

City of Surrey
ADDITIONAL PLANNING COMMENTS

Application No.: 7916-0344-00

Planning Report Date: June 28, 2021

PROPOSAL:

- **Rezoning** from RM-45 to CD

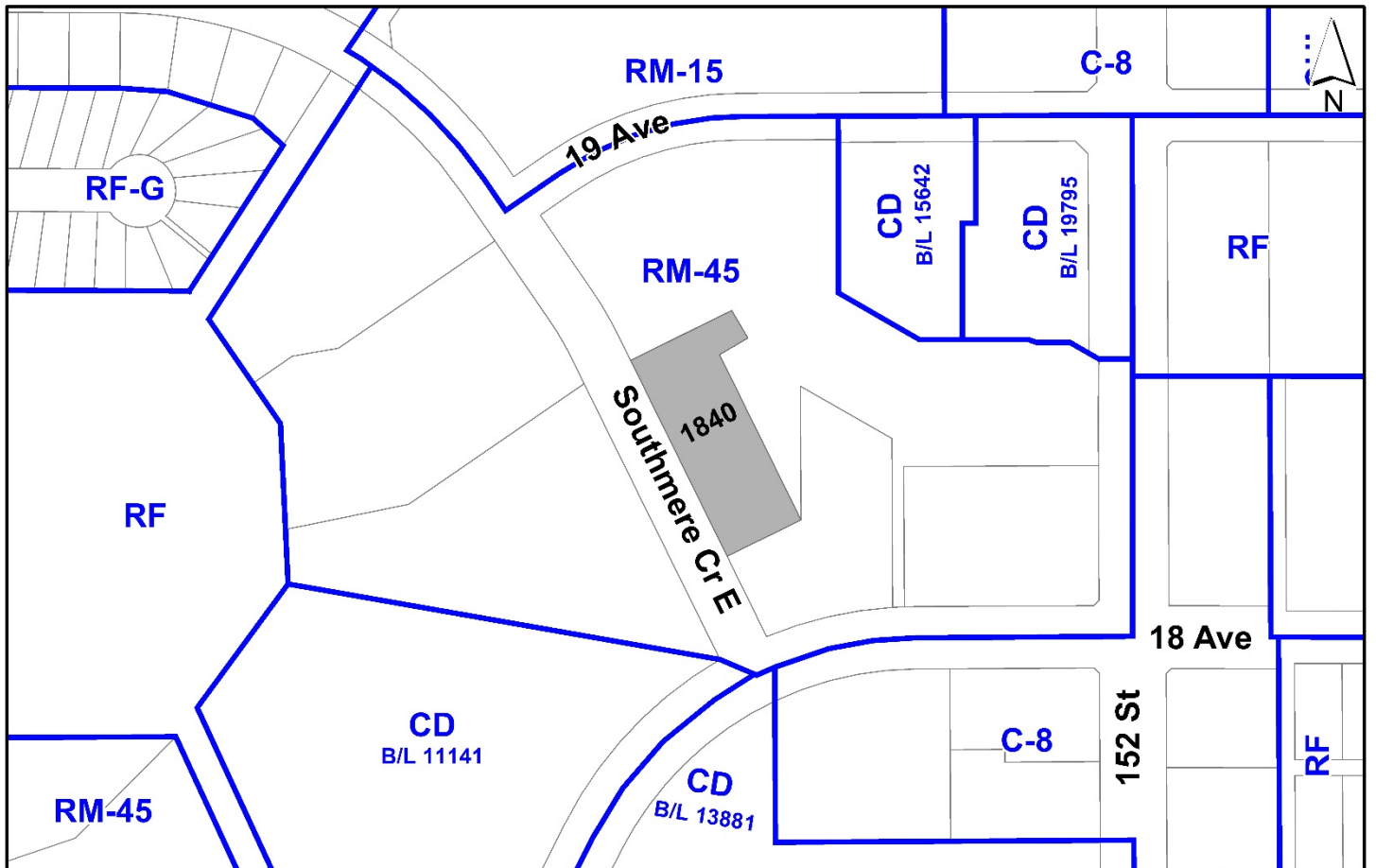
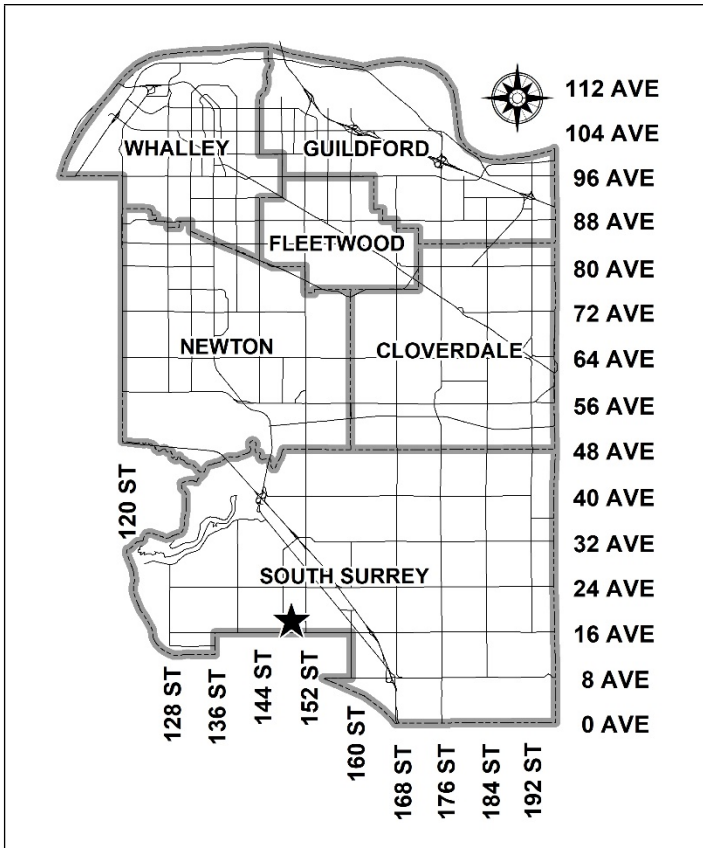
to bring the zoning for the site in compliance with existing development, after termination of Land Use Contract No. 371.

LOCATION: 1840 - Southmere Crescent East

ZONING: RM-45

OCP DESIGNATION: Multiple Residential

TCP DESIGNATION: Low-Rise Residential (4-6 storeys)



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- Following the termination of Land Use Contract (LUC) No. 371 on May 31, 2021, the zoning for property 1840 Southmere Crescent East needs to be adjusted, to properly reflect what is currently built, and to allow reconstruction of the same number of units in case of fire or earthquake.
- The proposal complies with the Multiple Residential designation in the Official Community Plan (OCP).
- The proposal complies with the Low-Rise Residential (4-6 storeys) designation in the Stage 1 Semiahmoo Town Centre Plan (TCP)
- The proposed density and building form are appropriate for this part of Semiahmoo Town Centre, and no new construction is proposed with this application.
- The proposed rezoning is a housekeeping item, to bring the property in compliance with existing development after the termination of LUC No. 371.
- The proposed rezoning, like the LUC termination, will not affect ownership, tenure status, or Strata By-laws for the subject property. As this is a Council initiated process, no action is required by the individual owners or Strata Council.

RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to rezone the subject site from "Multiple Residential 45 Zone (R-45)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.

BACKGROUND

Land Use Contracts

- In the early 1970's, the Provincial Government adopted changes that allowed local governments to enter into Land Use Contracts (LUCs) with landowners and/or developers that incorporated zoning, development control and servicing issues into one document. As a result, on lands within a LUC, the LUC became the governing land use control.
- In the late 1970's, the Provincial Government adopted changes to the *Municipal Act*, eliminating the ability of municipalities to enter into LUCs, followed by new legislation in 2014 to terminate all LUCs on June 30, 2024. However, the legislation also permits municipalities to undertake early termination of LUCs in advance of 2024, should they choose to do so.
- On June 15, 2015, Council approved the recommendations in Corporate Report No. R122, which outlined a proposed process with respect to the early termination of LUCs in Surrey. Staff has moved forward with several terminations so far, with only seven (7) LUCs remaining.

LUC No. 371

- LUC No. 371 was adopted by Authorization By-law 1978, No. 5676 on November 29, 1978.
- Subsequent to the adoption of LUC No. 371, a series of Development Agreements were approved to develop each portion of the lands, with a total of 31 agreements.
- The Development Agreements ranged from single family developments, to townhouses, apartments, commercial plazas, and buildings, and include the fire hall and library. Over time, some portions have already been partly discharged through development applications.
- Following Council's direction on LUC terminations, staff moved forward with the termination of LUC No. 371 in accordance with the approved process. Council considered the original Planning Report (Appendix II) for the termination of Land Use Contract No. 371 at the Regular Council Meeting on April 26, 2021 and gave Final Approval to the LUC termination and several associated rezoning by-laws on May 31, 2021.
- There is a one-year grace period when the LUC is still in effect, before it is finally terminated on May 31, 2022. Within this time, Building Permit applications can still be made under the LUC regulations before the Zoning By-law comes into effect.

Application No.: 7916-0344-00

1840 Southmere Crescent East

- Property 1840 Southmere Crescent East was identified in the April 26, 2021, Planning Report as resulting in a legal non-conforming situation, after the termination of LUC No. 371. After further consultation with residents, it was decided that a rezoning to a "Comprehensive Development Zone (CD)" would be the most appropriate path forward.
- With the termination of the LUC, this building would be zoned RM-45 after May 31, 2022. This would result in a legal non-conforming situation, where the building was legally built, but it does not conform to today's regulations. This is usually not an issue until new construction is proposed. Many non-conformities can be dealt with through a variance application, but density is one of the few that cannot. To vary density, a rezoning application would be required. The underlying RM-45 zone would allow 45 units per acre, but the existing building has 42 units, resulting in 60 units per acre.
- There was concern raised from residents that in the event of an earthquake or fire, they would not be able to rebuild the same number of units without requiring a rezoning application.

SITE CONTEXT

- Property 1840 Southmere Crescent East has a four-storey apartment with 42 units. This property was originally part of Development Agreement 371-10 that includes the buildings to the north, south and east. Property 1840 Southmere Crescent East was later redesigned as part of Development Agreement 371-30, the last one made under Land Use Contract No. 371. The original Development Agreement 371-10 was later modified by Development Agreement 371-30.
- The property is 2,822 square metres in area (0.697 acres), with a total of 42 units distributed in 3 storeys. According to the building records, out of the 42 units, there are 25 one-bedroom units, and 17 two-bedroom units.
- Given the small property on which the building is located, the density for the site equates to 60 units per acre (setbacks and amenity spaces were considered part of the original development). The building form is consistent with the surrounding buildings.
- To accommodate the existing building setbacks, and particularly, with the density discrepancy between the current RM-45 (45 units per acre or 111 units per hectare), and the existing density of 60 units per acre or 149 units per hectare, a rezoning is now proposed.

SITE CHARACTERISTICS

Direction	Existing Use	TCP Designation	Existing Zone
Subject Site	Multi-family residential building	Low-Rise Residential (4-6 storeys)	RM-45
North:	Multi-family residential building	Low-Rise Residential (4-6	RM-45

Direction	Existing Use	TCP Designation	Existing Zone
East:	Multi-family residential building	storeys)	
South:	Multi-family residential building		
West (across Southmere Crescent East):	Multi-family rental residential building		

CD By-law

- The site is proposed to be rezoned from "Multiple Residential 45 Zone (RM-45)" to "Comprehensive Development Zone (CD)".
- The table below provides an analysis of the proposed zone in relation to the requirements of the Zoning By-law, including the "Multiple Residential 45 Zone (RM-45)", and parking requirements.

