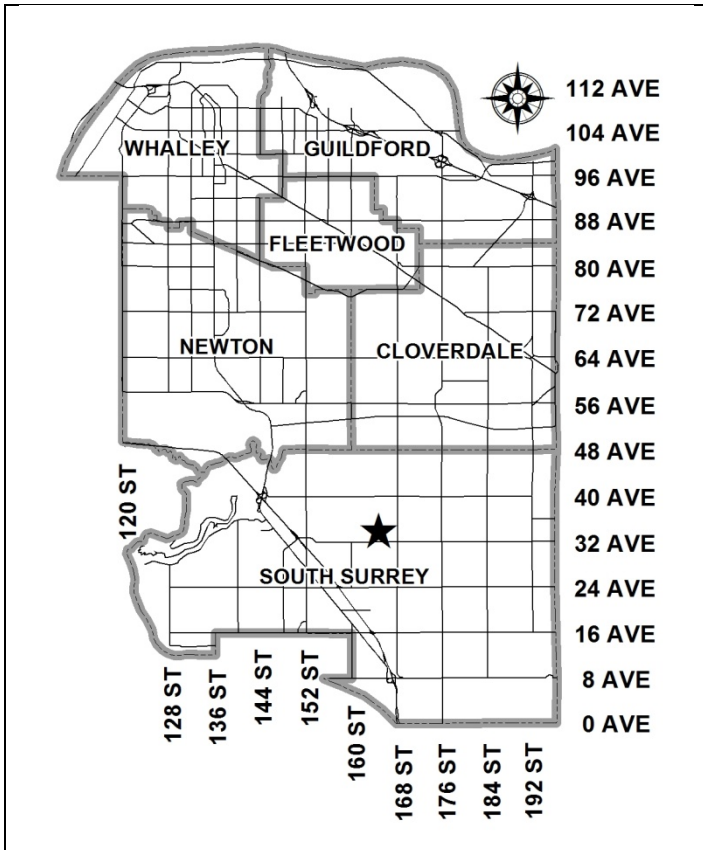


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7912-0139-00

Planning Report Date: January 14<sup>th</sup>, 2013



**PROPOSAL:**

- **Rezoning** of a portion of the property from A-1 to CD (based on RH-G and RA-G)
- **Development Permit**

in order to allow subdivision into 18 lots (16 single family, 1 open-space area and 1 remainder A-1 zoned parcel in the ALR).

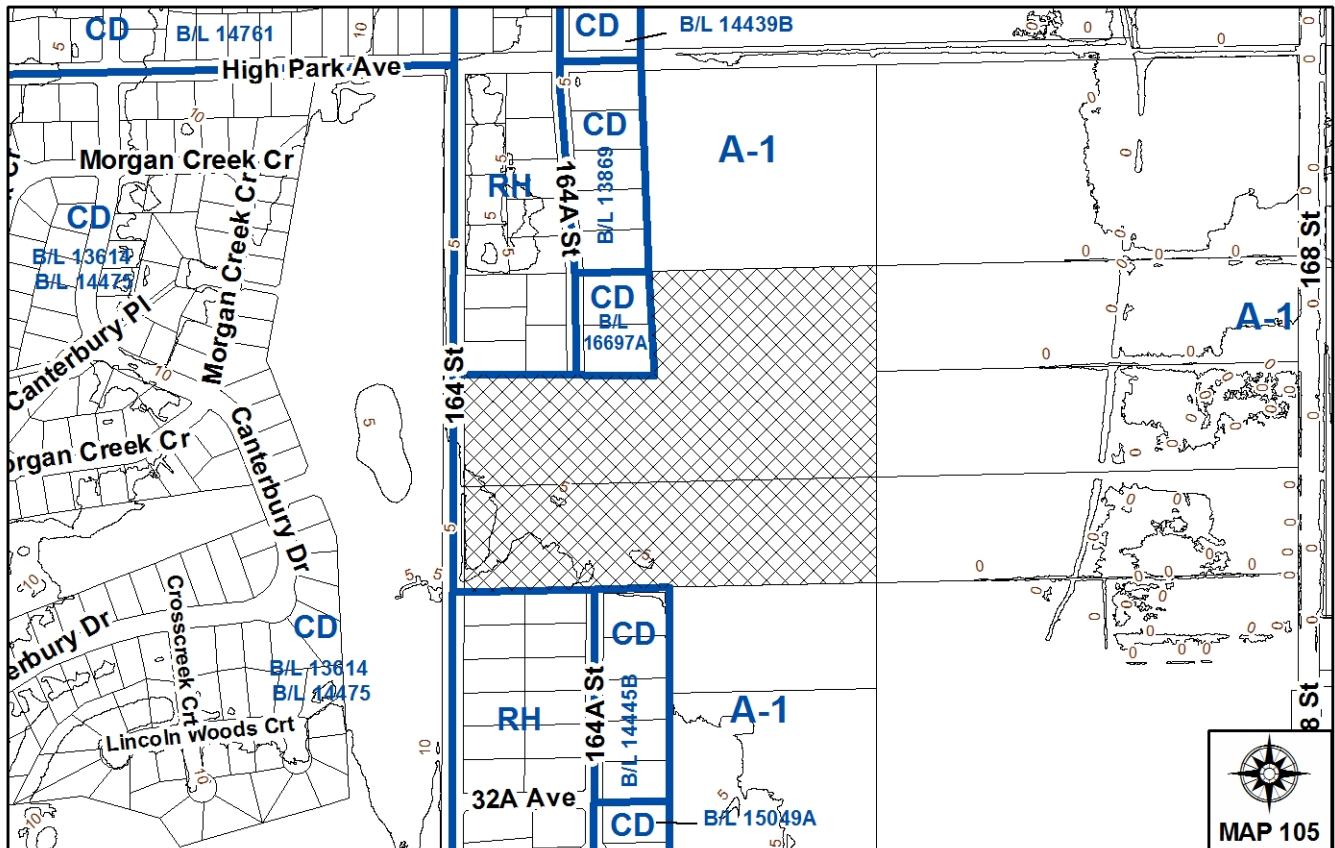
**LOCATION:** 3380 - 164A Street  
 3430 - 164 Street

**OWNER:** Audrey H Ryan

**ZONING:** A-1

**OCP DESIGNATION:** Agricultural and Suburban

**LAP DESIGNATION:** Suburban 1-Acre Residential (Rosemary Heights)



### RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for Rezoning.
- Approval to draft Development Permit.

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The proposal partially complies with the Rosemary Heights Local Area Plan (LAP). An amendment is needed to re-designate a portion of the site from “Suburban One-Acre Residential” to “Suburban Half-Acre Residential”.
- The proposal partially complies with City Policy O-23 “Residential Buffering Adjacent to the ALR/Agricultural Boundary”. City Policy O-23 requires a minimum of one row of acreage lots immediately adjacent to the ALR boundary. The subject application proposes one row of one-acre gross density type lots immediately adjacent to the ALR boundary.

### RATIONALE OF RECOMMENDATION

- Complies with OCP Designation.
- The proposal is consistent with neighbouring developments, completes a road network and pattern of subdivision that is well established in the area, and complies with the development concept contained in the Rosemary Heights LAP.
- The proposal adheres to the landscape buffering and minimum separation distance from the ALR specified in City Policy O-23.
- The proposal includes improvements to and conveyance of a 9,889m<sup>2</sup> (2.44 acre) riparian area to the City for conservation purposes.

RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to rezone the portions of the subject labeled Block 1 and Block 2 (as defined on the Survey Plan attached in Appendix X) from “General Agricultural Zone” (A-1) (By-law No. 12000) to “Comprehensive Development Zone” (CD) (By-law No. 12000) and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7912-0139-00 to establish an agricultural buffer in accordance with the attached drawings (Appendix VIII).
3. 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) approval from the Department of Fisheries and Oceans;
  - (d) submission of a finalized tree survey, tree preservation plan, tree replacement plan, and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (e) submission of a finalized landscaping plan and landscaping cost estimate, including the agricultural interface and riparian area landscape buffer and fencing plan to the specifications and satisfaction of the City Landscape Architect;
  - (f) 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;
  - (g) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
  - (h) consolidation of the remainder ALR portion of the subject site into one legal parcel;
  - (i) discharge of the existing covenant requiring consolidation of the ALR parcels;
  - (j) registration of a public access right-of-way along the eastern boundary of the ALR portion of the subject property;
  - (k) registration of a public access right-of-way farm vehicle traffic to 168<sup>th</sup> Street across the property at 3381 168<sup>th</sup> Street, and demonstration that this access road is suitable to accommodate farm traffic to the satisfaction of the Planning & Development Department;

- (l) registration of a Section 219 Restrictive Covenant prohibiting farm vehicle traffic use for the 164A Street panhandle access driveway.
  - (m) registration of a Section 219 Restrictive Covenant to provide notice to future property owners of the adjacent ALR land and potential for nuisance impacts associated with agricultural activities; and
  - (n) the applicant enter into a P-15 agreement for monitoring and maintenance of replantings in the dedicated riparian areas.
4. Council pass a resolution to amend the Rosemary Heights Local Area Plan to re-designate a portion of the land from “One-Acre Residential” to “Half-Acre Residential” when the project is considered for final adoption.

