 35 C-5

J. Special Regulations

1. Garbage containers and *passive recycling containers* shall not be located within any required *setback* adjacent any *residential lot*.

- 2. The outdoor storage or display of any goods, materials or supplies is specifically prohibited, notwithstanding any other provision in this Part.
- 3. *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:

Lot Size	Lot Width	Lot Depth	
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

- 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 Bylaw.
- 3. Additional off-street parking 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.

Part 36 C-8

- 8. Office uses excluding the following:
 - i. social escort services
 - ii. methadone clinics
 - iii. marijuana dispensaries
- 9. *Parking facilities*.
- 10. Automotive service uses of vehicles less than 5,000 kilograms [11,023 lbs] G.V.W., provided that such use is associated with a use permitted under Section B.1 of this Zone.
- 11. Indoor recreational facilities.
- 12. Entertainment uses excluding arcades and adult entertainment stores.
- 13. *Assembly halls.*
- 14. *Community services*.
- 15. *Child care centres*.
- 16. One dwelling unit per lot provided that the dwelling unit is:
 - (a) Contained within the *principal building*; and
 - (b) Occupied by the owner or the owner's employee, for the protection of the businesses permitted on the *lot*.
- 17. Cultural Uses

C. Lot Area

Not applicable to this Zone.

D. Density

Amendments: 14390, 05/22/01; 19073, 02/20/17; 19995, 12/16/19

For the purpose of *building* construction:

- 1. In all Secondary Plan and Infill Areas, as identified in Schedule G, Section E of this By-law, the maximum *density* shall be a *floor area ratio* of 0.1 or a *building* area of 300 sq. m, whichever is smaller. The maximum *density* may be increased to a *floor area ratio* of 0.80 if amenity contributions (specifically police, fire, libraries, parks and, where applicable, underground utilities) are provided in accordance with Schedule G, Sections D and E of this By-law.
- 2. In all other areas, the maximum *density* shall be a *floor area ratio* of 0.80.

Part 36 C-8

K. Subdivision

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

Lot Size	Lot Width	Lot Depth
2,000 sq. m . [0.5 acres]	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

- 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 Bylaw.
- 3. Additional off-street parking 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.
- 9. Provincial licensing of *neighbourhood pubs* is regulated by the <u>Liquor Control and</u> Licensing Act R.S.B.C.

Part 36A

6. Open display or storage shall be completely screened to a height of at least 2.5 metres [8 ft.] by *buildings* and/or solid decorative fence and/or substantial *landscaping* strips of not less than 1.5 metres [5 ft.] in width. No display or storage of material shall be piled up to a height of 2.5 metres [8 ft.] within 5 metres [16 ft.] of the said screens and in no case shall these materials be piled up to the height of more than 3.5 metres [11.5 ft.].

J. Special Regulations

- 1. Garbage containers and *passive recycling containers* shall not be located within any required *setback* adjacent any *residential lot*.
- 2. The outdoor storage or display of any goods, materials or supplies is specifically prohibited, notwithstanding any other provision in this Part.
- 3. *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:

Lot Size	Lot Width	Lot Depth	
2,000 sq. m . [0.5 acres]	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

- 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 Bylaw.
- 3. Additional off-street parking requirements are as set out in Part 5 Off-Street Parking and Loading/Unloading of this By-law.

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F. Yards and Setbacks

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

Setback Use	Front Yard	Rear Yard	Side Yard	Side Yard on Flanking Street
Principal and Accessory Buildings and Structures	2.0 m . [7 ft.]	7.5 m . [25 ft.]	3.0 m . * [10 ft.]	2.0 m . [7 ft.]

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

* The *side yard setback* may be reduced to 0.0 metre if the *side yard* adjoins a *lot* other than a *residential lot*.

G. Height of Buildings

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

- 1. <u>Principal building</u>: The *height* shall not exceed 14 metres [45 ft.].
- 2. Accessory buildings and structures: The height shall not exceed 4.5 metres [15 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. No parking shall be permitted within the *front yard* or within any *side yard* which abuts a *flanking street*.
- 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*.

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- 13. *Community services*.
- 14. *Child care centres*.
- 15. *Multiple unit residential building* may be provided subject to such use forming an integral part of the commercial uses on the *lot*.
- 16. Cultural Uses

C. Lot Area

Not applicable to this Zone.

D. Density

Amendments: 14120, 10/16/00; 14390, 5/22/01; 19073, 02/20/17; 19995, 12/16/19

For the purpose of building construction:

- 1. In all Secondary Plan and Infill Areas, as identified in Schedule G, Section E of this By-law, the maximum density shall be a floor area ratio of 0.1 or a building area of 300 sq. m, whichever is smaller. The maximum density may be increased to a floor area ratio of 1.50 if amenity contributions (specifically affordable housing, capital projects, police, fire, libraries, parks and, where applicable, underground utilities) are provided in accordance with Schedule G, Sections A, B, D and E of this Bylaw, provided that no more than 67% of the developed floor area is used as a multiple unit residential building.
- 2. In all other areas, the maximum density shall be a floor area ratio of 1.50, provided that no more than 67% of the developed floor area is used a multiple unit residential building. Any increase in the maximum density is subject to the provision of amenity contributions (specifically affordable housing and capital projects) in accordance with Schedule G, Sections A and B of this By-law.
- 3. Notwithstanding Sections D.1 and D.2 above, if a lot falls within a Centre Specific Contribution Area, as identified in Schedule G, Section C of this By-law, additional amenity contributions (specifically capital projects) as specified in Schedule G, Section C of this By-law, may apply.

E. Lot Coverage

The maximum *lot coverage* shall be 80%.

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F. Yards and Setbacks

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

Setback Use	Front Yard	Rear Yard	Side Yard	Side Yard on Flanking Street
Principal and Accessory Buildings and Structures	2.0 m .	7.5 m .	3.0 m . *	2.0 m .
	[7 ft.]	[25 ft.]	[10 ft.]	[7 ft.]

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

* The *side yard setback* may be reduced to 0.0 metre if the *side yard* adjoins a *lot* other than a *residential lot*.

G. Height of Buildings

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

- 1. <u>Principal building</u>: The height shall not exceed 14 metres [45 ft.].
- 2. Accessory buildings and structures: The height shall not exceed 4.5 metres [15 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. No parking shall be permitted within the *front yard* or within any *side yard* which abuts a *flanking street*.
- 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*.

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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 than 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. Except in those portions where a *building* abuts the *lot line*, screen planting at least 1.5 metres [5 ft.] high in a strip at least 1.5 metres [5 ft.] wide and a solid decorative fence at least 1.5 metres [5 ft.] high shall be provided along all *lot lines* separating the developed portion of the *lot* from any *residential lot*.
- 5. Loading areas, garbage containers and *passive recycling containers* shall be screened from any adjacent *residential lot*, 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

Amendments: 19945, 11/18/19

- 1. Garbage containers and *passive recycling containers* shall not be located within any required *setbacks* adjacent any *residential lot*.
- 2. The outdoor storage or display of any goods, materials or supplies is specifically prohibited, notwithstanding any other provision in this Part.
- 3. *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*.
- 4. Amenity space for the multiple unit residential buildings, subject to Section B.1, Part 4, General Provisions, shall be provided on the *lot* as follows:
 - (a) Outdoor amenity space, in the amount of 3.0 sq. m per dwelling unit, plus 4.0 sq. m per lock-off suite;
 - (b) Outdoor amenity space shall not be located within the required setbacks;

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- (c) Indoor amenity space, in the amount of:
 - i. 3.0 sq. m per dwelling unit, up to a total of 557 sq. m; plus
 - ii. 1.0 sq. m per *dwelling unit*, for any amount greater than 557 sq. m; plus
 - iii. 4.0 sq. m per micro unit or lock off suite; and
- (d) Indoor amenity space devoted to a child care centre shall be a maximum of 1.5 sq. m per dwelling unit.
- 4. *Amenity space* for the *multiple unit residential buildings*, subject to Section B.1, Part 4, General Provisions, shall be provided on the *lot* as follows:
 - (a) Outdoor *amenity space* in the amount of:
 - i) 3.0 sq. m per dwelling unit; and
 - ii) 1.0 sq. m per *lock-off suite*; and
 - iii) 4.0 sq. m per *micro unit*;
 - (b) Outdoor *amenity space* shall not be located within the required *setbacks*;
 - (c) Indoor *amenity space* in the amount of:
 - i) 3.0 sq. m per *dwelling unit* up to 557 sq. m of *amenity space* (equivalent to 186 *dwelling units*); and
 - ii) 1.0 sq. m per *dwelling unit* for that portion greater than 557 sq. m of *amenity space*; and
 - iii) 1.0 sq. m per lock-off suite; and
 - iv) 4.0 sq. m per *micro unit*; and
 - (d) Indoor *amenity space* devoted to a *child care centre* shall be a maximum of 1.5 sq. m per *dwelling unit*.

K. Subdivision

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

Lot Size	Lot Width	Lot Depth	
2,000 sq. m - [0.5 acres]	30 metres [100 ft.]	30 metres [100 ft.]	

Dimensions shall be measured in accordance with Section E.21, Part 4

- 10. Entertainment uses excluding arcades and adult entertainment stores.
- 11. Cultural uses.
- 12. Assembly halls.
- 13. *Community services*.
- 14. *Child care centres.*
- 15. *Multiple unit residential building* may be provided subject to such use forming an integral part of the commercial uses on the *lot*.
- 16. Cultural Uses

C. Lot Area

Not applicable to this Zone.

D. Density

Amendments: 12333, 07/25/94; 14120, 10/16/00; 18414, 03/23/15; 19073, 02/20/17; 19995 12/16/19

For the purpose of building construction:

- 1. In all Secondary Plan and Infill Areas, as identified in Schedule G, Section E of this By-law, the maximum density shall be a floor area ratio of 0.1 or building area of 300 sq. m, whichever is smaller. The maximum density may be increased to that prescribed in Sections D.2 and D.3 of this Zone if amenity contributions (specifically affordable housing, capital projects, police, fire, libraries, parks and, where applicable, underground utilities) are provided in accordance with Schedule G, Sections A, B, D and E of this By-law.
- 2. In all other areas, the maximum density shall be a floor area ratio of 3.50, provided that no more than 67% of the developed floor area is used as a multiple unit residential building. Any increase in the maximum density is subject to the provision of amenity contributions (specifically affordable housing and capital projects) in accordance with Schedule G, Sections A and B of this By-law.
- 3. Indoor *Amenity Space*: the indoor *amenity space* required in Section J.3 of this Zone, is excluded from the floor area ratio calculation.
- 4. Notwithstanding Sections D.1 through D. above, if a lot falls within a Centre Specific Contribution Area, as identified in Schedule G, Section C of this By-law,

additional amenity contributions (specifically capital projects) as specified in Schedule G, Section C of this By-law, may apply.

E. Lot Coverage

The maximum *lot coverage* shall be 85%.

F. Yards and Setbacks

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

Setback Use	Front Yard	Rear Yard	Side Yard	Side Yard on Flanking Street
Principal and Accessory Buildings and Structures	2.0 m .	7.5 m .	3.0 m . *	2.0 m .
	[7 ft.]	[25 ft.]	[10 ft.]	[7 ft.]

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

* The *side yard setback* may be reduced to 0.0 metre if the *side yard* adjoins a *lot* other than a *residential lot*.

G. Height of Buildings

Not applicable to this Zone.

