

NO: R161

COUNCIL DATE: October 16, 2023

REGULAR COUNCIL

TO: **Mayor & Council**

DATE: **October 11, 2023**

FROM: **General Manager, Planning & Development**

FILE: **3900-30
(Zoning By-law)**

SUBJECT: **Proposed Text Amendments to Surrey Zoning By-law, 1993, No. 12000**

RECOMMENDATION

The Planning & Development Department recommends that Council:

1. Approve proposed amendments to *Surrey Zoning By-law, 1993, No. 12000*, as described in this report and as documented in Appendix “I”; and
2. Authorize the City Clerk to bring forward the necessary amendment bylaw for the required readings and to set a date for the related public hearing.

INTENT

The intent of this report is to obtain Council approval of proposed housekeeping and text amendments to *Surrey Zoning By-law, 1993, No. 12000, as amended* (the “Zoning By-law”) as part of continuous improvement efforts to increase efficiency of the development process by clarifying zoning regulations and ensuring consistency with policies and regulations.

BACKGROUND

The Zoning By-law was adopted in 1993 and has undergone several housekeeping and text amendments since it was adopted to keep the bylaw current and to address issues that are identified through the ongoing administration of the bylaw. These minor text and housekeeping amendments are regularly brought forward to ensure accuracy and implementation of the Zoning By-law.

DISCUSSION

This report outlines proposed amendments to the Zoning By-law to ensure the bylaw remains accurate and clear, and that it aligns with recent Provincial regulatory changes. A summary of the proposed changes is attached in Appendix “II” and a redline version of the changes is attached in Appendix “III”.

LEGAL SERVICES REVIEW

This report has been reviewed by Legal Services.

CONCLUSION

It is important that there are ongoing reviews and amendments to the City's Zoning By-law in order to facilitate an efficient development process that keeps the bylaw up to date, error-free, and consistent with other policies and legislation.

Original signed by

Don Luymes

General Manager, Planning & Development

Appendix "I" Summary of Proposed Housekeeping Amendments/Annual Zoning Updates

Appendix "II" Proposed *Surrey Zoning By-law, 1993, No. 12000* Amendments

Appendix "III" Proposed *Surrey Zoning By-law, 1993, No. 12000* Amendments as shown in the *Surrey Zoning By-law, 1993, No. 12000* (Redline Version)

**Proposed Amendments to
Surrey Zoning By-law, 1993, No. 12000, as amended**

The following amendments are proposed to Surrey Zoning By-law, 1993, No. 12000, as amended:

AMENDMENTS TO PART 1 DEFINITIONS

1. Building Height

Amend the definition of “Building Height”, as follows:

- Under Section (b), delete the last paragraph and insert the following in its place:

“Elevator service rooms, air conditioners and similar equipment, and dormers and other similar roof elements shall not be included in the measurement of *building height* provided that, in aggregate, they do not exceed 25% of the plan view area of the roof on which they are located and provided that they do not exceed 3 m above the *principal building height*.”

2. Ground-Oriented

Amend the definition of “Ground-Oriented”, as follows:

- Delete the definition and insert the following in its place:

“means a *dwelling unit* having an exclusive and direct front door access at grade, and a private *open space* area, other than a *balcony* or *deck*.”

3. Ground-Oriented – Back-to-Back

Insert a new definition, “Ground-Oriented – Back-to-Back”, as follows:

“Ground-Oriented – Back-to-Back

means a *ground-oriented dwelling unit* sharing a common rear wall and at least one side wall with another *ground-oriented dwelling unit*. The units do not have a *rear yard* with amenity area, and each unit has direct access from the outside at grade level, and access to a private *open space* area on the roof.”

4. Primary Processing

Amend the definition of “Primary Processing”, as follows:

- Delete the definition and insert the following in its place:

“means the preparation for shipment of agricultural products and crops by processing, cleansing, sorting, packaging and storing.”

5. **Temporary Winter Shelter**

Insert a new definition, “Temporary Winter Shelter”, as follows:

“Temporary Winter Shelter

means a *building* used to provide temporary sleeping accommodation at no cost for persons in need during the months of October through April, where the *building* and/or operator are funded or regulated by provincial or federal agencies and operated by a provincial or federal agency or non-profit service provider.”

