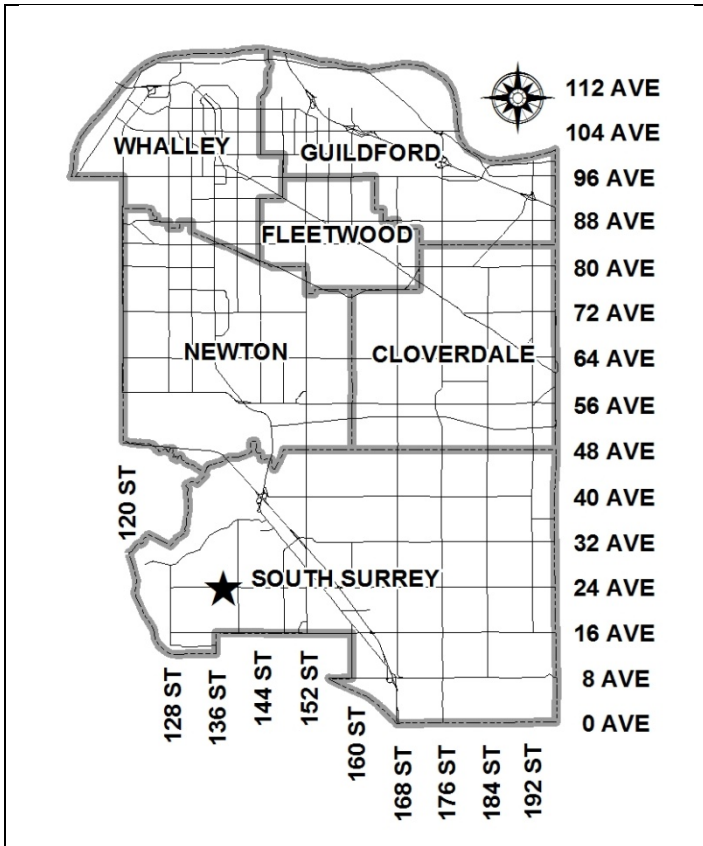


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7912-0294-00

Planning Report Date: April 8, 2013



**PROPOSAL:**

- **Rezoning** from "One-Acre Residential Zone (RA)" to "Comprehensive Development Zone (CD)".

in order to allow subdivision into 2 suburban lots.