RM-45 Zone (Part 23)	Permitted and/or Required	Proposed
Unit Density:	111 dwelling units per hectare (45 upa)	148 units per hectare (60 upa)
Floor Area Ratio:	1.3 FAR	1.8 FAR
Lot Coverage:	33%	60%
Yards and Setbacks		
North:	7.5 m	4 m
East:	7.5 m	2 m
South:	7.5 m	7.5 m
West:	7.5 m	5 m
Height of Buildings		
Principal buildings:	50 m	12 m
Accessory buildings:	4.5 m	4.5 m
Amenity Space		
Indoor Amenity:	3 sq. m. per unit x 42 units = 126 sq. m.	Indoor and outdoor amenity spaces are shared with properties 1830, 1850, 1860, 1870 Southmere Cres E, and no further amenity spaces are required on site.
Outdoor Amenity:	3 sq. m. per unit x 42 units = 126 sq. m.	
Parking (Part 5)		
Number of Stalls		
Residential:	25 x 1.3 = 33 17 x 1.5 = 26	42 (1 space per unit)
Residential Visitor:	0.2 spaces per unit = 8	6 (0.15 spaces per unit)
Total:	67	48
Bicycle Spaces		
Residential Secure Parking:	1.2 per unit = 50 spaces	0
Residential Visitor:	6 spaces	0

- The density and FAR have been increased to reflect what is currently built. The building height, on the other hand, has been reduced, also to reflect current conditions and context. The building setbacks have been reduced to reflect existing conditions.
- Requirements for indoor and outdoor amenity space have been modified to reflect the existing shared condition with adjacent buildings. The parking requirement has been reduced to match the existing number of stalls, which is equivalent to 1 parking space per unit, and a reduced visitor parking rate of 0.15 per unit, for a total of 48 parking spaces. No bicycle parking requirement has been added, to reflect requirements at the time the building was constructed.

PUBLIC ENGAGEMENT

Letters were sent to all residents within the LUC No. 371 on April 30, 2021, advising on the Public Hearing for the LUC termination, as well as subsequent letters confirming the LUC has been terminated, on June 04, 2021.

In response to the letters that were sent regarding the termination of LUC No. 371, staff has engaged directly with the Strata Management company for 1840 Southmere Crescent East, as well as some of the residents that had contacted staff in response to the initial LUC Public Hearing and termination letters.

Some residents expressed concern with the RM-45 Zone coming into effect after the LUC termination, given that the existing density on the building is above 45 units per acre.

In response to this dialogue with residents, the subject rezoning application is being brought forward for consideration by Council. Should this proposal be supported by Council, it would allow the reconstruction of a building with a similar density, in case of fire or earthquake.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- | | |
|--------------|--|
| Appendix I. | Location Map |
| Appendix II. | Initial Planning Report No. 7916-0344-00, dated April 26, 2021 |

approved by Shawn Low

Jean Lamontagne
General Manager
Planning and Development



20 Ave Fg N

151A St

20 Ave

152A St

19A Ave

148A St

Southmere Pl

150 St

19A Ave

148A St

Southmere Cl

Southmere Cr E

19 Ave

18A Ave

L.U.C. 371

1840

152 St

18 Ave

148 St

148A St

Southmere Cr

Martin Dr

17A Ave

17 Ave

17 Ave

147 St

152A St

16A Ave

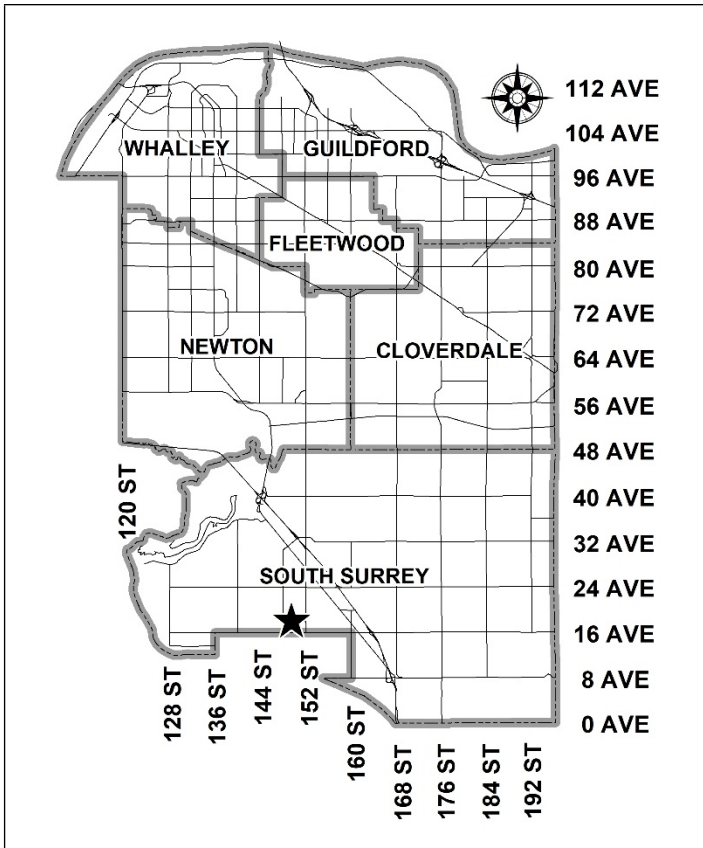
16 Ave

WHITE ROCK

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7916-0344-00

Planning Report Date: April 26, 2021



PROPOSAL:

- Terminate Land Use Contract No. 371
- Rezone portions of the lands from RA, RF and RM-15 to RF-SD, RF-G and RM-15

to permit the Zoning By-law to come into effect with a zone that aligns with the existing land uses on the subject lands.

LOCATION:

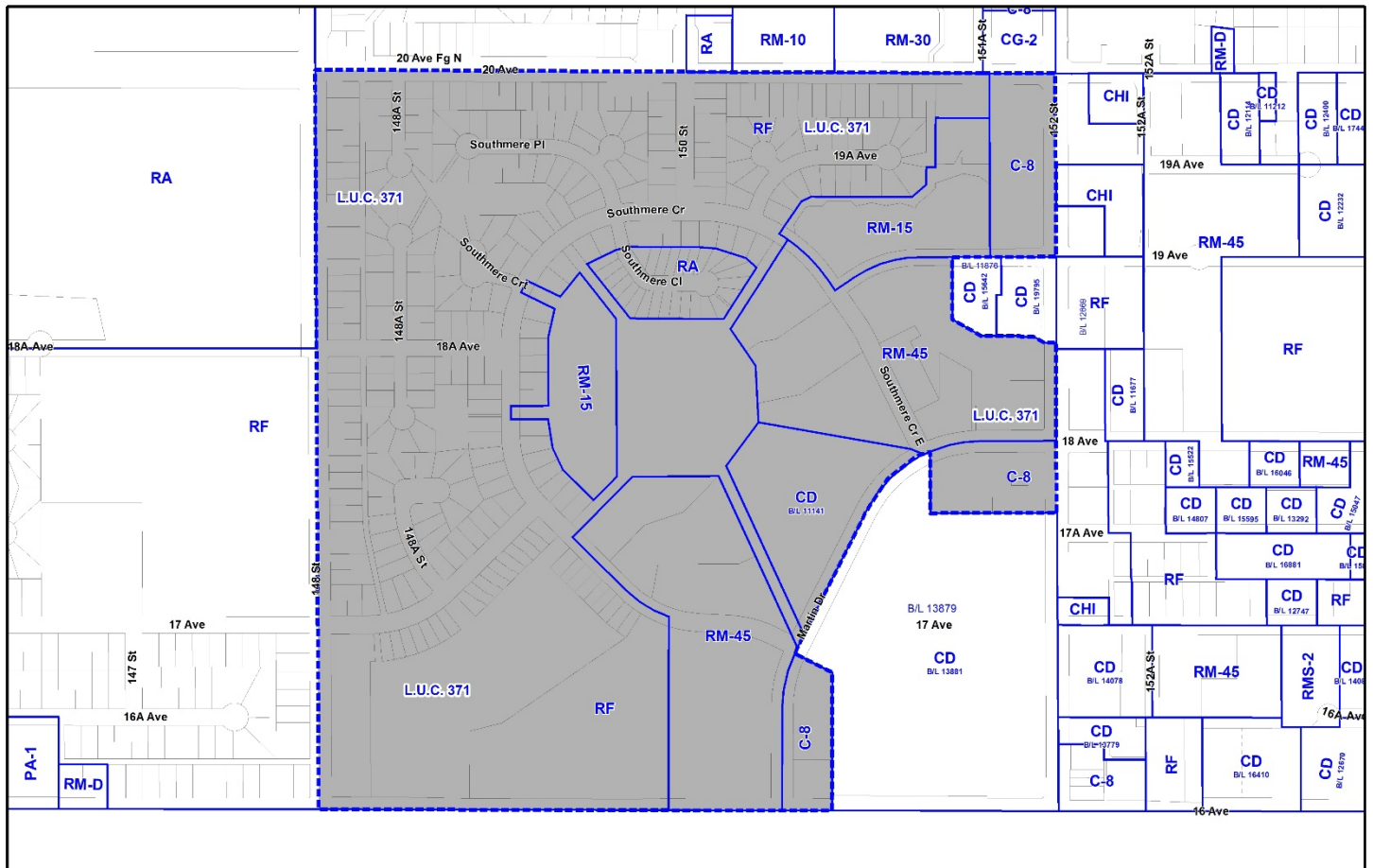
Generally, between 152 Street, 20 Avenue, 148 Street and 16 Avenue

LUC AND UNDERLYING ZONING:

LUC No. 371
 (RF, RM-15, RA, C-8, RM-45 and CD By-law No. 11141 Zones underlying)

OCP DESIGNATION:

Urban, Town Centre and Multiple Residential



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing to:
 - Terminate Land Use Contract (LUC) No. 371; and
 - Rezone portions of the site from:
 - "Single Family Residential Zone (RF)" to:
 - "Semi-Detached Residential Zone (RF-SD)";
 - "Single Family Residential Gross Density Zone (RF-G)"; and
 - "Multiple Residential 15 Zone (RM-15)";
 - "Single Family Residential Zone (RF)" and "Multiple Residential 15 Zone (RM-15)" to "Multiple Residential 15 Zone (RM-15)"; and
 - "One-Acre Residential Zone (RA)" to "Single Family Residential Gross Density Zone (RF-G)" as shown in Appendix II.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None

RATIONALE OF RECOMMENDATION

- In 2014, the Provincial Government adopted changes to the *Local Government Act* that terminate all Land Use Contracts (LUCs) in the Province on June 30, 2024. However, the legislation also permits municipalities to undertake early termination of LUCs in advance of 2024.
- On June 15, 2015, City Council endorsed the recommendations in Corporate Report No. R122, which outlined a process with respect to the early termination of LUCs in Surrey.
- LUC No. 371 was adopted by Authorization By-law No. 5676 on November 29, 1978. A total of 31 Development Agreements further developed the area into single family lots, townhouses, apartments, semi-detached houses, commercial sites, fire hall, library, and the Semiahmoo Mall.
- In accordance with the legislation, the LUC Termination By-law must include an effective date that is no less than one year from adoption of the by-law, resulting in a grace period.
- Once LUC No. 371 is terminated and the one-year grace period ends, the current underlying RF, RM-15, RA, C-8, RM-45 and CD Zones (By-law No. 11141) will automatically come into effect and will regulate the subject lots. The proposed rezoning of portions of the lands is a housekeeping measure to ensure the existing residential land uses on the property are properly aligned with the appropriate zone under the Zoning By-law and are not associated with a development proposal at this time.
- The RF-G Zone permits single family dwellings.