AMENDMENTS TO PART 4 GENERAL PROVISIONS

1. **Care Facilities, Alcohol and Drug Recovery Houses, and Child Care Centres:**

Amend Section B.9. Care Facilities, Alcohol and Drug Recovery Houses, and Child Care Centres, as follows:

- Delete Section B.9 and insert the following in its place:

“9. Care Facilities, Alcohol and Drug Recovery Houses, Child Care Centres, and

Temporary Winter Shelters:

- (a) *Care Facilities and Alcohol and Drug Recovery Houses* which accommodate no more than 10 persons where not more than 6 of whom are persons in care, may be located in any *OCP* designated Residential Zone;
- (b) *Child Care Centres* which are provincially licensed facilities to accommodate 8 children or less, may be permitted in any *OCP* designated Residential Zone as an *accessory use* to a residential use; and
- (c) *Temporary Winter Shelters* may be located in any zone that allows *Community Service* uses provided that the *building* is in compliance with the assembly occupancy and residential occupancy standards in the BC Building Code.

AMENDMENTS TO PART 5 OFF-STREET PARKING AND LOADING/UNLOADING

1. Provision of Electric Vehicle Charging Infrastructure:

Amend Sub-section A.7(a), as follows:

- Delete the extraneous word “a”.

AMENDMENTS TO AGRICULTURE ZONES

1. Part 10 A-1 Zone

Amend Section B. Permitted Uses, as follows:

- In Section B.11, delete “if” and insert “of” in its place.

2. Part 12 RA Zone

Amend Section F. Yards and Setbacks, as follows:

- In the table under Section F.1, delete the footnote from the Side Yard Setback for “Skateboard Ramp *Structure*” and insert the footnote beside “4.5 m” in the Side Yard Setback for “*Principal Building*”.

AMENDMENTS TO SINGLE FAMILY RESIDENTIAL ZONES

1. Part 16 RF Zone

Amend Section D. Density, as follows:

- Delete Sub-section D.2(c)ii and insert the following in its place:
 - “ii. Sub-section D.2(c)i. does not apply to existing two storey *single family dwellings* in this Zone with building permits issued prior to July 11, 1994.”

2. Part 16A RF-SS Zone

Amend Section D. Density, as follows:

- Delete Sub-section D.1(c)ii and insert the following in its place:
 - “ii. Sub-section D.1(c)i. does not apply to existing two storey *single family dwellings* in this Zone with building permits issued prior to July 11, 1994.”

3. **Part 17 RF-G Zone**

Amend Section D. Density, as follows:

- Delete Sub-section D.4(c)ii and insert the following in its place:
 - “ii. Sub-section D.4(c)i. does not apply to existing two storey *single family dwellings* in this Zone with building permits issued prior to July 11, 1994.”
- In Section I.2, delete “and *duplexes*”.

4. **Part 17F RF-9C Zone**

Amend Section A. Intent, as follows:

- Delete the extraneous letter “**u**”.

5. **Part 17G RF-9S Zone**

Amend Section D. Density, as follows:

- In Sub-section D.2(a)i., delete “173.3” and insert “158” in its place.

AMENDMENTS TO MULTIPLE FAMILY RESIDENTIAL ZONES

1. **Part 21 RM-15 Zone**

Amend Section H. Off-Street Parking and Loading/Unloading, as follows:

- Delete Sections H.2 to H.3 and insert the following Sections H.2 to H.4 in their place:
 - “2. **Tandem Parking:**
Tandem parking for ground-oriented multiple unit residential buildings shall not be permitted.
 - 3. **Underground Parking:**
100% of all required resident parking spaces shall be provided as underground parking or as parking within building envelope.
 - 4. **Parking Areas:**
Parking within the required setbacks is not permitted.”

Amend Section J. Special Regulations, as follows:

- After Sub-section J.2(c), insert a new Section J.3, as follows:

“3. Back-to-Back Units:
Back-to-back units shall not be permitted.”