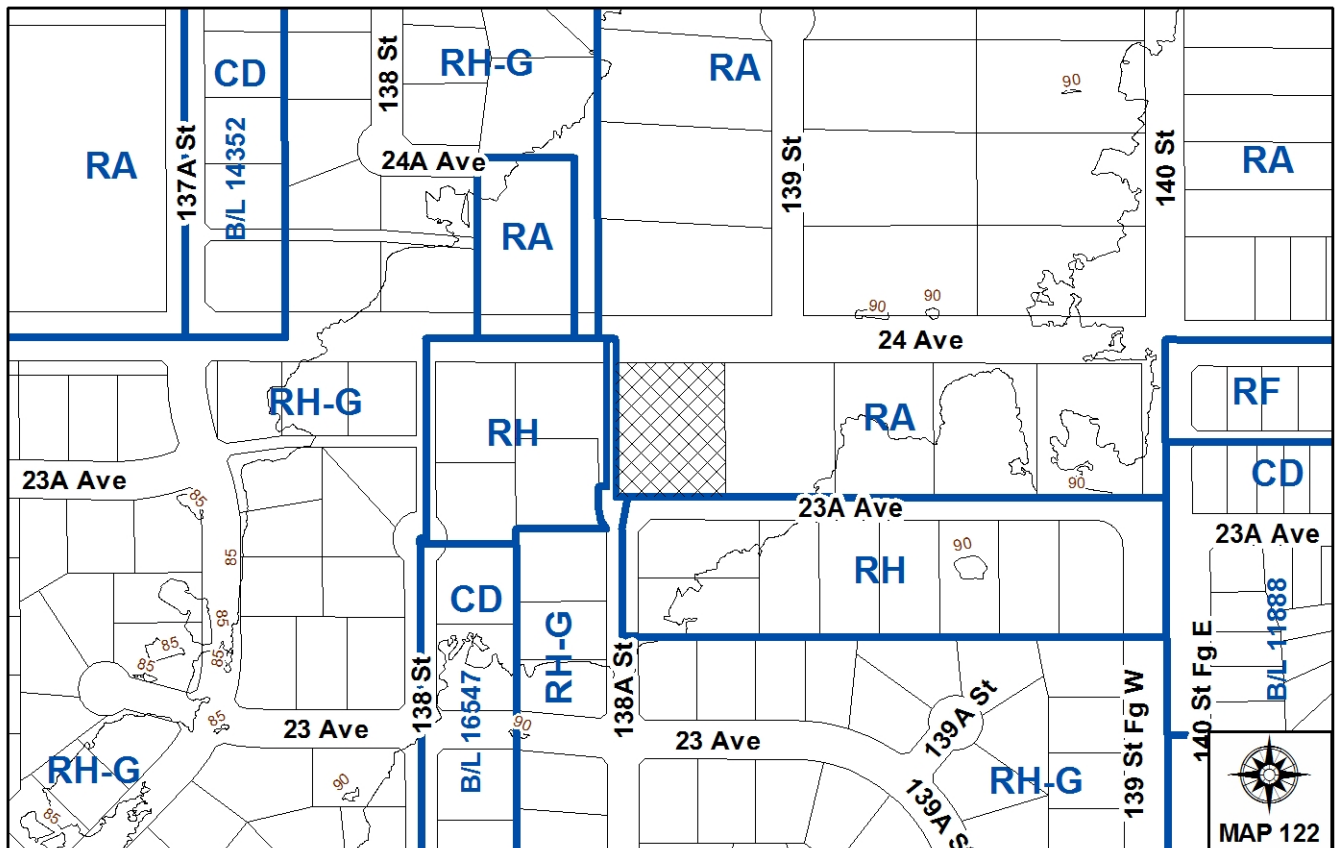
**LOCATION:** 13869 - 23A Avenue

**OWNER:** Zhong Ni Zhao

**ZONING:** RA

**OCF DESIGNATION:** Suburban

**LAP DESIGNATION:** Half-Acre Gross Density



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- A CD Bylaw is required to facilitate a 15% cash-in-lieu of parkland dedication requirement.

RATIONALE OF RECOMMENDATION

- The proposal complies with the Suburban designation of the Official Community Plan and the Half-Acre Gross Density designation of the Central Semiahmoo Peninsula Local Area Plan.
- The proposal will remove driveway access from an arterial route, eliminate a double fronting lot while establishing a more desirable subdivision configuration, and contribute to an improved streetscape for area residents.

## 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 the "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 a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (d) the applicant address the deficit in tree replacement to the satisfaction of the City Landscape Architect;
  - (e) submission and registration of an appropriate Building Scheme to the satisfaction of the General Manager, Planning and Development;
  - (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
  - (f) payment of 15% cash-in-lieu of the parkland dedication requirement; and
  - (g) confirmation from the Design Consultant that the building under construction on proposed Lot 1 adheres to the proposed Design Guidelines in terms of exterior materials, roofing materials, colours, and landscaping.

## 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:

- 1 Elementary students at Chantrell Creek School
- 1 Secondary students at Elgin Park School

The applicant has advised that the dwelling unit on proposed Lot 1 is expected to be constructed and ready for occupancy by Fall 2013. There is no established construction schedule for proposed Lot 2.

(Appendix IV)

### SITE CHARACTERISTICS

#### Existing Land Use:

1 single family dwelling currently under construction, and one existing workshop/shed.

#### Adjacent Area:

| Direction                               | Existing Use              | OCP/LAP Designation              | Existing Zone             |
|---|---------------------------|----------------------------------|---------------------------|
| North (Across 24 <sup>th</sup> Avenue): | Single Family Residential | Suburban/Half-Acre Gross Density | RA                        |
| East:                                   | Single Family Residential | Suburban/Half-Acre Gross Density | RA                        |
| East (Across 140 <sup>th</sup> Street)  | Single Family Residential | Urban/Suburban Residential       | RF & CD (Bylaw No. 11888) |
| South (Across 23A Avenue):              | Single Family Residential | Suburban/Half-Acre Gross Density | RH                        |
| West:                                   | Single Family Residential | Suburban/Half-Acre Gross Density | RH                        |