### 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:  8 Elementary students at Morgan Elementary School 4 Secondary students at Earl Marriot School  (Appendix IV)  The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by 2014.
Parks, Recreation & Culture:	Parks has no objection to the proposal. Conveyance of the riparian area fulfills the applicant’s parkland dedication requirements.
Department of Fisheries and Oceans (DFO):	The proposal was presented to the ERC on October 17 <sup>th</sup> , 2012. At this time, DFO agreed to the elimination of one tributary and partial re-alignment of Wills Brook. In exchange, compensation will be provided through habitat improvements.
Agricultural and Food Security Advisory Committee (AFSAC):	Support. (Appendix V)

### SITE CHARACTERISTICS

Existing Land Use: Fallow farmland. 3 single family residences and several farm related outbuildings on two separate lots. Wills Brook traverses through a portion of the site.

Adjacent Area:

Direction	Existing Use	OCP/LAP Designation (Rosemary Heights)	Existing Zone
North:	Single Family Residential	Suburban/Suburban One-Acre and Half-Acre Residential, Agricultural	RH and CD (Bylaw No. 16697A)(Based on RA-G)
East:	Farmland	Agricultural	A-1 (Agricultural Land Reserve)
South:	Single Family Residential	Suburban/Suburban One-Acre and Half-Acre Residential, Agricultural	RH and CD (Bylaw No. 14458B)(Based on RA-G)
West (Across 164 <sup>th</sup> Street):	Morgan Creek Golf Course & Single Family Residential	Suburban/Suburban Half-Acre Residential and Golf Course	CD (Bylaw No. 13614 and Bylaw No. 14475)(based on RH-G)

JUSTIFICATION FOR PLAN AMENDMENTBackground

- The subject site is located north of 32<sup>nd</sup> Avenue on the east side of 164<sup>th</sup> Street, directly across from the 5<sup>th</sup> and 6<sup>th</sup> hole fairways at the Morgan Creek Golf Course. The site comprises 2 parcels totaling 10.1 hectares (25 acres), which are both zoned A-1 (“General Agriculture Zone”). The property is bisected east-west by the Agricultural Land Reserve (ALR) boundary; the eastern portion is within the ALR and designated as “Agricultural” in the OCP, the western portion is outside of the ALR and designated “Suburban” in the OCP. The western portion of the subject site (outside of the ALR) is also designated “Suburban One-Acre Residential” within the Rosemary Heights LAP, approved by Council in 1994.

Proposal

- The applicant proposes to rezone the western portion of the subject property to a Comprehensive Development (CD) zone to allow subdivision into 16 new single family residential parcels, 5 based on the “Acreage Residential Gross Density Zone” (RA-G) and 11 based on the “Half-Acre Residential Gross Density Zone” (RH-G). A 17<sup>th</sup> lot, roughly paralleling Wills Brook, is proposed to be created and conveyed to the City for conservation purposes and riparian protection (discussed later in this report). The portion of the subject properties within the ALR will be consolidated into one legal parcel and remain zoned A-1, with no other changes.
- The applicant’s proposal is consistent with the neighbouring subdivisions to the north and south of the subject site along 164 and 164A Streets. These surrounding parcels, including those in the Morgan Creek development, are comprised of half-acre gross density type lots, with significant amounts of public open space. Larger lots are typically located next to the ALR boundary.

- The proposed CD zone is consistent with neighbouring CD zones. The five proposed lots based on RA-G are smaller than typical RA-G, however exceed the minimum width and depth requirements of this zone.
- Justification for the proposal is provided by its consistency with surrounding developments supported by Council, the continued protection of ALR lands through adherence to policy O-23, and the completion of 164A Street through the subject site.

## DEVELOPMENT CONSIDERATIONS

### Protected Watercourses & Environmental Issues

- The subject site is encumbered by two protected watercourses. One Class A (Red-coded) watercourse (Wills Brook) enters the subject site from a culvert under 164<sup>th</sup> Street in the south-west corner of the property, flowing in a north-easterly direction until it reaches the property line (shared with 3473 164A Street), where it then flows eastward until draining into “Old Logging Ditch”. The second watercourse is a Class AO (unnamed open ditch) originating from the same culvert, running a short distance on the east side of 164<sup>th</sup> Street and extending no further than the north property line of the subject property.
- The applicant retained an environmental consultant (Envirowest Consultants Inc.) to conduct an analysis of the watercourses on the subject property and prepare a proposal to the Environmental Review Committee (ERC) for watercourse modification, setback relaxation, and habitat improvements.
- The applicant proposes the elimination of the Class AO roadside ditch, as well as a partial re-alignment of Wills Brook (where it enters the subject property) to facilitate a more efficient use of the land. To compensate for the relocation of the creek, significant landscaping improvements will be made to the riparian areas within the rezoning area (discussed in the following paragraph). Further, the applicants propose to convey the riparian areas to the City for conservation purposes. The riparian area ranges in width from 10 – 15 metres from top of bank either side of the creek and has a total area of 1 hectare (2.5 acres). This proposal was accepted at the October 17<sup>th</sup>, 2012 ERC meeting.
- The applicant’s environmental consultant has submitted landscaping plans and a cost estimate for the plantings in the riparian area:
  - All existing trees within the riparian area are to be retained; all invasive species including blackberry bushes are to be removed.
  - All new plantings will conform to the Ministry of Environment and Federal Department of Fisheries and Oceans standards.
  - City Staff have reviewed the landscaping plans and found them to be generally acceptable.
- A P-15 Agreement for monitoring and maintenance will be required as a condition of final approval to ensure survivorship of the new plantings.

### Proposed CD Bylaw

- The proposed CD Bylaw for lots 1 – 11 is consistent with the RH-G zone, with the following modifications:
  - The allowable floor area ratio (FAR) has been increased from 0.32 to 0.35. While the proposed lot sizes are consistent with the maximum permitted in the RH-G zone, the substantial dedication of land has resulted in lots that are significantly smaller than those in neighbouring developments to the north and south. In order to accommodate construction of similar sized homes on the subject site as compared to these neighbouring developments, this increase in FAR is proposed.
  - The requirement for open space dedication is increased from 15% to 25% to be consistent with the amount of land conveyed as part of the subject proposal.
- The proposed CD Bylaw for lots 12 – 16 is based on the RA-G zone, with the following modifications:
  - The minimum lot size has been decreased to 2024 m<sup>2</sup> (0.5 acre).
  - The minimum lot depth has been increased to 55 metres (180 ft.).
  - The rear yard setback to the principal building has been increased to 37.5 metres (123 ft.) to remain consistent with and enforce Policy O-23.
  - A provision is included to require a landscaping buffer adjacent to the ALR (discussed in the following section). Required ongoing maintenance of this buffer is also included.
  - The requirement for open space dedication is again increased to 25%.
  - The combined total of outside parked cars, trailers, campers or boats is limited to three.
- The proposed CD Bylaw for the subject site is contained in Appendix IX.

### Agricultural Land Reserve Considerations

- The subject application involves the establishment of a legal boundary at the ALR edge and also consolidates 2 parcels within the ALR. Therefore, referral to the Agricultural Land Commission is not required, as per Part 5, Section 10(1) of the ALR Use, Subdivision & Procedure Regulation.
- The remaining ALR parcel will include a 4.5 metre (15 ft.) panhandle extending to 164A Street for legal frontage and vehicle access.
- There is a large dwelling, recently constructed, located on the remainder ALR portion of the subject properties. The applicant has provided a location certificate, confirming that the dwelling conforms to the minimum setbacks of the A-1 zone.
- This existing dwelling does not, however, conform to the City's new Farm Home Plate policies now contained in the A-1 zone. Any future building permits applied for on this site will be required to conform to these requirements.

### Policy O-23

- In keeping with Policy O-23 *Residential Buffering Adjacent to the ALR/Agricultural Boundary* the proposal includes the following:
  - Creation of 1-acre (0.40 ha) gross density lots at the ALR boundary.
  - Creation of ½ acre (0.20 ha) gross density lots moving away from the ALR boundary.
  - Establishment in the CD Zone of a minimum 37.5 metre (125 ft.) setback distance between the ALR boundary and the closest wall of the principle building (on lots abutting the ALR).
  - A 15.0 metre (50 ft.) wide landscaping buffer adjacent to the ALR boundary to reduce conflicts with agricultural activities.
  - Registration of a restrictive covenant on all properties adjacent to the ALR to advise owners of the potential agricultural practices in the area and also ensure that the landscape buffer is maintained.
- The application includes a Development Permit to establish the 15.0 metre (50 ft.) landscaping buffer, which will be located on the 5 CD-zoned residential lots immediately abutting the ALR.
- The applicant has retained a landscape architect (C. Kavolinas & Associates) to prepare a set of landscaping plans and cost estimate, which include plantings of indigenous species of plants and trees, a black chain link fence at the ALR boundary, and a boulder wall establishing the edge of the buffer in the rear yards of the residential lots. The City's Landscape Architect has reviewed these plans and found them to be generally acceptable (Appendix VIII).