2. **Part 22 RM-30 Zone**

Amend Section B. Permitted Uses, as follows:

- Delete Section B.1 and insert the following in its place:

“1. *Multiple unit residential buildings, ground-oriented multiple unit residential buildings and ground-oriented back-to-back multiple unit residential buildings.*”

Amend Section J. Special Regulations, as follows:

- In Sub-section J.1(a)iii, after “unit;”, insert “and”.
- After Sub-section J.1(a)iii, insert a new Sub-section J.1(a)iv, as follows:

“iv. 6.0 sq. m per *back-to-back ground-oriented dwelling unit where underground parking is not provided;*”

- After Section J.3, insert a new Section J.4, as follows:

“4. Back-to-Back Ground-Oriented Dwelling Units:
Where back-to-back ground-oriented dwelling units are provided without underground parking, a maximum of 20% of all dwelling units may be provided as back-to-back ground-oriented dwelling units on a lot.”

AMENDMENTS TO COMMERCIAL ZONES

1. **Part 39 CHI Zone**

Amend Section B. Permitted Uses, as follows:

- In Section B, in the paragraph under the heading “Within City Centre Sub-Area:”, delete “20” and insert “21” in its place.

Amend Section I. Landscaping and Screening, as follows:

- Delete Sub-section I.1(d).

AMENDMENTS TO SCHEDULES

1. Schedule G

Amend Schedule G, as follows:

- In the table under Sub-section C.11(b), insert “\$” before “16,020”.
- In the table under Sub-section C.15(b), insert a space between “\$16,020” and “per”.
- In the table under Sub-section E.11(b), delete “\$3,303.46” and insert “\$3,302.46” in its place.
- In the table under Sub-section E.29(b), delete “(\$296.23)” and insert “(\$308.05)” in its place.
- In the table under Sub-section E.30(b), delete “\$744.86” and “(\$277.37)”, and insert “\$732.00” and “(\$293.23)”, respectively, in their place.
- In the table under Sub-section E.30(b), delete “\$3,218.33” and “(\$1,246.31)”, and insert “\$3,289.12” and “(\$1,331.06)”, respectively, in their place.
- In the table under Sub-section E.30(b), delete “\$3,963.19” and “(\$1,523.68)”, and insert “\$4,021.12” and “(\$1,627.79)”, respectively, in their place.
- In the table under Sub-section E.35(b), delete “5,573.92” and insert “\$5,673.92” in its place.

SUMMARY OF PROPOSED HOUSEKEEPING AMENDMENTS/ANNUAL ZONING UPDATES

ITEM	ZONING SECTIONS AFFECTED	DISCUSSION/RATIONALE
Improve Clarity		
Temporary Shelters	Part 1 Definitions Part 4 General Provisions, Section B.9	<p>The Zoning By-law currently does not define or regulate Temporary Winter Shelters (TWS). It is recommended that the definition “Temporary Winter Shelter” be added to the Zoning By-law, along with land use general provisions detailing where they may be located.</p> <p>Through the Emergency Shelter Program, BC Housing funds two types of shelters that operate during the cold weather months (typically October to April). Extreme Weather Response (EWR) Shelters open in the winter when a local community declares an alert under the Assistance to Shelter Act that sleeping outside could threaten health and safety, and are open every night during the alert. Temporary Winter Shelters (TWS) are open every night during the cold weather months. Due to the extreme nature of EWR use, an EWR shelter may operate independent of zoning restrictions, however, a TWS must comply with zoning regulations.</p>
Back to Back Townhouse	Part 1 Definitions RM-15, Sections H.2, H.3, and J. RM-30, Sections B.1 and J.	<p>There are no zoning regulations regarding back-to-back townhouses.</p> <p>Changes include the inclusion of a definition for back-to-back townhouses, inclusion of the use in the RM-30 Zone, with the requirement to provide an additional 3 sq. m of outdoor amenity space on-site.</p> <p>To increase clarity, the RM-15 Zone will be updated to explicitly prohibit back-to-back townhouses.</p>
Building Height Definition	Part 1 Definitions	Amend section (b) of the definition for Building Height to a maximum of 3 m above the height of the principal building to ensure that the height of rooftop equipment and mechanical elements on multi-family buildings do not become excessive.