### DEVELOPMENT CONSIDERATIONS

- The subject site is comprised of a single 0.39 ha (0.97 acre) parcel located on 24<sup>th</sup> Avenue, west of 140<sup>th</sup> Street. The site is designated "Suburban" in the Official Community Plan (OCP), "Half-Acre Gross Density" in the Central Semiahmoo Peninsula Local Area Plan (1986) and is zoned "One-Acre Residential Zone (RA)".
- The applicant proposes to rezone the property from "One-Acre Residential Zone (RA)" to "Comprehensive Development Zone (CD)" based on the "Half-Acre Residential Gross Density Zone (RH-G)" to permit subdivision into two lots (Appendix I).
- The resulting density after subdivision will be 5.12 units per hectare (2.06 u.p.a.), which is in keeping with the allowable density of the Suburban designation of the OCP.

- Both proposed lots comply with the minimum requirements of the RH-G Zone, with the exception of the provision of 15% open space. The applicant has proposed to provide 15% cash-in-lieu of the open space dedication. A "Comprehensive Development Zone (CD)" will facilitate the cash-in-lieu contribution.
- The original dwelling on the subject site has been demolished, and a new single family dwelling is currently under construction (within proposed Lot 1). A Building Permit was issued for this structure prior to the applicant making the subdivision/rezoning application.
- There is also an existing workshop/shed on the southern portion of the subject property that will be demolished prior to subdivision.
- As 24<sup>th</sup> Avenue is an arterial route, no vehicle access will be permitted subsequent to subdivision. Both proposed lots will take vehicle access from 23A Avenue, with proposed Lot 1 utilizing a panhandle configuration.
- The applicant has provided a conceptual subdivision plan for neighbouring properties. All future lots fronting 24<sup>th</sup> Avenue between the subject site and 140<sup>th</sup> Street will also require panhandle access to 23A Avenue.
- Staff believe that the proposed and future panhandle configurations create a superior layout over the existing double fronting lots on 23A/24<sup>th</sup> Avenues, as it removes driveway access from an arterial route, establishes a more desirable subdivision configuration, and contributes to an improved streetscape for area residents.

#### Proposed CD Bylaw

- The proposed CD Bylaw is modeled on the RH-G zone. Changes have been made to the minimum lot dimensions (in order to reflect the proposed lot sizes) and the requirement for open space dedication has been removed. No changes have been made to the minimum building setbacks, floor area ratio, lot coverage, or any other requirements other than those shown below:

|                   | RH-G Zone<br>(Bylaw 12000) | CD Zone<br>(Proposed) |
|-------------------|----------------------------|-----------------------|
| Minimum Lot Width | 30 metres                  | 45 metres             |
| Minimum Lot Depth | 30 metres                  | 30 metres             |
| Minimum Lot Area  | 1300 sq. metres            | 1500 sq. metres       |

- The applicant has provided a location certificate showing that the new structure (under construction) complies with all of the setback, height, lot coverage and floor area provisions of the proposed zoning, subsequent to subdivision.
- The proposed CD Bylaw is contained in Appendix VII.

### Tree Preservation

- Peter Mennel, Certified Arborist with Mike Fadum and Associates, prepared the Arborist Report and Tree Management Plans for the subject site.
- The Arborist Report identifies that there are 19 bylaw protected trees on the subject site. The applicant proposes to retain 18 of these trees. The one tree proposed to be removed is affected by the road widening of 23A Avenue. A summary of tree retention and removal is provided below:

| Tree Species      | Retain    | Remove   | Total     |
|-------------------|-----------|----------|-----------|
| Red Alder         |           | 1        | 1         |
| Deodar Cedar      | 2         |          | 2         |
| Western Red Cedar | 13        |          | 13        |
| Austrian Pine     | 1         |          | 1         |
| Spruce            | 2         |          | 2         |
| <b>TOTAL</b>      | <b>18</b> | <b>1</b> | <b>19</b> |

- As there are a significant number of trees being retained on the subject property, the applicants are not proposing any replacement trees at this time. A \$300 cash-in-lieu contribution to the City's Green Fund will be required.
- A Tree Preservation Summary is included in Appendix VI of this report.

