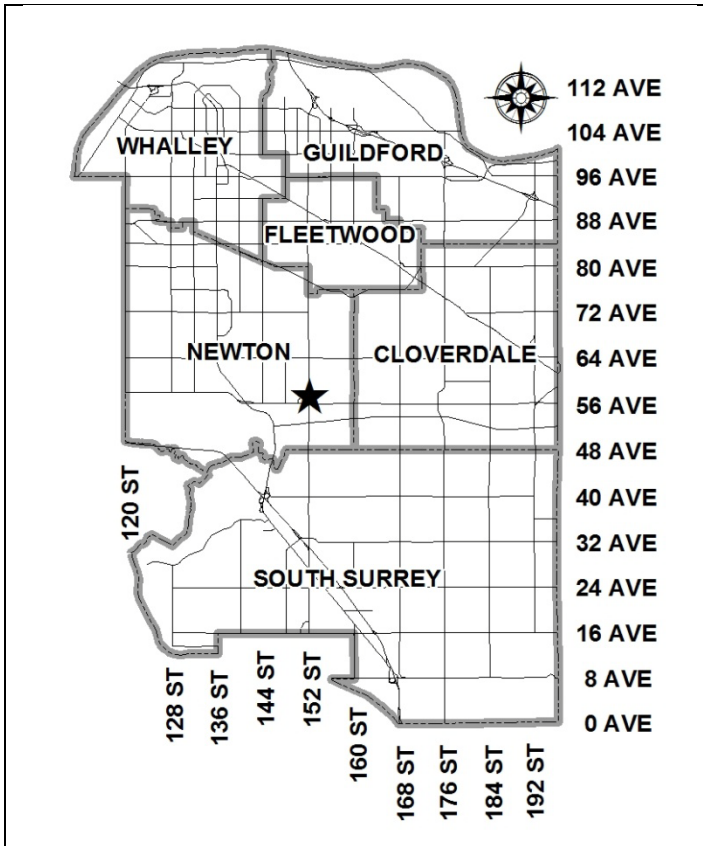


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7912-0006-00

Planning Report Date: March 12, 2012

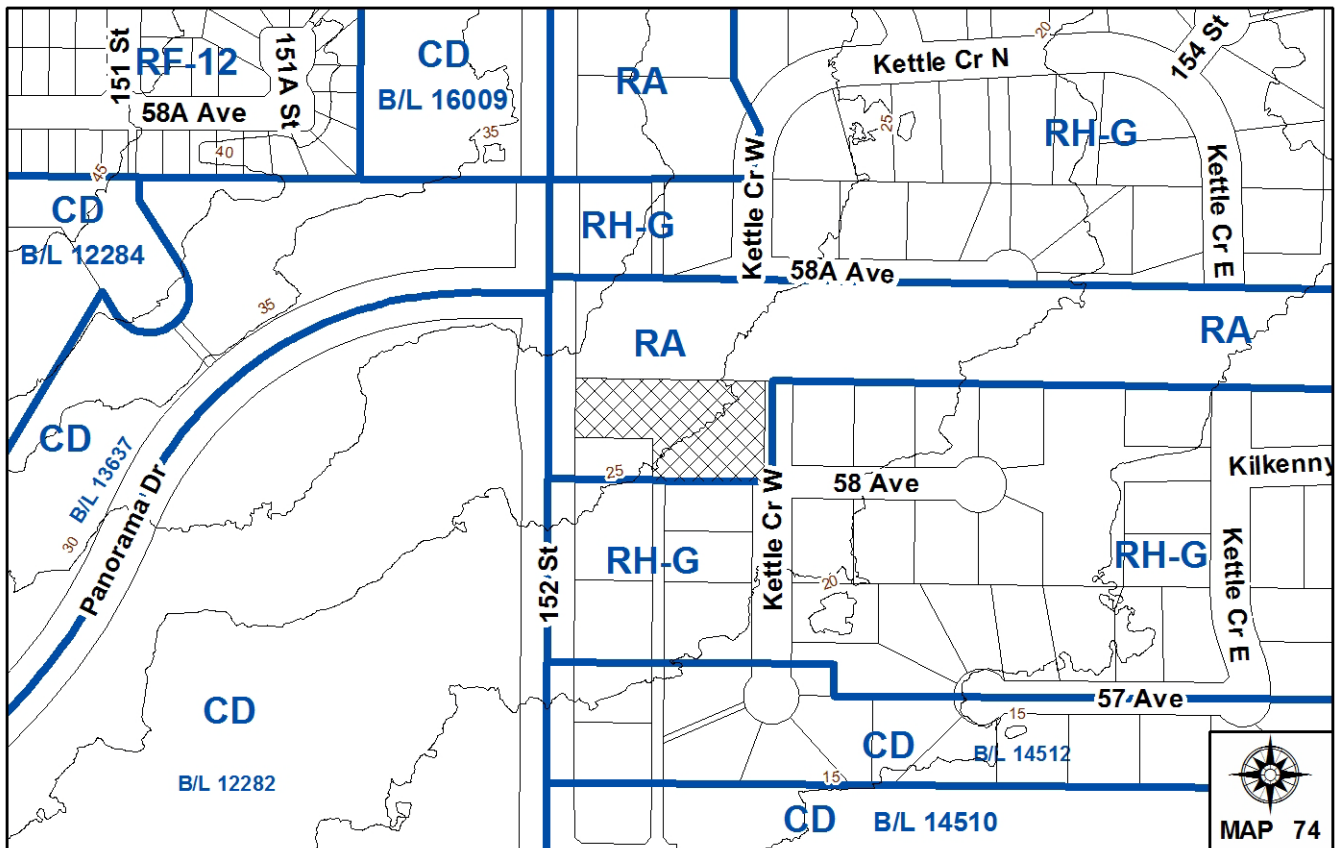


PROPOSAL:

- **Rezoning** from RA to CD (based on RH-G)

in order to allow subdivision into 2 half-acre (gross density) residential lots.

LOCATION: 5788 - 152 Street
OWNERS: Surinder K Johal, Swarnjeet Johal et al
ZONING: RA
OCP DESIGNATION: Suburban
LAP DESIGNATION: Urban Residential



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

None.

RATIONALE OF RECOMMENDATION

- Complies with OCP Designation (Suburban).
- The proposed density and building form are appropriate for this part of Sullivan Station.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (based on "Half-Acre Residential Gross Density Zone (RH-G)" (By-law No. 12000) 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) submission of an acceptable tree survey and a statement regarding tree preservation;
 - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (e) applicant to address the tree deficit to the satisfaction of the City Landscape Architect;
 - (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
 - (g) registration of a Section 219 Restrictive Covenant for "no build" on a portion of proposed lot 2 until future consolidation with the adjacent property (5810 152 Street).

REFERRALS

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

SITE CHARACTERISTICS

Existing Land Use: Single family residential dwelling.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Vacant land.	Suburban	RA

Direction	Existing Use	OCP Designation	Existing Zone
East (Across Kettle Creek West):	Single family dwelling.	Suburban	RH-G
South :	Single family dwelling.	Suburban	RH-G
West (Across 152 Street):	Vacant land.	Commercial	CD (By-law No. 12282)