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 Bylaw.
- 2. All *parking* shall be located *underground* or within a *structure*.
- 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. 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 than 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. Except in those portions where a *building* abuts the *lot line*, screen planting at least 1.5 metres [5 ft.] high in a strip at least 1.5 metres [5 ft.] wide and a solid decorative fence at least 1.5 metres [5 ft.] high shall be provided along all *lot lines* separating the developed portion of the *lot* from any *residential lot*.
- 5. Loading areas, garbage containers and *passive recycling containers* shall be screened from any adjacent *residential lot*, 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

Amendments: 19945, 11/18/19

- 1. Garbage containers and *passive recycling containers* shall not be located within any required *setbacks* adjacent any *residential lot*.
- 2. Outdoor storage or display of any goods, materials or supplies is specifically prohibited, notwithstanding any other provision in this Part.
- 3. Amenity space for the multiple unit residential buildings, subject to Section B.1, Part 4, General Provisions, shall be provided on the lot as follows:
 - (a) Outdoor amenity space, in the amount of 3.0 sq. m per dwelling unit, plus 4.0 sq. m per lock-off suite;
 - (b) Outdoor amenity space shall not be located within the required setbacks;
 - (c) Indoor *amenity space*, in the amount of:
 - i. 3.0 sq. m per dwelling unit, up to a total of 557 sq. m; plus

- ii. 1.0 sq. m per *dwelling unit*, for any amount greater than 557 sq. m; plus
- iii. 4.0 sq. m per micro unit or lock-off suite; and
- (d) Indoor amenity space devoted to a child care centre shall be a maximum of 1.5 sq. m per dwelling unit.
- 3. *Amenity space* for the *multiple unit residential buildings*, subject to Section B.1, Part 4, General Provisions, shall be provided on the *lot* as follows:
 - (a) Outdoor *amenity space* in the amount of:
 - i) 3.0 sq. m per dwelling unit; and
 - ii) 1.0 sq. m per *lock-off suite*; and
 - iii) 4.0 sq. m per *micro unit*;
 - (b) Outdoor *amenity space* shall not be located within the required *setbacks*;
 - (c) Indoor *amenity space* in the amount of:
 - i) 3.0 sq. m per *dwelling unit* up to 557 sq. m of *amenity space* (equivalent to 186 *dwelling units*); and
 - ii) 1.0 sq. m per *dwelling unit* for that portion greater than 557 sq. m of *amenity space*; and
 - iii) 1.0 sq. m per *lock-off suite*; and
 - iv) 4.0 sq. m per *micro unit*; and
 - (d) Indoor *amenity space* devoted to a *child care centre* shall be a maximum of 1.5 sq. m per *dwelling unit*.
- 4. *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:

Lot Size	Lot Width	Lot Depth
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.

D. Density

Amendments: 14390, 05/22/01; 19073, 02/20/17; 19995, 12/16/19

For the purpose of building construction:

1. In all Secondary Plan and Infill Areas, as identified in Schedule G, Section E of this By-law, the maximum density shall be a floor area ratio of 0.1 or a building area of 300 sq. m, whichever is smaller. The maximum density may be increased to a floor area ratio of 1.00 if amenity contributions (police, fire, libraries, parks and, where applicable, underground utilities) are provided in accordance with Schedule G, Sections D and E of this By-law, provided that no more than 0.50 of the floor area ratio is used or is intended to be used for tourist accommodation.

2. In all other areas, the maximum density shall be a floor area ratio of 1.00, provided that no more than 0.50 of the floor area ratio is used or is intended to be used for tourist accommodation.

E. Lot Coverage

The maximum *lot coverage* shall be 50%.

F. Yards and Setbacks

Amendments: 12333, 07/25/94; 19261, 06/26/17

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

Setback Use	Front Yard	Rear Yard	Side Yard	Side Yard on Flanking Street
Principal and Accessory Buildings and Structures	7.5 m . [25 ft.]	7.5 m . [25 ft.]	7.5 m . * [25 ft.]	7.5 m . [25 ft.]

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

* One (1) *side yard setback* shall be 7.5 metres [25 ft.] or 0.0 metre if the said *side yard* abuts a *commercial, mixed employment* or *industrial lot*.

K. Subdivision

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

Lot Size	Lot Width	<i>Lot</i> Depth
1,000 sq. m . [10,800 sq.ft. sq. ft.]	25 metres [80 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

- 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 Bylaw.
- 3. Additional off-street parking 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.
- 9. Provincial licensing of *neighbourhood pubs* is regulated by the <u>Liquor Control and Licensing Act</u> R.S.B.C.

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D. Density

Amendments: 13155, 02/09/98; 18414, 03/23/15; 19073, 02/20/17; 19995, 12/16/19

For the purpose of building construction:

1. In all Secondary Plan and Infill Areas, as identified in Schedule G, Section E of this By-law, the maximum density shall be a floor area ratio of 0.01 or a building area of 15 sq. m, whichever is smaller. The maximum density may be increased to a floor area ratio of 0.30 if amenity contributions (specifically police, fire, libraries, parks and, where applicable, underground utilities) are provided in accordance with Schedule G, Sections D and E of this By-law.

2. In all other areas, the maximum density shall be a floor area ratio of 0.30.

E. Lot Coverage

The maximum *lot coverage* shall be 30%.

F. Yards and Setbacks

Amendments: 17471, 10/03/11

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

Use	Setback	Front Yard	Rear Yard	Side Yard	Side Yard on Flanking Street
Principal and Accessory Buildings and Structures Not Identified Below		12.0 m . [40 ft.]	4.0 m .* [13 ft.]	4.0 m .* [13 ft.]	12.0 m . [40 ft.]
Pump Islands and Kiosk**		4.5 m . [15 ft.]	4.0 m .* [13 ft.]	4.0 m .* [13 ft.]	4.5 m . [15 ft.]
Canopies		2.0 m . [7 ft.]			

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

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* The rear yard setback and side yard setback shall be a minimum of 4.5 metres [15 ft.] if the rear yard or side yard abuts a highway or 12 metres [40 ft.] if the rear yard or side yard abuts any residential lot.

** The kiosk shall not exceed a gross floor area of 5 square metres [50 sq.ft.sq. ft.].

G. Height of Buildings

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

- 1. <u>Principal building and Pump Island Canopies</u>: The *height* shall not exceed 6.0 metres [20 ft.].
- 2. Accessory buildings and structures: The height shall not exceed 4.0 metres [13 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 Bylaw.
- 2. 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

Amendments: 16957, 06/29/09

- 1. All 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 than 3 metres [10 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*.

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4. Except in those portions where a *building* abuts the *lot line*, screen planting at least 1.5 metres [5 ft.] high in a strip at least 1.5 metres [5 ft.] wide and a solid decorative fence at least 1.5 metres [5 ft.] high shall be provided along all *lot lines* separating the developed portion of the *lot* from any *residential lot*.

5. Loading areas, garbage containers and *passive recycling containers* shall be screened from adjacent *residential lot*, 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

Not applicable to this Zone.

K. Subdivision

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

Lot Size	Lot Width	Lot Depth
1,400 sq. m .	30 metres	30 metres
[15,000 sq.ft. sq. ft.]	[100 ft.]	[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

- 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 Bylaw.
- 3. Additional off-street parking 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.

Part 41 CG-2

D. Density

Amendments: 13155, 02/09/98; 18414, 03/23/15; 19073, 02/20/17;19995, 12/16/19

For the purpose of building construction:

1. In all Secondary Plan and Infill Areas, as identified in Schedule G, Section E of this By-law, the maximum density shall be a floor area ratio of 0.01 or a building area of 15 sq. m, whichever is smaller. The maximum density may be increased to a floor area ratio of 0.30 if amenity contributions (specifically police, fire, libraries, parks and, where applicable, underground utilities) are provided in accordance with Schedule G, Sections D and E of this By-law.

2. In all other areas, the maximum density shall be a floor area ratio of 0.30.

E. Lot Coverage

The maximum *lot coverage* shall be 30%.

F. Yards and Setbacks

Amendments: 17471, 10/03/11

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

Use	Setback	Front Yard	Rear Yard	Side Yard	Side Yard on Flanking Street
Principal and Accessory Buildings and Structures		12.0 m . [40 ft.]	4.0 m . * [13 ft.]	4.0 m . * [13 ft.]	12.0 m . [40 ft.]
Pump Islands and Kiosk**		4.5 m . [15 ft.]	4.0 m . * [13 ft.]	4.0 m . * [13 ft.]	4.5 m . [15 ft.]
Canopies		2.0 m . [7 ft.]	2.0 m . [7 ft.]	2.0 m . [7 ft.]	2.0 m . [7 ft.]

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

^{*} The rear yard setback and side yard setback shall be a minimum of 4.5 metres [15 ft.] if the rear yard or side yard abuts a highway or 12 metres [40 ft.] if the rear yard or side yard abuts any residential lot.

^{**} The kiosk shall not exceed a *gross floor area* of 5 square metres [50 sq.ft.].

Part 41 CG-2

J. Special Regulations

Not applicable to this Zone.

K. Subdivision

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

Lot Size	Lot Width	Lot Depth
1,400 sq. m . [15,000 sq. ft. sq. ft.]	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

- 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 Bylaw.
- 3. Additional off-street parking 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*.

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F. Yards and Setbacks

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

Use	Setback	Front Yard	Rear Yard	Side Yard	Side Yard on Flanking Street
Principal and Accessory Buildings and Structures		20.0 m [65 ft.]	7.5 m . [25 ft.]	7.5 m . [25 ft.]	20.0 m . [65 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. *Principal building*: The *height* shall not exceed 10.0 metres [33 ft.].
- 2. <u>Accessory buildings and structures</u>: The *height* shall not exceed 7.5 metres [25 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 Bylaw.
- 2. No parking shall be permitted 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. All 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 than 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 from any adjacent *residential lot*, 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. Garbage containers and *passive recycling containers* shall not be located along the boundary of any *residential lot*.

K. Subdivision

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

Lot Size	Lot Width	Lot Depth
4,000 sq. m . [1 acre]	40 metres [130 ft.]	2 times the width of <i>lot</i>

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

- 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 Bylaw.
- 3. Additional off-street parking requirements are as set out in Part 5 Off-Street Parking and Loading /Unloading of this By-law.

Part 43 CCR

ii. Where the *lot* size exceeds 560 square metres [6,000 sq.ft.], the *floor area ratio* shall not exceed 0.48, provided that, of the resulting allowable floor area, 45 square metres [480 sq.ft.] shall be reserved for use only as a garage or carport, and 10 square metres [108 sq.ft.] shall be reserved for use only as *accessory buildings* and *structures*.

E. Lot Coverage

The maximum *lot coverage* shall be 40%.

F. Yards and Setbacks

Amendments: 17471, 10/03/11

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

Use	Setback	Front Yard	Rear Yard	Side Yard	Side Yard on Flanking Street
Principal Building Lot width:* ≥ 30 metres [100 ft.]		7.5 m . [25 ft.]	7.5 m . [25 ft.]	4.5 m . [15 ft.]	7.5 m . [25 ft.]
≥ 24 metres & < 30 metres		7.5m . [25 ft.]	7.5 m . [25 ft.]	3.0 m . [10 ft.]	7.5 m . [25 ft.]
< 24 metres [80 ft.]		7.5 m . [25 ft.]	7.5 m . [25 ft.]	1.8 m . ** [6 ft.]	7.5 m . [25 ft.]
Accessory Buildings and Structures		18.0 m . [60 ft.]	1.5 m . [5 ft.]	1.0 m . [3 ft.]	7.5 m . [25 ft.]

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

- * Lot width is measured 7.5 metres [25 ft.] from the front property line.
- ** The *side yard* for the *principal building* may be reduced to 1.2 metres [4 ft.] if the combined *side yards* is at least 20% of the width of the *lot* measured 7.5 metres [25 ft.] from the *front property line*.