### Agriculture and Food Security Advisory Committee

- The proposal was presented to the Agriculture and Food Security Advisory Committee at their December 6<sup>th</sup>, 2012 meeting. Upon review, the AFSAC commented that unimpeded farm vehicle access to the ALR through the residential neighbourhood needs to be assured.
- Farm vehicle access to the ALR portion of the subject site will be provided by an unimpeded and direct route to 168<sup>th</sup> Street, and the panhandle extending to 164A Street will be restricted to residential traffic only.
- It is more appropriate to separate farm vehicle traffic from residential traffic to avoid potential conflict. Further, access to 168 from the East is the shortest and most direct route to the remaining ALR portion of the subject site. This access point is described in more detail in the "Pedestrian and Vehicle Access" section later in this report.
- A requirement of the proposed rezoning and subdivision is that the remaining two ALR parcels be consolidated into one legal parcel. A restrictive covenant requiring this is currently registered on the title of the property at 3430 164<sup>th</sup> Street, as result of an AAC recommendation from the adjacent development involving one of the subject properties (Application 7908-0024-00). This covenant will be discharged at the subdivision stage.



### Tree Preservation

- Andrew Connell and Trevor Cox, certified arborists with Diamond Head Consulting, prepared the Arborist Report, Tree Protection Plan and Tree Replacement Plan for the subject site. These have been reviewed by City staff and found to be generally acceptable.
- The subject site contains only 3 bylaw protected trees. 1 of these, a 'Scots Pine', is located on proposed Lot 5 and is proposed to be retained. The remaining 2 protected trees, Red Alders, are currently located on proposed Lot 11 and are to be removed. A summary of tree removal and preservation is provided in Appendix VI.
- Two replacement trees are required as per the City's Tree Protection Bylaw (Red Alders require replacement on a 1:1 basis). The applicant has provided a Tree Protection and Replacement Plan which shows 55 new trees at an average of 3.4 new trees per residential lot, well in excess of the requirements. No contribution to the Green City Fund is required.

### Design Guidelines & Lot Grading

- The applicant retained Mike Tynan of Tynan Consulting Ltd. as the Design Consultant to conduct a character study of the surrounding homes and propose a set of Building Design Guidelines to maintain consistency with existing developments. The proposed guidelines have been reviewed by staff and found to be generally acceptable; a summary is contained in Appendix VII.
- A preliminary lot grading plan, submitted by Coastland Engineering Ltd., has been reviewed by staff and found to be generally acceptable. The applicant proposes approximately 1.0 – 1.5 metres of fill on the residential lots to accommodate in-ground basements. This is consistent with neighbouring developments. No grading changes will be made on the A-1 zoned parcel as result of this development.

### Pedestrian and Vehicle Access

- The proposal includes dedication of a 16.5 metre (54 ft.) right-of-way and the through-completion of 164A Street, with a sidewalk constructed on the west side.
- The temporary cul-de-sac immediately south of the subject properties will be required to be removed and its right-of-ways discharged.
- Residential vehicle access will be provided to the remaining ALR parcel from a 4.5 metre (15 ft.) wide panhandle extending from the remainder ALR parcel to 164A Street.
- Farm vehicles will be required to access the remainder ALR portion of the subject site from 168<sup>th</sup> Street to the east.
  - There is an existing farm vehicle service road, including a creek crossing, located on the north side of the property at 3381 168<sup>th</sup> Street (also owned by the applicant) extending from the east side of the subject property through to 168<sup>th</sup> Street.
  - A statutory right-of-way will be required to be registered overtop this access road, along the north 6.0 metres (20 ft.) of the property line of 3381 168<sup>th</sup> Street, in order to provide for and ensure unimpeded farm vehicle access to the remainder ALR portion of the subject property.

- The applicant will be required to demonstrate that this access road, as well as the creek culvert, is capable of supporting farm vehicle traffic.
- A second public access right-of-way will be required along the eastern portion of the subject property (oriented north-south), to connect with an existing public access right-of-way extending south from the High Park (34<sup>th</sup> Avenue) city-owned right-of-way. There is no need for construction of a farm road along this easement at this time, given the proposed access to 168 Street noted above, however it will be in place for any future need.
- The access points and right-of-ways are pictured in Appendix IX.

### PRE-NOTIFICATION

Pre-notification letters were sent on October 26<sup>th</sup>, 2012 to 77 properties within 100 metres 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 Sheet.
Appendix II.	Proposed Subdivision Layout
Appendix III.	Engineering Summary
Appendix IV	School District Comments
Appendix V	Draft Agriculture and Food Security Advisory Committee Minutes
Appendix VI	Tree Preservation Summary
Appendix VII	Building Design Guidelines Summary
Appendix VIII	ALR Landscape Buffer Plans
Appendix IX	ALR Access Points and Right-of-Ways Diagram
Appendix X	Proposed CD By-law & Rezoning Block Plans

### INFORMATION AVAILABLE ON FILE

- Environmental Report Prepared by Envirowest Consultants Dated October 3<sup>rd</sup>, 2012
- Complete Set of ALR Landscape Plans prepared by Clark Kavolinas & Associates dated October 2012
- Complete Set of Riparian Buffer Plans prepared by Envirowest Consultants Dated November 9<sup>th</sup>, 2012
- Complete Arborist Report, Tree Protection Plan and Tree Replacement Plans prepared by Clark Kavolinas & Associates dated September 27<sup>th</sup>, 2012.

*original signed by Nicholas Lai*

Jean Lamontagne  
General Manager  
Planning and Development

DS/da



## SUBDIVISION DATA SHEET

Proposed Zoning: CD

Requires Project Data	Proposed
<b>GROSS SITE AREA</b>	
Acres	9.31
Hectares	3.77
<b>NUMBER OF LOTS</b>	
Existing	2
Proposed	16 + open space + remainder
<b>SIZE OF LOTS</b>	
Range of lot widths (metres)	24.52 – 41.32
Range of lot areas (square metres)	1120 – 2276
<b>DENSITY</b>	
Lots/Hectare & Lots/Acre (Gross)	4.24 / 1.72
Lots/Hectare & Lots/Acre (Net)	6.55 / 2.65
<b>SITE COVERAGE (in % of gross site area)</b>	
Maximum Coverage of Principal & Accessory Building	16.2
Estimated Road, Lane & Driveway Coverage	13.0
Total Site Coverage	29.2
<b>PARKLAND</b>	
Area (square metres)	9889
% of Gross Site	26.2
<b>Required</b>	
<b>PARKLAND</b>	
5% money in lieu	NO
<b>TREE SURVEY/ASSESSMENT</b>	
	YES
<b>MODEL BUILDING SCHEME</b>	
	YES
<b>HERITAGE SITE Retention</b>	
	NO
<b>BOUNDARY HEALTH Approval</b>	
	NO
<b>DEV. VARIANCE PERMIT required</b>	
Road Length/Standards	NO
Works and Services	NO
Building Retention	NO
Others	NO

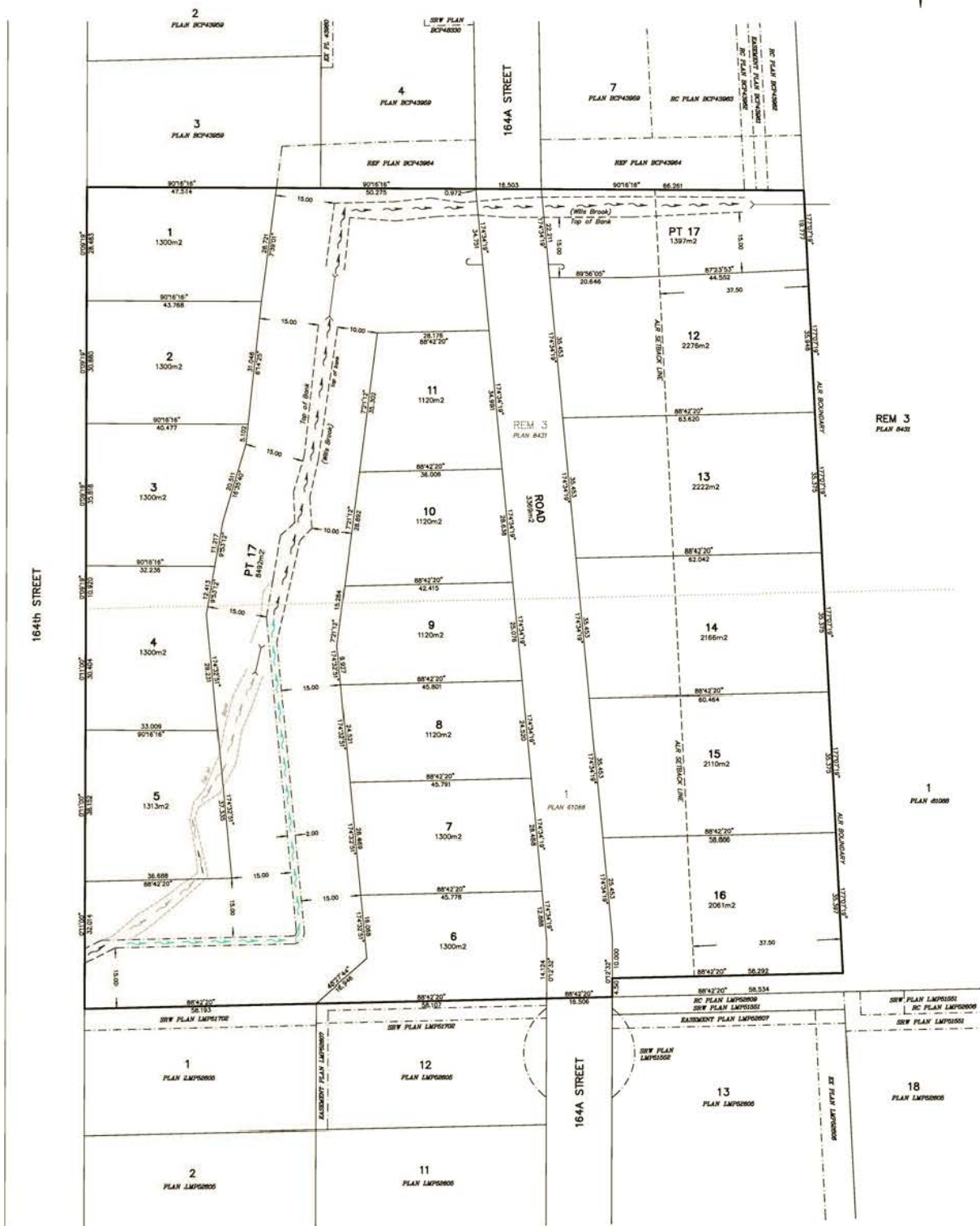
**PROPOSED SUBDIVISION PLAN OF PORTIONS OF LOT 1 PLAN 61088 AND LOT 3 PLAN 6431 EXCEPT PLAN BCP43959 ALL OF SECTION 25 TOWNSHIP 1 NEW WESTMINSTER DISTRICT**