- The RF-SD Zone permits semi-detached residential buildings.
- The RM-15 Zone permits ground-oriented multiple residential buildings and child care centres.
- If any land owners feel that the termination of the LUC will cause undue hardship, the property owner has the right to appeal to the City's Board of Variance (BOV). The application to the BOV must be received by the BOV within 6 months after the LUC Termination By-law has been adopted by City Council.
- The rezoning and termination process will not affect the ownership, tenure status, or Strata By-laws of the given properties. As this is a Council initiated process, no action is required by individual owners or Strata Councils.

RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to terminate Land Use Contract No. 371 and set Public Hearing for May 31, 2021; and
2. A By-law be introduced to rezone portions of the lands from:
 - "Single Family Residential Zone (RF)" to:
 - "Semi-Detached Residential Zone (RF-SD)";
 - "Single Family Residential Gross Density Zone (RF-G)"; and
 - "Multiple Residential 15 Zone (RM-15)";
 - "Single Family Residential Zone (RF)" and "Multiple Residential 15 Zone (RM-15)" to "Multiple Residential 15 Zone (RM-15)"; and
 - "One-Acre Residential Zone (RA)" to "Single Family Residential Gross Density Zone (RF-G)";

as shown in Appendix II and set Public Hearing for May 31, 2021.

BACKGROUND

Land Use Contracts

- In the early 1970's, the Provincial Government adopted changes to the *Municipal Act* (now called the *Local Government Act*) that allowed local governments to enter into Land Use Contracts (LUCs) with land owners and/or developers that incorporated zoning, development control and servicing issues into one document. As a result, on lands within a LUC, the LUC became the governing land use control and, in some instances, the subdivision and development control as well.
- Although LUCs are an agreement between the City and land owners/and developers, all LUCs were adopted by By-law. The first LUC in Surrey was adopted by City Council by By-law on August 7, 1972.
- In the late 1970's, the Provincial Government adopted changes to the *Municipal Act*, eliminating the ability of municipalities to enter into LUCs. Surrey had adopted approximately 370 LUC By-laws before these legislative changes were enacted.
- In 2014, the Provincial Government adopted changes to the *Local Government Act* that terminate all Land Use Contracts (LUCs) in the Province on June 30, 2024. However, the legislation also permits municipalities to undertake early termination of LUCs in advance of 2024, should they choose to do so.

- On June 15, 2015, Council approved the recommendations in Corporate Report No. R122, which outlined a proposed process with respect to the early termination of LUCs in Surrey. To date, Council has adopted Termination By-laws for most LUCs in Surrey through the early termination process, with only seven (7) LUCs remaining. For those LUCs that have not yet been presented to Council, further review by staff is required or additional actions are needed before the underlying zone can come into effect.
- As a result, City staff are moving forward with the termination of LUC No. 371 in accordance with the approved process.

Zoning

- When Zoning By-law, 1979, No. 5942 was adopted on April 21, 1980, zones were assigned to all properties in Surrey. Properties regulated by LUCs were also provided zones to align with the existing land uses in those areas. The zone assigned to a LUC lot is known as the "underlying zone" of that property. This means that the property is included in the Zoning By-law, but the regulations of the zone are not in effect while the LUC is on the property's title.
- During the creation of underlying zones, some LUC properties were given zones that did not align with the existing land uses on those sites. For these properties, a Rezoning By-law is required alongside the LUC Termination By-law to ensure that non-conforming situations are not created when Zoning By-law No. 12000 comes into effect. The current underlying zones can be seen in Appendix I.
- Rezoning a portion of the lands from "Single Family Residential Zone (RF)" to "Semi-Detached Residential Zone (RF-SD)", "Single Family Residential Gross Density Zone (RF-G)" and "Multiple Residential 15 Zone (RM-15)", and a portion of the lands from "One-Acre Residential Zone (RA)" to "Single Family Residential Gross Density Zone (RF-G)" is proposed alongside the LUC termination process in order to provide a zone that better aligns with the existing residential uses on the corresponding portion of the land. See the "Discussion" section in this report for a more detailed explanation of the current and proposed underlying zoning.

PUBLIC NOTIFICATION

Early termination of LUC No. 371 is a Council-initiated process that does not require the consent of landowners within the LUC being terminated. A Development Proposal Sign has not been installed and no pre-notification letters have been mailed.

However, the LUC Termination By-law is required to have its own Public Hearing. As a result, the Public Hearing Notice will be delivered to all owners and tenants of properties within LUC No. 371, informing them that Council is considering terminating the LUC. In addition, the Public Hearing notice will be published in two consecutive issues of the Peace Arch News.

Staff has proactively contacted the Strata Management company representing the stratas within Rezoning sites 1, 5 and 6 as shown on the map attached as Appendix II and has received no comments or concerns.

SITE CHARACTERISTICS

Existing Land Use: Single family lots, semi-detached dwellings, townhouses, apartments, commercial uses, fire hall, library, City parkland and mall.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North (Across 20 Avenue):	Single family dwellings, Meridian By the Sea Park, townhouses, rental development (Development Application No. 19-0306) and Shell gas station	Urban and Town Centre	RF, RA, RM-10, RM-30 and CG-2
East (Across 152 Street):	Several commercial plazas, Boston Pizza, Sherwin-Williams Paints, vacant land (Development Application No. 7913-0269-00), Vancity, Peninsula Runners, pub, hair dressers and spas, small restaurants and coffee shops, real state offices, and other small businesses	Town Centre	C-8, CHI, RF, CD (By-laws No. 14078 and 13779)
South (Across 16 Avenue):	Apartment buildings and a commercial plaza	n/a (White Rock)	n/a (White Rock)
West (Across 148 Street):	Semiahmoo Secondary School, H. T. Thrift Elementary School, South Surrey Athletic Park and single family dwellings	Urban; Conservation and Recreation	RF and RA

DISCUSSION

- LUC No. 371 was adopted by Authorization By-law 1978, No. 5676 on November 29, 1978.
- Subsequent to the adoption of LUC No. 371, a series of Development Agreements were approved to develop each portion of the lands, with a total of 31 agreements. From the 31 agreements (Development Agreements 0 to 30), 7 agreements have been discharged, denied, or cancelled, and 2 agreements were to complete subdivisions only, with subsequent agreements for the development portion. Consequently, 22 Development Agreements are still current and valid on LUC No. 371.
- The Development Agreements range from single family developments, to townhouses, apartments, commercial plazas and buildings, and include the fire hall and library.

- The original LUC also included the Semiahmoo Mall, but that portion of the lands was discharged through a development application in March 2000, as part of Development Application No. 7999-0154-00, which included a rezoning to CD By-law No. 13881 (based on C-8 and C-15), and a Development Permit.
- There was also a portion of Development Agreement 371-10, at the southwest corner of 19 Avenue and 152 Street partially discharged in 2007 as part of a development application on the site.
- The majority of LUC No. 371 has underlying zones that are compatible with the current land uses. In those cases, once the LUC is cancelled, the underlying zone will come into effect. However, some portions of the lands are not appropriately zoned, and are therefore, proposed for rezoning.
- When Zoning By-law, 1979, No. 5942 was adopted on April 21, 1980, the zoning of all properties in Surrey was converted from a Zoning By-law, 1964, No. 2295 to an equivalent zone under Zoning By-law, No. 5942. Later, Zoning By-law, 1993, No. 12000 was adopted to supersede Zoning By-law, No. 5942. Through these conversions, the underlying zones for some of the Phases (Development Agreements) were based on future plans or undeveloped properties and do not reflect what was ultimately approved and built.

LUC Termination and Rezoning

- Once LUC No. 371 is terminated and the one-year grace period ends, the current underlying RF, RM-15, RA, C-8, RM-45 and CD By-law No. 11141 Zones will come into effect and will regulate the use of the land.
- Before LUC No. 371 is terminated, the properties with the incorrect underlying zone will need to be rezoned to reflect existing situations and to apply an appropriate set of zoning regulations. The rezoning and termination process will not affect the ownership, tenure status, or Strata By-laws of the given properties. As this is a Council initiated process, no action is required by individual owners or by the Strata Council.
- In accordance with the legislation, the LUC Termination By-law must include an effective date that is no less than one year from adoption of the by-law, resulting in a grace period. The subject Termination By-law has a one-year grace period. Given this grace period, the Termination By-law and Rezoning By-law can be adopted at the same time without resulting in a non-conforming zone coming into effect on the properties noted below.
- Once LUC No. 371 is terminated and the one-year grace period ends, the underlying zonings, including the ones proposed to be rezoned, will automatically come into effect and will regulate the subject area. A map of the current underlying zones is attached as Appendix I.
- Some areas are proposed to be rezoned, concurrently with the LUC termination, as the underlying zone does not match what is currently built. This will assist owners in applying for Building Permits on their lots, without triggering a rezoning application, which can be costly and timely. A map showing the areas proposed to be rezoned can be seen as Appendix II.

Rezoning Site 1

- The development (Development Agreement 371-16) at the northeast corner of 16 Avenue and 148 Street (Development Agreement 371-16) has an underlying zone of "Single Family Residential Zone (RF)", but it is a townhouse site. This proposal includes the rezoning of the entire townhouse site from "Single Family Residential Zone (RF)" to "Multiple Residential 15 Zone (RM-15)", which is considered the most appropriate zone for the existing townhouse development.

Rezoning Site 2

- Similarly, two sites along the south portion of 17 Avenue between 148 Street and Southmere Crescent (Development Agreements 371-13 and 371-9), with a total of 17 single family lots, have an underlying zone of "Single Family Residential Zone (RF)", but are much smaller than a standard RF lot. This proposal includes the rezoning of both sites to "Single Family Residential Gross Density Zone (RF-G)", which is a more appropriate zone for the existing lot sizes. The proposed zone better reflects setbacks, lot coverage and Floor Area Ratio for the lots, which range in size from 362 square metres to 458 square metres.

Rezoning Site 3

- A cluster of lots at Southmere Close (Development Agreement 371-19) have an underlying zone of "One-Acre Residential Zone (RA)" but are much smaller than one acre. This proposal includes rezoning of these lots to "Single Family Residential Gross Density Zone (RF-G)", which is a more appropriate zone for the existing lot sizes. The proposed zone better reflects setbacks, lot coverage and Floor Area Ratio for the lots, which range in size from 305 square metres to 483 square metres.

Rezoning Site 4

- There are several semi-detached (fee simple duplexes) houses on the south side of Southmere Crescent between 17 Avenue and Martin Drive, which currently have an underlying zone of "Single Family Residential Zone (RF)", which is not consistent with the semi-detached houses built on the lots. This proposal includes rezoning the lots to "Semi-Detached Residential Zone (RF-SD)", which is a more appropriate zone for the existing semi-detached houses built on the lots. The proposed zone better reflects building siting, setbacks, lot coverage and Floor Area Ratio for the lots, which range in size from 333 square metres to 436 square metres.

