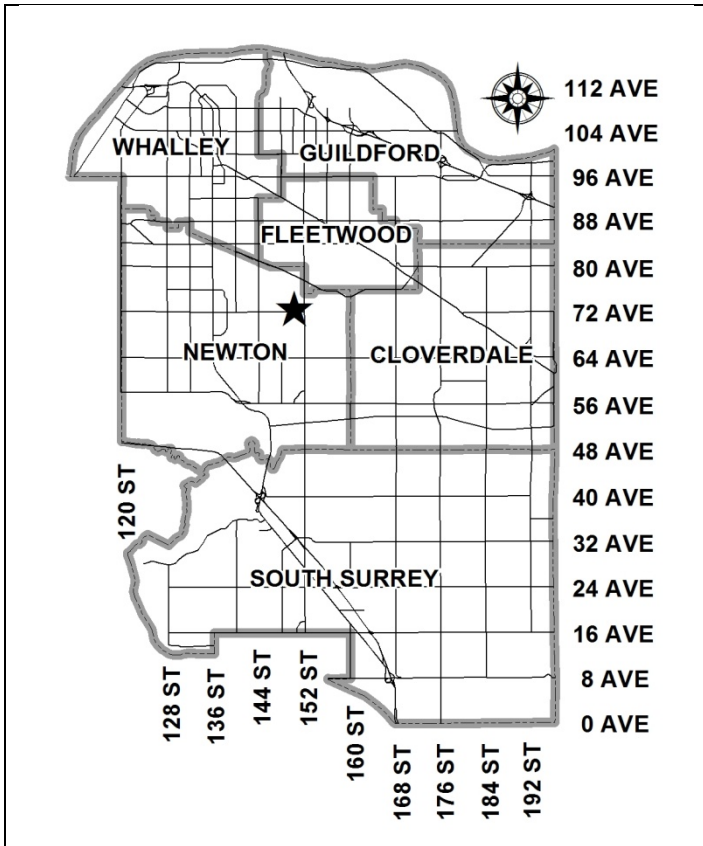


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7910-0283-00

Planning Report Date: July 22, 2013



PROPOSAL:

- **Rezoning** from RH to CD in order to allow subdivision into 5 lots.