SCALE 1:500



3380 164th STREET  
P.I.D. 004-236-801  
3430 164th STREET  
P.I.D. 011-305-878  
SURREY, B.C.

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.



---

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

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

DATE: **January 7, 2013**

PROJECT FILE: **7812-0139-00**

---

RE: **Engineering Requirements  
Location: 3380 & 3340 - 164A Street**

### **REZONE/SUBDIVISION**

#### ***Property and Right-of-Way Requirements***

- Dedicate 16.5 metres for 164A Street;
- Provide 6.0 metre wide statutory right-of-way on Lot 18 for public access;
- Provide 10.0 metre wide statutory right-of-way for maintenance of Wills Brook;
- Provide 6.0 metre wide statutory right-of-way on 3381 – 168 Street for farm vehicles.

#### ***Works and Services***

- Construct east side of 164 Street to Through local standard;
- Construct 164A Street to full road standard;
- Construct/improve east west access road on 3381 – 168 Street;
- Construct sanitary sewer main, storm sewer main and water main to service the site;
- Register restrictive covenant on Lot 18 restricting access to 164A Street to domestic vehicles only.

A Servicing Agreement is required prior to Rezone/Subdivision.

### **DEVELOPMENT PERMIT**

There are no engineering requirements relative to issuance of the Development Permit.



Rémi Dubé, P.Eng.  
Development Services Manager

HB



Monday, December 10, 2012  
**Planning**

**THE IMPACT ON SCHOOLS**

**APPLICATION #:** 12 0139 00

**SUMMARY**

The proposed 16 Single family with suites are estimated to have the following impact on the following schools:

**Projected # of students for this development:**

Elementary Students:	8
Secondary Students:	4

September 2012 Enrolment/School Capacity

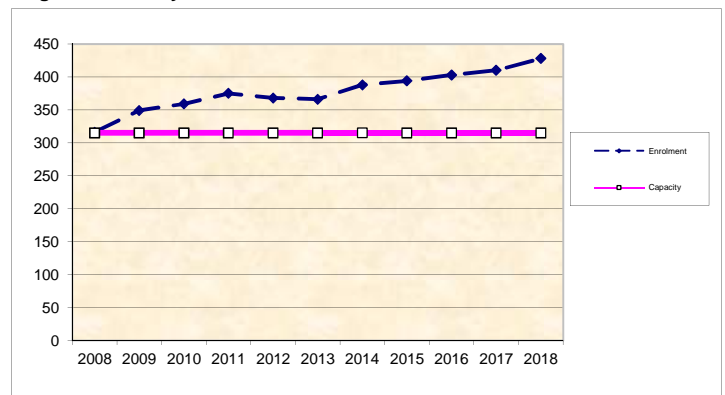
<b>Morgan Elementary</b>	
Enrolment (K/1-7):	50 K + 318
Capacity (K/1-7):	40 K + 275
<b>Earl Marriott Secondary</b>	
Enrolment (8-12):	1944
Nominal Capacity (8-12):	1500
Functional Capacity*(8-12):	1620

**School Enrolment Projections and Planning Update:**

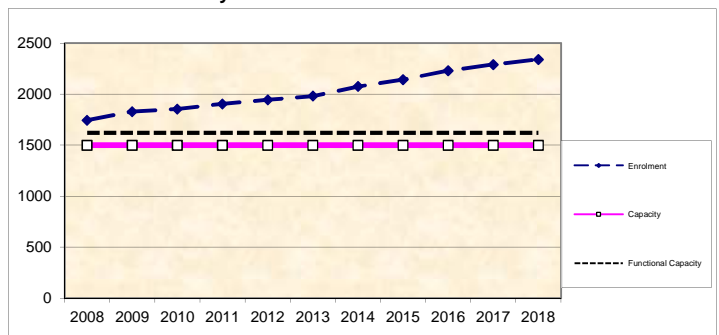
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

A new elementary school is under construction on 28th Ave near the intersection with 160th Street, which will replace Sunnyside elementary. Boundary moves with Morgan Elementary will be implemented in 2013 to help relieve projected elementary school overcrowding at Morgan and Rosemary Heights. The School District has recently purchase a new elementary school site and a secondary school site in the Grandview Area, to relieve the current overcrowding and projected longer term space shortfall in South Surrey-Grandview Area schools. The School District has submitted a request for funding of a new North Grandview Area Secondary School in the 2012-2016 Five Year Capital Plan.

**Morgan Elementary**



**Earl Marriott 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.

3. **Development Application Along the ALR Boundary  
3380 and 3430 – 164 Street**  
File No.: 7912-0139-00

D. Sturgeon, Planning Technician, was in attendance, together with M. Helliet, Coastline Engineering (for any technical questions), to review the above subject application and memo from Ron Hintsche, Current Planning Manager – South, dated November 22, 2012. Comments were as follows:

- The application involves two properties, both zoned A-1, currently containing two residences, one recently constructed, and several accessory structures not being used for agricultural purposes at this time.
- All structures within the proposed development area will be demolished. The newer, larger house within the ALR portion of the subject site will be retained.
- The applicant is proposing a 16 lot subdivision. Lots 1 - 11 are proposed to be half-acre gross density; lots 12 – 16 (adjacent to the ALR boundary) are proposed to be one-acre gross density.
- The applicant is proposing a partial re-alignment of Wills Brook, as well as conveyance of 2.4 acres of riparian area (lot 17) to the City for conservation purposes, which was accepted by the Environmental Review Committee (ERC) at their October 17, 2012 meeting.
- The remaining two parcels, located entirely in the ALR, are proposed to be consolidated into one 16.5 acre parcel (as per a condition imposed under Application 7908-0024-00 where a portion of 3430 - 164 Street was rezoned and subdivided into seven single-family residential lots). This will help to protect the viability of farming by creating a larger parcel of ALR land.
- The applicant will be required to register a public access easement along the eastern boundary of the proposed ALR parcels, connecting with an existing easement, extending south from the 36 Avenue right-of-way, for farm vehicle access. Access to the ALR portion of the subject properties will also be provided through a 4.5 metre wide panhandle along the south boundary of proposed lot 16 connecting to 164A Street.

Discussion ensued with respect to farm vehicle/equipment access through the residential area, noting that protection of movement for agriculture equipment is necessary for this application.

It was

Moved by M. Bose

Seconded by S. VanKeulen

That the Agriculture and Food Security Advisory

Committee support Application No. 7912-0139-00 with the understanding that movement of farm vehicles through the residential area to the south will be protected and that the appropriate buffers are in place.

Carried

K. Thiara left the meeting at 11:27 a.m.



**TREE PRESERVATION SUMMARY**

Project Location: 3380 & 3430 164<sup>th</sup> 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: Almost 20 acre parcel with numerous outbuildings and sparsely treed.

2. Summary of Proposed Tree Removal and Placement:

The summary will be available before final adoption.


Number of Protected Trees Identified		3	(A)
Number of Protected Trees declared high risk due to natural causes			(B)
Number of Protected Trees to be removed		2	(C)
Number of Protected Trees to be Retained	( A-B-C )	1	(D)
Number of Replacement Trees Required	( C-B ) x 2	2	(E)
Number of Replacement Trees Proposed			(F)
Number of Replacement Trees in Deficit	( E-F )		(G)
Total Number of Protected and Replacement Trees on Site	( D+F )		(H)
Number of Lots Proposed in the Project			(I)
Average Number of Trees per Lot	( H / I )		

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

September 18,  
 2012  
 \_\_\_\_\_  
 Date

## **BUILDING GUIDELINES SUMMARY**

Surrey Project no: 7912-0139-00  
Project Location: 3380 and 3430 - 164 Street, Surrey, B.C.  
Design Consultant: Tynan Consulting Ltd., (Michael E. Tynan)

**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 in the 3300 and 3400 blocks of 164 Street and 164A Street. There is an existing RH and CD zoned development adjacent to the north side of the subject site - a 7 lot project, which was recently developed as Surrey project 7908-0024-00. The subject RH lots will adjoin the existing RH lots and the subject CD lots will adjoin the existing CD lots, making the subject site a continuation of the existing site to the north, thus necessitating a seamless integration in theme, representation, and character of dwellings between the two sites. A similar situation exists south of the site, wherein there are RH lots west of 164A Street and CD lots east of 164A Street. Therefore, the subject site will also have to seamlessly integrate with the existing homes to the south.