DEVELOPMENT CONSIDERATIONS

Background/Proposal

- The subject site is currently zoned "One-Acre Residential Zone (RA)". It is designated Suburban in the OCP and Urban Residential in the LAP. The applicant proposes to rezone the subject site to Comprehensive Development Zone (CD) (based on Half-Acre Residential Gross Density Zone (RH-G)), and subdivide into 2 half-acre (gross density) residential lots.
- Proposed Lot 1 will front Kettle Creek West, while proposed Lot 2 will front both Kettle Creek West and 152 Street.
- Both lots comply with the provisions of the RH-G Zone, with the exception of the provision of 15% open space. The applicant is proposing to provide 15% cash-in-lieu of open space, and for this reason, the CD zoning is necessary.
- The lots to the south and east of the subject site are half-acre gross density lots. The applicant has shown a conceptual plan for how the large undeveloped RA lot to the north could develop into 10 RH-G lots with 15% open space dedication.
- The applicant proposes to register a no-build Restrictive Covenant over the western portion of proposed lot 2 in order that it may be further subdivided in the future. Future subdivision of proposed lot 2 is possible only by including a small portion of land from 5810 152 Street.
- The applicant also proposes to register an interim Statutory Right-of-Way over the ultimate (north) portion of the lane and provide cash in lieu of construction of the ultimate (north) portion of the lane.
- Future subdivision of proposed lot 2 will only be possible once the ultimate (north) portion of the lane is dedicated and the interim Statutory Right-of-Way is discharged.
- Current and future development of the subject site will yield a configuration that will meet the form and character of existing development in this area of Sullivan Station.