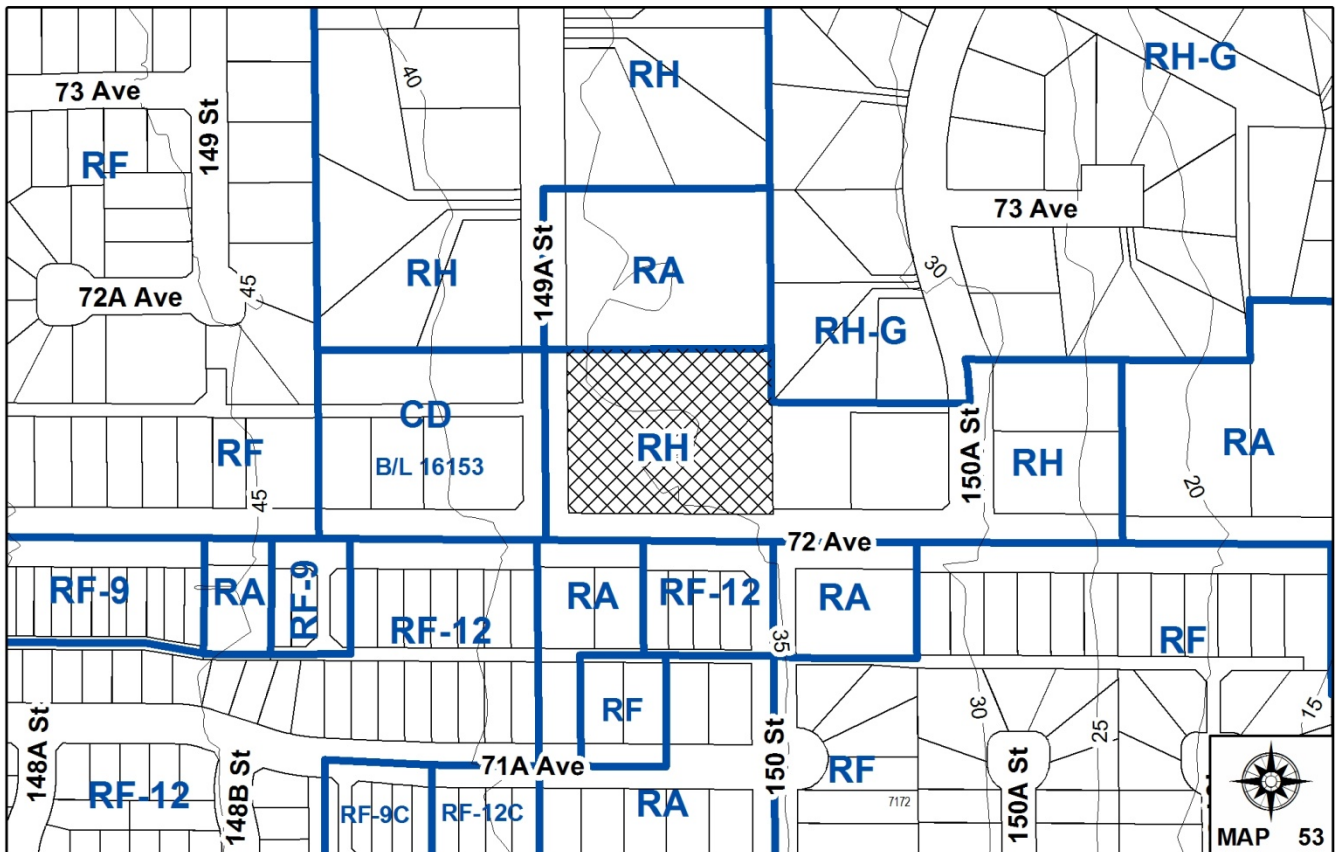
LOCATION: 7226 - 149A Street

OWNERS: Manjit Athwal
 Harbhajan Athwal

ZONING: RH

OCP DESIGNATION: Suburban

LAP DESIGNATION: Half Acre Suburban Residential (East Newton LAP)



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for rezoning.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The proposal partially complies with Policy O-23 (Residential buffering adjacent to the ALR/Agricultural Boundary).

RATIONALE OF RECOMMENDATION

- The proposal complies with OCP Designation and Half Acre [Gross Density] designation of the East Newton Local Area Plan.
- The reduced lot sizes accommodate retention of a number of trees and provide a suitable transition between the urban lands to the south and west, while larger lot sizes have been maintained to provide an appropriate interface with the suburban lands to the north and east.
- Despite proposed reduced lot sizes, the intent of Policy O-23 is met.

RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to rezone the property from "Half-Acre Residential Zone (RH)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
2. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) the application adequately address the deficit in tree replacement;
 - (d) the applicant address the concern that the development will place additional pressure on existing park facilities to the satisfaction of the General Manager, Parks, Recreation and Culture;
 - (e) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (f) payment of 15% cash-in-lieu of the parkland dedication requirement; and
 - (g) registration of a Section 219 Restrictive Covenant for tree protection.

REFERRALS

Engineering: The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix III.

School District: **Projected number of students from this development:**

3 students at Chimney Hill Elementary School
1 students at Frank Hurt Secondary School

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy no earlier than Fall of 2014.

Appendix IV

Parks, Recreation & Culture: No objections.

SITE CHARACTERISTICS

Existing Land Use: One single family dwelling.

Adjacent Area:

Direction	Existing Use	OCP/NCP or LAP Designation (East Newton)	Existing Zone
North:	Single Family Residential	Suburban/Half Acre Suburban Residential (East Newton LAP)	RA and RH
East:	Single Family Residential	Suburban/Half Acre Suburban Residential (East Newton LAP)	RH and RH-G
South (Across 72 Avenue):	Single Family Residential	Urban/Urban Single Family Residential (East Newton South NCP)	RA, RF and RF-12
West (Across 149A Street):	Single Family Residential	Suburban/Half Acre Suburban Residential (East Newton LAP)	CD (By-law No. 16153)

DEVELOPMENT CONSIDERATIONSSite Description

- The subject property is a 0.68 hectare (1.68 acre) parcel location on the north-east corner of 72nd Avenue and 149A Street. It is designated "Suburban" in the Official Community Plan (OCP), zoned "Half-Acre Residential (RH)" and designated ½ Acre Suburban Single Family Residential in the East Newton LAP.
- The subject property is located at the southwest corner of a well-established large block of OCP designated suburban lands bounded by 149A Street (both sides) to 152 Street, and 72 Avenue to 76 Avenue, often referred to as "Chimney Hill". This area contains a mix of lots zoned Half-Acre Residential (RH), Half-Acre Gross Density (RH-G), One-Acre Residential (RA) and One-Acre Gross Density Zones, all of which were subdivided and re-zoned through the late 1980's and early 1990's.
- These larger lots preserve the suburban character intended by the Suburban designation in the OCP, and provide an appropriate transition to the Agricultural Land Reserve to the east of 152 Street, consistent with Policy O-23 (described in detail further in this report). The suburban character of this area is well established and any future subdivision within it is very limited.
- The subject property is located just outside the boundaries of 2 separate Neighbourhood Concept Plans (NCP): East Newton North to the west, and East Newton South, across 72 Avenue. These NCPs were adopted by Council in 1996 and 1997, respectively. To the south, along 72nd Avenue, there are several in-stream and recent development applications to permit Single Family Small Lots consistent with the NCP. Thus, the neighbourhood character becomes substantially more urban to the west and south of the subject site.