Provide Consistency		
Maximum House Size in RF-9S Zone	RF-9S Zone, Section D.2(a)i.	The maximum house size in the RF-9S Zone should be reduced from 173.3 sq. m to 158 sq. m to match the RF-9C Zone for consistency between zones. Maximum house size in the RF-9C Zone (158 sq. m) is smaller than what is permitted in the RF-9S Zone (173.3 sq. m) due to the elimination of the utility room connecting the garage/coach house to the principal building in the RF-9C and RF-9 Zones (see Corporate Report No. R170; 2013).
Single Family Building Massing (80/20 rule)	RF Zone, Sub-section D.2(c)ii. RF-SS Zone, Sub-section D.1(c)ii. RF-G Zone, Sub-section D.4(c)ii.	Corporate Report No. R124; 2022 made changes to building massing for single family (80-20 Rule). The RF, RF-SS, and RF-G Zone were inadvertently missed in the update. This change provides consistency between the residential zones.
Farm Processing in Agricultural Zones	Part 1 Definitions	Amend definition for “Primary Processing” to allow primary processing of agricultural uses in the A-1 and A-2 Zones to be consistent with the Provincial definition of primary processing.
Correct Errors and Omissions		
Errors in CAC Rates	Schedule G, Sub-sections C.11(b), C.15(b), E.11(b), E.29(b), E.30(b), and E.35(b)	CAC rates have to be updated to correct some typos.
Misplaced Footnote in RA Zone	RA Zone, Section F.1	There is a misplaced footnote in the table under Section F.1. Footnote 2 should apply to the side yard setback for the Principal Building instead of for the Skateboard Ramp Structure.
Error in RF-G Zone	RF-G Zone, Section I.2	In Section I.2 (Outdoor Parking and Storage), duplexes are mentioned but duplexes are not a permitted use in the Zone. This is an error, and the term “duplexes” should be removed from this section.
Typo in A-1 Zone	A-1 Zone, Section B.11	In Section B.11, there is a typo. The word “if” should be replaced with “of”.
Incorrect Numbering	RM-15 Zone, Second Section H.3	In Section H, there are two sections numbered “H.3”. The second Section “H.3” (Parking Areas) should be changed to Section “H.4”.
Typo in CHI Zone	CHI Zone, Section B, Within City Centre Sub-Area	Correct typo in paragraph under “Within City Centre Sub-Area”. The phrase “Sections 20 through 33 only” should be changed to “Sections 21 through 33 only”.
Duplicate Wording in CHI Zone	CHI Zone, Sub-section I.1(d)	Sub-sections I.1(c) and (d) are the same. Sub-section I.1(d) should be removed to avoid duplication.
Extraneous Text (Strikethroughs)	Part 5, Sub-section A.7(a): remove “a”. Part 17F, Section A: remove “ u ”.	There are extraneous text with strikethroughs that were meant to be deleted from previous bylaw amendments, which need to be removed.

- i. The highest point on a *building* with a flat roof; or
- ii. The average level between the eaves and ridge of a *building* with a *sloped roof*; or
- iii. Notwithstanding ii. above, the highest point of a *building* with a *mono-sloped roof* or *butterfly roof*; or
- iv. The highest point of a *building* with a flat roof with a width greater than 1 m and located over a *sloped roof*; or
- v. The highest of the four measurements referred to in i., ii., iii., and iv. above in the case of a *building* with more than one type of roof.

Dormers and other similar roof elements shall not be included in the measurement of *building height* provided that the dormers and other similar roof elements, in aggregate, do not exceed 25% of the plan view area of the roof on which they are located; and

(b) All Other Building Types

The vertical distance measured from the average *existing grade* level, determined by averaging the *existing grades* at all *building* faces surrounding the perimeter of a *building*, to the:

- i. Highest point on a flat roof; or
- ii. Average level between the eaves and ridge of a gable, hip or gambrel roofed *building*; or
- iii. Greater of the two measurements referred to in i. and ii. above in the case of a *building* with more than one type of roof; or
- iv. Highest point of a flat roof with a width greater than 1 m and located over a gable, hip, or gambrel roof.

Elevator service rooms, air conditioners and similar equipment, and dormers and other similar roof elements shall not be included in the measurement of *building height* provided that, in aggregate, they do not exceed 25% of the plan view area of the roof on which they are located **and provided that they do not exceed 3 m above the principal building height.**

Building - Principal

see "Principal Building"

Building – Row Housing

(BL 15166)

see "Row Housing Building"

Bus Layover Facility

(BL 19261)

means an off-street public transit facility comprised of bus bays and drive aisles and related *structures* such as maintenance rooms, mechanical rooms and restrooms for the use of transit operators.