Building Design Guidelines & Lot Grading

- The applicant retained Davenport Design Group Ltd., as the Design Consultant for this project. The Design Consultant has conducted a character study of the surrounding homes and, based upon those findings, has proposed a set of building design guidelines for the proposed lots (Appendix IV).
- The designs for the proposed lots include West Coast Modern and Neo-Traditional. The new homes would meet modern development standards relating to overall massing, and balance in each design, and to proportional massing between individual elements.
- The roofing will reflect the desirable style objectives, and will require a minimum pitch of 6:12.
- The only permissible roof materials would consist of cedar shingles, concrete roof tiles with a shake profile, and asphalt shingles with a raised ridge cap.
- A preliminary Lot Grading Plan, submitted by Aplin & Martin Consultants Ltd. has been reviewed by the Building Division and is generally acceptable.
- In-ground basements are proposed based on the lot grading and tree preservation information that was provided by the applicant. The information has been reviewed by staff and found to be generally acceptable, however a final Lot Grading Plan is required prior to Final Adoption.

Trees and Landscaping

- Trevor Cox, Certified Arborist of Diamond Head Consulting Ltd., prepared the Arborist Report and Tree Replacement Plan for the subject site (Appendix V). The Arborist Report indicates there are 34 trees on the subject site that require protection. The following is a table providing the breakdown by species:

Tree Species	Total # of Trees	Total Retained	Total Removed
Apple	1	0	1
Cherry	3	1	2
Cottonwood	1	0	1
Deodar Cedar	1	1	0
Juniper	3	2	1
Locust	1	0	1
Plum	6	2	4
Red Alder	5	0	5
Scots Pine	4	1	3
Shore Pine	1	0	1
Sitka Spruce	3	0	3
Walnut	1	0	1
Western Red Cedar	2	1	1
White Pine	1	0	1
Willow	1	0	1
Total	34	8	26

- The applicant conducted an assessment of tree retention and has determined that of the 34 protected onsite trees, 26 must be removed. A number of trees are proposed to be removed in order to accommodate the construction of the lane and the sidewalk on 152 Street, and because they conflict with the proposed building envelopes. The trees that do not conflict with the building envelope or the construction of 156 Street are proposed to be removed because they have poor retention potential.
- Despite the removal of trees on the subject site, the applicant will be required to replant the trees on a 2 to 1 replacement basis for coniferous trees and a 1 to 1 replacement for deciduous trees.
- This will require a total of 45 replacement trees on the subject site. The applicant is proposing to replant 6 replacement trees, therefore the deficit of 39 replacement trees will require a cash-in-lieu payment of \$11,700 representing \$15,000 per acre of land, to the City's Green Fund in accordance with the City's Tree Protection By-law prior to final approval of this application.

PRE-NOTIFICATION

Pre-notification letters were sent on February 2, 2012 to 309 households within 100 metres (328 feet) of the subject site. Staff received no comments.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary and Project Data Sheets
Appendix II.	Proposed Subdivision Layout
Appendix III.	Engineering Summary
Appendix IV.	Building Design Guidelines Summary
Appendix V.	Summary of Tree Survey and Tree Preservation
Appendix VI.	Proposed CD By-law

original signed by Nicholas Lai

Jean Lamontagne
General Manager
Planning and Development

TH/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: Maggie Koka
 Aplin & Martin Consultants Ltd.
 Address: Unit 201 - 12448 82 Avenue
 Surrey BC V3W 3E9

 Tel: 604-597-9058
 2. Properties involved in the Application
 - (a) Civic Address: 5788 - 152 Street
 - (b) Civic Address: 5788 152 St
 Owners: Sonia Johal
 Kevin Johal
 Mandeep Johal
 Tarsam Singh Johal
 Swarnjeet Johal
 Surinder Johal
 PID: 003-960-439
 Lot 1 Except: Part Dedicated Road on Plan LMP33195 Section 11 Township 2 New
 Westminster District Plan 71605
3. Summary of Actions for City Clerk's Office
 - (a) Introduce a By-law to rezone the property.