Rezoning Site 5

- The townhouse site east of Southmere Village Park on the south side of Southmere Close, west of Martin Drive, currently has an underlying zone of "Single Family Residential Zone (RF)", which is not consistent with townhouse development on the site. This proposal includes rezoning the site to "Multiple Residential 15 Zone (RM-15)", which is a more appropriate zone for the existing development.

Rezoning Sites 4 and 5 (properties 1725, 1729, 1731 and 1733 Southmere Crescent)

- Property 1733 Southmere Crescent is proposed to be rezoned from "Single Family Residential Zone (RF)" to "Semi-Detached Residential Zone (RF-SD)" as stated above. This property is, in fact, part of a three-unit building, where the western unit is on a fee simple lot, and the two other units are part of a townhouse development. This is a very unique situation, and any agreements currently in place for maintenance and repair will remain in place between the parties. Both the semi-detached houses and the townhouse site were part of the same original development agreement (Development Agreement 371-0). The units that are part of the townhouse site are proposed to be rezoned from "Single Family Residential Zone (RF)" to "Multiple Residential 15 Zone (RM-15)", which is consistent with the townhouse development.

Rezoning Site 6

- A portion of the site on the south side of 20 Avenue, just west of 152 Street (Development Agreement 371-25) has an underlying zone of "Single Family Residential Zone (RF)" and "Multiple Residential 15 Zone (RM-15)". There was a previous Development Agreement on the land that was later cancelled, and the underlying zones match the previous agreement. This proposal includes the rezoning of the entire townhouse site from "Single Family Residential Zone (RF)" and "Multiple Residential 15 Zone (RM-15) to "Multiple Residential 15 Zone (RM-15)", which is considered the most appropriate zone for the existing townhouse development.

Other sites

- Property 1840 Southmere Crescent East has a four-storey apartment with 42 units. This property was originally part of Development Agreement 371-10 that includes the buildings to the north, south and east. Property 1840 Southmere Crescent East was later redesigned as part of Development Agreement 371-30, the last one made under Land Use Contract No. 371. Given the small property on which the building is located, the density for the site equates to 60 units per acre (setbacks and amenity spaces were considered part of the original development). The building form is consistent with the surrounding buildings, and even though the density is higher, it is appropriate to maintain the same zone and regulations as the surrounding development, under "Multiple Residential 45 Zone (RM-45)".
- In accordance with the legislation, the LUC Termination By-law must include an effective date that is no less than one year from adoption of the by-law, resulting in a grace period. The subject Termination By-law has a one-year grace period.
- If the land owner feels that the termination of the LUC will cause undue hardship, the property owner has the right to appeal to the City's Board of Variance (BOV). The application to the BOV must be received by the BOV within 6 months after the LUC Termination By-law has been adopted by City Council.

INFORMATION ATTACHED TO THIS REPORT

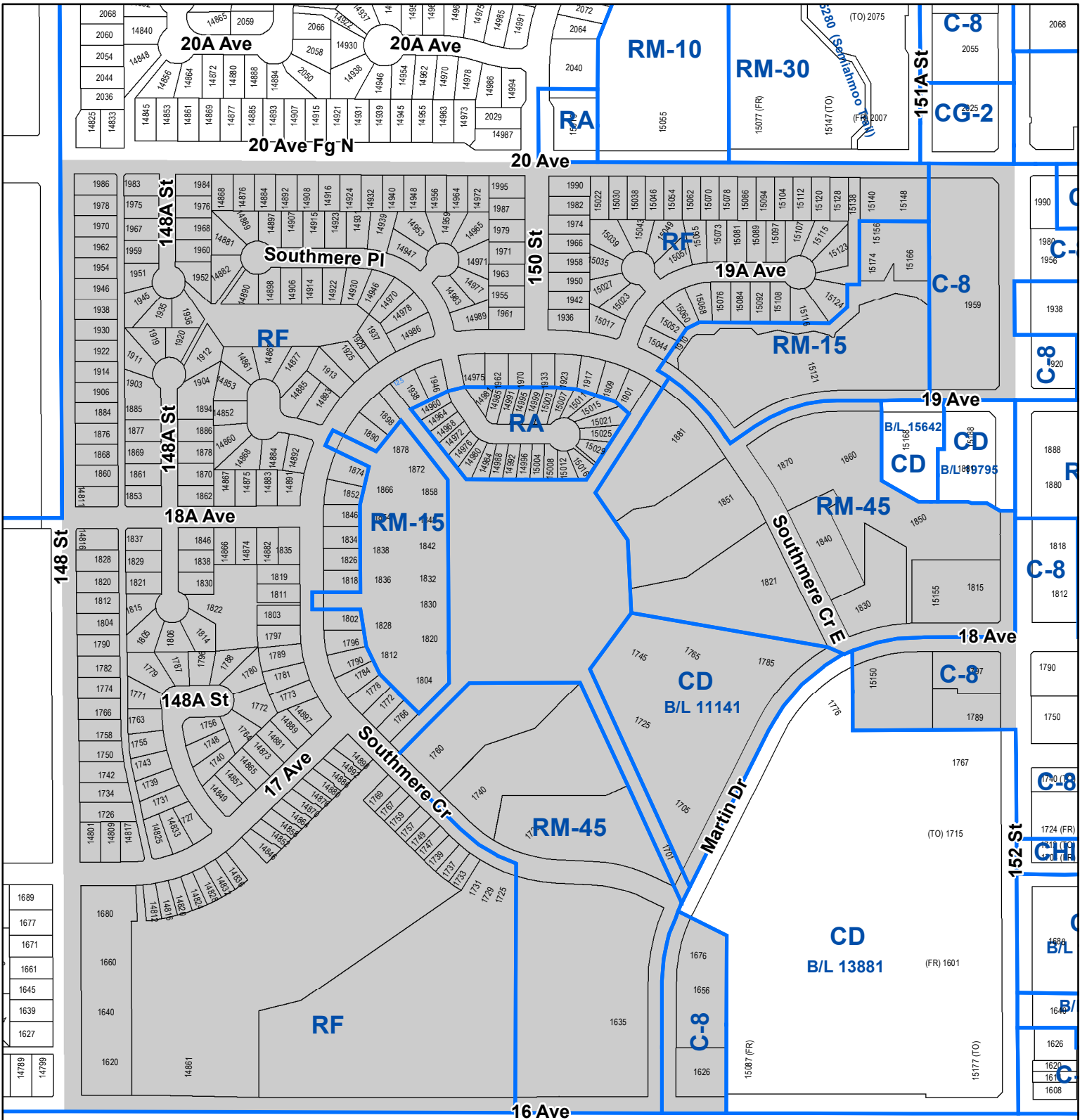
The following information is attached to this Report:

- Appendix I. Map with Existing Underlying Zones
- Appendix II. LUC Termination and Rezoning Area Map
- Appendix III. Copy of Part 16 "Single Family Residential Zone (RF)" of Surrey Zoning By-law, 1993, No. 12000, as amended
- Appendix IV. Copy of Part 17 "Single Family Residential Gross Density Zone (RF-G)" of Surrey Zoning By-law, 1993, No. 12000, as amended
- Appendix V. Copy of Part 17H "Semi-Detached Residential Zone (RF-SD)" of Surrey Zoning By-law, 1993, No. 12000, as amended
- Appendix VI. Copy of Part 21 "Multiple Residential 15 Zone (RM-15)" of Surrey Zoning By-law, 1993, No. 12000, as amended

approved by Shawn Low

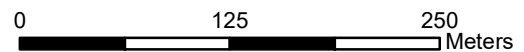
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General Manager
Planning and Development

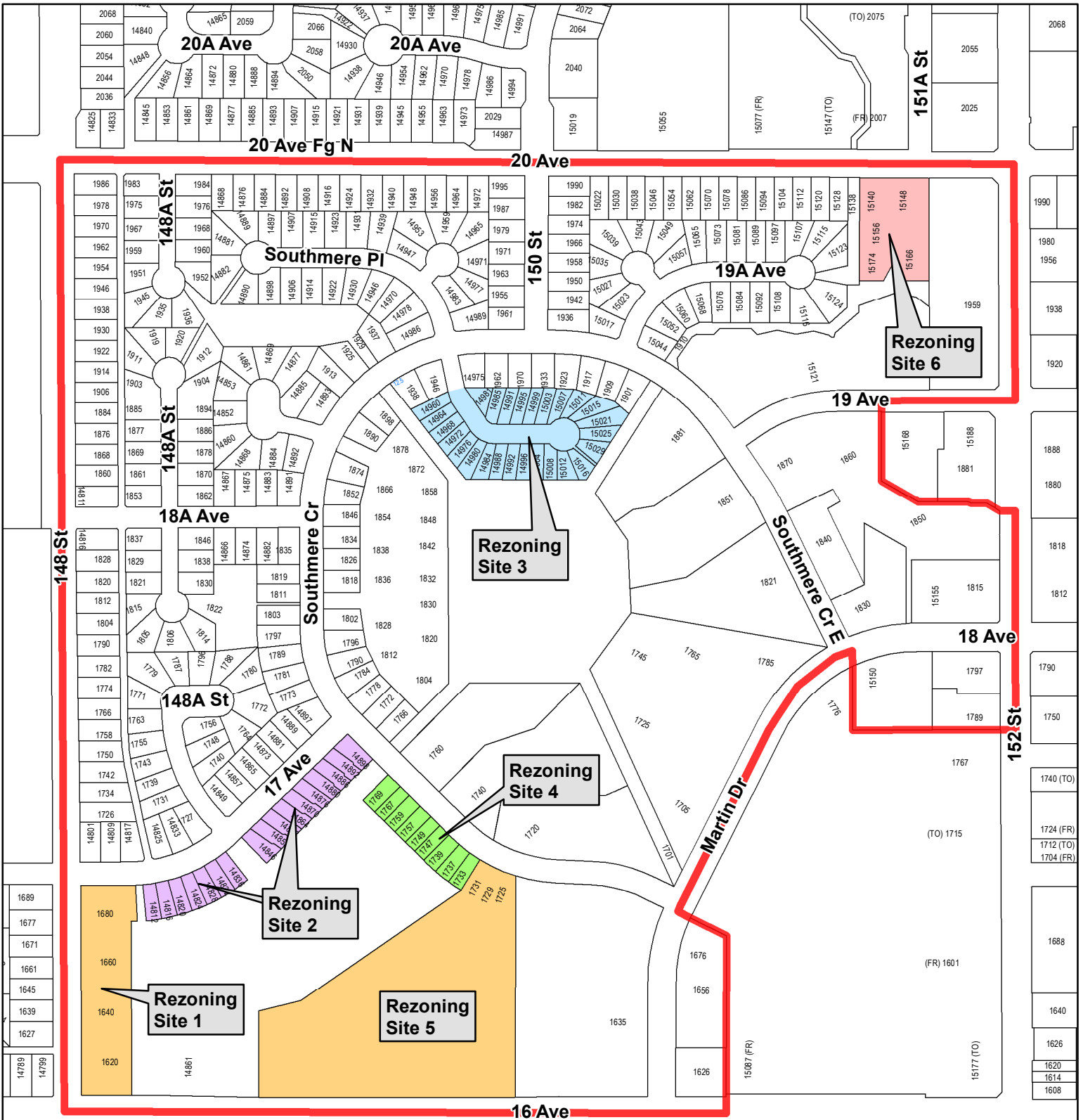
LFM/cm



Legend

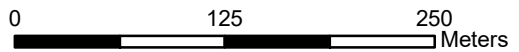
- Existing Zoning Boundaries
- LUC 371





Legend

- RF to RM-15 Rezoning Site 1 & 5
- RF to RF-G Rezoning Site 2
- RA to RF-G Rezoning Site 3
- RF to RF-SD Rezoning Site 4
- RF & RM-15 to RM-15 Rezoning Site 6
- LUC 371





Part 16 - RF, Single Family Residential Zone

Single Family Residential Zone

Part 16

RF

A. Intent

Amendments: 12824, 06/24/96

This Zone is intended for *single family dwellings*.