Part 43 CCR

K. Subdivision

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

Lot Size	Lot Width	Lot Depth
560 sq. m . [6,000 sq.ft. sq. ft.]	15 metres [50 ft.]	28 metres [90 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

- 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 Bylaw.
- 3. Additional off-street parking 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 44 CPR

J. Special Regulations

Amendments: 17471, 10/03/11

1. Drive-in *theatres* shall be permitted only if:

- (a) Reserves of off-street *vehicle* queuing space shall be provided for patrons awaiting admission, in an amount of not less than 5% of the *vehicular* capacity of the *theatre* and provided that such space shall be treated with a suitable material to provide a dust-free weed-free surface.
- (b) Ingress and egress from any *highway* shall be so designed and constructed as to provide for safe traffic movement. Exit and entrance will be permitted only onto a *frontage* road leading to the fronting *highway*.
- (c) The *theatre* screen shall be so located that the picture shown thereon shall not be visible from any *arterial highway* abutting the *lot*.
- (d) Vehicular circulation shall permit only one-way traffic within the boundaries of the lot.

K. Subdivision

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

Lot Size	Lot Width	Lot Depth
2,000 sq. m- [0.5 acre]	30 metres [100 ft.]	2 times the width of <i>lot</i>

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".

Part 44 CPR

C. Lot Area

Not applicable to this Zone.

D. Density

Amendments: 14390, 05/22/01; 19073, 02/20/17; 19995, 12/16/19

For the purpose of building construction:

- 1. In all Secondary Plan and Infill Areas, as identified in Schedule G, Section E of this By-law, the maximum density shall be a floor area ratio of 0.01 or a building area of 15 sq. m, whichever is smaller. The maximum density may be increased to a floor area ratio of 0.40 if amenity contributions (specifically police, fire, libraries, parks and, where applicable, underground utilities) are provided in accordance with Schedule G, Sections D and E of this By-law.
- 2. In all other areas, the maximum density shall be a floor area ratio of 0.40.

E. Lot Coverage

The maximum *lot coverage* shall be 40%.

F. Yards and Setbacks

Amendments: 12333, 07/25/94

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

Use	Setback	Front Yard	Rear Yard	Side Yard	Side Yard on Flanking Street
Buildings & Structures for Uses Permitted under Sections B.1, B.2, B.3, B.4, and B.5 of this Zone		12.0 m . [40 ft.]			
Buildings & Structures for Uses Permitted Under Section B.6 of this Zone		30.0 m . [100 ft.]	30.0 m . [100 ft.]	15.0 m . [50 ft.]	30.0 m . [100 ft.]
Accessory Buildings and Structures		7.5 m . [25 ft.]	7.5 m . [25 ft.]	7.5 m . [25 ft.]	7.5 m . [25 ft.]

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

Part 44 CPR

J. Special Regulations

Amendments: 17471, 10/03/11

1. Drive-in *theatres* shall be permitted only if:

- (a) Reserves of off-street vehicle queuing space shall be provided for patrons awaiting admission, in an amount of not less than 5% of the vehicular capacity of the theatre and provided that such space shall be treated with a suitable material to provide a dust-free weed-free surface.
- (b) Ingress and egress from any *highway* shall be so designed and constructed as to provide for safe traffic movement. Exit and entrance will be permitted only onto a *frontage* road leading to the fronting *highway*.
- (c) The *theatre* screen shall be so located that the picture shown thereon shall not be visible from any *arterial highway* abutting the *lot*.
- (d) Vehicular circulation shall permit only one-way traffic within the boundaries of the lot.

K. Subdivision

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

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

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:

 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".

D. Density

Amendments: 14390, 05/22/01; 19073, 02/20/17; 19995, 12/16/19

For the purpose of building construction:

1. In all Secondary Plan and Infill Areas, as identified in Schedule G, Section E of this By-law, the maximum density shall be a floor area ratio of 0.01 or a building area of 15 sq. m, whichever is smaller. The maximum density may increase to a floor area ratio of 0.10 if amenity contributions (specifically police, fire, libraries, parks and, were applicable, underground utilities) are provided in accordance with Schedule G, Sections D and E of this By-law.

2. In all other areas, the maximum density shall be a floor area ratio of 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:

Use	Setback	Front Yard	Rear Yard	Side Yard	Side Yard on Flanking Street
Buildings and Structures for Uses Permitted Under Sections B.1, B.2, and B.3 of This Zone		12.0 m . [40 ft.]			
Buildings and Structures 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.].

K. Subdivision

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

Lot Size	Lot Width	Lot Depth
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

- 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 Bylaw.
- 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.

Part 46 CPM

F. Yards and Setbacks

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

Use	Setback	Front Yard	Rear Yard	Side Yard	Side Yard on Flanking Street
Buildings and Structures for Uses Permitted Under Sections B.1 and B.2 of This Zone		12.0 m . [40 ft.]	12.0 m . * [40 ft.]	12.0 m . * [40 ft.]	12.0 m . [40 ft.]
Buildings and Structures for Uses Permitted Under Section B.3 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.

* The *rear yard* or *side yards* may be reduced to 7.5 metres [25 ft.] provided that such *yards* abut the shoreline.

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*, excluding those for uses permitted under Section B.3, shall not exceed 9 metres [30 ft.].
- 2. The *height* of any *building* or *structure* for uses permitted under Section B.3 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 Bylaw.
- 2. For uses permitted under Sections B.1 and B.2, all parking shall be prohibited within the required *setbacks*.

Part 46 CPM

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* other than a *lot line* abutting the shoreline.

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. *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:

Lot Size	Lot Width	Lot Depth
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

- 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 Bylaw.
- 3. Additional off-street parking requirements are as set out in Part 5 Off-Street Parking and Loading /Unloading of this By-law.

C. Lot Area

The minimum *site area for subdivision* shall be 4 hectares [10 acres], except in the case of a remainder *lot*, where the *lots* including the remainder *lot* which were created by the same plan of subdivision are zoned IB.

D. Density

Amendments: 13155, 02/09/98; 14541, 11/19/01; 18414, 03/23/15; 19073, 02/20/17; 19995, 12/16/19

For the purpose of building construction:

- 1. In all Secondary Plan and Infill Areas, as identified in Schedule G, Section E of this By-law, the maximum density shall be a floor area ratio of 0.1 or a building area of 300 sq. m, whichever is smaller. The maximum density may be increased to a floor area ratio of 0.751.00 if amenity contributions (specifically police, fire, libraries, parks and, where applicable, underground utilities) are provided in accordance with Schedule G, Sections D and E of this By-law.
- 2. In all other areas, the maximum density shall be a floor area ratio of 0.751.00.

E. Lot Coverage

Amendments: 16790, 11/24/08

The maximum *lot coverage* shall be 60%.

F. Yards and Setbacks

Amendments: 18455, 06/29/15

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

Use	Setback	Front Yard	Rear Yard	Side Yard	Side Yard on Flanking Street
Principal and Accessory Buildings and Structures		7.5 m . [25 ft.]	7.5 m . [25 ft.]	7.5 m . * [25 ft.]	7.5 m . [25 ft.]

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

* One (1) *side yard setback* may be reduced to 3.6 metres [12 ft.] if the *side yard* abuts land which is *commercial*, *industrial* or *mixed employment*.

J. Special Regulations

1. Land and *structures* shall be used for the uses permitted in this Zone only if such uses:

- (a) Constitute no unusual fire, explosion or safety hazard;
- (b) Do no emit noise in excess of 70 dB(A) measured at any point on any boundary of the *lot* on which the use is located, provided that where a *lot* abuts a *lot* other than an *industrial lot* the noise level shall not exceed 60 dB(A); and
- (c) Do not produce heat or glare perceptible from any boundary of the *lot* on which the use is located.
- 2. Outdoor storage of any goods, materials or supplies is specifically prohibited.
- 3. Garbage containers and *passive recycling containers* shall not be located within any required *setback* adjacent any *residential lot*.
- 4. *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:

Lot Size	Lot Width	Lot Depth
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 II Uses Limited, of this By-law and in accordance with the "Surrey Subdivision and Development By-law".

F. Yards and Setbacks

Amendments: 18455, 06/29/15

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

II.	Setback	Front Yard	Rear Yard	Side Yard	Side Yard on Flanking
Duin sin al and		160 *	7.5	7.5 m ₌ **	Street
Principal and Accessory Buildings and Structures		16.0 m . * [52 ft.]	7.5 m . [25 ft.]	7.5 m . "* [25 ft.]	9.0 m . *** [30 ft.]

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

- * The *front yard setback* may be reduced to 7.5 m₋ [25 ft.] if the area between the front face of any *building* or *structure* and a *highway* is not used for parking and is landscaped.
- ** One (1) *side yard setback* may be reduced to 3.6 metresm [12 ft.] if the *side yard* abuts land which is *commercial*, *industrial* or *mixed employment*.
- *** The *side yard setback* on a *flanking street* may be reduced to 7.5 m- [25 ft.] if the area between the *flanking street* face of any *building* or *structure* and a *highway* is not used for parking and is landscaped.

G. Height of Buildings

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

- 1. *Principal buildings*: The *building height* shall not exceed 14 metres [45 ft.].
- 2. <u>Accessory buildings and structures</u>: The building height shall not exceed 6 metres [20 ft.].

H. Off-Street Parking and Loading/Unloading

Amendments: 18719, 05/30/16

- 1. Refer to Table C.1, Part 5 Off-Street Parking and Loading/Unloading of this Bylaw.
- 2. Notwithstanding Sub-section E.1.(b) of Part 5 Off-Street Parking and Loading/Unloading of this By-law, additional areas for parking of trucks and trailers associated with the uses

J. Special Regulations

Amendments: 17471, 10/03/11; 17704, 07/23/12; 18414, 03/23/15

1. Land and *structures* shall be used for the uses permitted in this Zone only if such uses:

- (a) Constitute no unusual fire, explosion or safety hazard;
- (b) Do not emit noise in excess of 70 dB measured at any point on any boundary of the *lot* on which the use is located, provided that where a *lot* abuts a *lot* other than an *industrial lot* the noise level shall not exceed 60 dB; and
- (c) Do not produce heat or glare perceptible from any boundary of the *lot* on which the use is located.
- 2. Outdoor storage of any goods, materials or supplies is specifically prohibited.
- 3. For the purpose of Sections B.1 and B.2 of this Zone, parking, storage or service of trucks and trailers on any portion of the *lot* not associated with the uses or operations permitted thereof shall be specifically prohibited.
- 4. Loading areas shall not be located within any required *front yard setback* or *flanking street setback* which abuts an Arterial Road or Collector Road, as shown in Schedule "D" Surrey Road Classification Map (R-91) in Subdivision and Development of Land By-law No. 8830, or any required *setback* adjacent any *residential lot*.
- 5. Garbage containers and *passive recycling containers* shall not be located within any required front or *flanking street setback* or any required *setback* adjacent any *residential lot*.
- 6. *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:

Lot Size	Lot Width	Lot Depth		
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.

D. Density

Amendment: 18414, 03/23/15; 19073, 02/20/17; 19995, 12/16/19

For the purpose of building construction:

1. In all Secondary Plan and Infill Areas, as identified in Schedule G, Section E of this By-law, the maximum density shall be a floor area ratio of 0.1 or a building area of 300 sq. m, whichever is smaller. The maximum density may be increased to a floor area ratio of 1.00 if amenity contributions (specifically police, fire, libraries, parks and, where applicable, underground utilities) are provided in accordance with Schedule G, Sections D and E of this By-law.

2. In all other areas, the maximum density shall be a floor area ratio of 1.00.

E. Lot Coverage

The maximum *lot coverage* shall be 60%.

F. Yards and Setbacks

Amendments: 17471, 10/03/11; 18455, 06/29/15

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

Use	Setback	Front Yard	Rear Yard	Side Yard	Side Yard on Flanking Street
Principal and Accessory Buildings and Structures		16 m . * [52 ft.]	7.5 m . [25 ft.]		9.0 m . *** [30 ft.]