SUBDIVISION DATA SHEET

Proposed Zoning: CD (based on RH-G)

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	0.99
Hectares	0.40
NUMBER OF LOTS	
Existing	1
Proposed	2
SIZE OF LOTS	
Range of lot widths (metres)	25m-30m
Range of lot areas (square metres)	1125 m ² - 2437 m ²
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	5 uph / 2.02 upa
Lots/Hectare & Lots/Acre (Net)	5 uph / 2.02 upa
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	5%
Estimated Road, Lane & Driveway Coverage	25%
Total Site Coverage	
PARKLAND	
Area (square metres)	Cash-in-lieu
% of Gross Site	Cash-in-lieu
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

Swarn Johal
Residential Development
5788 152nd Street Surrey, BC

SITE LAYOUT

SITE AREA: Approx. 4011m² / 0.99ac

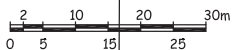
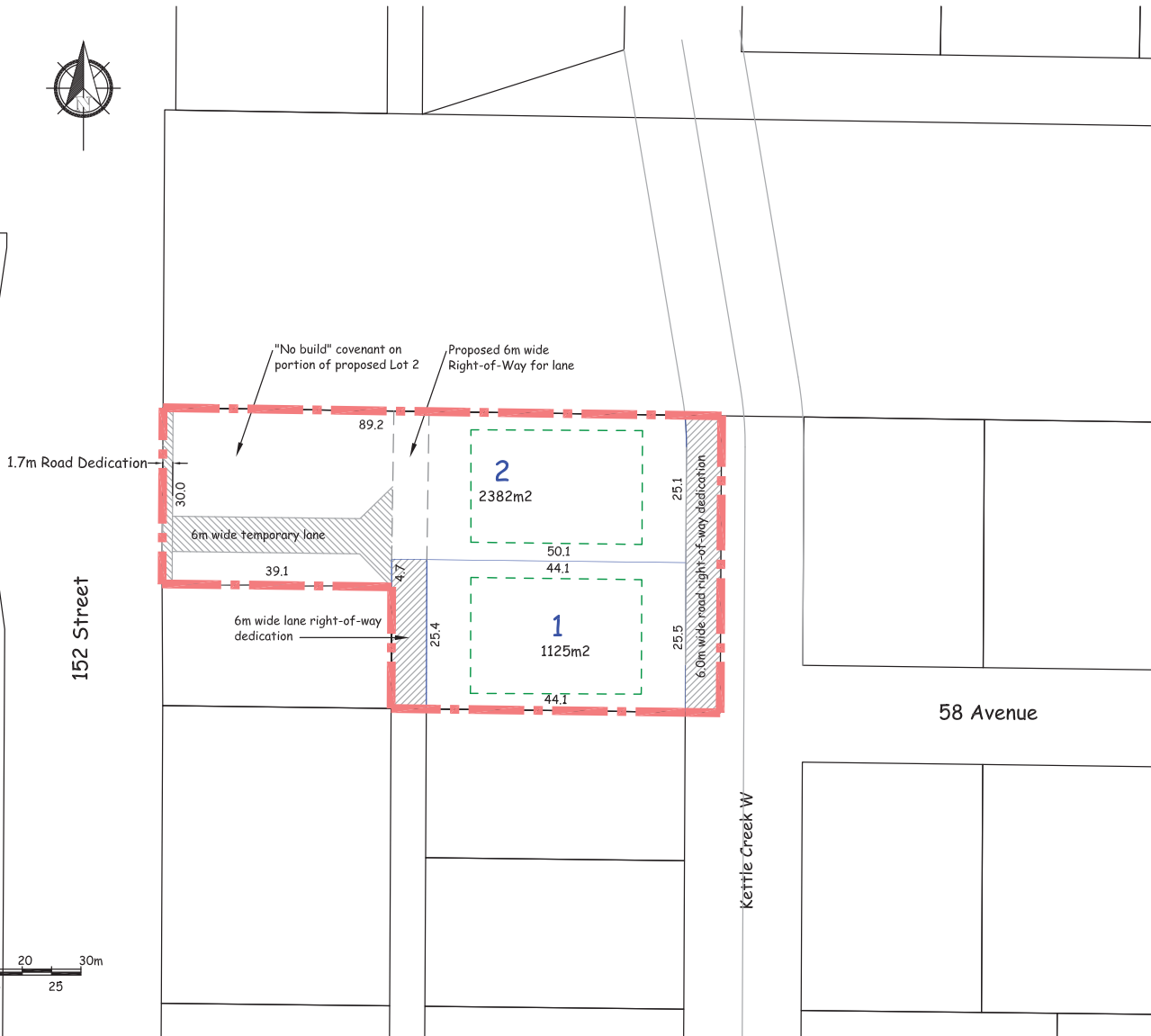
EXISTING ZONING:
RA (One Acre Residential)