Policy O-23

- Policy O-23 establishes residential buffering between Urban and Agricultural lands, up to 800 metres (1/2 mile) from the Agricultural Land Reserve boundary. This buffer area is divided into two sub-transition areas: an 'Outer-Ring' extending 200 metres (650 ft.) from the ALR boundary, and an 'Inner-Ring' extending to Urban designated OCP lands.
- Within the Inner-Ring area, lot sizes may be reduced to a minimum of 930 square metres (10,000 sq.ft.) at a maximum gross density of 10 units per hectare (4 u.p.a.).

Proposal

- The applicants propose to rezone the property from "Half- Acre Residential Zone (RH)" to "Comprehensive Development Zone (CD)" and subdivide into 5 lots (Appendix II)
- The proposal results in a gross density of 7.35 units per hectare (3 u.p.a.), which is consistent with the maximum unit density of 10 u.p.h. (4 u.p.a.) provisions of the Suburban designation of the OCP and Policy O-23.
- The applicants are proposing lot sizes ranging from 683 m² – 1934 m² (7350 – 20,800 sq.ft.), with widths ranging from 22.5 – 24 metres (74 – 79 ft.)
- The resulting average lot size is 1223 square metres (13,150 sq.ft.), consistent with the RH-G gross density zoning.
- As 72nd Avenue is an arterial route, proposed Lots 2 – 5 fronting this road are required to utilize laneway access. An east-west oriented laneway is therefore proposed, terminating at the westernmost property line of proposed Lot 5.
- Proposed Lots 3 – 4 do not meet the minimum lot size of 930 m² (10,000 sq.ft.) specified in Policy O-23. However, the laneway right-of-way is purposefully offset south into proposed Lots 3 and 4 in order to significantly improve tree retention on the subject property, (25% of existing trees are proposed to be retained). A straight laneway would result in Lots 3 and 4 being a minimum 930 m² (10,000 sq.ft.), consistent with Policy O-23.
- The reduced lot sizes are not apparent from 72nd Avenue. Given the interface with the Urban lands to the south, and the compliance with density provisions of Policy O-23 and the OCP, these resulting urban sized lots are acceptable and the intent of Policy O-23 is considered to be met.
- Proposed lots 1 and 5 are both very near a half acre (1,858 m²) in area, consistent with lands to the east and north. The proposed development therefore creates a suitable transition from urban NCP areas to abutting suburban areas, and does not alter or negatively affect the existing character of this neighbourhood.
- The applicant has proposed a 15% cash-in-lieu dedication of parkland that is required for gross-density zoning. A CD Zone will be required to accommodate this, as well as the reduced lot sizes as already described.

- The applicant has provided a concept plan (Appendix V) showing how the property to the north, a 1.64 acre RA zoned parcel, can re-develop. This lot has sufficient width, depth and area to accommodate three half acre lots fronting 149A Street, consistent with the OCP designation. A rezoning to RH would be necessary.

Proposed CD By-law

- The proposed CD By-law is necessary to accommodate the reduced lot sizes of proposed Lots 2 – 4, within the gross density provisions of the Suburban designation of the OCP, as well as to accommodate a 15% cash-in-lieu of parkland dedication that is required in all gross density zones.
- The proposed by-law is based largely on the requirements of the RH zone in all respects except for minimum lot size. Where lots are 930m² or less, RF Zone setbacks and site coverage will be utilized. This stipulation is consistent with the provisions of the RH Zone. Further subdivision within this CD Zone is not possible.
- The proposed CD by-law is contained in Appendix VII.