The existing homes to the north and south of the subject site are similar in character and quality and so the area surrounding the subject site can be described as a single character area. The homes are 3500 - 5000 sq.ft. suburban-estate, executive quality Two-Storey type. The style range includes "Traditional", "Neo-Traditional", "Craftsman-Heritage", and "Neo-Heritage". All of the homes have desirable, mid-scale massing designs that exhibit good balance and appropriate proportionality between various projections on the front facade. Several homes can be considered to be of "significant architectural merit". Many homes have large covered entrance verandas, and nearly all homes have a triple garage. Roofs are steeply sloped, ranging from 9:12 to 14:12. Roofs are surfaced either in cedar shingles or in shake profile concrete roof tiles. Siding materials include cedar, hardiplank, and stucco. Gable projections are highly articulated with cedar shingles, or with stucco or vertical wood battens over Hardipanel. Most homes have generous stone feature veneers and extensive wood trim detailing. Most yards are landscaped to a high-to-extraordinary standard for estate quality RH zone developments.

This area was built out over a time period spanning from the pre-1950's to the 2000's. The age distribution from oldest to newest is : more than 60 years old (5%), 60 years old (5%), less than 15 years old (90%). Home size distribution in this area is as follows : under 1200 sq.ft. (6%), 3001-3550 sq.ft. (17%), and over 3550 sq.ft. (76%). Styles found in this area include: "Old Urban" (11%), "Craftsman Heritage" (6%), "Neo-Heritage" (50%), "Traditional English" (11%), and "Neo-Traditional" (22%). Home types include : Bungalow (11%), and Two-Storey (89%). The massing scale found on neighbouring homes ranges from simple, small, low mass structures (the two existing subject site homes to be demolished) to mid-to-high-scale

structures with proportionally consistent, well balanced, context quality massing designs. The scale range for the front entrance element is : one storey (32%), one storey front entrance veranda in heritage tradition (58%), and 1.1/2 storey front entrance (10%).

Seventy six percent of homes have a roof slope exceeding 8:12 (the minimum roof slope in the building scheme to the north was 9%). Main roof forms (largest truss spans) include : common hip (63%), and common gable (37%). Feature roof projection types include : none (8%), common hip (8%), common gable (64%), Dutch hip (8%), Boston hip (4%), and shed (8%). Roof surfaces include : metal (5%), shake profile asphalt shingles (5%), concrete tile (shake profile) (26%), and cedar shingles (63%).

Main wall cladding materials include : horizontal cedar siding (10%), horizontal vinyl siding (5%), Hardiplank siding (75%), and stucco cladding (10%). Feature veneers on the front façade include: no feature veneer (6%), brick (3%), stone (42%), wood wall shingles (15%), hardiplank shingles (18%), vertical board and batten cedar (3%), and 1x4 vertical battens over Hardipanel (12%). Wall cladding and trim colours include : Neutral (white, cream, grey, black) (40%), Natural (earth tones) (57%), Primary derivative (red, blue, yellow) (3%).

Covered parking configurations include : No covered parking (13%), Double garage (13%), Triple garage (69%), Rear garage (6%).

The landscaping standard found on two thirds of homes in this area ranges from "above-average-modern-suburban" to "extraordinary-suburban-estate". Driveway surfaces include: gravel (12%), exposed aggregate (76%), stamped concrete (6%), and interlocking masonry pavers (6%).

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

- 1) **Context Homes:** Eighty nine percent of homes can be considered 'context homes' (as identified in the residential character study), providing suitable architectural context for the subject site. Context homes include: 3508 - 164A Street, 3472 - 164A Street, 3473 - 164A Street, 3485 - 164A Street, 3507 - 164A Street, 3508 - 164 Street, 3358 - 164 Street, 3332 - 164 Street, 3316 - 164 Street, 3319 - 164A Street, 3337 - 164A Street, 3355 - 164A Street, 3346 - 164A Street, and 3302 - 164A Street. There is no opportunity to introduce a new character. This is a strict infill situation in which new homes should be consistent in theme, representation, and character with existing homes north and south of the subject site.
- 2) **Style Character:** New homes should have a suburban-estate character. Styles suited for this objective include a range of Traditional and Heritage styles in addition to modern interpretations including "Neo-Traditional" and "Neo-Heritage". Note that style range is not restricted in the building scheme. However, the consultant refers to the character study when reviewing plans to determine whether the designs meet the intent of the character study conclusions.
- 3) **Home Types:** 89% of existing homes are Two Storey type (only the two homes designated for demolition are not Two-Storey type). However, Home types (Two-Storey, Bungalow etc..) are no longer regulated in building schemes.
- 4) **Massing Designs:** Massing designs should meet new (post year 2010) standards for RH zoned subdivisions and should also meet the high standards found on surrounding homes. New homes should exhibit "mid-scale" massing. Various elements and

projections on the front of the home should be interesting architecturally, and should be in pleasing natural proportions to one another. These elements and proportions should be located so as to create balance across the façade.

- 5) **Front Entrance Design:** Front entrance porticos range from one to 1.1/2 storeys in height. The recommendation is to limit the range of entrance portico heights to between one storey and 1 ½ storeys to ensure there is not proportional overstatement of this one element.
- 6) **Exterior Wall Cladding:** A wide range of cladding materials have been used in this area, including Vinyl (on one home to be demolished). Vinyl is a low cost utility cladding material that is well suited to areas where affordability is an objective. This is not the case here, as all lots and homes will be of high value and estate quality. Vinyl therefore, is not recommended.
- 7) **Roof surface:** All context homes have either a shake profile concrete tile roof surface (most homes to the north), or a cedar shingle roof surface (most homes to the south). Roof surfaces should be limited to these two materials.
- 8) **Roof Slope:** Roof pitch over 8:12 on the context homes (homes to the north were regulated by a building scheme requiring a minimum 9:12 slope). 9:12 is a suitable minimum roof slope given the objective of obtaining homes with an estate appearance.

**Streetscape:** This is an area unambiguously characterized by suburban-estate quality Two-Storey homes with a style range including "Traditional", "Heritage". "Neo-Traditional" and "Neo-Heritage" styles. The homes have mid-scale massing characteristics and high quality massing designs in which various elements on the front are in aesthetically pleasing proportions to one another, and are balanced across the facade. Roof slopes range from 9:12 to 12:12. Roof surfaces on context homes include only cedar shingles or shake profile concrete roof tiles. Homes are clad in Hardiplank, cedar or stucco (no vinyl), and are trimmed with brick or stone and have wood or Hardi shingles in gable ends. Colours are neutral and natural range only. Landscapes range from "high quality" to "extraordinary quality".

## 2. Proposed Design Guidelines

### 2.1 Specific Residential Character and Design Elements these Guidelines Attempt to Preserve and/or Create:

- The new homes are constructed to a high architectural standard, meeting or exceeding standards found in most executive-estate quality subdivisions in the City of Surrey, and in the existing developments adjacent both to the north and south sides of the subject site. New homes are readily identifiable as one of the following styles: "Traditional" (including English Country, English Tudor, English Manor, Cape Cod and other sub-styles that impart a formal, stately character), Classical Heritage, Neo-Heritage, and estate quality manifestations of the Neo-Traditional style.
- a new single family dwelling *constructed* on any *lot* meets year 2000's design standards, which include the proportionally correct allotment of mass between various street facing elements, the overall balanced distribution of mass within the front facade, readily recognizable style-authentic design, and a high trim and detailing standard used specifically to reinforce the style objectives stated above.
- trim elements will include several of the following: furred out wood posts, articulated wood

post bases, wood braces and brackets, louvered wood vents, bold wood window and door trim, highly detailed gable ends, wood dentil details, stone or brick feature accents, covered entrance verandas and other style-specific elements, all used to reinforce the style (i.e. not just decorative).

- the development is internally consistent in theme, representation, and character.
- the entrance element will be limited in height (relative dominance) to 1 to 1 ½ storeys.

## 2.2 Proposed Design Solutions:

### Interfacing Treatment with existing dwellings)

Strong relationship with neighbouring “context homes” in the 3300, 3400, and 3500 blocks of 164 Street, and with context homes in the 3300, 3400, and 3500 blocks of 164A Street. Similar home types and sizes. Similar massing design characteristics. Similar roof types, roof pitch, roofing materials. Similar siding materials. Equal or better articulation standard.

### Exterior Materials/Colours:

Stucco, Cedar, Hardiplank, Brick, and Stone. No Vinyl siding.