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

- * The *front yard setback* may be reduced to 7.5 m [25 ft.] if the area between the front face of any *building* or *structure* and a *highway* is not used for parking and is landscaped.
- ** One (1) *side yard setback* shall be 7.5 metresm [25 ft.] or 0.0 metrem if the said *side yard* abuts land which is *commercial*, *industrial* or *mixed employment*.

- (c) Be completely screened to a height of at least 2.5 metres [8 ft.] by buildings and/or solid decorative fencing and/or substantial landscaping strips of not less than 2.5 metres [8 ft.] in height and not less than 1.5 metres [5 ft.] in width. No display or storage of material shall be piled up to a height of 2.5 metres [8 ft.] within 5 metres [16 ft.] of the said screen and in no case shall these materials be piled up to the height of more than 3.5 metres [12 ft.].
- 3. For the purpose of Sections B.1 and B.2 of this Zone, parking, storage or service of trucks and trailers on any portion of the *lot* not associated with the uses or operations permitted thereof shall be specifically prohibited.
- 4. Loading areas shall not be located within any required *front yard setback* or *flanking street setback* or within any required *setback* adjacent any *residential lot*.
- 5. Garbage containers and *passive recycling containers* shall not be located within any required front or *flanking street setback* or any required *setback* adjacent any residential lot.
- 6. *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:

Lot Size	Lot Width	Lot Depth		
1,800 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: 17181, 06/07/10

In addition to all statutes, by-laws, orders, regulations or agreements, the following are applicable:

1. Definitions are as set out in Part 1 Definitions, of Surrey Zoning By-law, 1993, No. 12000, as amended.

one *eating establishment* with a *gross floor area* greater than 150 sq. m. [1,600 sq. ft.] within the strata plan;

- (b) Personal service uses limited to the following:
 - i. Barbershops;
 - ii. Beauty parlours;
 - iii. Cleaning and repair of clothing; and
 - iv. Shoe repair shops;
- (c) General service uses excluding drive-through banks;
- (d) *Community services*;
- (e) Assembly halls limited to places of worship, provided that:
 - i. the *place of worship* does not exceed a *gross floor area* of 700 square metres [7,500 sq. ft.];
 - ii. the place of worship accommodates a maximum of 300 seats; and
 - iii. there is not more than one *place of worship* on a *lot* and where a *lot* has been subdivided by a strata plan, there shall be only one *place of worship* within the strata plan.
- (f) Child care centres; and
- (g) *Dwelling unit(s)* provided that the *dwelling unit(s)* is (are):
 - i. Contained within a *principal building*;
 - ii. Occupied by the owner or a caretaker, for the protection of the businesses permitted;
 - iii. Restricted to a maximum number of:
 - a. One *dwelling unit* in each *principal building* less than 2,800 square metres [30,000 sq. ft.] in floor area;
 - b. Two dwelling units in each principal building of 2,800 square metres [30,000 sq. ft.] or greater in floor area; and
 - c. Notwithstanding Sub-sections B.5 (g) iii.a. and iii.b., the maximum number shall be two *dwelling units* for *lots* less than 4.0 hectares [10 acres] in area and three *dwelling units*

F. Yards and Setbacks

Amendment: 18455, 06/29/15; 19261, 06/26/17

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

Use	Setback	Front Yard	Rear Yard	Side Yard	Side Yard on Flanking Street
Principal Buildings and Accessory Buildings and Structures		7.5 m . [25 ft.]	7.5 m . [25 ft.]	7.5 m . * [25 ft.]	7.5 m . [25 ft.]

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

- * One (1) *side yard setback* may be reduced to 3.6 metres [12 ft.] if the *side yard* abuts land which is *commercial*, *mixed employment* or *industrial*.
- 2. Notwithstanding the above, all *buildings* and *structures* on lands within Area XVII as described and outlined on the map attached as Schedule F of this By-law, shall be sited in accordance with the following minimum *setbacks*:
- 2. Notwithstanding the above, all *buildings* and *structures* on lands described and outlined on the map attached to this By-law as Schedule G, Section E.17 Campbell Heights Business Park, shall be sited in accordance with the following minimum *setbacks*:

Use	Setback	Front Yard	Rear Yard	Side Yard	Side Yard on Flanking Street
Principal Buildings and Accessory Buildings and Structures		16 m . * [52 ft.]	7.5 m . [25 ft.]	7.5 m . ** [25 ft.]	9.0 m . *** [30 ft.]

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

- * The *front yard setback* may be reduced to 7.5 metres [25 ft.] if the area between the front face of any *building* or *structure* and a *highway* is not used for parking and is landscaped.
- ** One (1) *side yard setback* shall be 7.5 metres [25 ft.] or 0.0 metre if the said *side yard* abuts land which is *commercial*, *industrial* or *mixed employment*.
- *** The *side yard setback* on a *flanking street* may be reduced to 7.5 metres [25 ft.] if the area between the *flanking street* face of any *building* or *structure* and a *highway* is not used for parking and is landscaped.

G. Height of Buildings

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

1. <u>Principal buildings</u>: The building height shall not exceed 14 metres [46 ft.].

2. <u>Accessory buildings and structures</u>: The building height shall not exceed 6 metres [20 ft.].

H. Off-Street Parking and Loading/Unloading

Amendment: 18719, 05/30/16

- 1. Refer to Table C.1, Part 5 Off-Street Parking and Loading/Unloading of this By-law.
- 2. Tandem parking may be permitted for company fleet vehicles.

I. Landscaping

Amendment: 18414, 03/23/15; 18455, 06/29/15

- 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 than 3 metres [10 ft.] in width shall be provided from back of curb or projected future curb location.
- 3. A continuous *landscaping* strip of not less than 6.0 metres [20 ft.] in width shall be provided along all *lot lines* separating the developed portion of the *lot* from any residential lot.
- 4. Notwithstanding the above on lands within Area XVII as described and outlined on the map attached as Schedule F of this By-law:
- 4. Notwithstanding the above on lands described and outlined on the map attached to this By-law as Schedule G, Section E.17 Campbell Heights Business Park:

Along the developed sides of the *lot* which abut an Arterial Road or Collector Road, as shown in Schedule "D" - Surrey Road Classification Map (R-91) in Subdivision and Development By-law No. 8830, a continuous *landscaping* strip of not less than 6.0 metres [20 ft.] in width shall be provided within the *lot*; and

K. Subdivision

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

Lot Size	Lot Width	Lot Depth		
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

- 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, 1986, No. 8830, as amended".
- 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. Sign regulations are as provided in Surrey Sign By-law No. 13656, as amended.
- 5. Special *building setbacks* are as set out in Part 7 Special Building Setbacks of this By-law.
- 6. Floodproofing regulations are as set out in Part 8 Floodproofing of this By-law.
- 7. *Building* permits shall be subject to the "Surrey Building By-law" and the "Surrey Development Cost Charge By-law".
- 8. Development permits may be required in accordance with the *Official Community Plan*.
- 9. Provincial licensing of *child care centres* is regulated by the <u>Community Care and Assisted Living Act S.B.C. 2002</u>, c. 75 and the Regulations pursuant thereto including B.C. Reg 319/89/213.

C. Lot Area

Not applicable to this Zone.

D. Density

Amendments: 13155, 02/09/98; 18414, 03/23/15; 19073, 02/20/17; 19995, 12/16/19

For the purpose of building construction:

- 1. In all Secondary Plan and Infill Areas, as identified in Schedule G, Section E of this By-law, the maximum density shall be a floor area ratio of 0.1 or a building area of 300 sq. m, whichever is smaller. The maximum density may be increased to a floor area ratio of 1.00 if amenity contributions (specifically police, fire, libraries, parks and, where applicable, underground utilities) are provided in accordance with Schedule G, Sections D and E of this By-law.
- 2. In all other areas, the maximum density shall be a floor area ratio of 1.00.

E. Lot Coverage

The maximum *lot coverage* shall be 60%.

F. Yards and Setbacks

Amendments: 12333, 07/25/94; 17471, 10/03/11; 19261, 06/26/17

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

Use	Setback	Front Yard	Rear Yard	Side Yard	Side Yard on Flanking Street
Principal and Accessory Buildings and Structures		7.5 m . [25 ft.]	7.5 m . [25 ft.]	7.5 m . * [25 ft.]	7.5 m . [25 ft.]

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

* One (1) *side yard setback* shall be 7.5 metres [25 ft.] or 0.0 metre if the said *side yard* abuts land which is *commercial, mixed employment* or *industrial*.

K. Subdivision

Amendments: 17471, 10/03/11

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

Lot Size	Lot Width	Lot Depth	
1,800 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: 13201, 09/16/97; 13657, 03/22/99; 13774, 07/26/99; 17181, 06/07/10; 17471, 10/03/11

- 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. 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. Floodproofing regulations are as set out in Part 8 Floodproofing, of this By-law.
- 7. *Building* permits shall be subject to the "Surrey Building By-law" and the "Surrey Development Cost Charge By-law".
- 8. Development permits may be required in accordance with the *Official Community Plan*.
- 9. Safety regulations are as set out in the <u>Health Act R.S.B.C.</u> 1979, c. 161 and the "Surrey Fire Prevention By-law".
- 10. Permits may be required for the storage of *special wastes* in accordance with the Environmental Management Act, S.B.C. 2003, chapter 53, as amended.

Part 48A IL-1

E. Lot Coverage

The maximum *lot coverage* shall be 60%.

F. Yards and Setbacks

Amendments: 19261, 06/26/17

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

Use	Setback	Front Yard	Rear Yard	Side Yard	Side Yard on Flanking Street
Principal and Accessory Buildings		7.5 m . [25 ft.]	7.5 m . [25 ft.]	7.5 m . * [25 ft.]	7.5 m . [25 ft.]
and Structures		_			

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

* One (1) *side yard setback* shall be 7.5 metres [25 ft.] or 0.0 metre if the said *side yard* abuts land which is *commercial, mixed employment* or *industrial*.

G. Height of Buildings

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

- 1. *Principal building:* The *building height* shall not exceed 18 metres [60 ft.].
- 2. <u>Accessory buildings and structures</u>: The building height shall not exceed 6 metres [20 ft.].

H. Off-Street Parking

Amendment: 18719, 05/30/16

- 1. Refer to Table C.1, Part 5 Off-Street Parking and Loading/Unloading of this By-law. For the purpose of this Part, the parking requirements for *warehouse uses* and *distribution centres* shall be the same as those for *light impact industry*.
- 2. *Tandem parking* may be permitted.

Part 49

F. Yards and Setbacks

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

Use	Setback*	Front Yard	Rear Yard	Side Yard	Side Yard on Flanking Street
Principal and Accessory Buildings and Structures		7.5 m . [25 ft.]	7.5 m . [25 ft.]	3.6 m-* [12 ft.]	7.5 m . [25 ft.]

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

* Notwithstanding the above *setbacks*, the use and *structure* shall be located not less than 150 metres [492 ft.] from the boundary of a *residential lot* and not less than 25 metres [80 ft.] from any other Zone where such uses as permitted under this Zone are prohibited.

G. Height of Buildings

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

- 1. *Principal building*: The *height* shall not exceed 18 metres [60 ft.].
- 2. Accessory buildings and structures: The height shall not exceed 18 metres [60 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 Bylaw.
- 2. 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*.

Part 49

K. Subdivision

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

Lot Size	Lot Width	<i>Lot</i> Depth
4,000 sq. m .	40 metres	60 metres
[1.0 acre]	[130 ft.]	[200 ft.]