Tree Preservation

- Diamond Head Consulting prepared the Arborist Report and Tree Management Plans for the subject site. The consulting Arborist is Lesley Gifford.
- The report identifies 116 by-law protected trees on the subject site. 48 of these are rated to be in "Good" overall condition. 41 of the trees on the subject site (35%) are cottonwood and red alder, have little retentive value.
- The arborist, in conjunction with the applicant's agent, conducted a site-planning exercise to identify potential subdivision layouts that retained as many trees with retentive value in "Good" overall condition as possible.
- The layout as proposed accommodates retention of 18 out of 48 trees identified as being in "Good" condition. An additional 10 trees in 'fair' or 'poor' condition are proposed to be retained, for a total of 28 trees retained, or alternatively 24% of the total trees on site. 12 of these trees to be retained are as result of the lane offset, as already described in this report.
- A summary of tree retention and removal by species is provided below:

Tree Species	Retain	Remove	Total
Cherry	1	-	1
Cottonwood	-	13	13
Douglas Fir	1	7	8
Grand Fir	-	1	1
Horse Chestnut	-	1	1
Maple (Big Leaf)	3	3	6
Red Alder	-	28	28
Western Red Cedar	23	34	57
Lombardy Poplar	-	1	1
Total	28	88	116

- A total of 135 replacement trees are required as per the City's Tree Protection By-law (No. 16100). The applicants propose 10 replacement trees on the subject site, in addition to those proposed to be retained. In lieu of the remaining 115 replacement trees, a contribution of \$25,500 to the City's Green Fund will be required.
- A Tree Preservation Summary is included in Appendix VI of this report.

Design Guidelines & Lot Grading

- The applicant retained Ran Chahal of Apex Design Consultants to conduct a character study of the surrounding homes and propose a set of Building Design Guidelines to maintain consistency with existing developments.
- The Character Study found that the majority of existing older homes in the area do not provide an appropriate context for new development. The new guidelines are consistent in theme and character with those developed for recent development applications to the west and south.
- The proposed guidelines have been reviewed by staff and found to be generally acceptable.
- A preliminary lot grading and servicing plan, submitted by Coastland Engineering and Consulting, has been reviewed by staff and found to be generally acceptable. The applicant proposes fill in excess of 0.5 metre over the front of proposed Lots 1 – 4 to accommodate in-ground basements. Existing grades will be utilized at the rear of lots and on proposed Lot 5 in order to accommodate tree retention.

PRE-NOTIFICATION

Pre-notification letters were mailed to the owners of 85 houses within 100 metres of the subject site. A Development Proposal Sign was installed in front of the property on May 6, 2013. The Planning & Development Department has received email correspondence in opposition to the proposed development from 2 property owners within the vicinity of the subject site. The correspondence specifically stated opposition to lots smaller than half acre.

(As detailed previously in this report, the proposal meets the intent of Policy O-23 and provides an appropriate transition between the urban lands to the south and west and the well-established suburban lands to the north and east.)

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I	Lot Owners, Action Summary and Project Data Sheet
Appendix II	Proposed Subdivision Layout
Appendix III	Engineering Summary
Appendix IV	School District Comments
Appendix V	Concept Plan for 7272 149A St.
Appendix VI	Summary of Tree Survey and Tree Preservation
Appendix VII	Proposed CD By-law

original signed by Nicholas Lai

Jean Lamontagne
General Manager
Planning and Development

DS/kms

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Information for City Clerk

Legal Description and Owners of all lots that form part of the application:

1. (a) Agent: Name: Mike Helle
 Coastland Engineering and Surveying Ltd.
 Address: #101 - 19292 60 Avenue
 Surrey BC
 V3S 3M2

 Tel: 604-532-9700

2. Properties involved in the Application
 - (a) Civic Address: 7226 - 149A Street

 - (b) Civic Address: 7226 - 149A Street
 Owners: Harbhajan Athwal
 Manjit Athwal
 PID: 002-346-818
 Lot 22 Section 22 Township 2 New Westminster District Plan 18413

3. Summary of Actions for City Clerk's Office
 - (a) Introduce a By-law to rezone the property.

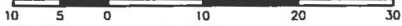
SUBDIVISION DATA SHEET

Proposed Zoning: CD

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	
Hectares	0.679
	1.68
NUMBER OF LOTS	
Existing	1
Proposed	5
SIZE OF LOTS	
Range of lot widths (metres)	22.5 - 24
Range of lot areas (square metres)	683.0 - 1933.8
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	7.35/2.98
Lots/Hectare & Lots/Acre (Net)	8.2/3.3
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	25
Estimated Road, Lane & Driveway Coverage	10
Total Site Coverage	35
PARKLAND	
Area (square metres)	-
% of Gross Site	-
	Required
PARKLAND	
5% money in lieu	YES
TREE SURVEY/ASSESSMENT	
	YES
MODEL BUILDING SCHEME	
	YES
HERITAGE SITE Retention	
	NO
BOUNDARY HEALTH Approval	
	NO
DEV. VARIANCE PERMIT required	
Road Length/Standards	NO
Works and Services	NO
Building Retention	NO
Others	NO

**PROPOSED SUBDIVISION PLAN OF LOT 22
SECTION 22 TOWNSHIP 2 NWD PLAN 18413**

SCALE 1:500



All Distances are in Metres.