“Natural” colours such as browns, greens, clays, and other earth-tones, and “Neutral” colours such as grey, white, and cream are permitted. “Primary” colours not permitted on cladding materials. “Warm” colours such as pink, rose, peach, salmon are not permitted. Trim colours: Shade variation of main colour, complementary, neutral, or subdued contrast only.

### Roof Pitch:

Minimum 9:12.

### Roof Materials/Colours:

Cedar shingles, or shake profile concrete roof tiles in grey, black, or brown only. Copper roofs permitted over feature projections. No asphalt shingles.

### In-ground basements:

Permitted, subject to determination that service invert locations are sufficiently below grade. Basements will appear underground from the front.

### Treatment of Corner Lots:

Not applicable - there are no corner lots

### Landscaping:

*High quality suburban estate standard required.* Tree planting as specified on Tree Replacement Plan plus minimum 50 shrubs of a minimum 3 gallon pot size. Sod from street to face of home. Driveways: exposed aggregate, interlocking masonry pavers, or stamped concrete.

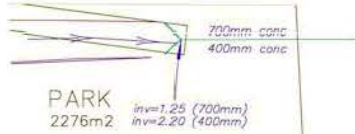
**Compliance Deposit:** \$5,000.00

**Summary prepared and submitted by:** Tynan Consulting Ltd.      **Date:** Nov 10, 2012

**Reviewed and Approved by:**



**Date:** Nov 10, 2012



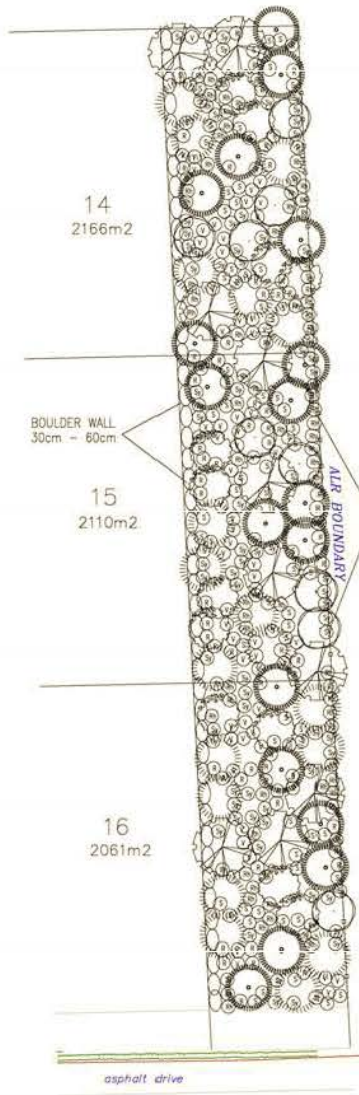
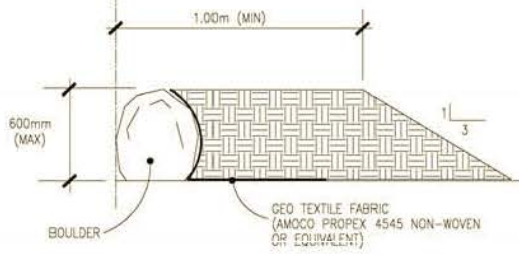
PARK  
2276m<sup>2</sup>  
inv=1.25 (700mm)  
inv=2.20 (400mm)

BOULDER WALL  
30cm - 60cm

12  
2276m<sup>2</sup>

13  
2222m<sup>2</sup>

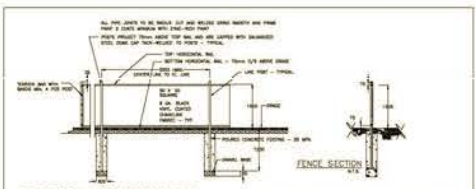
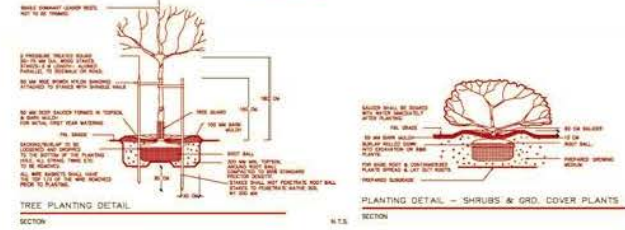
BOULDER DETAIL



PLANT LIST					
KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	SPACING
(Symbol)	BETULA Papyrifera	PAPER BIRCH	18	5 CM. CAL.	AS SHOWN
(Symbol)	ACER Macrophyllum	BIGLEAF MAPLE	16	5 CM. CAL.	AS SHOWN
(Symbol)	ACER Gracatum	VINE MAPLE	20	3.00 METERS	AS SHOWN
(Symbol)	PSEUDOTSUGA Menziesii	DOUGLAS FIR	25	2.50 METERS	AS SHOWN
(Symbol)	THUJA Plucata	WESTERN RED CEDAR	31	2.50 METERS	AS SHOWN
(Symbol)	RHOODODENDRON Albiflorum	WHITE-FLOWERED RHODOD.	151	#2 POT	90 CM. O.C.
(Symbol)	CAREX Rostrata	BEAKED SEDGE	118	#2 POT	80 CM. O.C.
(Symbol)	SYMPHORICARPOS Albus	COMMON SNOWBERRY	129	#2 POT	80 CM. O.C.
(Symbol)	PUBIS SPECIABILIS	SALMONBERRY	133	#2 POT	80 CM. O.C.
(Symbol)	SAMBUCUS Racemosa	RED ELDERBERRY	125	#2 POT	80 CM. O.C.

NOTES / GENERAL

1. PLANT LIST IS THE LIST OF PLANTS SPECIFIED FOR AN ALTERNATIVE PLANTING LIST. THE LISTING OF PLANTS IS SUBJECT TO CHANGE AND SHOULD BE REVIEWED FOR ANY CHANGES TO THE PLANT LIST. THE LISTING OF PLANTS IS SUBJECT TO CHANGE AND SHOULD BE REVIEWED FOR ANY CHANGES TO THE PLANT LIST.
2. All planting medium shall be prepared according to the following specifications:
  - Topsoil: 400 mm
  - Subsoil: 400 mm
  - Gravel: 400 mm
  - Tree pits: 300 mm ground level
3. Grading material shall have gradation and chemical properties as described in the Standards for Land Use and Land Use Planning for areas not otherwise specified. The contractor shall ensure that the soil is suitable for planting in a representative sample taken from the site prior to the start of the work.
4. On-site or imported soils shall satisfy the requirements of the Standards for planting medium. Soil shall be analyzed for pH, nutrient levels, and other soil characteristics. The contractor shall ensure that the soil is suitable for planting in a representative sample taken from the site prior to the start of the work.
5. All planting medium shall be prepared according to the following specifications:
  - Topsoil: 400 mm
  - Subsoil: 400 mm
  - Gravel: 400 mm
  - Tree pits: 300 mm ground level
6. The contractor shall ensure that the soil is suitable for planting in a representative sample taken from the site prior to the start of the work.
7. The contractor shall ensure that the soil is suitable for planting in a representative sample taken from the site prior to the start of the work.
8. The contractor shall ensure that the soil is suitable for planting in a representative sample taken from the site prior to the start of the work.



ALL JOINTS TO BE REINFORCED WITH 20mm STEEL BARS AND 100mm CONCRETE. THE JOINTS SHALL BE REINFORCED WITH 20mm STEEL BARS AND 100mm CONCRETE. THE JOINTS SHALL BE REINFORCED WITH 20mm STEEL BARS AND 100mm CONCRETE.

PIPF SCHEDULE - 1.5 M FENCING					
TYPE	NOMINAL	# O.D.	# I.D.	WALL THICKNESS	DESIGNATOR
PIPE	100mm	100mm	100mm	100mm	100mm
PIPE	100mm	100mm	100mm	100mm	100mm
PIPE	100mm	100mm	100mm	100mm	100mm
PIPE	100mm	100mm	100mm	100mm	100mm