PROPOSED ZONING:
RH-G (Half-Acre Gross Residential)
Min. Area: 1120m²
Min. Width: 24m
Min. Depth: 30m

OFFICIAL COMMUNITY PLAN:
Existing: Suburban
Proposed: Suburban

LOT YIELD:
Existing: 1
Proposed: 2

GROSS DENSITY: 2.02 upa



NOTE:

- This plan is conceptual only, is subject to change due to:
- Review and approval by appropriate municipal, regional, provincial and federal governments and outside agencies
 - Full environmental, geotechnical and soil assessments.
 - Legal and topographical survey.
 - Tree survey and assessment.
 - Park dedication requirements or cash in lieu of.
 - School site acquisition requirements and/or charges.
 - Storm water detention requirements.
 - Road dedication requirements.
 - Environmentally sensitive areas and setback requirements.
 - Building locations.
 - Right-of-way and/or easement requirements.



201 - 12448 82 Avenue, Surrey, BC Canada V3W 2B3
Tel: (604) 597-1650 Fax: (604) 597-1651 Email: swarn@aplinmartin.com



Project 11-177
22 Dec 2011

INTER-OFFICE MEMO

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

FROM: **Development Project Engineer, Engineering Department**

DATE: **March 6, 2012** PROJECT FILE: **7812-0006-00**

RE: **Engineering Requirements
Location: 5788 152 St.**

REZONE/SUBDIVISION***Property and Right-of-Way Requirements***

- Dedicate 1.708 metres on 152 Street for a total of 30.000 metres;
- Dedicate 5.960 metres on Kettle Creek W for a total of 20.000 metres;
- Dedicate 6.0 metre wide north-south lane;
- Provide 0.500 metre wide SROW along 152 Street;
- Provide 6.0 metre wide north-south SROW for lane portion that is not being dedicated at this time;
- Provide 6.0 metre wide east-west SROW along with appropriate corner cuts;
- Provide No-Build Restrictive Covenant on remaining portion of Lot 2.

Works and Services

- Construct west side of Kettle Creek W to the Through Local standard;
- Construct north-south lane;
- Construct temporary east-west lane and provide cash-in-lieu for future removal;
- Removal of existing southern driveway letdown;
- Removal of existing temporary lane outlet to 152 Street located on 5772 - 152 Street;
- Relocate access for 5782 - 152 Street to ultimate north-south lane.

A Servicing Agreement is required prior to Rezone/Subdivision.



Bob Ambardar, P.Eng.
Development Project Engineer

HB

BUILDING GUIDELINES SUMMARY

Surrey Project No: 7912-0006-00

Project Location: 5788 152nd St., Surrey, B.C.

**Design Consultant: DAVENPORT DESIGN GROUP LTD.
Alycia Hayes File # 30041**

The draft Building Scheme proposed for this Project has been filed with the City Clerk. The following is a summary of the Residential Character Study and the Design Guidelines, which highlight the important features and form the basis of the draft Building Scheme.

1. Residential Character

1.1 General Description of the Existing and /or Emerging Residential Character of the Subject Site:

The *subject site* is located at 5788 152nd St., Surrey, BC.

This is one property is an irregular rectangular infill lot fronting onto 152nd St., Backing onto Kettle Creek W.