### Design Guidelines and Lot Grading

- The applicant has retained Tejeshwar Singh of Simplex Consultants Ltd. as the Design Consultant to conduct a Character Study of the surrounding homes and propose a set of Building Design Guidelines in order to maintain consistency with existing developments.
- As the building permit for the dwelling being constructed (on proposed Lot 1) has already been issued, Building Department staff did not have the benefit of reviewing the building plans against the Design Guidelines. The dwelling under construction will be required to meet the guidelines in terms of exterior materials, roofing materials, colours, and landscaping prior to issuance of a final occupancy permit.
- 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 and servicing plan, submitted by Citiwest Consulting, has been reviewed by staff and found to be generally acceptable. The applicant proposes minimal fill on the subject site. In-ground basements are not proposed, nor are they supportable by the existing City services in the area.

### PRE-NOTIFICATION

Pre-notification letters were mailed to the owners of 59 houses within 200 metres of the subject site. A Development Proposal Sign was installed in front of the property on January 10<sup>th</sup>, 2013. To date, the Planning and Development Department has received one phone call from an area resident who asked for clarification on the development proposal. No concerns have been expressed with respect to this proposal.

### SUSTAINABLE DEVELOPMENT CHECKLIST

Sustainable Development Checklists are not collected for development applications involving 3 or fewer lots.

### INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

|               |  |
|---------------|--|
| Appendix I.   | Lot Owners, Action Summary                   |
| Appendix II.  | Proposed Subdivision Layout                  |
| Appendix III. | Engineering Summary                          |
| Appendix IV   | School District Comments                     |
| Appendix V    | Building Design Guidelines Summary           |
| Appendix VI   | Summary of Tree Survey and Tree Preservation |
| Appendix VII  | Proposed CD Bylaw                            |

*original signed by Nicholas Lai*

Jean Lamontagne  
General Manager  
Planning and Development

DS/da

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## SUBDIVISION DATA SHEET

**Proposed Zoning: CD**

| Requires Project Data                              | Proposed      |
|--|---------------|
| <b>GROSS SITE AREA</b>                             |               |
| Acres  | 0.97          |
| Hectares   | 0.39          |
| <b>NUMBER OF LOTS</b>                              |               |
| Existing   | 1             |
| Proposed   | 2             |
| <b>SIZE OF LOTS</b>                                |               |
| Range of lot widths (metres)                       | 50.41 – 56.29 |
| Range of lot areas (square metres)                 | 1596 - 1882   |
| <b>DENSITY</b>                                     |               |
| Lots/Hectare & Lots/Acre (Gross)                   | 5.13/2.06     |
| Lots/Hectare & Lots/Acre (Net)                     | 5.7/2.33      |
| <b>SITE COVERAGE (in % of gross site area)</b>     |               |
| Maximum Coverage of Principal & Accessory Building | 25%           |
| Estimated Road, Lane & Driveway Coverage           | 20%           |
| Total Site Coverage                                | 45%           |
| <b>PARKLAND</b>                                    |               |
| Area (square metres)                               | -             |
| % of Gross Site                                    | -             |
| <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            |



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

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

DATE: **April 2, 2013** PROJECT FILE: **7812-0294-00**

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RE: **Engineering Requirements  
Location: 13869 23A Avenue**

**REZONE/SUBDIVISION**

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

- Dedicate 5.00 metre width on 23A Avenue for the ultimate 16.50 metre wide road allowance.
- Register 0.50 metre wide Statutory Rights-of-Way (SRW) on the south side of 24 Avenue, and on the north side of 23A Avenue for City Service Connections and Sidewalk Maintenance.

***Works and Services***

- Construct the north side of 23A Avenue to the local road standard.
- Complete the curb and pavement for the 11.00 metre radius cul-de-sac bulb.
- Provide stormwater calculation to confirm the downstream system has adequate capacity to service the proposed lots; upgrade if required.
- Extend sanitary sewer on 24 Avenue along the entire frontage of the subject development.
- Register a Restrictive Covenant to prohibit driveway access to 24 Avenue.
- Register private easements as required for servicing.

A Servicing Agreement is required prior to Rezone/Subdivision.