CIVIC ADDRESS:
7226 149A STREET
SURREY B.C.
P.I.D. 002-346-818

Note: This plan is only a proposal which may not be approved by the City of Surrey. This plan should not be used for marketing or sales purposes.



27
PLAN 74915

1
PLAN BCF31975

LANE

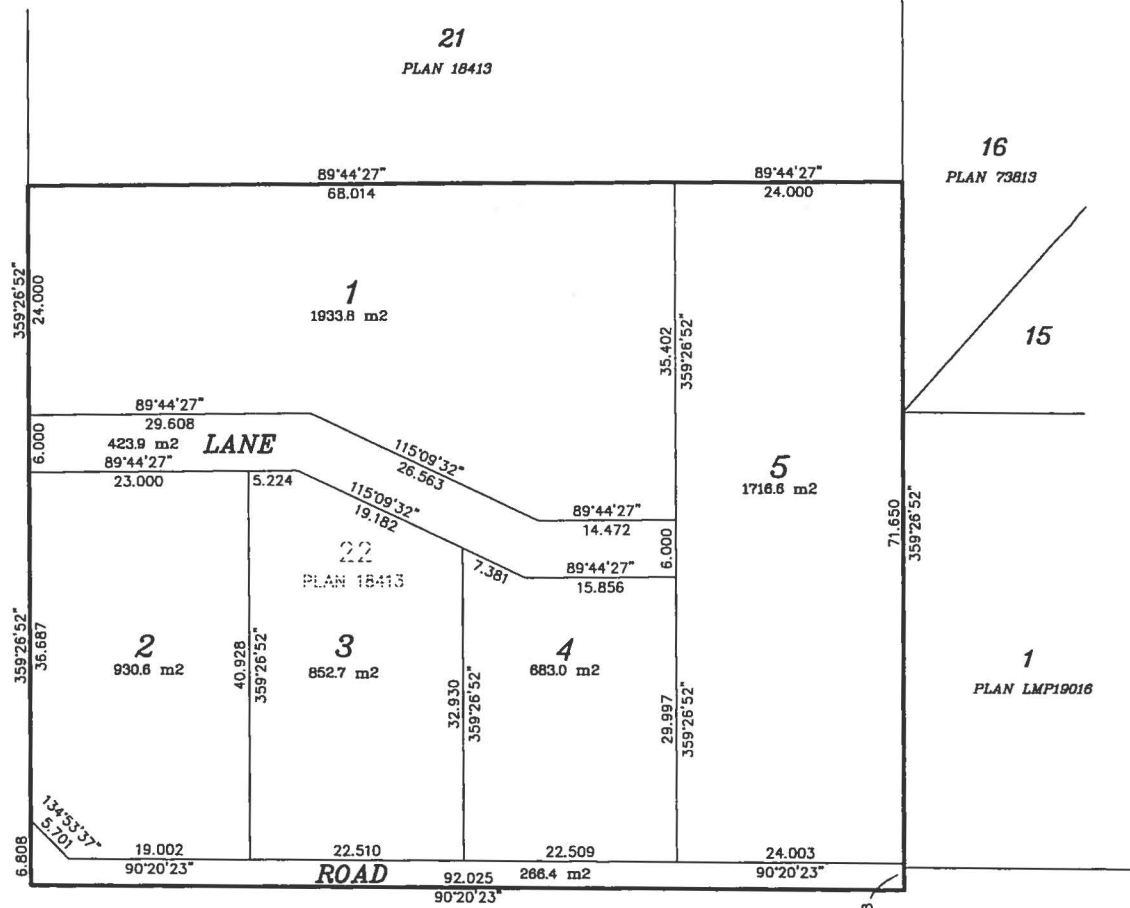
2
PLAN BCF31975

149A STREET

21
PLAN 18413

16
PLAN 73813

15



72nd AVENUE

Onderwater Land Surveying Ltd.
B.C. Land Surveyors
#104-5830 178A Street
Cloverdale B.C.

FILE: JS10118_PS2

© Certified correct, completed on the 19th day of February, 2013

*This Plan Lies Within The
Greater Vancouver Regional District*

B.C.L.S.