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

L. Other Regulations

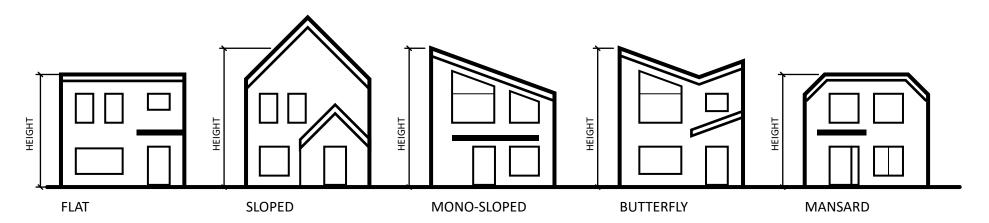
Amendments: 13657, 03/22/99; 13774, 07/26/99; 18414, 03/23/15

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. 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. Floodproofing regulations are as set out in Part 8 Floodproofing, of this By-law.
- 7. *Building* permits shall be subject to the "Surrey Building By-law" and the "Surrey Development Cost Charge By-law".
- 8. Development permits may be required in accordance with the *Official Community Plan*.
- 9. Safety regulations are as set out in the <u>Health Act R.S.B.C. 1979</u>, c.161 and the "Surrey Fire Prevention By-law".
- 10. Permits may be required for the storage of *special wastes* in accordance with the Environmental Management Act, S.B.C. 2003, chapter 53, as amended.

Appendix "III"

Illustrating Roof Forms









CORPORATE REPORT

Appendix "IV"

NO: 100

COUNCIL DATE: July 24, 2017

REGULAR COUNCIL - LAND USE

TO:

Mayor & Council

DATE: July 19, 2017

FROM:

General Manager, Planning & Development

FILE: 5480-01

SUBJECT:

Proposed Amendments to Residential Zones in the Zoning By-law

RECOMMENDATION

The Planning & Development Department recommend that Council:

- 1. Approve proposed changes to the Half Acre Residential (RH) Zone, Half Acre Residential Gross Density (RH-G) Zone, Cluster Residential (RC) Zone, Single Family Residential Oceanfront (RF-O) Zone, Single Family Residential (RF) Zone, Single Family Residential Secondary Suite (RF-SS) Zone, Single Family Residential Gross Density (RF-G) Zone, and Single Family Residential (12) Coach House (RF-12C) Zone of Surrey Zoning By-law, 1993, No. 12000 as described in this report and as documented in Appendix "I;"
- 2. Approve a new proposed Quarter Acre Residential (RQ) Zone as described in this report and as documented in Appendix "II;" and
- 3. Instruct the City Clerk to bring forward the required readings of the associated amending bylaws and to set a date for the related public hearing.

INTENT

This report proposes adjustments to the way in which "extended height" or "open-to-below" (space under vaulted ceilings) area is calculated in various single-family zones in order to achieve consistency with other single-family zones in this regard, and it also introduces a new single family zone (Quarter Acre Residential - RQ) to regulate the development of suburban lots at a density of 10 units per hectare (4 units per acre), including provisions for encouraging allocation of public open space as part of the subdivision. This new zone is intended to reduce the number of site-specific Comprehensive Development (CD) Zones being created in suburban infill areas.

BACKGROUND

From time to time, amendments to the text of the Surrey Zoning By-law, 1993, No. 12000 (the "Zoning By-law") are proposed by staff and approved by Council. These changes are made in order to clarify the intent of zoning regulations, to achieve consistency between the various bylaws and policies of the City related to land use and development, and to ensure that the Zoning By-law reflects current trends and contemporary "best practice" in land development and building design.

Two aspects of the Zoning By-law related to single-family development have been identified for amendment over the past few months:

- 1. Establishing a consistent approach to calculating floor area in relation to vaulted ceiling space in extended height areas within a house; and
- 2. Establishing a new zone to achieve better consistency and transparency in relation to the Suburban designation of the Official Community Plan (OCP).

DISCUSSION

Summary of Proposed Zoning By-law Amendments

1. Floor Area Calculations in Single-Family Zones

In September 2016, Council adopted changes to the way extended height space (space under high vaulted ceilings or double-height ceilings) is calculated in relation to floor area in the RF-12, RF-13, and RF-10 Zones, as described in Corporate Report No. R158; 2016. These changes recognized that sloping, vaulted ceilings are an attractive feature in contemporary homes, and that vaulted ceilings that are lower than 4.6 metres (15 feet) do not allow for the unauthorized construction of second storey floor space. As such, staff recommended that such space should be exempt from the provision of "double counting" of extended height floor area.

The changes to the RF-12, RF-13, and RF-10 Zones approved by Council in 2016 are now proposed to be extended to other single-family zones that include the "double counting" of extended height (or "open-to-below") floor areas. These zones are the RH, RH-G, RC, RF-O, RF-SS, RF, RF-G, and RF-12C Zones. This method of calculating floor area is also proposed to be incorporated into a new zone, the RQ Zone, as described below. As the setbacks, lot coverage, parking, and house massing rules in these zones are not changed, staff is confident that the proposed amendments will not have the effect of increasing the apparent mass and scale of houses in the amended zones.

2. Proposed New Suburban Quarter Acre Residential Zone

The OCP permits residential developments with a density of up to 10 units per hectare (4 units per acre, or "upa") in parts of the Suburban designation. These Suburban areas include parts of Grandview Heights and the Semiahmoo Peninsula in South Surrey, as well as parts of Cloverdale, Clayton, Fraser Heights, and Fleetwood. However, there is no zone in the Zoning By-law that regulates residential developments at these densities. The Single Family (RF) Zone produces densities in the 6-7 upa range, which is not permitted in the Suburban designation, while the Residential Half Acre (RH) and Residential Half Acre Gross Density (RH-G) Zones restrict density to 2 upa.

As a result, many subdivision applications in the Suburban areas of the City are compelled to rezone to a "customized" CD Zone in order to achieve the densities permitted in the OCP. Using a CD Zone to "fill in a gap" in density is not consistent with the intended purpose of CD zoning. Staff is of the opinion that creating a new zone that is aligned with the OCP will streamline and clarify the relationship between the OCP and the Zoning By-law, and reduce the number of "customized" CD Zones being created.

The proposed Quarter Acre Residential (RQ) Zone allows for 4 units per acre density, consistent with the densities permitted in much of the Suburban designation of the OCP. The proposed zone also allows for flexibility in the minimum lot size to encourage the retention of publically-accessible open space and natural area protection. As documented in Appendix "II," the proposed zone allows a range of minimum lot sizes from 930 square metres with a 5% dedication of open space for parks purposes, to 775 square metres where at least 15% of the development site is set aside as public open space, to 700 square metres of 50% of the lots where at least 30% of the

development site is set aside as open space. Staff considers 700 square metres to be a minimum lot size that still allows for a "suburban character" for new development. Where smaller lots are proposed, staff is of the opinion that the Urban OCP designation is appropriate, rather than the Suburban designation.

The provisions in the proposed new zone are generally consistent with many of the CD Zones that have been approved by Council in the Suburban designation. Staff has consulted with the Development Advisory Committee, and with a number of development consultants active in Surrey over the past few months, as the RQ Zone was developed and refined.

Legal Services Review

Legal Services has reviewed the text of the proposed RQ Zone and has no concerns.

SUSTAINABILITY CONSIDERATIONS

The changes recommended in this report respond to the following Desired Outcomes (DO) in the Sustainability Charter 2.0:

Built Environment and Neighbourhoods

DO6: Land is used efficiently and sensitively, and development minimizes the impacts

on the natural environment, viewscapes, agricultural land and urban wildlife.

DO8: The built environment enhances quality of life, happiness and well-being.

CONCLUSION

Based on the discussion above, it is recommended that Council:

- Approve proposed changes to the Half Acre Residential (RH) Zone, Half Acre Residential Gross Density (RH-G) Zone, Cluster Residential (RC) Zone, Single Family Residential Oceanfront (RF-O) Zone, Single Family Residential (RF) Zone, Single Family Residential Secondary Suite (RF-SS) Zone, Single Family Residential Gross Density (RF-G) Zone, and Single Family Residential (12) Coach House (RF-12C) Zone of Surrey Zoning By-law, 1993, No. 12000 as described in this report and as documented in Appendix "I;"
- Approve a new proposed Quarter Acre Residential (RQ) Zone as described in this report and as documented in Appendix "II;" and
- Instruct the City Clerk to bring forward the required readings of the associated amending bylaws and to set a date for the related public hearing.

General Manager, Planning & Development

DL/ss

Appendix "I" - Proposed Zoning By-law Amendments for Single Family Residential Zones Appendix "II" - Proposed New Single Family Residential Quarter Acre (RQ) Zone

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CORPORATE REPORT

Appendix "V"

NO: R158

COUNCIL DATE:

June 27, 2016

REGULAR COUNCIL

TO:

Mayor & Council

DATE:

June 22, 2016

FROM:

General Manager, Planning and Development

FILE:

3900-30

SUBJECT:

Zoning Bylaw Text Amendments for Single Family Residential Zones

RECOMMENDATION

The Planning and Development Department recommends that Council:

- 1. Receive this report as information;
- 2. Approve amendments to the Zoning Bylaw, 1993, No. 12000, as documented in Appendix "I" of this report;
- 3. Approve the addition of a new zone, the Single Family Residential 13 (RF-13) Zone incorporating floor area, lot size, and lot dimension changes from the existing Single Family Residential 12 (RF-12) zone, as documented in Appendix "II"; and
- 4. Instruct the City Clerk to bring forward the necessary amendment bylaw for the required readings and to set a date for the related public hearing.

INTENT

The purpose of this report is to seek Council approval for changes to the Surrey Zoning Bylaw, 1993, No. 12000 ("Zoning Bylaw"), as documented in Appendix "I" and "II" of this report. The proposed amendments outlined in this report are intended to adjust various regulations pertaining to single-family residential zones in the Zoning Bylaw to:

- increase the number and the effectiveness of off-street parking spaces in the RF-10 and RF Zones:
- create a new zone (Single Family Residential 13 Zone "RF-13") with regulations that are similar to the current RF-12 Zone, but which increase the number and the effectiveness of off-street parking spaces, and which is intended as an alternative to the RF-12 Zone;
- permit the construction of reasonably-sized backyard decks in the RF-12 Zone and the new RF-13 Zone; and
- adjust lot coverage and floor area calculations in the RF, RF-O, RH, and RH-G Zones to better balance zoning provisions on lots of similar size in these zones.

These amendment proposals are a response to concerns expressed by residents' associations and by a number of property owners. The proposed amendments have been developed and refined in consultation with the Transportation and Infrastructure Committee (TIC) and with stakeholders, including a sub-committee of the Development Advisory Committee (DAC).

DISCUSSION

1. Amendments related to Off-street Parking

Parking in residential neighbourhoods has become a significant issue in some parts of the City, and the Transportation Division fields numerous citizen complaints related to the availability of on-street parking spaces; particularly in areas such as East Clayton, which have a concentration of small single-family lots zoned RF-9, RF-10, and RF-12.

The prevalence of these small-lot residential zones in new neighbourhoods is a market response to the dramatic increase in single-family housing prices in the region, and within Surrey. Many homeowners further seek to reduce the burden of mortgage payments by renting out a secondary suite in their home, which places an additional strain on parking supply, both on the residential lot and on the adjacent streets.

In 2012, the City amended the Zoning Bylaw to broadly permit secondary suites in single-family zones, recognizing a widespread trend that pre-dated the authorization of suites. As part of the 2012 amendment authorizing secondary suites, a condition was established in the Zoning Bylaw to require one additional parking stall (from two spaces to three) on any single-family lot with a secondary suite. This condition was amended in May 2016 by increasing the minimum number of parking spaces to three on all single-family lots, regardless of whether a secondary suite is built or anticipated.