Rémi Dubé, P.Eng.  
Development Services Manager

IK<sub>1</sub>



Thursday, March 21, 2013  
 Planning

**School Enrolment Projections and Planning Update:**  
 The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

A boundary move from Semiahmoo Trail Elementary to Chantrell Creek and Semiahmoo Secondary to Elgin Park was implemented in 2006. There are no new capital projects proposed at the elementary school and no new capital projects identified for the secondary school. The proposed development will not have an impact on these projections.

**THE IMPACT ON SCHOOLS**

APPLICATION #: 7912-0294-00

**SUMMARY**

The proposed 2 Single family with suites are estimated to have the following impact on the following schools:

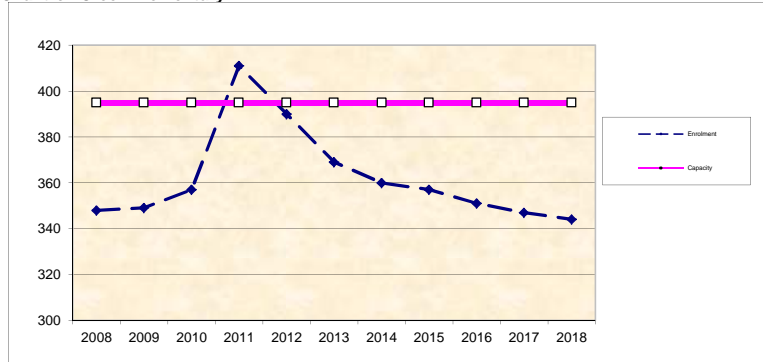
**Projected # of students for this development:**

|                      |   |
|----------------------|---|
| Elementary Students: | 1 |
| Secondary Students:  | 1 |

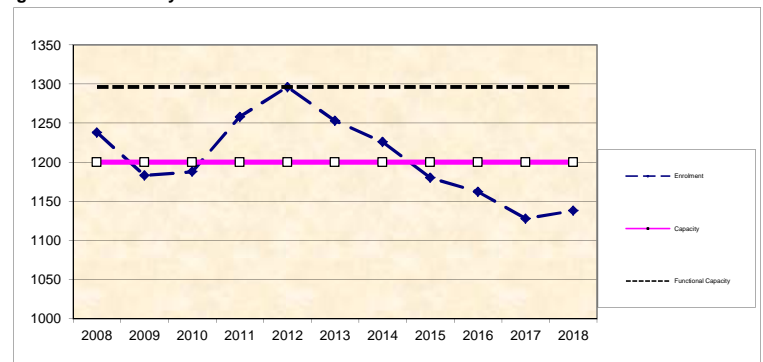
September 2012 Enrolment/School Capacity

|                                   |            |
|-----------------------------------|------------|
| <b>Chantrell Creek Elementary</b> |            |
| Enrolment (K/1-7):                | 31 K + 359 |
| Capacity (K/1-7):                 | 20 K + 375 |
| <b>Elgin Park Secondary</b>       |            |
| Enrolment (8-12):                 | 1296       |
| Nominal Capacity (8-12):          | 1200       |
| Functional Capacity*(8-12):       | 1296       |

**Chantrell Creek Elementary**



**Elgin Park 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.

# BUILDING GUIDELINES SUMMARY

Surrey Project #: 7912-0294-00  
Project Location: 13869 – 24 Avenue, Surrey, B.C.  
Design Consultant: Simplex Consultants Ltd., (Tejeshwar Singh, b.t.arch, ASCT, CRD, at.aibc)

**This building scheme draft is proposed for the above noted project and has been filed with the City Clerk. Below is the Residential Character Study and the Design Guidelines summary which highlights the important features and forms 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 Character Study and corresponding Building Design Guidelines are primarily applicable to lot #2 of the 2 lot proposed subdivision as lot #1 has already commenced construction. Lot #1 should abide by the Design Scheme with respect to colors, materials, and landscaping.

The area surrounding the subject property consists of a few homes built approximately 15-20 years ago which mainly front on to 24 Avenue; however, the majority of the homes are newer built anywhere from about 3-8 years ago which front on to 23A Avenue. The style of the homes in the area are "neo traditional" and "west coast modern" which range from 3000sf up to 5000 sf. The context homes taken into consideration for Lot #2 were primarily the dwellings South of 23A Avenue and between 138A Street and 139 Street W; along with the dwelling on Lot #1 that is under construction, which affects the character and design of the subject lot.