Butterfly Roof

(BL 20058)

means a roof with two (or more) roof surfaces sloping downwards from opposing edges to meet at or near the middle of a *building*.

Camper

(BL 17471)

means a *structure* designed to be mounted upon a motor *vehicle* and to provide facilities for recreational purposes and does not include a fifth wheeler.

Gross Floor Area

(BL 13774; 16918; 18719; 20300)

means all the area of the floor enclosed by the outside edge of the exterior walls of a *building*, including without limitation stairways, elevator shafts, storage rooms and mechanical rooms.

Ground-Oriented

means a *dwelling unit* having an exclusive and direct front door access at grade, and to a private *open space* area, other than a *balcony* or *deck*, ~~with such private open space area abutting a communal open space area.~~

Ground-Oriented – Back-to-Back

means a *ground-oriented dwelling unit* sharing a common rear wall and at least one side wall with another *ground-oriented dwelling unit*. The units do not have a *rear yard* with amenity area, and each unit has direct access from the outside at grade level, and access to a private *open space* area on the roof.

G.V.W.

(BL 20681)

means licensed and/or registered gross *vehicle* weight.

Height – Building

see "Building Height"

High Water Mark

(BL 18809)

means the visible high water mark of a *stream* where the presence and action of the water are so common and usual, and so long continued in all ordinary years, as to mark on the soil of the bed of the *stream* a character distinct from that of its banks, in vegetation, as well as in the nature of the soil itself; and includes the *active floodplain*.

Highway

means a street, road, *lane*, bridge, viaduct or any other way open to the use of the public, but excludes a private right-of-way on a private *lot*.

Hobby Kennel

(BL 17471)

see "Kennel - Hobby"

Home Occupation

(BL 17471)

means an occupation or profession carried on as a business by a person residing in the same *dwelling unit* as the business, but shall exclude *social escort services*, *automotive service uses* and tow truck operations.

Horticulture

(BL 17863; 19529)

Personal Service Use

(BL 17462)

means a commercial establishment which provides for the care and appearance of the body including barbershop and beauty parlour, or the cleaning and repair of personal effects including cleaning and repair of clothing and shoe repair shop.

Piggery

means the keeping of 2 or more pigs for commercial purposes.

Place of Worship

(BL 19817)

means a *building*, or portion thereof, providing for the assembly of persons for religious purposes and includes *buildings*, or portion thereof, in which religious services of any denomination are held.

Poultry Farming

means the keeping of more than 12 head of poultry.

Primary Processing

(BL 20300)

means the preparation for shipment of ~~horticulture~~-agricultural products and crops by ~~field~~-processing, cleansing, sorting, packaging and storing.

Principal Building

means any *building* to accommodate a *principal use*.

Principal Use

(BL 20300)

means a use specifically permitted in a Zone; excludes an *accessory use*.

Private School

see "School - Private"

Processing - Primary

see "Primary Processing"

Public School

see "School - Public"

Pump Island

(BL 17703)

means a base upon which automotive fuel dispensing equipment is mounted.

Purchase

(BL 13251A)

means buy, barter, deal in, take in exchange, take in part payment, take in as a pawn or pledge, or receive on consignment.

Qualified Environmental Professional (QEP)

(BL 19523)

means a professional Biologist, Geoscientist, Engineer, Forester and/or Agrologist registered by their

Special Waste

(BL 18414; 20300)

means any substance designated as such under the Environmental Management Act, as amended.

Stream

(BL 18809; 20058; 20300)

means any of the following, in accordance with the Water Sustainability Act, as amended, and Riparian Areas Regulation, as amended, that provides fish habitat:

- (a) A watercourse, whether it usually contains water or not;
- (b) A pond, lake, river, creek, brook, ravine, swamp, gulch or natural or channelized stream; or
- (c) A ditch, spring or wetland, that is connected by surface flow to any items referred to in (a) or (b) above.

Streamside Setback Area

(BL 18809; 20300)

means the horizontal area within a *lot* where land disturbance of any kind is prohibited, which is calculated by measuring the distance perpendicularly as specified in Sections B.1 – B.3, Part 7A, Streamside Protection, from the *top of bank* in the direction away from a *stream*; applies individually to each side of a *stream*.