B. Permitted Uses

Amendments: 17290, 12/13/10

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

1. One *single family dwelling* which may contain 1 *secondary suite*.
2. *Accessory uses* including the following:
 - (a) *Bed and breakfast* use in accordance with Section B.2, Part 4 General Provisions, of this By-law; and
 - (b) The keeping of *boarders* or *lodgers* in accordance with Section B.2, Part 4 General Provisions, of this By-law.

C. Lot Area

Not applicable to this Zone.

D. Density

Amendments: 12101, 07/11/94; 12681, 12/04/95; 12824, 06/24/96; 13093, 05/12/97; 14519, 10/15/01; 15587, 12/13/04; 16957, 06/29/09; 17471, 10/03/11; 17989, 29/07/13; 18050, 09/23/13; 18414, 03/23/15; 19073, 02/20/17; 19333, 12/18/17; 19995, 12/16/19; 20014, 01/27/20; 20058, 05/04/20

1. For the purpose of subdivision:
 - (a) In all Secondary Plan and Infill Areas, as identified in Schedule G, Section E of this By-law, the maximum *unit density* shall be 2.5 *dwelling units* per hectare and the dimensions of the *lots* created in a subdivision shall be in accordance with Section K.1 of this Zone. The maximum *unit density* may be increased to 14.8 *dwelling units* per hectare and Section K.2 of this Zone shall apply if amenity contributions (specifically affordable housing,

capital projects, police, fire, libraries, parks and, where applicable, underground utilities) are provided in accordance with Schedule G, Sections A, B, D and E of this By-law.

- (b) In all other areas, the maximum *unit density* shall be 2.5 *dwelling units* per hectare. Any increase in the maximum *density* is subject to the provision of amenity contributions (specifically affordable housing and capital projects) in accordance with Schedule G, Sections A and B of this By-law.
 - (c) Notwithstanding Section D.1 (a) and (b) above, if a *lot* falls within a Community Specific Contribution Area, as identified in Schedule G, Section C of this By-law, additional amenity contributions (specifically capital projects) as specified in Schedule G, Section C of this By-law, may apply.
2. (a) For *building* construction within a *lot*:
- i. The *floor area ratio* must not exceed 0.60 for the first 560 square metres [6,000 sq. ft.] of *lot* area and 0.35 for the remaining *lot* area in excess of 560 square metres [6,000 sq. ft.], provided that 39 square metres [420 sq. ft.] must be reserved for use only as a garage or carport.
 - ii. Notwithstanding Sub-section D.2.(a)i., the maximum allowable floor area is as follows:
 - (a) 465 square metres [5,000 sq. ft.], except in the area shown in Schedule D.1.(a); and
 - (b) For *building* construction on a *lot* within the area shown in Schedule D.1.(a), the maximum allowable floor area is 84 square metres [900 sq. ft.] and a *basement* is not permitted on such *lot*.
 - iii. The maximum permitted floor area of a second storey for a *principal building* must not exceed 80% of the floor area of the first storey including attached garage and that portion of any porch or veranda at the front that is covered by a roof, but not including any portion of the *structure* located within 7.5 metres [25 ft.] of the *front lot line*. The reduced floor area of the second storey shall be accomplished by an offset at the second storey level from the wall at the first storey level from either the front or side walls or a combination thereof, such that the offset is fully visible anywhere along the *front lot line* and/or *flanking lot line* of the *lot*.

- iv. For the purpose of this Section and notwithstanding the definition of *floor area ratio* in Part 1 Definitions of this By-law, the following must be included in the calculation of *floor area ratio*:
- (a) Covered areas used for parking, unless the covered parking is located within the *basement*;
 - (b) The area of an accessory building in excess of 10 square metres [108 sq. ft.];
 - (c) Covered outdoor space with a height of 1.8 metres [6 ft.] or greater, except for a maximum of 10% of the maximum allowable floor area of which 15 square metres [160 sq. ft.] must be reserved for a front porch or veranda; and
 - (d) Floor area including staircases, garages and covered parking with extended height exceeding 3.7 metres [12 feet] must be multiplied by 2, excluding:
 - (i.) 19 square metres [200 sq. ft.] and
 - (ii.) floor area directly below a sloped ceiling less than 4.6 metres [15 ft.] in height, provided that the area has at least one wall 3.7 metres [12 ft.] or less in height.

E. Lot Coverage

Amendments: 17989, 29/07/13; 18771, 07/25/16

1. For *lots* with a size of a 560 square metres [6,000 sq. ft.] or less, the maximum *lot coverage* is 40%.
2. For *lots* with a size greater than 560 square metres [6,000 sq. ft.], the maximum *lot coverage* is reduced at a rate of 2% for each 93 square metres [1,000 sq. ft.] of additional *lot* area until a *lot coverage* of 25% is reached, which is the maximum *lot coverage* for *lots* greater than 1,262 square metres [13,500 sq. ft.] in area.

F. Yards and Setbacks

Amendments: 12101, 07/11/94; 13093, 05/12/97; 17471, 10/03/11; 17704, 07/23/12; 17989, 07/29/13; 18414, 03/23/15; 18771, 07/25/16

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

<i>Use</i>	<i>Setback</i>	<i>Front Yard</i> ^{1,2,3}	<i>Rear Yard</i> ⁴	<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.]	1.8 m ⁵ [6 ft.]	3.6 m [12 ft.]
<i>Accessory Buildings and Structures Greater Than 10 square metres [108 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	0.0 m	7.5 m [25 ft.]

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

- ¹ Except for a garage, the *front yard setback* may be relaxed at the lower floor level to 5.5 metres [18 ft.] for a maximum of 50% of the width of the *principal building*. If a minimum of 50% of the width of the *principal building* is set back 9 metres [30 ft.], the setback to an attached garage may be relaxed to 6.7 metres [22 ft.].
- ² With the exception of a garage with its main access doors facing a *side yard*, an attached garage to the *principal building* must not extend towards the *highway* for more than half the depth of the said garage, measured from the front face of the *principal building*, excluding any front face of the exterior wall above the said garage. If an attached garage with its main access doors facing a *highway* contains more than 2 parallel parking bays, the additional parking bay(s) and the garage entrance leading to the additional parking bay(s) must be set back at least 0.9 metre [3 ft.] from the front of the said garage.

- ³ The required *front yard setback* is increased to 11.0 metres [36 ft.] to the front face of an attached garage on *lots* that front onto a cul-de-sac bulb and which have a frontage of less than 8.0 metres [26 ft.], as determined by measuring a straight line drawn between the two front corners of the *lot*.
- ⁴ 50% of the length of the rear *building* face may be *setback* a distance of 6.0 metres [20 ft.] from the *rear lot line* provided the remainder of the *building* face is *setback* at least 8.5 metres [28 ft.] from the *rear lot line*.
- ⁵ The *side yard setback* may be reduced to 1.2 metres [4 ft.] along one *side lot line* adjoining a *lot* zoned Single Family Residential (RF) provided that the *side yard setback* on the opposite side of the *lot* is increased to 2.4 metres [8 ft.].

G. Height of Buildings

Amendments: 12239, 04/18/94; 12101, 07/11/94; 18414, 03/23/15

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

1. *Principal building*:
 - (a) The *building height* shall not exceed 9 metres [30 ft.].
 - (b) The *building height* of any portion of a *principal building* with a roof slope of less than 1:4 shall not exceed 7.3 metres [24 ft.].
2. *Accessory buildings and structures*: The *height* shall not exceed 4 metres [13 ft.] except that where the roof slope and construction materials of an *accessory building* are the same as that of the *principal building*, the *building height* of the *accessory building* may be increased to 5 metres [16.5 ft.]

H. Off-Street Parking and Loading/Unloading

Amendments: 12333, 07/25/94; 13093, 05/12/97; 13774, 07/26/99; 14120, 10/16/00; 18719, 05/30/16; 18771, 07/25/16; 18859, 10/03/16

1. Resident *parking spaces* shall be provided as stated in Table C.1 of Part 5 Off-Street Parking and Loading/Unloading of this By-law.
2. Outside parking or storage of *campers*, boats and *vehicles* including cars, trucks and *house trailers* ancillary to a residential use shall be limited as follows:
 - (a) A maximum of 3 cars or trucks, which may be increased to a maximum of 4 cars or trucks on *lots* where the front face of an attached garage is set back a minimum of 11.0 metres [36 ft.] from the *front lot line*;

- (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, which may be increased to 4 where the front face of an attached garage is set back a minimum of 11.0 metres [36 ft.] from the *front lot line*.
3. *Vehicle* parking may be permitted in either the *front yard* or *side yard* subject to the following:
- (a) No off-street *parking space* shall be permitted within the required *front yard* or *side yard setback* except on a *driveway*. *Driveways* may be constructed off either the *frontage* or *flanking street*;
 - (b) *Parking spaces* shall be located only on a *driveway* leading to a garage, carport or parking pad, in a garage, in a car port, or on a parking pad; and
 - (c) The total area surfaced or paved for a *driveway* shall be as follows:
 - i. Every *lot* may have one *driveway* with a uniform width of 8.0 metres [26 ft.] extending from the *lot line* to the garage, car port, or parking pad on the *lot*;
 - ii. Notwithstanding Sub-section H.3.(c) (i) additional *driveway* width may also be allowed to provide access to additional *parking spaces* in a garage, carport or parking pad, where the garage, carport or parking pad has more than 2 side by side *parking spaces*, provided that such width is no more than 3 metres [10 ft.] times the number of adjacent side by side *parking spaces* measured at the required *front yard setback* and is uniformly tapered over the required *front yard* to a width of 8 metres [26 ft.] at the *front lot line*; and
 - iii. Notwithstanding Sub-sections H.3.(c) (i) and (ii), a *driveway* shall not exceed 53% of the total area of the *front yard* or required *side yard* within which the *driveway* is located;
 - iv. Where the *driveway* is constructed in a *side yard* off a *flanking street* all references to *front yard* within this Section shall be read as *side yard*; and
4. 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 *dwelling unit*, 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.1 of Part 5 Off-Street Parking and Loading/Unloading of this By-law;

- (b) Notwithstanding Sub-section H.4(a), no outside parking or storage of a *house trailer* or boat is permitted on *corner lots* 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 two *lot lines*; and
- (c) Adequate screening, as described in Section I.2 of this Zone is provided.