Homes in the neighborhood include the following:

- Majority of the homes surrounding the property are approximately 3-8 years old "west coast modern" style homes with mid-scale massing characteristics. These homes have various roof pitches from 6:12 up to 12:12 slope roofs with one to two street facing feature projections. Roof surfaces are either "shake profile" concrete tiles, cedar shakes, or asphalt shingles and the cladding is primarily stucco or hardi siding with stone or brick accents. These newer homes can be used as context homes.
- There are only a handful of approximately 15-20 year old "Ranchers" and homes under 1200 sf., comprised of simple rectangular shapes with low-slope common gable roofs, covered with interlocking tab type asphalt shingle roof surfaces. These homes are clad with mainly vinyl siding.



## 1.2 Features of the Existing and Surrounding Dwelling Homes Significant to the Proposed Building Scheme:

- 1) Context styles of homes for the proposed building scheme are "West Coast Modern".
- 2) All context homes are 3 storey homes.
- 3) Front entrances are 1 storey in height.
- 4) Massing: Old homes are mostly west coast modern context.
- 5) Exterior cladding: variation of wall cladding materials allows for a wide range of selection for cladding.
- 6) Roof surface: variation of roofing materials allows for a wide range of selection for roofing.
- 7) Roof pitch is a minimum 6:12 for the newer context homes.

**Dwelling Types/Locations:** 3 storey split levels.

**Exterior Treatment /Materials:** Context homes are clad in stucco, or hardi siding, and have a stone or brick accent veneer.

**Roof Pitch and Materials:** A variety of roofing products have been used, and a variety could be permitted.

**Window/Door Details:** Rectangle or arched.

**Streetscape:** The neighborhood is fairly new with a similar character within each dwelling. Homes include West Coast Modern style 2 storey homes that meet modern massing design, modern trim and detailing standards, and modern roofing and construction materials standards. Landscapes range from "modest old urban" to "moderate modern urban".



## 2. Proposed Design Guidelines

### 2.1 Proposed Design Solutions:

**Dwelling Types/Location:** 2 storey or 3 storey split levels.

**Interfacing Treatment with existing dwellings** Strong relationship with neighboring "context homes" taken into consideration for Lot #2 were primarily the dwellings South of 23A Avenue and between 138A Street and 139 Street W; along with the dwelling on Lot #1 that is under construction. Similar massing characteristics, roof types, roof pitches, roofing materials, and siding materials.

**Restrictions on Dwellings** Lot #1 should abide by the materials, color scheme, and landscaping listed in the Design Guidelines.

**Exterior Materials:** Stucco, Hardiplank, Brick, and Stone.

**Colours:** "Natural" colours such as browns, greens, clays, and other earth-tones, and "Neutral" colors such as grey, white, and cream are permitted. "Primary" colors in subdued tones such as navy blue, or forest green can be considered as approved by the consultant. Colours such as pink, rose, peach, salmon are not permitted.

**Roof Pitch:** Minimum roof pitch must be 6:12.

**Roof Materials:** Shake profile concrete roof tiles, and shake profile asphalt shingles with a raised ridge caps are permitted in Grey, Brown, or Black.

**In-ground basements:** Permitted subject to determination that service invert locations are sufficiently below grade. Basements will appear underground from the front.

**Landscaping:** Landscaping: Moderate modern urban standard: Tree planting as specified on Tree Replacement Plan plus minimum 25 shrubs of a minimum 3 gallon pot size. Sod from street to face of home. Driveways: exposed aggregate, interlocking masonry pavers, or stamped concrete.



**Tree Planting Deposit:**     **\$1,000** (to developer)  
- 50% will be refunded after inspection by developer  
- Remaining 50% one year after completion of construction

**Compliance Deposit:**     **\$5,000** (to developer)

**Summary prepared and submitted by:**

Simplex Consultants Ltd.