The issue of parking supply and the adequacy of parking on single-family lots has been an ongoing item of discussion at the TIC and at public hearings on development applications. The issue is particularly acute for:

- lane-accessed, small-lot single-family lots in the RF-10 and RF-12 Zones, especially along arterial roads where there is no curb-side (on-street) parking available; and
- single family lots fronting onto a cul-de-sac bulb, where on-street parking is not available between driveway entrances.

Through discussions with stakeholders, including the Cloverdale Community Association (which has taken an active interest in this issue), other contributing factors have been identified, including:

- the need to increase non-tandem parking spaces, since many homeowners who rent out a secondary suite do not permit their tenants to park in a tandem parking configuration, even when adequate parking spaces are available on a driveway; and
- the adequacy of the minimum area of a two-car garage allowed in the RF-12 Zone, which at 35 square metres (375 sq. ft.) is four square metres smaller than the minimum garage size of 39 square metres (420 sq. ft.) in other single-family zones. This smaller sized garage

makes it difficult to park two cars comfortably in the garage, putting additional pressure on parking in the neighbourhood.

In response to these concerns, staff is recommending a set of amendments to the Zoning Bylaw, specifically to the RF Zone, the RF-12 Zone, and the RF-10 Zone. Since the proposed changes to the RF-12 Zone include adjusting the permitted floor area, minimum lot size, and minimum lot dimensions to accommodate additional parking capacity on the lot, staff is proposing a new RF-13 Zone to replace the RF-12 Zone for new development applications while allowing the RF-12 Zone to continue to regulate development on existing lots and Council-approved development applications.

RF Zone

The proposed amendments to the RF Zone include:

- increasing the maximum number of vehicles parked outside from two to three, and further increasing this number to four where the front garage setback is 11 metres or more;
- increasing the permitted width of a driveway from 6.0 metres (20 ft.) to 8.0 metres (27 ft.), to allow three cars to park on the driveway beside one another, reducing the issue of tandem parking;
- allowing for the side yard setbacks of houses in this zone to be off-set, so that the 1.8 metres (6 ft.) setback on one side of the lot may be reduced to 1.2 metres (4 ft.) as long as the opposite side yard setback is increased to 2.4 metres (8 ft.). This allows the wider driveway mentioned above to line up with a 2-car garage, with the third driveway parking stall located partly within the side yard setback area;
- increasing the permitted paving of the front yard from 33% to 50% to accommodate the wider driveway. Staff are also engaged in research on the application of porous paving on these wider driveways to reduce the impact on stormwater drainage; and
- on "pie-shaped" lots facing onto a cul-de-sac bulb where the lot frontage is 8.0 metres or less, increasing the required front setback to the garage to 11.0 metres. This would allow four cars to park on the driveway in front of the garage, compensating for the lack of onstreet parking available in a cul-de-sac.

RF-12 Zone and Proposed New RF-13 Zone

To address the issues within the current RF-12 Zone, staff is recommending that a new zone be created (the "RF-13 Zone"). This new zone would be similar to the RF-12 Zone, but would include new regulations including larger lot size and dimensions and a larger garage to address the parking issues as discussed in this report.

This approach (rather than amending the RF-12 Zone) allows Council-approved development applications to complete under the existing RF-12 regulations. In-stream applications that are not yet approved by Council could proceed under the existing RF-12 regulations or be re-designed and amended to conform to the new RF-13 regulations in terms of lot dimensions, driveways, garage size, and house size. New applications would be supported by staff under the RF-13 provisions, except in limited and unique circumstances. This approach is similar to that which was taken

with the creation of the RF-10 Zone in 2012, which replaced the RF-9 Zone for new applications while applications approved under RF-9 zoning were permitted to complete.

The proposed regulations in the new RF-13 Zone are documented in Appendix "II" showing "track changes" to highlight changes from the current RF-12 Zone. The amendments which address the parking issues in the current RF-12 Zone include:

- increasing the maximum number of vehicles parked outside from two to three;
- on Type I lots, which are currently 12 metres wide by 26 metres deep and which require
 driveways accessed from a back lane, increasing the rear setback from the lane to an
 attached garage from 1.0 metre to 6.0 metres. This has the effect of creating a driveway
 apron that can accommodate two cars on the driveway in addition to two cars in a garage;
- increasing the required size for a 2-car garage from 35 square metres (375 sq. ft.) to 39 square metres (420 sq. ft.). This change addresses the issue of "undersized" garages in the existing RF-12 Zone described above;
- adjusting the allowable floor area ratio from 0.70 in the existing RF-12 Zone to 0.72 in the proposed new RF-13 Zone to accommodate the larger garage requirement, and adding five square metres (53 sq. ft.) to the maximum house size, which increases from 260 square metres (2,800 sq. ft.) in the RF-12 Zone to 265 square metres (2,850 sq. ft.) in the proposed RF-13 Zone;
- adjusting the minimum size of lots from 320 square metres in the existing RF-12 Zone to 336 square metres in the proposed RF-13 Zone in order to accommodate the slightly larger house size and the additional permitted parking spaces on the lot without reducing permeable areas; and
- increasing the minimum lot depth for Type I lots (with back lanes) from 26 metres to 28 metres, and increasing the minimum lot depth for Type II lots (with front driveways) from 22 metres to 24 metres in the proposed RF-13 Zone.

RF-10

The proposed amendment related to parking in the RF-10 Zone is to:

• eliminate the 7.9 metre wide, lane-served Type III lots from the RF-10 Zone. This type of lot is restricted to 25% of lots in a new subdivision, but is considered to be too narrow to effectively address the parking issues on single-family lots.

These proposed amendments relating to parking were discussed with a sub-committee of the DAC and with a working group including single-family house designers who are active in Surrey, and was unanimously supported. The proposed amendments were discussed on several occasions with the TIC, and the final recommendations contained in this report were presented at the April 2016 TIC meeting and unanimously endorsed by the committee.

2. Back Decks in the RF-12 and new RF-13 Zones

The existing regulations for rear yard setbacks in the RF-12 Zone make it impractical to build a reasonably-sized back deck on most lots in this zone. As a result, some homeowners will build an unauthorized deck or they will enlarge a small "Juliet" deck built in conformance to the setbacks, following final occupancy permit inspections by City staff. Since the RF-12 zoning provisions allow a 14 square metre (150 sq. ft.) basement access well in the rear yard, staff is of the opinion that a deck of the same size (typically placed over the basement access well) is reasonable, and that the rear yard setbacks may be relaxed to permit such construction. As the deck is likely to be built over the permitted basement access well, this change will not increase the impermeable area on a lot.

The proposed amendment to relax setbacks in order to allow a reasonable back deck would apply to the existing RF-12 Zone and also to the new RF-13 Zone as introduced above.

3. Addressing Lot Coverage and Density Anomalies in Large-Lot Zones

Amendments to the RF Zone approved by Council in 2013 permitted the construction of larger homes on "oversized" RF-zoned lots by increasing the cap on floor area in this zone from 3,550 sq. ft. to 5,000 sq. ft. At the same time, a "sliding scale" for calculating density and a "stepped scale" for lot coverage was introduced. These changes had the inadvertent effect of exacerbating discrepancies in maximum lot coverage and floor area between lots of the same size in the RF Zone, versus the RH, RH-G, and RF-O Zones. For example, the current situation is that on two identical 10,000 sq. ft. lots, a builder could construct a 5,000 sq. ft. house in the RF Zone but only a 2,500 sq. ft. house in the RH Zone.

In the RF Zone, the current method for calculating permitted lot coverage is a "stepped" scale, with the maximum lot coverage percentage reducing as the lot size increases from 40% lot coverage for a "standard" 560 square metres (6,000 sq. ft.) RF lot down to a "floor" of 18% lot coverage for RF lots greater than 1,583 square metres (17,000 sq. ft.). This creates two anomalies:

- for lot sizes between 13,000 sq. ft. and 17,000 sq. ft, the permitted house footprint on smaller lots is paradoxically greater than on larger lots; and
- for lot sizes just slightly above a "step" in lot coverage (for example, an 8,001 sq. ft. lot) the permitted house footprint is significantly smaller than on a lot just slightly below the "step" in lot coverage (for example, a 7,999 sq. ft. lot).

The proposed amendments will eliminate these discrepancies on similar-sized lots regulated by the RF, RH, RH-G, and RF-O Zones. The specific amendments include:

- an amendment to the RH Zone to change the lot size at which the density (floor area) and lot coverage regulations of the RF Zone prevail over the nominal RH regulations, from the current 9,000 sq. ft. or less to a proposed 20,000 sq. ft. or less;
- amendments to the RH-G and RF-O Zones to add the provision that the density (floor area) and lot coverage regulations of the RF Zone prevail over the nominal density and lot coverage regulations on lots that are 15,000 sq. ft. or less; and

• an amendment of the lot coverage calculation in the RF Zone, moving from a stepped scale to a true sliding scale.

These changes will ensure that the same sized house with the same footprint is permitted on lots of the same size in these four zones. While "oversized" RF lots and "undersized" RH lots are not numerous, the existing discrepancies have created issues for homeowners wishing to rebuild homes on several existing lots in the past year or so. The chart below shows an example comparing the allowable floor area and lot coverage on identically-sized lots in these zones under both the existing and proposed regulations:

Lot Size		RF Zone	RH Zone	RH-G Zone	RF-O Zone
(sq. ft.)		(sq. ft.)	(sq. ft.)	(sq. ft.)	(sq. ft.)
10,000		<u> </u>		<u> </u>	
	Max. Floor Area	5,000*	2,500 existing	3,200 existing	3,200 existing
			5,000* proposed	5,000* proposed	5,000* proposed
	Max. Lot	3,200	2,500 existing	2,500 existing	2,500 existing
	Coverage	3,200	3,200 proposed	3,200 proposed	3,200 proposed
13,000					
	Max. Floor Area	5,000*	3,250 existing	4,160 existing	4,160 existing
	Max. Floor Area	5,000	*5,000 proposed	*5,000 proposed	*5,000 proposed
	Max. Lot		3,250 existing	3,250 existing	3,250 existing
	Coverage	3,380	3,380 proposed	3,380 proposed	3,380 proposed
			<u> </u>	1 2 2	
				Point below	Point below
				which RF	which RF
15,000		1		regulations	regulations
				prevail	prevail
			<u></u>	1 1	1 :
16,000	1				
	Max. Floor Area	5,000*	4,000		
	Max. Floor Area	5,000	5,000* proposed	5,120	5,120
		3,200			
	Max. Lot	existing			
	Coverage	4,000	4,000	4,000	4,000
		proposed			
			•		
			Point below		
			which RF		
20,000			regulations		
			prevail		
	Max. Floor Area	5,000*	5,000	6,400	6,400
	İ	3,600		-	
	Max. Lot	existing			
	Coverage	5,000	5,000	5,000	5,000
		proposed			
	1 1 %		7 7 1 1 11	!	

^{*}floor area includes "open-to-below" and covered decks, with allowances

4. <u>Floor Area Calculations in Various Single-Family Zones</u>

As part of the suite of amendments to the RF Zone approved by Council in 2013, changes to the way in which floor area was counted were introduced, included counting extensive "open-to-below" (space covered by high, vaulted ceilings) as doubled floor area, and counting covered outdoor deck area as floor area after a reasonable allowance for verandas and porches. These changes were intended to reduce the mass and bulk of houses without reducing interior living space, and also to reduce the incidence of unauthorized in-filling of "open-to-below" space and the enclosure of covered decks as living space after the City's final inspections.

The amendments to the RF Zone have been effective in meeting these objectives, and were extended to the RF-10 Zone as well. Staff is now proposing to extend these methods of calculating floor area to all other single family residential zones with a maximum floor area or floor area ratio (FAR). These changes will not affect lots larger than ½ acre in the RA Zone, and will not affect residences constructed in the Agricultural zones (A1 and A2), since floor area density is not regulated on these lots.