Existing Zoning - RA One acre residential

Site Area: Approx. 4011m² /0.99 ac

Proposed Zoning for the development of 2 (two) RH-G(Half Acre Residential Gross Density Zone) Standard Family Residential Zoned Lots.

Legal: LT 1 SEC 11 TWP 2 PL 71605 NWD

Lot sizes proposed are:

Lot 1 1125m² (12109.4 sq.ft)

25.5 m X 44.1m

6m rear lane placed between Lot 1 and Lot 2

In a north south direction

6m wide lane right of way dedication situated on the west side of Lot 1

Lot 2 2437m² (26231.65 sq.ft)

25.1mX 50.1m

Estimated 6.0m wide road dedication on the east side of Lots 1 & 2

In a north south direction

Properties located to the north of the subject property are RH-G & RA zoning.

Properties located to the south of the subject property are RH-G & CD zoning.
 Properties located to the west of 152nd St., are CD zoning.
 Properties located to the east of the subject property are RH-G and RA zoning.

Proposed development of 2 (two) RH-G Lots
 Standard Family Residential Zoned Lots.

The *subject site* is an infill property centrally located amongst a developing area with boundaries from North of Subject site Kildare Dr.
 South of Subject site is #10 hwy.

East of subject site is Kettle creek E.
 West of Subject site is 15173 152nd St large CD property to be developed.

Panorama Village shopping centre is situated south / west corner of the *subject site*. The subject site is conveniently situated centrally between recently developed properties which are RF-12 zoned as shown.

1.2 Prevailing Features of the Existing and Surrounding Dwellings Significant to the Proposed Building Scheme:

The neighboring homes are approximately 0 – 15 years old and vary in style from West Coast Modern and Contemporary Stucco. They generally have the same massing on the upper floor as the lower wall lines. There is much use of bays and carousel type window treatment as was predominant 10 – 15 years ago. The emerging residential character requirements will be that of upper floor lines setback from the main floor wall lines.

Dwelling Types/ Locations	Existing Single Family Dwellings of a Contemporary Stucco and West Coast Modern
Dwelling Sizes/ Locations	Dwellings are typical two - storey; with the majority of the surrounding houses having cedar roofing materials
(Floor Area and Volume)	Approximately 186sm to 371sm (2000sf – 3000sf) excluding garage and in ground basements;
Exterior Treatment/ Materials	consists of stucco, and vinyl siding and “hardiplank’ singularly or in combinations with brick and stone
Roof Pitch and Materials	range from 5/12 to 8/12: Materials are, cedar shakes, and /or cedar shingles with a shake profile, and a few homes with duroid shingles;
Window/ Door Details	window openings are divided with horizontal muntin bars, and arched window; min. 100mm (4 inch) trim on all doors and windows
Streetscape	Two - storey dwellings with mid –scale massing designs with mass allocations in a proportionally correct and balanced manner across the facade.
Other Dominant Elements	Low to adequate landscaping accompanied with lack of sizable trees. (two car garages standard feature)

2.0 Proposed Design Guidelines

2.1 Specific Residential character and Design Elements these Guidelines Attempt to Preserve and /or create:

Neo – Heritage, Neo – Traditional and West Coast Modern type housing styles with balanced massing, consistent roofing combined with moderate pitch and gable roof lines on front elevations.

2.2 Proposed Design Solutions:

Dwelling Types/Location	typical 2 storey with consistent front setbacks to road frontage. Dwelling Size Restrictions in respect of a <i>two-storey single family dwelling</i> , the finished living area, including any garage and excluding any in ground basement is not less than 157.9 m ² (1700 ft ²). The maximum size of a single family dwelling should be in accordance with the requirements of specified in the Single Family Residential Zone (RF) zoning bylaw;
Restrictions on Dwellings	Secondary suites are not permitted
Exterior Materials/ Colours	Stucco, vinyl siding. cedar siding only in combination of min 25% brick, stone or wall shingles in natural and earth tones
Roof Pitch	min 7/12 to max.9/12
Roof Materials /Colours	cedar shakes or cedar shingles in natural, earth or brown tones
Window/Door Details	consistent geometrical shapes (front facing) which contain muntin bars/mullion bars, feature windows are encouraged. Min 4" trim around all windows and doors
In-ground Basements	front facing basement windows are not permitted, or unless required by the B.C. Building Code. Outside access into the basement is only from the rear of the house
Special Exterior Features	the majority of the upper level at the front will be off set by roof skirts, porches and / or wood detail. Roof elements will be hip and /or gable with a min. of one gable on the front elevation