INTER-OFFICE MEMO

TO: **Manager, Area Planning & Development
- South Surrey Division
Planning and Development Department**

FROM: **Development Services Manager, Engineering Department**

DATE: **July 16, 2013** PROJECT FILE: **7810-0283-00**

RE: **Engineering Requirements
Location: 7226 149A St**

REZONE/SUBDIVISION

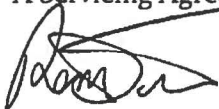
Property and Right-of-Way Requirements

- Dedicate 2.808 metres along 72 Avenue for ultimate 27.0 metre Arterial Road Standard.
- Dedicate 3.0 x 3.0 metre corner cuts at intersection of 72 Avenue and 149A Street.
- Dedicate 6.00 metres for Lane.
- Provide 0.50 metre SRW along 72 Avenue and 149A frontages.

Works and Services

- Construct east half of 149A Street to 20.0 metre Through Local Road Standard with interim curb extension to match existing pavement width and cash-in-lieu for removal.
- Construct 6.0 metre lane with one speed hump.
- Construct 6.0 metre wide driveway letdown for Lot 1 to 149A Street
- Construct drainage main along rear lane.
- Construct sanitary main along 72 Avenue from 150A Street.
- Provide drainage, sanitary, and water service connections to each lot.

A Servicing Agreement is required prior to Rezone/Subdivision.



Rémi Dubé, P.Eng.
Development Services Manager

CE



Monday, April 29, 2013
Planning

School Enrolment Projections and Planning Update:

The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

A major boundary move to MB Sanford from Chimney Hill is being implemented to help reduce projected space shortfall at Chimney Hill. The capacity in the table also includes a four classroom addition approved for Chimney Hill Elementary, with full day Kindergarten implementation, projected to be completed by 2011. The secondary school capacity includes a six classroom modular complex for Frank Hurt. The proposed development will not have an impact on these projections.

THE IMPACT ON SCHOOLS

APPLICATION #: 10 0283 00

SUMMARY

The proposed 5 Single family with suites are estimated to have the following impact on the following schools:

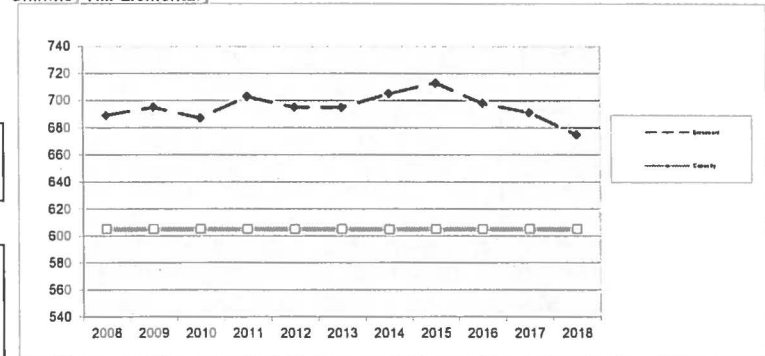
Projected # of students for this development:

Elementary Students:	3
Secondary Students:	1

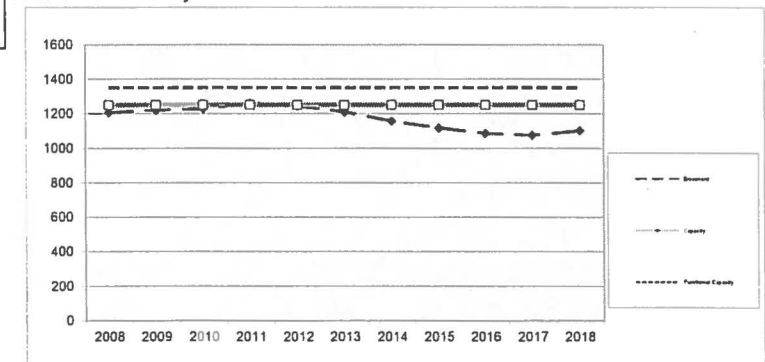
September 2012 Enrolment/School Capacity

Chimney Hill Elementary	
Enrolment (K/1-7):	83 K + 612
Capacity (K/1-7):	80 K + 525
Frank Hurt Secondary	
Enrolment (8-12):	1245
Nominal Capacity (8-12):	1250
Functional Capacity*(8-12):	1350

Chimney Hill Elementary



Frank Hurt Secondary



*Functional Capacity at secondary schools is based on space utilization estimate of 27 students per instructional space. The number of instructional spaces is estimated by dividing nominal facility capacity (Ministry capacity) by 25.



CONCEPT PLAN FOR 7272 149A

TREE PRESERVATION SUMMARY

Project Location: 7226 149A Avenue, Surrey, BC
 Registered Arborist: Lesley Gifford, B.App Sc.
 ISA Certified Arborist (PN5432A)
 Certified Tree Risk Assessor (56)
 BC Parks Wildlife and Danger Tree Assessor

Detailed Assessment of the existing trees of an Arborist’s Report is submitted on file. The following is a summary of the tree assessment report for quick reference.