I. Landscaping

Amendments: 12333, 07/25/94; 17989, 07/29/13; 18771, 07/25/16

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. A minimum of 30% of the *lot* must be covered by porous surfaces.
3. The parking or storage of *house trailers* or boats shall be adequately screened by compact evergreen trees or shrubs at least 1.8 metres [6 ft.] in height and located between the said *house trailer* or boat and any point on the *lot line* within 7.5 metres [25 ft.] of the said *house trailer* or boat, in order to obscure the view from the abutting *lot* or street, except:
 - (a) on a *corner lot*, this required landscape screening shall not be located in an area bounded by the intersecting *lot lines* at a street corner and a straight line joining points 9 metres [30 ft.] along the said *lot lines* from the point of intersection of the 2 *lot lines*;
 - (b) where the *driveway* or the parking area is used for parking or storage of a *house trailer* or boat, the landscape screen is not required within the said *driveway*; and
 - (c) in the case of *rear yards*, this screening requirement may be provided by a 1.8 metre [6 ft.] high solid fence.

J. Special Regulations

Amendments: 17290, 12/13/10; 17989, 07/29/13; 18050, 09/23/13

1. For *lots* within designated floodplain in the Bridgeview area as referred to in Part 8 Floodproofing, of this By-law, the uses listed in Section B of this Zone shall be permitted only if the *lot* has a *frontage* of not less than 15 metres [50 ft.] and an area of not less than 464 square metres [5,000 sq. ft.].
2. *Basement* access and *basement* wells are permitted only between the *principal building* and the *rear lot line* and must not exceed a maximum area of 28 square metres [300 sq. ft.], including the stairs.
3. A *secondary suite* shall:
 - (a) Not exceed 90 square metres [968 sq. ft.] in floor area; and
 - (b) Occupy less than 40% of the habitable floor area of the *building*.

K. Subdivision

Amendments: 12824, 06/24/96; 19995, 12/16/19

1. For subdivision of land in all Secondary Plan and Infill Areas as identified in Schedule G, Section E of this By-law, where amenities are not provided in accordance with Schedule G, Sections D and E of this By-law, the *lots* created through subdivision shall conform to the minimum standards prescribed in Section K of Part 12 One-Acre Residential Zone RA of this By-law.
2. For subdivision of land in all Secondary Plan and Infill Areas as identified in Schedule G, Section E of this By-law, where amenities are provided in accordance with Schedule G, Sections D and E of this By-law, the *lots* created shall conform to the minimum standards prescribed in Section K.3 of this Zone.
3. *Lots* created through subdivision in this Zone shall conform to the following minimum standards:

	<i>Lot Size</i>	<i>Lot Width</i>	<i>Lot Depth</i>
Subdivision	560 sq. m [6,000 sq. ft.]	15 metres [50 ft.]	28 metres [90 ft.]
<i>Lot Consolidation</i> in Bridgeview's Designated Floodplain Areas	464 sq. m [5,000 sq. ft.]	15 metres [50 ft.]	no minimum

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

L. Other Regulations

Amendments: 13657, 03/22/99; 13774, 07/26/99

In addition, land use regulations including the following are applicable:

1. Prior to any use, lands must be serviced as set out in Part 2 Uses Limited, of this By-law and in accordance with the "Surrey Subdivision and Development By-law".
2. General provisions on use are as set out in Part 4 General Provisions, of this By-law.
3. Additional off-street parking and loading/unloading requirements are as set out in Part 5 Off-Street Parking and Loading/Unloading of this By-law.
4. Subdivisions shall be subject to the "Surrey Development Cost Charge By-law" and the "Tree Preservation By-law".
5. *Building* permits shall be subject to the "Surrey Building By-law".
6. Sign regulations are as provided in Surrey Sign By-law No. 13656.
7. Special *building setbacks* are as set out in Part 7 Special Building Setbacks, of this By-law.
8. Floodproofing shall be as set out in Part 8 Floodproofing, of this By-law.



Single Family Residential Gross Density Zone

Part 17 - RF-G, Single Family Residential Gross Density Zone

Part 17

RF-G

A. Intent

Amendments: 17471, 10/03/11

This Zone is intended for single family housing on small urban *lots*, with substantial public *open space* set aside within the subdivision. This Zone shall only be considered if there are special amenities such as mature vegetation, watercourses, ravines or other landscape or heritage features worthy of preservation or the *lot* can contribute *open space* to a park designated in the *Official Community Plan*.

B. Permitted Uses

Amendments: 13155, 02/09/98; 17290, 12/13/10; 17471, 10/03/11

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

1. One *single family dwelling* which may contain 1 *secondary suite*.
2. The following uses are permitted within the *open space* set aside pursuant to Section D.2 of this Zone, provided that these uses do not infringe upon the quality of the features being preserved and are for the enjoyment of the residents within the subdivision and do not constitute a commercial undertaking:
 - (a) Tennis court, swimming pool, play ground, fitness trail, baseball diamond, picnic area, putting green and pitch and putt course provided that the enclosed or covered portion of the said facility does not exceed 5% of the total *open space* set aside; and
 - (b) Equestrian facilities, both open and covered, provided however, that the enclosed or covered portion of this facility does not exceed 10% of the total *open space* set aside.

C. Lot Area

Amendments: 17471, 10/03/11

The minimum *site area for subdivision* shall be 1 hectare [2.5 acres], except in the case of a remainder *lot*, where the *lots* including the remainder *lot* which were created by the same plan of subdivision are zoned RF-G.

D. Density

Amendments: 12101, 07/11/94; 13093, 05/12/97; 13155, 02/09/98; 14519, 10/15/01; 14651, 03/25/02; 17471, 10/03/11; 17797, 11/26/12; 18414, 03/23/15; 19073, 02/20/17; 19333, 12/18/17; 19491, 02/19/18; 19995, 12/16/19; 20058, 05/04/20

1. For the purpose of subdivision:
 - (a) In all Secondary Plan and Infill Areas, as identified in Schedule G, Section E of this By-law, the maximum *unit density* shall be 2.5 *dwelling units* per hectare. The maximum *unit density* may be increased to 14.75 *dwelling units* per gross hectare if amenity contributions (specifically affordable housing, capital projects, police, fire, libraries, parks and, where applicable, underground utilities) are provided in accordance with Schedule G, Sections A, B, D and E of this By-law.
 - (b) In all other areas, maximum *unit density* shall be 14.75 *dwelling units* per gross hectare. Any increase in the maximum *density* is subject to the provision of amenity contributions (specifically affordable housing and capital projects) in accordance with Schedule G, Sections A and B of this By-law.
 - (c) Notwithstanding Section D.1 (a) and (b) above, if a *lot* falls within a Community Specific Contribution Area, as identified in Schedule G, Section C of this By-law, additional amenity contributions (specifically capital projects) as specified in Schedule G, Section C of this By-law, may apply.
2. Notwithstanding Section D.1 above, the maximum *unit density* may be increased from 14.75 *dwelling units* per gross hectare to 18.5 *dwelling units* per gross hectare, provided that:
 - (a) *Open space* in an amount of not less than 15% of the *lot* area is preserved in its natural state or retained for park and recreational purposes;
 - (b) The said *open space* shall contain natural features such as a *stream*, ravine, stands of mature trees, or other land forms worthy of preservation, and/or contain heritage *buildings* or features, and/or contribute to a park designated in the *Official Community Plan*;

- (c) The said *open space* shall be accessible by the public from a *highway*; and
 - (d) If amenity contributions are provided in accordance with Schedule G of this By-law.
3. *Undevelopable areas* may be included in *open space* set aside in Sub-section D.2(b), however, this undevelopable area shall be discounted by 50%.
4. (a) For the purpose of this Section and notwithstanding the definition of *floor area ratio* in Part 1 Definitions of this By-law, the following must be included in the calculation of *floor area ratio*:
- i. Covered areas used for parking, unless the covered parking is located within the *basement*;
 - ii. The area of an *accessory building* in excess of 10 square metres [108 sq. ft.];
 - iii. Covered outdoor space with a height of 1.8 metres [6 ft.] or greater, except for a maximum of 10% of the maximum allowable floor area of which 15 square metres [160 sq. ft.] must be reserved for a front porch or veranda; and
 - iv. Floor area including garages and covered parking with extended height exceeding 3.7 metres [12 feet] must be multiplied by 2, excluding:
 - (a) staircases;
 - (b) 19 square metres [200 sq. ft.]; and
 - (c) floor area directly below a sloped ceiling less than 4.6 metres [15 ft.] in height, provided that the area has at least one wall 3.7 metres [12 ft.] or less in height.
- (b) For *building* construction within a *lot*, the *floor area ratio* shall not exceed 0.60, provided that, of the resulting allowable floor area, 28 square metres [300 sq. ft.] shall be reserved for use only as a garage or carport and further provided that where an *accessory building* is greater than 5 square metres [50 sq. ft.] in size that the area in excess of 5 square metres [50 sq. ft.] shall be included as part of the floor area for the purposes of calculating *floor area ratio*; and
- (c) The maximum permitted floor area of a second storey for a *principal building* must not exceed 80% of the floor area of the first storey including attached garage and that portion of any porch or veranda at the front that is covered by a roof, but not including any portion of the *structure* located within 7.5 metres [25 ft.] of the *front lot line*. The reduced floor area of the second storey shall be accomplished by an offset at the second storey level

from the wall at the first storey level from either the front or side walls or a combination thereof, such that the offset is fully visible anywhere along the *front lot line* and/or *flanking lot line* of the *lot*.

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

E. Lot Coverage

The maximum *lot coverage* shall be 45%.

F. Yards and Setbacks

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

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

<i>Use</i>	<i>Setback</i>	<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.]	1.2 m [4 ft.]	3.6 m [12 ft.]
<i>Accessory Buildings and Structures Greater Than 10 square metres [108 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	0.0 m	7.5 m [25 ft.]
<i>Buildings and Structures For Uses Permitted Under Section B.2 of This Zone</i>		7.5 m [25 ft.]	30.0 m [100 ft.]	15.0 m [50 ft.]	7.5 m [25 ft.]

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

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

With the exception of a garage whose main access doors face a *side yard*, the minimum *front yard setback* of a garage or a carport which forms part of a *principal building* may be reduced to 5.5 metres [18 ft.], as long as at least 50% of the *front yard setback* of the *principal building* remains 7.5 metres [25 ft.] or more.

- *** 50% of the length of the rear *building face* may be *setback* a distance of 6.0 metres [20 ft.] from the *rear lot line* provided the remainder of the *building face* is *setback* at least 8.5 metres [28 ft.] from the *rear lot line*.

G. Height of Buildings

Amendments: 12239, 04/18/94; 12101, 07/11/94; 18414, 03/23/15

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

1. *Principal building*:
 - (a) The *building height* shall not exceed 9 metres [30 feet].
 - (b) The *building height* of any portion of a *principal building* with a roof slope of less than 1:4 shall not exceed 7.3 metres [24 ft.].
2. *Accessory buildings and structures*: The *height* shall not exceed 4 metres [13 ft.] except that where the roof slope and construction materials of an *accessory building* are the same as that of the *principal building*, the *building height* of the *accessory building* may be increased to 5 metres [16.5 ft.]

H. Off-Street Parking and Loading/Unloading

Amendments: 12333, 07/25/94; 13093, 05/12/97; 13774, 07/26/99; 14120, 10/16/00; 18719, 05/30/16; 19491, 02/19/18

1. Resident and visitor *parking spaces* shall be provided as stated in Table C.1 of Part 5 Off-Street Parking and Loading/Unloading of this By-law.