Street Side Yard

(BL 20300)

See “Yard – Street Side”

Structure

means a construction of any kind whether fixed to, supported by or sunk into land, including stairwells, stadiums, sheds, fences, platforms, display signs, tanks, poles, towers, swimming pools, windmills, chimney towers, satellite dishes and spires.

Tandem Parking

(BL 13774)

means the placement of one *parking space* behind another parking space, such that only one *parking space* has unobstructed access to a drive aisle, *driveway*, or *highway*.

Tandem Parking Space

(BL 18434)

means a space for the parking of a *vehicle* either inside or outside a *building* or *structure* in a *tandem parking* arrangement, but does not include maneuvering aisles and other areas providing access to the space.

Telecommunications Antenna

(BL 20264; 20300)

means a device that requires a licence from the Federal Government and is used to receive and/or to transmit radio-frequency signals, microwave signals, or other communications energy transmitted from other antennas.

Temporary Homeless Shelter

(BL 13847)

means a *building* used to provide temporary sleeping accommodation at no cost for persons in need.

Temporary Winter Shelter

(BL XXXXX)

means a *building* used to provide temporary sleeping accommodation at no cost for persons in need during the months of October through April, where the *building* and/or operator are funded or regulated by provincial or federal agencies and operated by a provincial or federal agency or non-profit service provider.

Theatre

(BL 20300)

means a building used or intended to be used for live theatre or for the projection of motion picture films classified as general, mature, 14 years, or restricted under the Motion Picture Act, as amended.

Through Lot

see "Lot - Through"

Top of Bank

(BL 18809)

means

- (a) The point closest to the boundary of the *active floodplain* of a *stream* where a break in the slope of the land occurs such that the grade beyond the break is flatter than 3:1 at any point for a minimum distance of 15 m measured perpendicularly from the break; and
- (b) For a floodplain area not contained in a ravine, the edge of the *active floodplain* of a *stream* where the slope of the land beyond the edge is flatter than 3:1 at any point for a minimum distance of 15 m measured perpendicularly from the edge.

Tourist Accommodation

(BL 17471)

means a *building*, in which the transient public, in return for consideration, is provided with:

- (a) Lodging for not more than 182 days in a 12-month period; and
- (b) An office with a public register;

and excludes *tourist trailer parks* and *camp-sites*.

Tourist Trailer Park

means a *lot* which has been planned and improved, or is intended for the placement of *house trailers*, *campers* and other recreational *vehicles* for transient use.

Transit Exchange

(BL 19261)

means an off-street public transit facility comprised of multiple bus bays and/or light rail platforms and related *structures* such as passenger shelters, waiting areas, mechanical equipment, information and ticketing kiosks, maintenance rooms and restrooms for the use of transit operators.

Transportation Industry

see "Industry - Transportation"

Truck Parking Facility

(BL 18487)

means the parking or storage of *vehicles* exceeding 5,000 kg *G.V.W.* excluding *wrecked vehicles*.

Underground Parking

(BL 14120; 20300)

see "Parking - Underground"

- (c) In City Centre (see Schedule D, Map D.1), outdoor *amenity space* may be provided as public outdoor space provided the public space is:
 - i. Located within the required *setbacks*;
 - ii. Designed for use by the public, including plazas, seating, decorative pavers, water features, high quality *landscaping* and public art;
 - iii. Found acceptable to the City; and
 - iv. Secured by a statutory right-of-way.

7. Bed and Breakfast and Boarding and Lodging:

(BL 17290)

(a) Bed and Breakfast:

Where a *bed and breakfast* use is permitted, the following conditions shall apply:

- i. Not more than 6 patrons shall be accommodated within 1 *dwelling unit*;
- ii. Not more than 3 bedrooms shall be used for the *bed and breakfast* operation;
- iii. No *cooking facilities* or other facilities for the keeping of food shall be provided for within the bedrooms intended for the said operation;
- iv. Parking of cars, trucks, *utility trailers, house trailers, campers* or boats operated by the patrons shall be provided for within the *lot*;
- v. No patron shall stay within the same *dwelling* for more than 30 days in a 12-month period; and
- vi. A valid business license has been issued for the use.