1. General Tree Assessment of the Subject Site: 0.7 acre parcel with one residence upon it. Several piles of debris litter a cedar grove backyard. Protected sized pioneer species trees found within site.

2. Summary of Proposed Tree Removal and Placement:

The summary will be available before final adoption.

Number of Protected Trees Identified	116	(A)
Number of Protected Trees declared high risk due to natural causes	-	(B)
Number of Protected Trees to be removed	88	(C)
Number of Protected Trees to be Retained (A-B-C)	28	(D)
Number of Replacement Trees Required	135	(E)
Number of Replacement Trees Proposed	10	(F)
Number of Replacement Trees in Deficit (E-F)	125	(G)
Total Number of Protected and Replacement Trees on Site (D+F)	38	(H)
Number of Lots Proposed in the Project	5	(I)
Average Number of Trees per Lot (H / I)	7.60	

3. Tree Survey and Preservation / Replacement Plan

Tree Survey and Preservation / Replacement Plan is attached

This plan will be available before final adoption

Summary prepared and submitted by:

June 18, 2013

Arborist

Date

CITY OF SURREY

BY-LAW NO. _____

A by-law to amend Surrey Zoning By-law, 1993, No. 12000, as amended
.....

THE CITY COUNCIL of the City of Surrey, in open meeting assembled, ENACTS AS FOLLOWS:

- 1. Surrey Zoning By-law, 1993, No. 12000, as amended, is hereby further amended, pursuant to the provisions of Section 903 of the Local Government Act, R.S.B.C. 1996 c. 323, as amended by changing the classification of the following parcels of land, presently shown upon the maps designated as the Zoning Maps and marked as Schedule "A" of Surrey Zoning By-law, 1993, No. 12000, as amended as follows:

FROM: HALF-ACRE RESIDENTIAL ZONE (RH)

TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

Parcel Identifier: 002-346-818

Lot 22 Section 22 Township 2 New Westminster District Plan 18413

7226 - 149A Street

(hereinafter referred to as the "*Lands*")

- 2. The following regulations shall apply to the *Lands*:

A. Intent

This Comprehensive Development Zone is intended to accommodate and regulate the development of *single family dwellings* on small *suburban* lots.

The *Lands* are divided into Blocks A and B as shown on the Survey Plan attached hereto and forming part of this By-law as Schedule A, certified correct by John Onderwater, B.C.L.S. on the 12th day of July, 2013.

B. Permitted Uses

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

- 1. One *single family dwelling*, which may contain 1 *secondary suite*.
- 2. *Accessory uses* including the following:

- (a) *Bed and breakfast* use in accordance with Section B.2 of Part 4 General Provisions of Surrey Zoning By-law, 1993, No. 12000, as amended; and
- (b) The keeping of *boarders* and *lodgers* in accordance with Section of B.2 Part 4 General Provisions of Surrey Zoning By-law, 1993, No. 12000, as amended.

C. Lot Area

Not applicable to this Zone.

D. Density

- 1. The *unit density* shall not exceed 10.0 *dwelling units* per hectare [4.0 u.p.a.]
- 2. For the purpose of this Section and notwithstanding the definition of *floor area ratio* in Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended, 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*.
- 3. 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 and that portion of any porch or veranda at the front that is covered by a sloped roof, but no 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 at the main floor level or a combination thereof.
- 4. For *building* construction within a *lot*
 - (c) Block A:
 - i. The *floor area ratio* shall not exceed 0.48 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 [105 sq.ft.] in size that the area in excess of 10 square metres [105 sq.ft.] shall be included as part of the floor area for the purpose of calculating *floor area ratio*; and
 - ii. Notwithstanding the above, the maximum allowable floor area shall be 330 square metres [3,550 sq.ft.].

(d) Block B:

- i. The *floor area ratio* shall not exceed 0.25, provided that, of the resulting allowable floor area, 67 square metres [720 sq.ft.] shall be reserved for use only as a garage or carport, and 28 square metres [300 sq.ft.] shall be reserved for use only as *accessory buildings and structures*.