2. Outside parking or storage of *campers*, boats and *vehicles* including cars, trucks and *house trailers* ancillary to a residential use shall be limited as follows:
 - (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 2.
3. Vehicle parking may be permitted in either the front yard or side yard subject to the following:
 - (a) No off-street *parking space* shall be permitted within the required *front yard* or *side yard setback* except on a *driveway*. *Driveways* may be constructed off either the *frontage* or *flanking street*;
 - (b) *Parking spaces* shall be located only on a *driveway* leading to a garage, carport or parking pad, in a garage, in a car port, or on a parking pad;
 - (c) The total area surfaced or paved for a *driveway* shall be as follows:
 - i. Every *lot* may have one *driveway* with a uniform width of 6 metres [20 ft.] extending from the *lot line* to the garage, car port, or parking pad on the *lot*;
 - ii. The *driveway* width may be expanded provided that the total area of the *driveway* within the *front yard* or required *side yard* does not exceed 33% of the total area of the *front yard* or required *side yard* within which the *driveway* is located;
 - iii. Notwithstanding 3.(c) (ii) additional *driveway* width may also be allowed to provide access to additional *parking spaces* in a garage, carport or parking pad, where the garage, carport or parking pad has more than 2 side by side *parking spaces*, provided that such width is no more than 3 metres [10 ft.] times the number of adjacent side by side *parking spaces* measured at the required *front yard set back* and is uniformly tapered over the required *front yard* to a width of 6 m [20 ft.] at the *front lot line*; and
 - iv. Where the *driveway* is constructed in a *side yard* off a *flanking street* all references to *front yard* within this Section shall be read as *side yard*; and
 - (d) The number of vehicles parked in a *driveway* within the *front yard* or *side yard* shall not exceed two.

4. No outside parking or storage of a *house trailer* or boat is permitted within the *front yard setback*, or within the required *side yards* or within 1 metre [3 ft.] of the *side lot line*, except as follows:
 - (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.1 of Part 5 Off-Street Parking and Loading/Unloading of this By-law;
 - (b) Notwithstanding Sub-section H.4(a), no outside parking or storage of a *house trailer* or boat is permitted on *corner lots* 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 two *lot lines*; and
 - (c) Adequate screening, as described in Section I.2 of this Zone is provided.

I. Landscaping

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

1. All developed portions of the *lot* not covered by *buildings*, *structures* or paved areas shall be landscaped including the retention of mature trees. This *landscaping* shall be maintained.
2. The parking or storage of *house trailers* or boats shall be adequately screened by compact evergreen trees or shrubs at least 1.8 metres [6 ft.] in height and located between the said *house trailer* or boat and any point on the *lot line* within 7.5 metres [25 ft.] of the said *house trailer* or boat, in order to obscure the view from the abutting *lot* or street, except:
 - (a) on a *corner lot*, this required landscape screening shall not be located in an area bounded by the intersecting *lot lines* at a street corner and a straight line joining points 9 metres [30 ft.] along the said *lot lines* from the point of intersection of the 2 *lot lines*;
 - (b) where the *driveway* or the parking area is used for parking or storage of a *house trailer* or boat, the landscape screen is not required within the said *driveway*; and
 - (c) in the case of *rear yards*, this screening requirement may be provided by a 1.8 metre [6 ft.] high solid fence.

3. The *open space* set aside pursuant to Section D.2.(a) of this Zone, shall be improved with a basic level of *landscaping* work including brushing and seeding of the ground, limbing of low branches on trees and providing and constructing paths for public passage, wherever appropriate.

J. Special Regulations

Amendments: 17290, 12/13/10; 20058, 05/04/20

1. A *secondary suite* shall:
 - (a) Not exceed 90 square metres [968 sq. ft.] in floor area; and
 - (b) Occupy less than 40% of the habitable floor area of the *building*.
2. *Basement* access and *basement* wells are permitted only between the *principal building* and the *rear lot line* and must not exceed a maximum area of 28 square metres [300 sq. ft.], including the stairs.

K. Subdivision

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

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

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

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

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

L. Other Regulations

Amendments: 13657, 03/22/99; 13774, 07/26/99

In addition, land use regulations including the following are applicable:

1. Prior to any use, lands must be serviced as set out in Part 2 Uses Limited, of this By-law and in accordance with the "Surrey Subdivision and Development By-law".
2. General provisions on use are as set out in Part 4 General Provisions, of this By-law.
3. Additional off-street parking and loading/unloading requirements are as set out in Part 5 Off-Street Parking and Loading/Unloading of this By-law.
4. Subdivisions shall be subject to the "Surrey Development Cost Charge By-law" and the "Tree Preservation By-law".
5. Building permits shall be subject to the "Surrey Building By-law".
6. Sign regulations are as provided in Surrey Sign By-law No. 13656.
7. Special building setbacks are as set out in Part 7 Special Building Setbacks, of this By-law.

Semi-Detached Residential Zone

Part 17H – RF-SD, Semi-Detached Residential Zone

Part 17H

RF-SD

A. Intent

This Zone is intended to accommodate and regulate *semi-detached residential buildings*.

B. Permitted Uses

Land and *structures* shall be used for only one *dwelling unit* on each *lot* contained within a *semi-detached residential building* and customarily *accessory uses*.

C. Lot Area

Not applicable to this Zone.

D. Density

Amendments: 15744, 06/13/05; 17462, 09/12/11; 19073, 02/20/17; 19491, 02/19/18; 19995, 12/16/19; 20014, 01/27/20

1. For the purpose of subdivision:

- (a) In all Secondary Plan and Infill Areas, as identified in Schedule G, Section E of this By-law, the maximum *unit density* shall be 2.5 *dwelling units* per hectare and the dimensions of the *lots* created in a subdivision shall be in accordance with Section K.1 of this Zone. The maximum *unit density* may be increased to 37 *dwelling units* per hectare and Section K.2 shall apply if amenity contributions (specifically affordable housing, capital projects, police, fire, libraries, parks and, where applicable, underground utilities) are provided in accordance with Schedule G, Sections A, B, D and E of this By-law.
- (b) In all other areas, the maximum *unit density* shall be 37 *dwelling units* per hectare and the dimensions of the *lots* created in a subdivision shall be in accordance with Section K.2 of this Zone. Any increase in the maximum *density* is subject to the provision of amenity contributions (specifically affordable housing and capital projects) in accordance with Schedule G, Sections A and B of this By-law.

- (c) Notwithstanding Section D.1 (a) and (b) above, if a *lot* falls within a Community Specific Contribution Area, as identified in Schedule G, Section C of this By-law, additional amenity contributions (specifically capital projects) as specified in Schedule G, Section C of this By-law, may apply.
2. For *building* construction within a *lot*:
- (a) The *floor area ratio* shall not exceed 0.72;
 - (b) Notwithstanding the definition of *floor area ratio*, a garage is not included in the *floor area ratio* calculation provided the maximum garage size is in accordance with Section H.3 of this Zone; and
 - (c) Notwithstanding Sub-section D.2(a) of this Zone the maximum floor area of the *principal building*, including a garage or any portion thereof that is not in a *basement*, a carport, and *accessory buildings* and *structures*, shall be 181 square metres [1,950 sq. ft.].

E. Lot Coverage

The maximum *lot coverage* shall be 60%.

F. Yards and Setbacks

Amendments: 15716, 05/30/05; 17704, 07/23/12

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

Use	Setback	<i>Front Yard</i>	<i>Rear Yard</i>	<i>Side Yard</i>	<i>Side Yard on Flanking Street</i>
<i>Principal Building</i> Excluding attached garage		3.5 m ¹ [11 ft.]	6.5 m [21 ft.]	1.2 m ⁴ [4 ft.]	2.7 m ⁶ [9 ft.]
Attached Garage		6.0 m [20 ft.]	6.5 m [21 ft.]	3.5 m ⁴ [11 ft.]	5.9 m [19 ft.]
<i>Accessory Buildings and Structures</i>		- ²	0.5 m ³ [1 ft. 6 in.]	0.0 m ⁵ [0.0 ft.]	5.2 m [17 ft.]

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

- 1 The *front yard setback* of the *principal building* may be reduced to a minimum of 2.0 m [6 ft. 7 in.] for the first storey by an unenclosed and uninhabitable space such as a porch or veranda provided that the said porch or veranda is a minimum of 1.5 m [5 ft.] deep, covered from above and is an integral part of the *principal building*.
- 2 *Accessory buildings and structures* are not permitted within the *front yard setback* of the *principal building*.
- 3 A minimum *separation* of 6 m [20 ft.] is required between the *principal building* and *accessory buildings and structures* exceeding 2.4 m [8 ft.] in *building height*, including any detached garage or carport regardless of the *building height*.
- 4 A *side yard* is not required at the common *side lot line* between two paired *lots* along which the *semi-detached residential building* is located.
- 5 The *side yard setback* of an *accessory building and structure* including a garage or carport shall be increased to a minimum of 3 m [10 ft.] on the side of the *lot* opposite to the common *side lot line*.

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

G. Height of Buildings

Amendment: 18414, 03/23/15

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

1. *Principal building*:
 - (a) The *building height* shall not exceed 9.5 metres [31 ft.].
 - (b) The *building height* of any portion of a *principal building* with a roof slope of less than 1:4 shall not exceed 7.3 metres [24 ft.].
2. *Accessory buildings and structures*: The *building height* shall not exceed 3 m [10 ft.] except that where the roof slope and construction materials of an *accessory building* are the same as that of the *principal building*, the *building height* of the *accessory building* may be increased to 5.0 m [16.5 ft.].

H. Off-Street Parking

1. Where there is a lane up to or along the *rear lot line* or *side lot line*, a *driveway* access is permitted only from the lane.
2. A minimum of 2 off-street *parking spaces* shall be provided for each *dwelling unit*.
3. Where a garage or carport is provided on the *lot*, no more than one off-street *parking space* shall be within the garage or carport, unless the off-street *parking spaces* are enclosed side by side in a detached double garage or carport or the off-street *parking spaces* are provided as *tandem parking*, and in all cases the floor area of the garage or carport shall not exceed a maximum of 37 sq. m [400 sq. ft.].
4. Where a detached garage or carport is provided on the *lot*, such detached garage or carport shall:
 - (a) Be located at the rear of the *lot*;

- (b) Be located at a minimum of 6 m [20 ft.] from the rear face of the *dwelling unit*;
 - (c) Be located at 0.0 m [0.0 ft.] *side yard setback* along the common *lot line* between the two *lots* on which the *semi-detached residential building* is located; and
 - (d) Have the *driveway* access from a rear lane or side street and the *driveway* width shall not exceed 6 m [20 ft.].
5. *Driveway* accesses to the *dwelling units* within the same *semi-detached residential building* shall be joined where the said *driveways* are within the required *front yard*, provided that the combined *driveways* shall not be wider than 6 m [20 ft.].
6. Outside parking of *vehicles* ancillary to a residential use shall be limited to a maximum of 2 cars or trucks.
7. Outside parking or storage of *campers*, boats, or *house trailers* shall not be permitted.
8. No outside parking or *driveway* is permitted on *corner lots* in an area bounded by the intersecting *lot lines* at a street corner and a straight line joining points 6.0 m [20 ft.] along the said *lot lines* from the point of intersection of the two *lot lines*.

I. Landscaping

- 1. All portions of the *lot* not covered by *buildings*, *structures*, non-porous or paved surfaces shall be landscaped, except as permitted in Section I.2 of this Zone. All *landscaping* shall be maintained.
- 2. Non-porous or paved surfaces, excluding a *driveway*, shall not cover more than 12 sq. m [129 sq. ft.] in area.

J. Special Regulations

Not applicable to this Zone.