The proposed amendments include:

- counting "open-to-below" or extended height areas with more than 12 ft. ceiling height as double floor area, except for an allowance of 200 sq. ft.; and
- counting covered deck areas as floor area, except for an allowance equal to 10% of the permitted floor area of a house.

SUSTAINABILITY CONSIDERATIONS

The proposed amendments to improve the effectiveness of parking regulations in single-family zones respond to the Desired Outcomes of:

- "land is used efficiently and sensitively"; and
- "the built environment enhances quality of life, happiness, and well-being".

The proposed amendments to improve the effectiveness of parking regulations in single-family zones respond to the Strategic Direction to:

• "continue to plan and develop a transportation and mobility network that supports safety, placemaking, and integration of neighbourhoods in the Sustainability Charter 2.0".

CONCLUSION

The Zoning Bylaw is a "living" regulation, and adjustments are made in response to changing conditions in society and in the economy from time to time. The proposed changes outlined in this report are largely a response to housing affordability, the ways in which families make adjustment to these realities, and the ways in which developers and homebuilders deliver housing on smaller lots; in many cases, including secondary suites. The proposed changes seek to address issues that have arisen related to parking and livability in these neighbourhoods. Adjustments are also proposed to reduce the mass and bulk of houses while eliminating discrepancies between certain zones.

Based on the discussion above, staff recommends amendments to single-family residential zones in the Zoning Bylaw to:

- increase the number and the effectiveness of off-street parking spaces in the RF-10 and RF Zones;
- create a new zone (Single Family Residential 13 Zone "RF-13"), with regulations that are similar to the current RF-12 Zone but which increase the number and the effectiveness of off-street parking spaces, and which is intended as an alternative to the RF-12 Zone;
- permit the construction of reasonably-sized backyard decks in the RF-12 Zone and the new RF-13 Zone; and
- adjust lot coverage and floor area calculations in the RF, RF-O, RH, and RH-G Zones to better balance zoning provisions on lots of similar size in these zones.

If these amendments as documented in Appendix "I" and "II" are approved by Council, the relevant bylaw amendments will be brought for the required readings, including a public hearing.

Jean Lamontagne

General Manager,

Planning and Development

<u>Attachments</u>

Appendix "I" – Proposed Amendments to Surrey Zoning By-law, 1993, No. 12000 Appendix "II" – Proposed New RF-13 Zone Compared with Existing RF-12 Zone

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*Appendices available upon request.





CORPORATE REPORT

Appendix "VI"

COUNCIL DATE: November 18, 2019

REGULAR COUNCIL

TO:

Mayor & Council

DATE: November 14, 2019

FROM:

General Manager, Planning & Development

FILE: 6440-01

3900-30-12000

SUBJECT:

Community Amenity Contribution and Density Bonus Program Update

RECOMMENDATION

The Planning and Development Department recommends that Council:

- 1. Receive this report for information;
- 2. Amend Surrey Zoning By-law, 1993, No. 12000 ("the Zoning Bylaw"), as described in this report and documented in Appendix "I" and Appendix "II";
- 3. Replace the existing Council Policy No. O-54, Interim Bonus Density Policy ("Policy O-54") (Appendix "III") with the replacement Council Policy No. O-54, Density Bonus Policy and OCP and Plan Amendment Community Amenity Contributions as described in this report and documented in Appendix "IV";
- 4. Authorize the City Clerk to introduce the proposed new "City of Surrey Capital Projects Reserve Fund Bylaw, 2019, No. 19958", as contained in Appendix "V";
- 5. Authorize staff to bring forward amendments to the Surrey City Centre Plan to ensure consistency with the Density Bonusing Program as described in this report; and
- 6. Authorize the City Clerk to bring forward the necessary Zoning Bylaw amendments for the required Readings and to set a date for the related Public Hearing.

INTENT

The intent of this report is to introduce a new City-wide Community Amenity Contribution ("CAC") and updated Density Bonus Policy to offset the impacts of growth from development and to provide additional funding for community capital projects identified in City's Annual Five-Year Capital Financial Plan.

BACKGROUND

In 1996, the City began utilizing density bonus legislation to assist in the provision of community amenities and continues to do so today. The approach began with the City's Secondary Land Use Plans, whereby increased density was exchanged through fixed-rate contributions through a

Secondary Plan and several infill areas CAC to fund the provision of community facilities, amenities and services such as park development, police, fire and library materials.

There are currently 31 Secondary Plan Areas, as well as several infill areas, which are subject to CAC requirements. The CAC rates are different depending on the needs for each Plan Area. Outside of Plan Areas, the City uses an ad-hoc density bonus CAC that is negotiated for rezonings linked to Official Community Plan ("OCP") Amendments.

On October 1, 2007 Council approved Policy O-54 "Interim Bonus Density Policy" (Corporate Report No. Co20; 2007, attached as Appendix "VI") in City Centre and Guildford. Policy O-54 outlined a means to allow additional density on a lot in exchange for a development providing additional benefit back to the community. The policy was based on a land-lift model, where a developer was required to provide contribution equal to a percentage of the additional value created by the increase in density.

In January 2009, as part of the City Centre Plan update, Council approved an interim density bonus strategy for City Centre (Corporate Report Cooi; 2009, attached as Appendix "VII"). This interim strategy was based on the land-lift model and allowed developments in higher density designations to further increase density by up to 20%, in exchange for the provision of affordable housing or community amenities in accordance with Policy O-54.

As the City grows, there is increasing pressure to provide adequate amenities associated with growth. In order to ensure the current density bonus policies are responding to current community amenity needs and to make sure that the policy is aligned with changing market conditions a review of the existing policies was needed. This report provides a summary of this review along with recommendations for policy and regulation changes.

Policy Considerations

Section 482 of the *Local Government Act* ("LGA") authorizes municipalities to permit zoning density bonuses in exchange for community amenities and/or affordable or special needs housing. These are generally provided in the form of a CAC. CACs are not mandatory but provided as voluntary contributions when City Council grants development rights through rezoning. The CACs are negotiated and can be provided as cash or beneficial in-kind contributions agreed to by the developer and local government. These mitigate increased demand on city facilities from new residents and employees in the area. CAC's are intended for community facilities, such as:

- Park Facilities;
- Libraries or library materials;
- Cultural Facilities;
- Fire & Police Facilities;
- Childcare Facilities;
- Community Centres;
- Transportation Services;
- Sports & Recreation Facilities;
- Neighbourhood Houses; and
- Undergrounding of Utilities (electrical and telecom).

The Province has issued guidelines to inform municipalities on the collection of CACs from development. The Province has not, however, provided detailed regulations regarding density bonusing, and has left it to municipalities to implement.

DISCUSSION

Since late 2018, City staff has been working to review and update the CAC and Density Bonus policies to ensure that development adequately contributes towards the funding of capital projects outlined in the City's Annual Five-Year Capital Financial Plan. In coordination with Coriolis Consulting, the review included:

- Comparison of existing CAC rates in Surrey and Metro Vancouver, and evaluation of Surrey rates for current market conditions across the City;
- Consultation with the development industry;
- Consideration of opportunities for a new City-Wide CAC to fund civic capital projects; and
- Consideration of density bonus options for rezoning requiring plan amendments.

Examples of Metro Vancouver Municipality CAC Policy

The study found that in Metro Vancouver, fixed-rate CACs are exclusively used by the Township of Langley and City of Richmond. Negotiated CAC's are exclusively used by the City of Burnaby and the Corporation of Delta. A combination of fixed-rate and negotiated CACs are used by City of Vancouver, the City of New Westminster, the City of Coquitlam, the City of North Vancouver, the District of North Vancouver, and the City of White Rock.

CAC policies in Metro Vancouver municipalities often include a "land-lift provision" applicable to development proposals to increase densities beyond those prescribed in the Zoning Bylaw, OCP or, in some cases, Secondary Land Use Plans. Land-lift provisions typically set a target contribution rate at approximately 50-75% of the increase in land value.

The negotiated approach provides the most accurate and fair evaluation of lift in land value for each site; however, this approach is time-consumptive and does not provide predictability. A flat-rate approach is easier to administer and provides predictability but may result in an over or undercharge depending on each site's context. As such, the flat rates are generally set to be more conservative and therefore generate less revenue as compared to the negotiated approach.

Surrey Development Advisory Committee Feedback

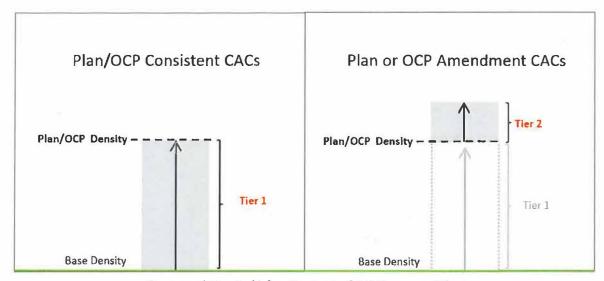
Staff consulted with the Surrey Development Advisory Committee ("DAC") on three separate occasions regarding the proposed CAC and Density Bonus Policy Review. The DAC members were generally supportive of the review and indicated that proposed approach should be predictable and that fixed rates are preferred. The DAC also recommended that the City consider phasing-in any new CACs and to undertake annual adjustments to rates (up or down) based on changes in real estate market values.

Proposed Capital Projects CAC Program

The new CACs are proposed to assist with funding projects in the City's Annual Five-Year Capital Financial Plan and would compliment the existing Secondary Plan and infill areas CAC program. While the Secondary Plan and infill areas CAC program targets amenities within the associated Plan area boundary, the Five-Year Capital Financial Projects CAC ("Capital Projects CAC") would apply to all rezonings and fund City-wide amenities.

This approach is consistent with Section 482 of the Local Government Act which allows municipalities to establish different density rules for a zone and conditions related to provision of amenities, including the number, kind and extent of amenities.

The delivery of the Capital Projects CAC program includes a two-tier rezoning scenario for amenity contributions in exchange for density increase. The proposed tiers, Secondary Plan/OCP consistent projects and Secondary Plan density designation increases or OCP Amendment projects, are illustrated and discussed below.



Proposed Capital Plan Projects CAC Program Tiers

Tier 1- CACs for Secondary Plan/OCP Consistent Rezoning

Tier 1 of the Capital Projects CAC would apply to a rezoning that complies with Secondary Plan and OCP designations. In this scenario, projects would pay a per-dwelling unit fixed rate for rezoning from the base density up to the Secondary Plan or OCP density (as illustrated above). This per-dwelling unit flat rate approach is consistent with existing CAC approaches in Secondary Plan Areas and provides predictability for the development industry. The proposed contributions would be applicable to all dwelling units that fall between the base density to the approved Secondary Plan or OCP designation as follows:

Existing Secondary Plan and Infill Areas - Flat Rate	\$2,000 per Dwelling Unit	
All other areas of the City-Flat Rate	\$4,000 per Dwelling Unit	

The \$2,000 difference in the fixed rate between areas inside and outside of existing Secondary Plans is intended to offset the typical cost of CACs collected inside existing Secondary Plan Areas. Projects within these Plan Areas pay for some growth-related amenities within the plan boundary, and the rates typically range between \$1,800 to \$2,500 per- dwelling unit. Projects outside of these existing Plan Areas do not currently pay a CAC. This differential rate structure of the Capital Projects CAC would result in projects paying a similar value in CACs for development within and outside of existing Secondary Plan Areas.

Tier 2-CACs for Secondary Plan Bonus Density/OCP Amendments Rezoning

The second tier of the Capital Projects CAC would apply to all rezonings that request Secondary Plan bonus density or OCP amendments (as illustrated above). In this case, the additional density above the approved Secondary Plan or OCP designations would be subject to additional contribution requirements.