1.5m CHAIN LINK FENCE



REV	DATE	BY	CHK
1	12/12	CSLA	CSLA

C.KAVOLINAS & ASSOCIATES INC.  
BCSLA CSLA  
3482 JONDUR COURT  
ABBOTSFORD, B.C.  
V3G 3J9  
PHONE (804) 857-2378

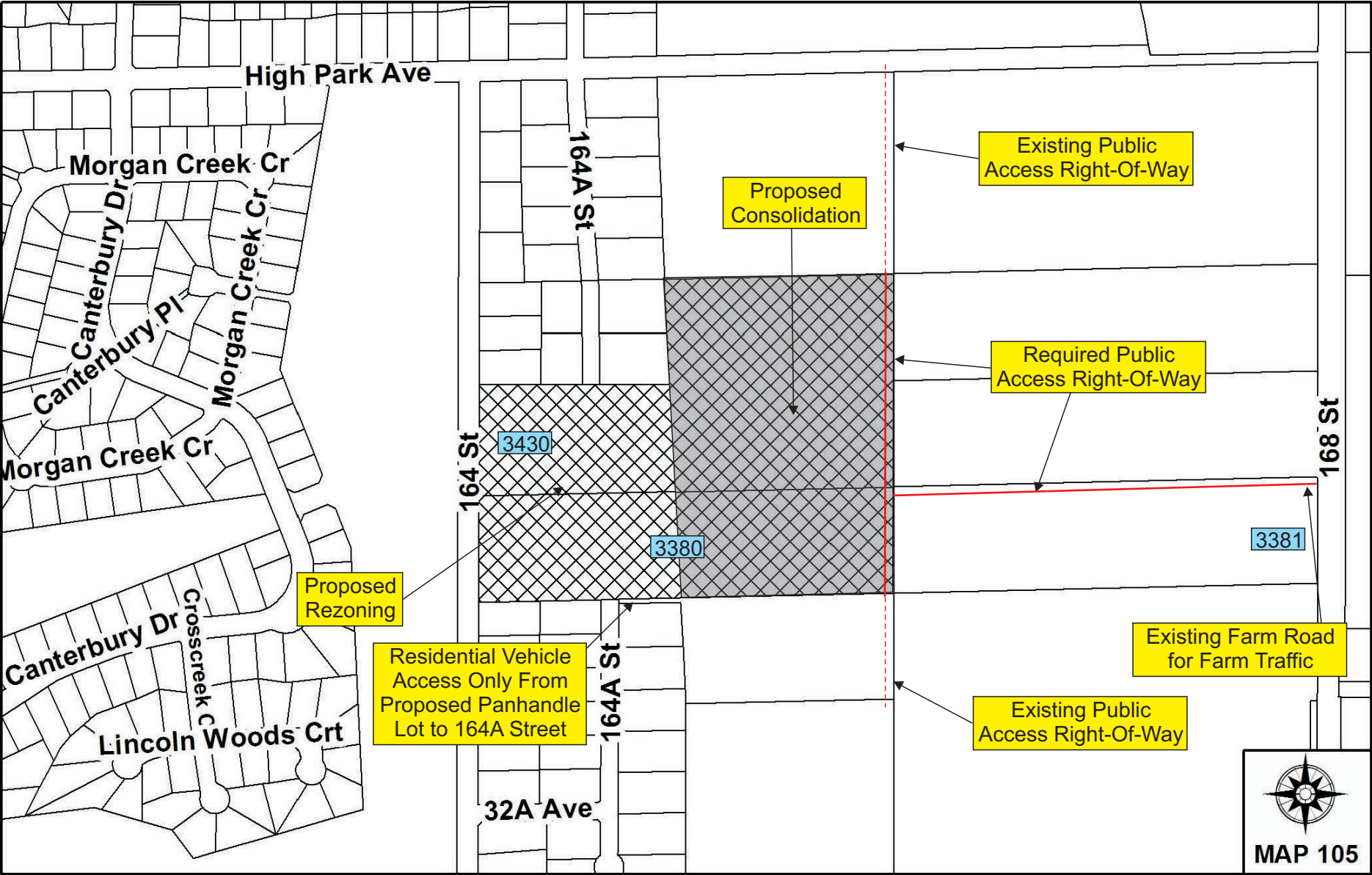
MR. MIKE HELLE  
CONSTIANO ENGINEERING & SURVEYING LTD.  
SUITE #101  
19282 - 80 AVENUE  
SURREY, B.C.  
PHONE (604) 532-8700

PLAN VIEW  
LANDSCAPE PLAN  
15 METER ALR BUFFER  
16 LOT SUBDIVISION  
3380 & 3340 - 154 STREET  
SURREY, B.C.

SCALE	DATE
1:250	OCT/12
DATE	DATE
DATE	DATE
DATE	DATE

L-1





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: GENERAL AGRICULTURAL ZONE (A-1)

TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

---

Portion of Parcel Identifier: 011-305-878

Lot 3 Section 25 Township 1 Plan 8431 Except Plan BCP43959 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 2nd day of November, 2012, containing 18,979 square metres, called Block 1.

Portion of 3430 - 164 Street

Portion of Parcel Identifier: 004-536-801

Lot 1 Section 25 Township 1 Plan 61088 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 2nd day of November, 2012, containing 18,707 square metres, called Block 2.

Portion of 3380 - 164A 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 *suburban lots* where substantial *open space* is set aside in the subdivision and where *density* bonus is provided.

The *Lands* are divided into Blocks 1, 2, 3 and 4 as shown on the Survey Plan attached hereto and forming part of this By-law as Schedule B, certified correct by John Onderwater, B.C.L.S. on the 31<sup>st</sup> day of October, 2012.



## B. Permitted Uses

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

1. Blocks 1, 2 and 3:
  - (a) One *single family dwelling* which may contain 1 *secondary suite*.
  - (b) *Accessory uses* including the following:
    - i. *Bed and breakfast* use in accordance with Section B.2, Part 4 General Provisions of Surrey Zoning By-law, 1993, No. 12000, as amended; and
    - ii. 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.
2. Block 4: *Open space*.

## C. Lot Area

Not applicable to this Zone.

## D. Density

1. For the purpose of subdivision the maximum *unit density* shall not exceed 2.5 *dwelling units* per gross hectare [1.0 u.p.g.a.].
2. The maximum *unit density* may be increased from 2.5 *dwelling units* per gross hectare to 5 *dwelling units* per gross hectare [2.0 u.p.g.a.], provided:
  - a. *Open space* in an amount of not less than 25% of the *lot* area is preserved in its natural state.
  - b. The said *open space* shall contain natural features such as a stream, ravine, stands of mature trees, or other land forms worth of preservation.
3. *Undevelopable areas* may be included in the *open space* set aside in Sub-section D.2(a), however, this *undevelopable area* shall be discounted by 50%.
4. For the purpose of *building* construction and notwithstanding the definition of *floor area ratio* in Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, 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

(a) Blocks 1 and 2:

The *floor area ratio* shall not exceed 0.35, 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*.

(b) Block 3:

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*.

(c) Block 4:

Not applicable.

**E. Lot Coverage**

1. Blocks 1 and 2:

The maximum *lot coverage* shall be 25%.

2. Block 3:

The maximum *lot coverage* shall be 20%.

3. Block 4:

Not applicable.

**F. Yards and Setbacks**

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

1. Blocks 1 and 2:

<b>Use</b>	<b>Setback</b>	<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.]
<i>Other Accessory Buildings and Structures</i>		18.0 m [60 ft.]	0.0 m [0 ft.]	0.0 m [0 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.

2. Block 3:

<b>Use</b>	<b>Setback</b>	<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.]	37.5 m [123 ft.]	4.5 m [15 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.]	15.0 m [50 ft.]	1.0 m [3 ft.]	7.5 m [25 ft.]
<i>Other Accessory Buildings and Structures</i>		18.0 m [60 ft.]	15.0 m [50 ft.]	0.0 m [0 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.

3. Block 4:

Not applicable.

## 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 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*, except as follows:
  - (a) On *lots* which have no vehicular access to the *rear yard* or where access is not feasible through modification of *landscaping* or fencing or both, either 1 *house trailer* or 1 boat may be parked in the front *driveway* or to the side of the front *driveway* or in the *side yard*, but no closer than 1 metre [3 ft.] to a *side lot line* nor within 1 metre [3 ft.] of the *front lot line* subject to the residential parking requirements stated in Table C.6 of Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.

## I. Landscaping

### 1. Blocks 1, 2 and 3:

- a) 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.
- b) 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:
- c) 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*.
- d) 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
- e) In the case of *rear yards*, this screening requirement may be provided by a 1.8 metre [6 ft.] high solid fence.

### 2. Block 3:

- a) A minimum 15.0 metre [50 ft.] wide *landscaping* strip shall be provided along the *rear lot line*, adjacent to the *Agricultural Land Reserve* boundary. This *landscaping* shall be maintained.

### 3. Block 4:

- a) The *open space* set aside pursuant to Section D.2(a) of this Zone, shall be left in its natural state.

## 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. Blocks 1 and 2:

	<b>Lot Size</b>	<b>Lot Width</b>	<b>Lot Depth</b>
Regular Standard lots	1,300 sq. m. [14,000 sq. ft.]	28 metres [100 ft.]	32 metres [105 ft.]
Permissible Reduction as set out below*	1,120 sq. m. [12,000 sq.ft.]	24 metres [80 ft.]	28 metres [92 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 for up to 50% of the lots within a plan of subdivision where 25% or more of the lands subdivided are set aside as *open space* pursuant to Section D.2(a).

2. Block 3:

	<b>Lot Size</b>	<b>Lot Width</b>	<b>Lot Depth</b>
	2,024 sq. m. [22,170 sq.ft.]	35 metres [115 ft.]	55 metres [180 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.

3. Block 4:

Not applicable.

**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. Subdivisions shall be subject to the applicable Surrey Development Cost Charge By-law, 2012, No. 17539, as may be amended or replaced from time to time, and the development cost charges shall be based on the RA-G Zone.
9. Tree regulations are set out in Surrey Tree Protection By-law, 2006, No. 16100, as amended.
10. Development permits may be required in accordance with the Surrey *Official Community Plan*, 1996, By-law No. 12900, as amended.
11. 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\_\_ .

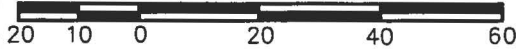
RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the \_\_\_\_\_ th day of \_\_\_\_\_, 20\_\_ .