K. Subdivision

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

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

- (a) Where amenities are not provided in accordance with Schedule G, Sections D and E of this By-law, the *lots* created shall conform to the minimum standards prescribed in Section K of Part 12 One-Acre Residential Zone (RA) of this By-law; or
 - (b) Where amenities are provided in accordance with Schedule G, Sections D and E of this By-law, the *lots* created shall conform to the minimum standards prescribed in Section K.2 of this Zone.
2. In areas other than the ones in Sub-section D.1(a) of this Zone, the *lots* created through subdivision in this Zone shall conform to the following minimum standards:

	<i>Lot Area</i>	<i>Lot Width</i>	<i>Lot Depth</i>
<i>Interior Lot</i>	200 m ² [2,150 sq. ft.]	7.2 m ¹ [24 ft.]	28 m [90 ft.]
<i>Corner Lot</i>	226 m ² [2,430 sq. ft.]	8.7 m ¹ [29 ft.]	28 m [90 ft.]

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

- 1 A minimum *lot* width of 9 m [30 ft.] is required if a double garage or carport is provided on the *lot*.

L. Other Regulations

In addition to all statutes, by-laws, orders, regulations or agreements, the following are applicable:

- 1. Definitions are as set out in Part 1 Definitions, of this By-law.
- 2. Prior to any use, the *Lands* must be serviced as set out in Part 2 Uses Limited, of this By-law and in accordance with the servicing requirements set forth in Surrey Subdivision and Development By-law, 1986, No. 8830, as amended.
- 3. General provisions are as set out in Part 4 General Provisions, of this By-law.
- 4. Additional off-street parking requirements are as set out in Part 5 Parking and Loading/Unloading, of this By-law.
- 5. *Sign* regulations are as set out in Surrey Sign By-law, 1999, No. 13656, as amended.

6. Special *building setbacks* are as set out in Part 7 Special Building Setbacks, of this By-law.
7. *Building* permits shall be subject to the Surrey Building By-law, 1987, No. 9011, as amended, and the Surrey Development Cost Charge By-law, 2002, No. 14650, as amended.
8. Surrey Tree Preservation By-law, 1996, No. 12880, as amended.
9. Development permits may be required in accordance with the Surrey *Official Community Plan*, as amended.



Multiple Residential 15 Zone

Part 21 - RM-15, Multiple Residential 15 Zone

Part 21

RM-15

A. Intent

Amendments: 12824, 06/24/96

This Zone is intended to accommodate and regulate the development of *family-oriented, low density, ground-oriented multiple unit residential buildings* and related *amenity spaces*, which are to be developed in accordance with a *comprehensive design* in existing *urban* areas and in new *urban* areas where *density* bonus is provided.

B. Permitted Uses

Amendments: 13774, 07/26/99

Land and *structures* shall be used for the following uses only, or for a combination of such uses, provided such combined uses are part of a *comprehensive design*:

1. *Ground-oriented multiple unit residential buildings.*
2. *Child care centres*, provided that such centres:
 - (a) Do not constitute a singular use on the *lot*; and
 - (b) Do not exceed a total area of 3.0 square metres [32 sq. ft.] per *dwelling unit*.

C. Lot Area

Refer to Sections D and E of this Zone.

D. Density

Amendments: 12333, 07/25/94; 12824, 06/24/96; 17462, 09/12/11; 17471, 10/03/11; 18414, 03/23/15; 19073, 02/20/17; 19491, 02/19/18; 19995, 12/16/19

For the purpose of *building* construction:

1. In all Secondary Plan and Infill Areas, as identified in Schedule G, Section E of this By-law, the maximum *unit density* shall be 2.5 *dwelling units* per hectare and the dimensions of the *lots* created in a subdivision shall be in accordance with Section K.1 of this Zone. The maximum *unit density* may be increased to that

prescribed in Sections D.3 and D.4 of this Zone if amenity contributions (specifically affordable housing, capital projects, police, fire, libraries, parks and, where applicable, underground utilities) are provided in accordance with Schedule G, Sections A, B, D and E of this By-law.

2. In all other areas, the maximum *density* shall be as prescribed in Sections D.3 and D.4 of this Zone. Any increase in the maximum *density* is subject to the provision of amenity contributions (specifically affordable housing and capital projects) in accordance with Schedule G, Sections A and B of this By-law.
3. Ground-Oriented Multiple Unit Residential Buildings: the maximum *density* shall be a *floor area ratio* of 0.70 and 37 *dwelling units* per hectare.
4. Indoor Amenity Space: the indoor *amenity space* required in Section J.1 of this Zone, is excluded from the *floor area ratio* calculation.
5. Notwithstanding Sections D.1 through D.4 above, if a *lot* falls within a Community Specific Contribution Area, as identified in Schedule G, Section C of this By-law, additional amenity contributions (specifically capital projects) as specified in Schedule G, Section C of this By-law, may apply.

E. Lot Coverage

Amendments: 12333, 07/25/94; 17704, 07/23/12

The maximum *lot coverage* shall be 45%.

F. Yards and Setbacks

Amendments: 17471, 10/03/11

Buildings and *structures* shall be sited not less than 7.5 metres [25 ft.] from all *lot lines* (measurements to be determined as per Part 1 Definitions, of this By-law).

G. Height of Buildings

Amendments: 13094, 05/12/97; 17471, 10/03/11

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

1. Principal buildings: The *height* shall not exceed 11 metres [36 ft.].

2. Accessory buildings and structures:
 - (a) Indoor *amenity space buildings*: The height shall not exceed 11 metres [36 ft.]; and
 - (b) Other *accessory buildings and structures*: The height shall not exceed 4.5 metres [15 ft.].

H. Off-Street Parking and Loading/Unloading

Amendments: 12333, 07/25/94; 13094, 05/12/97; 13774, 07/26/99; 14120, 10/16/00; 17471, 10/03/11; 18414, 03/23/15; 18434, 04/27/15; 18719, 05/30/16

1. Resident, visitor and employee *parking spaces* shall be provided as stated in Table C.1 of Part 5 Off-Street Parking and Loading/Unloading of this By-law.
2. Fifty percent (50%) of all required resident *parking spaces* shall be provided as *underground parking* or as parking within the *building* envelope.
3. Parking within the required *setbacks* is not permitted.
4. *Tandem parking* for *ground-oriented multiple unit residential buildings* shall be permitted as follows:
 - (a) A maximum of fifty percent (50%) of all required resident *parking spaces* may be provided as *tandem parking spaces*, excluding *parking spaces* provided as *underground parking*. For *underground parking* a maximum of ten percent (10%) of all required resident *parking spaces* may be provided as *tandem parking spaces*;
 - (b) *Dwelling units* with *tandem parking spaces* shall not be permitted direct vehicular access to an adjacent *highway*;
 - (c) *Tandem parking spaces* must be attached to each *dwelling unit*, excluding *parking spaces* provided as *underground parking*; and
 - (d) Both *tandem parking spaces* must be held by the same owner.

I. Landscaping

1. All developed portions of the *lot* not covered by *buildings, structures* or paved areas shall be landscaped including the retention of mature trees. This *landscaping* shall be maintained.

2. Along the developed sides of the *lot* which abut a *highway*, a continuous *landscaping* strip of not less 1.5 metres [5 ft.] in width shall be provided within the *lot*.
3. The boulevard areas of *highways* abutting a *lot* shall be seeded or sodded with grass on the side of the *highway* abutting the *lot*, except at *driveways*.
4. Garbage containers and *passive recycling containers* shall be screened to a height of at least 2.5 metres [8 ft.] by *buildings*, a *landscaping* screen, a solid decorative fence, or a combination thereof.

J. Special Regulations

Amendments: 19945, 11/18/19; 20058, 05/04/20

1. *Amenity space*, subject to Section B.1, Part 4, General Provisions, shall be provided on the *lot* as follows:
 - (a) Outdoor *amenity space* in the amount of:
 - i) 3.0 sq. m per *dwelling unit*; and
 - ii) 1.0 sq. m per *lock-off suite*;
 - (b) Outdoor *amenity space* shall not be located within the required *setbacks*;
 - (c) Indoor *amenity space* in the amount of:
 - i) 3.0 sq. m per *dwelling unit*; and
 - ii) 1.0 sq. m per *lock-off suite*; and
 - (d) Indoor *amenity space* devoted to a *child care centre* shall be a maximum of 1.5 sq. m per *dwelling unit*.
2. *Child care centres* shall be located on the *lot* such that these centres:
 - (a) Are accessed from a *highway*, independent from the access to the residential uses permitted in Section B of this Zone; and
 - (b) Have direct access to an *open space* and play area within the *lot*.

K. Subdivision

Amendments: 12824, 06/24/96; 19995, 12/16/19

1. For subdivision of land in all Secondary Plan and Infill Areas as identified in Schedule G, Section E of this By-law, where amenities are not provided in accordance with Schedule G, Sections D and E of this By-law, the *lots* created through subdivision shall conform to the minimum standards prescribed in Section K of Part 12 One-Acre Residential Zone RA of this By-law.
2. For subdivision of land in all Secondary Plan and Infill Areas as identified in Schedule G, Section E of this By-law, where amenities are provided in accordance with Schedule G, Sections D and E of this By-law, the *lots* created shall conform to the minimum standards prescribed in Section K.3 of this Zone.
3. *Lots* created through subdivision in this Zone shall conform to the following minimum standards:

<i>Lot Size</i>	<i>Lot Width</i>	<i>Lot Depth</i>
2,000 sq. m [0.5 acre]	30 metres [100 ft.]	30 metres [100 ft.]

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

L. Other Regulations

Amendments: 13657, 03/22/99; 13774, 07/26/99; 17181, 06/07/10

In addition, land use regulations including the following are applicable:

1. Prior to any use, lands must be serviced as set out in Part 2 Uses Limited, of this By-law and in accordance with the "Surrey Subdivision and Development By-law".
2. General provisions on use are as set out in Part 4 General Provisions, of this By-law.
3. Additional off-street parking and loading/unloading requirements are as set out in Part 5 Off-Street Parking and Loading/Unloading of this By-law.
4. Sign regulations are as provided in Surrey Sign By-law No. 13656.
5. Special *building setbacks* are as set out in Part 7 Special Building Setbacks, of this By-law.

6. *Building* permits shall be subject to the "Surrey Building By-law" and the "Surrey Development Cost Charge By-law".
7. Development permits may be required in accordance with the *Official Community Plan*.
8. Provincial licensing of *child care centres* is regulated by the Community Care and Assisted Living Act, S.B.C., 2002, c.75, as amended and the Child Care Licensing Regulation set out under B.C. Reg. 95/2009, as amended.

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305 - 1840 Southmere Cr E	010-437-746	Strata Lot 38 Section 15 Township 1 NWD Strata Plan NW2738, Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as shown on Form 1
304 - 1840 Southmere Cr E	010-437-771	Strata Lot 39 Section 15 Township 1 NWD Strata Plan NW2738, Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as shown on Form 1
303 - 1840 Southmere Cr E	010-437-789	Strata Lot 40 Section 15 Township 1 NWD Strata Plan NW2738, Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as shown on Form 1
302 - 1840 Southmere Cr E	010-437-801	Strata Lot 41 Section 15 Township 1 NWD Strata Plan NW2738, Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as shown on Form 1
301 - 1840 Southmere Cr E	010-437-894	Strata Lot 42 Section 15 Township 1 NWD Strata Plan NW2738, Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as shown on Form 1