In such cases, additional density above the approved Secondary Plan or OCP would be considered an added "bonus" in land value (or land-lift) for the developer, since the Secondary Plan or OCP may not have designated the higher level of density. The Tier 2 approach requires that the gain in land-lift be shared between the developer and the City to offset the impacts of development associated with the additional density. It is proposed that a charge based on 75% of the land-lift value is a reasonable and fair contribution value where site specific increases in density may be justified. This percentage of lift in value is consistent with other cities that use a land-lift model for bonus density.

In order to determine an appropriate approach for this type of additional density provision, an analysis of the lift in land value associated with potential amendments was undertaken. The consultant conducted case studies of 23 sites using multiple rezoning scenarios (resulting in over 100 scenarios being analyzed) to understand the varying land values across the City and the amount of land-lift value the market could bear in each Town Centre and outside of Plan Areas. Analysis showed that there were significant differences between market conditions in each geographic area of the City, resulting in varying values for the land-lift.

Tier 2 includes two subcategories for charging CACs based on the 75% land-lift approach:

- Projects in City Centre and Town Centres; and
- Projects outside of Plan Areas that require OCP Amendments, as described below.

City Centre and Town Centre Flat Rate Based on Land-lift

City Centre and Town Centres projects are generally near transit and support higher density multi-family dwelling unit types. In these cases, the multi-family dwelling unit sizes tend to be smaller than other areas. To allow for market demand to determine appropriate dwelling unit size and to also encourage a wide range of dwelling unit sizes, the charge for the "bonus" density is proposed to be based on square footage rather than number of dwelling units. This approach allows for more flexibility of dwelling unit size within the allotted "bonus" floorspace. As well, the analysis showed that the lift in land values were generally consistent within each Centre. Given these two factors, the land-lift values for each area were translated into a flat rate based on floor space specific to each Town Centre.

Using a flat rate per square foot to express the land-lift values provides predictability and efficiency since it removes the need for a case-by-case financial analysis with each project. As well, the proposed rates could be regularly evaluated and adjusted to ensure that they are in line with and responsive to market conditions.

The table below outlines the proposed contributions for the portion of a project gross square footage that is above the approved Plan. Since the Fleetwood Town Centre Plan update and market analysis are currently underway, the rates will be determined when the Stage 1 of the Plan is approved.

Urban Centre Area	Proposed Rate	
City Centre	\$40/sq. ft (\$3.71 sq. m)	
Semiahmoo Town Centre	\$30/sq. ft (\$2.79 sq. m)	
Guildford Town Centre	\$20/sq. ft (\$1.86 sq. m)	
Newton Town Centre	\$10/sq. ft (\$0.93 sq. m)_	
Cloverdale Town Centre	\$5/sq. ft (\$0.46 sq. m)	
Fleetwood Town Centre	\$TBD/sq. ft (sq. m)	

Projects within City Centre and Town Centres tend to be higher density and more complex than other areas of the city. As such, the land-lift provision is intended to be flexible for both the developer and the City when considering such development proposals for the possible allowance of in-kind contributions, and or a combination of in-kind and financial contributions.

OCP Amendment - Negotiated Case-by-Case Land-lift

The analysis of additional density provision for areas outside of the Town Centres and Plan Areas showed a high degree of variability in the lift in land values. The case studies showed that some projects could gain a significant lift in land value, while others would not. Factors included type of land, location, existing market conditions, and extent of density change or "bonus" proposed. This variability makes it challenging to establish a general flat rate, as was proposed for the Town Centres.

As a result, for these areas it is recommended that the 75% lift in value be negotiated on a case-by-case basis, rather than creating a flat rate. The negotiated CAC approach will be based on the land-lift valuation and will introduced immediately following adoption of the Bylaw.

Phasing of Proposed CAC Program Rates for Pre-Council Projects

The Capital Plan Project CACs are recommended to start January 1, 2020 with new flat rates being phased in over 2 years with 50%, then 75%, then 100% of the full rate for January 1, 2022. The rates would be applicable to all new and any rezoning application that has not received 3rd Reading of its Bylaw.

For applications which have received 3rd Reading of related Zoning Bylaw amendments are exempt from the proposed new Capital Projects CAC program. However, a sunset clause for completion of rezonings within one year of 3rd Reading is proposed.

The proposed CAC phasing schedule for projects that are Secondary Plan or OCP consistent (Tier 1) are shown below.

Proposed Phasing Schedule for Plan/OCP Consistent Projects (Tier 1)					
	Phase 1 Phase 2		Phase 3		
Area	Bylaw Adoption - December 31, 2020	January 1, 2021 - December 31, 2021	After January 1, 2022		
	(50% of Rate)	(75% of Rate)	(100% of Rate)		
Sites in Secondary Plan & Infill Areas	\$1,000/dwelling unit	\$1,500/dwelling unit	\$2,000/dwelling unit		
Sites not in Secondary Plan & Infill Areas	\$2,000/dwelling unit	\$3,000/dwelling unit	\$4,000/dwelling unit		

The proposed CAC phasing for projects that request Plan or OCP Amendments (Tier 2) in City Centres are shown in Table 2. The new rates would apply to new and Pre-Council applications on the proposed two-year phasing. Pre-Council applications include any application that has yet to receive 1st Reading by Council.

As per the proposed amendments to Schedule G of the Zoning Bylaw (Appendix "II"), Capital Plan CACs will not be applicable for in-stream applications completed within one-year of their date of 3rd Reading approval. In-stream applications not completed within one-year of their date of 3rd Reading approval, will be subject to the phased-rate schedule as shown below.

	Phase 1	Phase 2	Phase 3 After Jan 1, 2022 (100% of rate)	
Area/ Rate	Bylaw Adoption-Dec	Jan 1, 2021-Dec 31,		
med/ Rute	31, 2020 (50% of rate)	2021 (75% of rate)		
City Centre (\$40/sq. ft)	\$20/sq. ft	\$30/sq. ft	\$40/sq. ft	
Semiahmoo Town Centre (\$30/sq. ft)	\$15/sq. ft	\$22.50/sq. ft	\$30/sq. ft	
Guildford Town Centre (\$20/sq. ft)	\$10/sq. ft	\$15/sq. ft	\$20/sq. ft	
Newton Town Centre (\$10/sq. ft)	\$5/sq. ft	\$7.50/sq. ft	\$10/sq. ft	
Cloverdale Town Centre (\$5/sq. ft)	\$2.50/sq. ft	\$3.75/sq. ft	\$5/sq. ft	
Fleetwood Town Centre (TBD in Planning Process)	\$TBD/sq. ft	\$TBD/sq. ft	\$TBD/sq. ft	

It is expected that the City Centre, Cloverdale Town Centre and Guildford Town Centre rates be included in the Zoning Bylaw immediately, and that Newton Town Centre and Semiahmoo Town Centre rates be applicable when Stage 2 plans are approved by Council. The Fleetwood Town Centre Plan rate is still to be determined through the upcoming Fleetwood Plan review expected in 2020.

Policy and Regulation Changes

Proposed Zoning Bylaw Changes

The intent of the proposed Zoning Bylaw amendments identified in Appendix "I" and Appendix "II", are to include the proposed City-wide Tier 1 and City Centre and Town Centre Tier 2 CAC provisions in all residential zones. To improve clarity of amenity-related fee schedules and maps, all density bonus provisions, amenity types, and fixed rates have been consolidated into a new Schedule G of the Zoning Bylaw (Appendix "II"), along with exemptions and phasing schedule of proposed rates.

Council Density Policy 0-54 Changes

The proposed negotiated land-lift approach for Secondary Plan and OCP amendments are identified in the new Density Bonus Policy O-54, attached as Appendix "IV". This includes details on phasing, exemptions and implementation.

City Centre Interim Density Bonus Policy Change

On October 21, 2019, City Council directed staff to update the City Centre Plan, Corporate Report No. R205; 2019, attached as Appendix "VIII". As part of that update, City staff will revise the current Interim Density Bonus Policy in the City Centre Plan to reflect the changes outlined in this report to provide consistent policy language. It is anticipated that the City Centre Plan update will be completed by early 2021. In the interim, proposed Policy O-54 will guide density bonus review in City Centre.

Reserve Fund

In compliance with *Community Charter* requirements concerning the establishment and use of reserve funds, the CAC revenue from this new program will be deposited to a new reserve fund and used to assist with funding civic projects identified in the City's Annual Five-Year Capital Financial Plan. These funds would be allocated, through the regular capital planning and budget process.

Financial Implications

There is the potential to generate significant revenue from the Capital Projects CAC program to help fund the City's Annual Five-Year Capital Financial Plan, including public amenities to accommodate growth by expanding the CAC program City-wide and setting a fixed land-lift density bonus rate in Town Centres. If the new Capital Projects CAC is endorsed by Council, it is estimated that \$4 million in new contributions could be collected starting in 2021. Collections are estimated to steadily increase in the subsequent years and forecasted to stabilize at \$11 million per year in 2024.

Legal Services Review

This report and the related policy and bylaws have been reviewed by the Legal Services Division.

Next Steps

If the new CAC program is adopted by Council, as discussed in this report, staff will prepare a communication strategy that will include:

- Developing information brochures to explain the new Capital Projects CAC program;
- Sending a copy of Capital Projects CAC program brochures to the Urban Development Institute and the Greater Vancouver Home Builders Association;
- Creating dedicated CAC content on the City's website; and
- Advertising in the City's online newsletter.

SUSTAINABILITY CONSIDERATIONS

The City Centre Plan update supports the objectives of the City's Sustainability Charter 2.0. In particular, it relates to Sustainability Charter 2.0 themes of Inclusion and Built Environment and Neighbourhoods. Specifically, this work supports the following Desired Outcome ("DO") and Strategic Directions ("SD"):

- Inclusion DO13: Appropriate and affordable housing is available to meet the needs of all households in Surrey;
- Inclusion SD10: Increase and maintain the supply of affordable and appropriate rental housing across all Surrey's communities;
- Inclusion SD11: Ensure development of a variety of housing types to support people at all stages of life;
- Built Environment and Neighbourhoods SD5: Leverage, incentivize and enhance community benefits trough the planning and construction of new development; and
- Built Environment and Neighbourhoods SD15: Provide greater multi-family housing choice and options for affordability and accessibility.

CONCLUSION

The existing Secondary Plan Area CAC program provides a method of funding community amenities within each Plan area. As the City of Surrey continues to grow, however, so does the demand for civic amenities. Revising the policy to include a new Capital Projects CAC program will help towards funding new city-wide amenities.

Based on the above discussion above, it is recommended that Council approve amendments to Surrey Zoning By-law, 1993, No. 12000 (Appendix "I" and Appendix "II"), approve revisions to Policy O-54 (Appendix "IIV), approve a City of Surrey Capital Projects Reserve Fund By-law (Appendix "V"), and 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.

ean Lamontagne

General Manager, Planning & Development

PH/PK/MK/ar

Appendix "I" - Proposed Amendments to Surrey Zoning By-law, 1993, No. 12000 (excluding

Schedule G)

Appendix "II" - Proposed Amendments to Surrey Zoning By-law, 1993, No. 12000, Schedule G

Appendix "III" - Existing Surrey Council Policy O-54, Interim Bonus Density Policy

Appendix "IV" - Proposed Replacement of Surrey Council Policy O-54, Density Bonus Policy and

OCP and Plan Amendment Community Amenity Contributions

Appendix "V" - Proposed City of Surrey Capital Projects Reserve Fund By-law, 2019, No.19958

Appendix "VI" – Council-in-Committee Report No. Co20; 2007 Appendix "VII" – Council-in-Committee Report No. Co01; 2009

Appendix "VIII" - Corporate Report No. R205; 2019

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*Appendices available upon request.