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CLERK

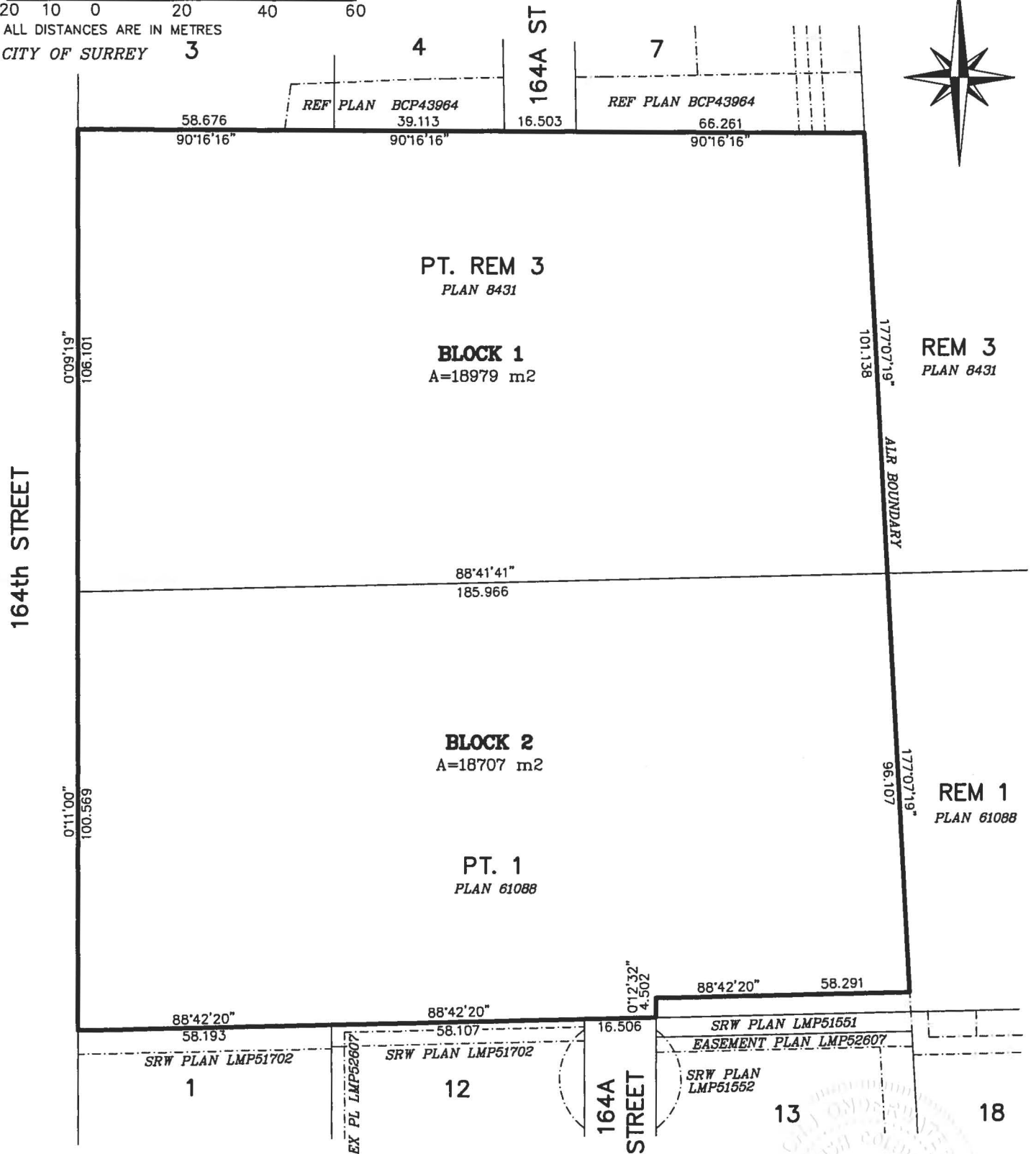
**SKETCH PLAN OF PARTS OF LOT 1 PLAN 61088 AND LOT 3  
PLAN 8431 EXCEPT PLAN BCP43964 ALL OF SECTION 25  
TOWNSHIP 1 NEW WESTMINSTER DISTRICT**

SCALE 1:1250



ALL DISTANCES ARE IN METRES

CITY OF SURREY 3



Grid Bearings are derived from  
OCMS 92H0835 & 92H0833  
Underwater Land Surveying  
B.C. Land Surveyors  
#104-5830 176A Street  
Cloverdale B.C.  
FILE: JS1269\_SK2

*This Plan Lies Within The  
Greater Vancouver Regional District*

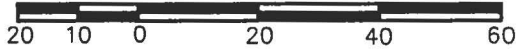
© Certified correct, completed on  
the 2nd day of November, 2012

B.C.L.S.



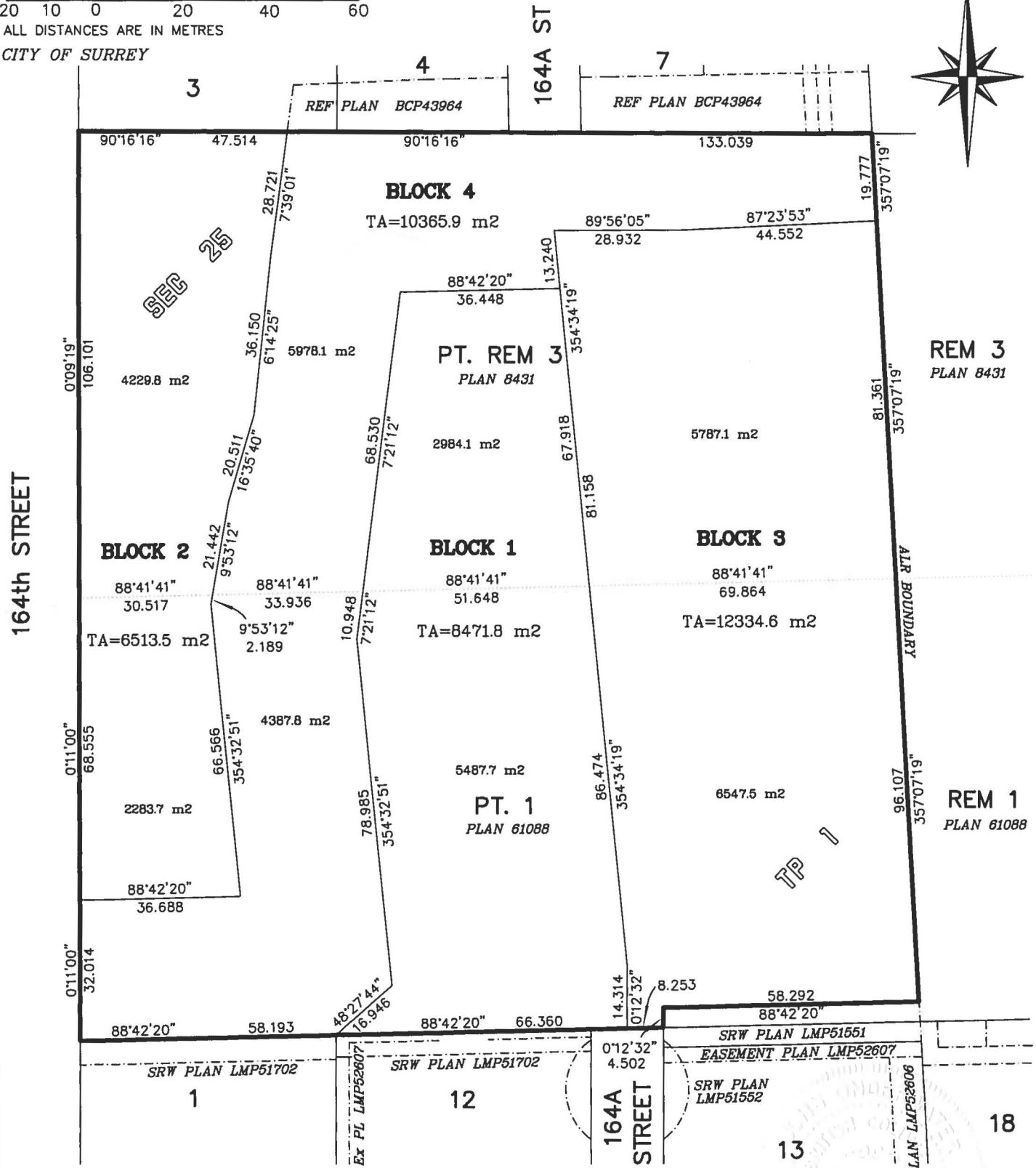
**SURVEY PLAN TO ACCOMPANY CITY OF SURREY REZONING BYLAW \_\_\_\_\_ OF PART OF LOT 1 PLAN 61088 AND PART OF LOT 3 PLAN 8431, EXCEPT PLAN BCP43959, ALL OF SECTION 25 TOWNSHIP 1 NEW WESTMINSTER DISTRICT.**

SCALE 1:1250



ALL DISTANCES ARE IN METRES

CITY OF SURREY



Grid Bearings are derived from OCMS 92H0835 & 92H0833

Onderwater Land Surveying  
 B.C. Land Surveyors  
 #104-5830 176A Street  
 Cloverdale B.C.  
 FILE: JS1269\_RZ

© Certified correct, completed on the 31st day of October, 2012

*This Plan Lies Within The  
 Greater Vancouver Regional District*

B.C.L.S.