Date: March 5, 2013

**Reviewed and Approved by:**

Tejeshwar Singh, b.t.arch, ASCT, CRD, at.aibc

---

Date: March 5, 2013





MIKE FADUM AND ASSOCIATES LTD.  
VEGETATION CONSULTANTS

SURREY TREE PRESERVATION SUMMARY

Surrey Project No: 12-0294-00  
Project Location: 13869 - 23A Avenue, Surrey, BC  
Arborist: Peter Mennel ISA (PN-5611A)

Detailed Assessment of the existing trees or 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

The dominant tree resource includes a full canopy row of western redcedar that provides excellent screening from 24 Avenue and two mature conifers in the centre of the lot. A majority of the trees are of good health and structure and are in locations that offer good preservation opportunities.

2. Summary of Proposed Tree Removal and Replacement

The summary will be available before final adoption.

|   |           |
|---|-----------|
| Number of Protected Trees identified  | (A) 19    |
| Number of Protected Trees declared hazardous due to natural causes                    | (B) 0     |
| Number of Protected Trees to be removed   | (C) 1     |
| Number of Protected Trees to be retained (A-C)  | (D) 18    |
| Number of Replacement Trees required<br>(1 alder and cottonwood X 1 and 0 others X 2) | (E) 1     |
| Number of Replacement Trees proposed  | (F) TBD   |
| Number of Replacement Trees in deficit (E-F)  | (G) TBD   |
| Total number of Prot. and Rep. Trees on site (D+F)                                    | (H) TBD   |
| Number of lots proposed in the project  | (I) 2     |
| Average number of Trees per Lot   | (H/I) TBD |

3. Tree Survey and Preservation/Replacement Plan

Tree Survey and Removal Plan is attached.  
The replacement plan to be provided by others.

Summary and plan prepared and submitted by Mike Fadum and Associates Ltd.

Date: March 12, 2013

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: ONE-ACRE RESIDENTIAL ZONE (RA)  
 TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

---

Parcel Identifier: 002-480-441  
 Lot 41 Section 16 Township 1 New Westminster District Plan 60329  
 13869 - 23A Avenue

- 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*.

**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, 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*:

| <b>Setback</b>  | <i>Front</i>        | <i>Rear</i>        | <i>Side</i>        |
|---|---------------------|--------------------|--------------------|
| <b>Use</b>  | <i>Yard*</i>        | <i>Yard</i>        | <i>Yard</i>        |
| <i>Principal Building</i>   | 7.5 m.<br>[25 ft.]  | 7.5 m.<br>[25 ft.] | 3.0 m.<br>[10 ft.] |
| <i>Accessory Buildings and Structures Greater Than 10 square metres [105 sq.ft.] in Size.</i> | 18.0 m.<br>[60 ft.] | 1.8 m<br>[6 ft.]   | 1.0 m<br>[3 ft.]   |
| <i>Other Accessory Buildings and Structures</i>   | 18.0 m<br>[60 ft.]  | 0.0 m              | 0.0 m              |

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

\*Notwithstanding the definition of “*frontage*” in Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended, the panhandle portion of the applicable *lot* shall be disregarded for purposes of determining *setbacks*.

## 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 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 *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. 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 screen 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 1.9 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:

| <i>Lot Size</i>            | <i>Lot Width</i> *     | <i>Lot Depth</i> **    |
|----------------------------|------------------------|------------------------|
| 1,500 sq. m.<br>[0.3 acre] | 45 metres<br>[150 ft.] | 30 metres<br>[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.

\* Notwithstanding the regulations in Section E.21 of Part 4 General Provisions of Surrey Zoning By-law, 1993, No. 12000, as amended, the panhandle portion of the applicable *lot* shall be disregarded for purposes of determining *lot width* and the *frontage* shall be considered the *lot line* parallel and adjacent 24 Avenue.

\*\* Notwithstanding the regulations in Section E.21 of Part 4 General Provisions of Surrey Zoning By-law, 1993, No. 12000, as amended, the panhandle portion of the applicable *lot* shall be disregarded for purposes of determining *lot depth* and the *frontage* shall be considered the *lot line* parallel and adjacent 24 Avenue.

## 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, 2012, No. 17850, as amended.
8. Subdivisions shall be subject to the applicable Surrey Development Cost Charge By-law, 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

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