**Con't
Landscaping**

Moderate modern Urban Standard

Tree planting as specified on the Tree Replacement Plan

Plus the following are the minimum front yard and side yard landscaping requirements:

Sod: all street fronting yard areas on the *lot* are landscaped with sod (to be returned 5ft. from front face of dwelling ,down both side yards)

Tree: min. one 6 cm caliper deciduous tree as determined by the consultant,

Shrubs: Interior lots minimum of 10 five-gallon plants of at least three different varieties.

Corner lots must have a minimum of 20 five-gallon plants of at least three different varieties distributed 10 five-gallon plants in front yard and 10 five-gallon plants in side yard.

Compliance Deposit \$5000.00

Summary Prepared and Submitted by:

DAVENPORT DESIGN GROUP LTD.

ALYCIA HAYES

TEL: 604-290-6934

DATE: March 7, 2012



TREE PRESERVATION SUMMARY

Surrey Project No.: _____
 Project Location: 5788 152nd Street, Surrey BC
 Registered Arborist: Trevor Cox, MCIP
 ISA Certified Arborist (PN1920A)
 Certified Tree Risk Assessor (43)
 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: One acre parcel with one residence, lawn and garden area in the western portion and wild natural area in the eastern portion. 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	34	(A)
Number of Protected Trees declared high risk due to natural causes	0	(B)
Number of Protected Trees to be removed	26	(C)
Number of Protected Trees to be Retained (A-B-C)	8	(D)
Number of Replacement Trees Required (7 at 1:1) + (19 at 2:1)	45	(E)
Number of Replacement Trees Proposed	6	(F)
Number of Replacement Trees in Deficit (E-F)	39	(G)
Total Number of Protected and Replacement Trees on Site (D+F)	14	(H)
Number of Lots Proposed in the Project	2	(I)
Average Number of Trees per Lot (H / I)	7	

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:

Arborist

Jan. 11, 2012

Date

CITY OF SURREYBY-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: ONE-ACRE RESIDENTIAL ZONE (RA)

TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

Parcel Identifier: 003-960-439

Lot 1 Except: Part Dedicated Road on Plan LMP33195 Section 11 Township 2 New
 Westminster District Plan 71605

5788 - 152 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* where public *open space* is not provided.

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* or *lodgers* in accordance with Section 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. For *building* construction within a *lot*:

- (a) 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*; and
- (b) The *floor area ratio* shall not exceed 0.32, 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 [105 sq.ft.] shall be reserved for use only as *accessory buildings* and *structures*.

E. Lot Coverage

The *lot coverage* shall not exceed 25%.

F. Yards and Setbacks

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

Use	Setback	<i>Front Yard</i>	<i>Rear Yard</i>	<i>Side Yard</i>	<i>Side Yard on Flanking Street</i>
<i>Principal Building</i>		7.5 m. [25 ft.]	7.5 m. [25 ft.]	3.0 m. [10 ft.]	7.5 m. [25 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.]

Use	Setback	Front Yard	Rear Yard	Side Yard	Side Yard on Flanking Street
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 Surrey Zoning By-law, 1993, No. 12000, as amended.

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 feet].
2. Accessory buildings and structures: The *building height* shall not exceed 4 metres [13 feet] except that where the roof slope and construction materials of an *accessory building* are the same as that of the *principal building*, the *building height* of the *accessory building* may be increased to 5 metres [16.5 ft.].

H. Off-Street Parking

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 *single family dwelling*, 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) 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
 - (b) 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. *Lots* created through subdivision, shall conform to the following minimum standards:

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

* Permissible reduction of up to 33% of the *lots* within a plan of subdivision.

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 RH-G Zone 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, 1987, No. 9011, as amended.
8. *Building* permits shall be subject to Surrey Development Cost Charge By-law, 2011, No. 17330, as may be amended or replaced from time to time, and the development cost charges shall be based on the RH-G Zone.
9. Tree regulations are set out in Surrey Tree Protection By-law, 2006, No. 16100, as amended.

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