E. Lot Coverage

1. Block A: The maximum *lot coverage* is 40%.
2. Block B: The maximum *lot coverage* is 25%.

F. Yards and Setbacks

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

1. Block A:

Use	Setback	Front Yard*	Rear Yard	Side Yard	Side Yard on Flanking Street
<i>Principal</i>		7.5 m. [25 ft.]	7.5 m. [25 ft.]	1.8 m. [6 ft.]	3.6 m. [12 ft.]
<i>Accessory Buildings and Structures Greater than 10 square metres [105 sq.ft.] in Size</i>		18.0 m. [60 ft.]	1.8 m. [6 ft.]	1.0 m [3 ft.]	7.5 m. [25 ft.]

Measurements to be determined as per Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended.

- * 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.

2. Block B:

Use	<i>Setback</i>	<i>Front*</i> <i>Yard</i>	<i>Rear</i> <i>Yard</i>	<i>Side</i> <i>Yard</i>
<i>Principal</i>		7.5 m. [25 ft.]	7.5 m. [25 ft.]	3.0 m. [10 ft.]
<i>Accessory Buildings and Structures Greater than 10 square metres [105 sq.ft.] in Size</i>		18.0 m. [60 ft.]	1.8 m. [6 ft.]	2.0 m [3 ft.]

Measurements to be determined as per Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended.

- * 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 *principle building* excluding the garage.

G. Height of Buildings

Measurements to be determined as per Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended.

1. *Principal buildings:* The *building height* shall not exceed 9 metres [30 ft.].
2. *Accessory buildings and structures:* The *building 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 5.0 metres [16.5 ft.].

H. Off-Street Parking

1. Resident and visitor *parking spaces* shall be provided as stated in Table C.6 of Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.
2. Outside parking or storage of *campers*, boats and *vehicles* including cars, trucks and *house trailers* ancillary to the residential use, shall be limited to:
 - (a) A maximum of 2 cars or trucks;
 - (b) *House trailer, camper* or boat provided that the combined total shall not exceed 1; and
 - (c) The total amount permitted under (a) and (b) shall not exceed 3.

3. No outside parking or storage of a *house trailer* or boat is permitted within the *front yard setback*, or within the required *side yards* adjacent the *principal building*, or within 1 metre [3 ft.] of the *side lot line*.

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

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*.

K. Subdivision

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

1. Block A:

Lot Size	Lot Width	Lot Depth
680 sq. m. [7300 sq.ft.]	20 metres [65 ft.]	30 metres [100 ft.]

Dimensions shall be measured in accordance with Section E.21 of Part 4 General Provisions of Surrey Zoning By-law, 1993, No. 12000 as amended.

2. Block B:

Lot Size	Lot Width	Lot Depth
1700 sq. m. [18,300 sq.ft.]	24 metres [80 ft.]	65 metres [210 ft.]

Dimensions shall be measured in accordance with Section E.21 of Part 4 General Provisions of Surrey Zoning By-law, 1993, No. 12000 as amended

L. Other Regulations

In addition to all statutes, by-laws, orders, regulations or agreements, the following are applicable, however, in the event that there is a conflict with the provisions in this Comprehensive Development Zone and other provisions in Surrey Zoning By-law, 1993, No. 12000, as amended, the provisions in this Comprehensive Development Zone shall take precedence:

1. Definitions are as set out in Part 1 Definitions, of Surrey Zoning By-law, 1993, No. 12000, as amended.
2. 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 servicing requirements for the RF Zone for *lots* Block and the RH Zone for *lots* in Block B as set forth in the Surrey Subdivision and Development By-law, 1986, No. 8830, as amended.
3. General provisions are as set out in Part 4 General Provisions of Surrey Zoning By-law, 1993, No. 12000, as amended.
4. Additional off-street parking requirements are as set out in Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.
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 Surrey Zoning By-law, 1993, No. 12000, as amended.
7. *Building* permits shall be subject to the Surrey Building By-law, 2012, No. 17850, as amended.
8. Subdivisions shall be subject to the applicable Surrey Development Cost Charge By-law, 2013, No. 17856, as may be amended or replaced from time to time, and the development cost charges shall be based on the RF Zone for *lots* in Block A and the RH Zone for *lots* in Block B.
9. Tree regulations are set out in Surrey Tree Protection By-law, 2006, No. 16100, as amended.

10. Provincial licensing of *child care centres* is regulated by the Community Care and Assisted Living Act R.S.B.C. 2002. c. 75, as amended, and the Regulations pursuant thereto including without limitation B.C. Reg 319/89/213.

3. This By-law shall be cited for all purposes as "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, _____, No. _____."

READ A FIRST AND SECOND TIME on the _____ th day of _____, 20 .

PUBLIC HEARING HELD thereon on the _____ th day of _____, 20 .

READ A THIRD TIME ON THE _____ th day of _____, 20 .

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the _____ th day of _____, 20 .

_____ MAYOR

_____ CLERK

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