(b) Boarding and Lodging:

Where *boarders* or *lodgers* are permitted, the following conditions shall apply:

- i. Not more than 2 patrons shall be accommodated within 1 *dwelling unit*;
- ii. No *cooking facilities* or other facilities for the keeping of food shall be provided for within the bedrooms intended for the said operation;
- iii. Parking of cars, trucks, *utility trailers, house trailers, campers* or boats operated by the patrons shall be provided for within the *lot*; and
- iv. Where more than 2 patrons are accommodated, a valid business license has been issued for the use;

(c) Where the *bed and breakfast* use and *boarders* or *lodgers* are permitted the maximum number of patrons accommodated for both uses shall not exceed 6; and

(d) The *bed and breakfast* use and *boarders* or *lodgers* are not permitted in a *building* containing a *secondary suite*.

8. Minimum Building Requirement:

(BL 18487)

- (a) The minimum *building* area for any use on any commercial or industrial zoned *lot* shall be 100 sq. m and shall contain washroom facilities; and
- (b) Notwithstanding Section B.8(a) of this Part, *parking facilities* and *truck parking facilities* are excluded from the minimum *building* area requirement provided the owner obtains a *truck parking facility* permit from the City.

9. Care Facilities, Alcohol and Drug Recovery Houses, ~~and~~ Child Care Centres, ~~and~~ Temporary Winter Shelters:

(BL 13898; 18414; 19261)

- (a) *Care Facilities and Alcohol and Drug Recovery Houses* which accommodate no more than 10 persons where not more than 6 of whom are persons in care, may be located in any *OCP* designated Residential Zone; ~~and~~
- (b) *Child Care Centres* which are provincially licensed facilities to accommodate 8 children or less, may be permitted in any *OCP* designated Residential Zone as an *accessory use* to a residential use; ~~and~~
- (c) *Temporary Winter Shelters* may be located in any zone that allows *Community Service uses* provided that the *building* is in compliance with the assembly occupancy and residential occupancy standards in the BC Building Code.

10. Garbage and Recyclable Material Containers:

(BL 19261)

Any multiple residential, commercial, mixed-use or industrial development shall provide a facility for garbage containers and *passive recycling containers* as follows:

- (a) Containers shall be clearly labeled for source separation; and
- (b) In the case of *buildings* constructed prior to June 30, 1991 1 *parking space* may be used for this purpose without affecting the parking requirement for the development.

11. Home Occupations:

(BL 16957)

(a) Type I:

Type I Home Occupations are permitted in any Zone permitting either a *single family dwelling* or a *duplex*, provided that:

- i. No person other than a member of the immediate *family* occupying the *dwelling* may be employed;
- ii. No goods are displayed or sold on the premises;
- iii. No alterations are made which change the character of the *building* as a *dwelling*;
- iv. The aggregate floor area of all home occupations shall not exceed 25% of the area of 1 floor of the *principal building* regardless of whether the home occupation is, or will be, carried on in the *principal building* or in an *accessory building* or *structure*; and
- v. No evidence of the home occupation including storage of materials or illuminated signs, shall be visible from outside the confines of the *dwelling*.

(b) Type II:

Type II Home Occupations are permitted in any Zone permitting a *dwelling unit* provided that:

- i. The *use* of the premises for a home occupation shall be confined to the incidental use of a telephone and records pertaining directly to that business;
- ii. No goods are to be displayed, stored or sold on the premises;
- iii. No alterations are made which change the character of the *dwelling*;
- iv. No signs are displayed on the premises;

7. Provision of Electric Vehicle Charging Infrastructure

(BL 19760; 20300)

In accordance with the transitional provisions set out in Schedule J, every owner of a new *building* or *building* containing a new use:

- (a) Must construct and install an energized electrical outlet for 100% of residential *parking spaces*, 50% of visitor *parking spaces*, and 20% of commercial *parking spaces*. Each energized electrical outlet must be capable of providing Level 2 or a higher level of electric *vehicle* charging, as defined by SAE International's 11772 standard, as amended or replaced from time to time; or
- (b) Must install an electric *vehicle* energy management system that controls electrical loads for the electrical *vehicle* supply equipment with a minimum performance standard approved by the *City* to ensure a sufficient rate of electric *vehicle* charging; and
- (c) Must label each energized electrical outlet for its intended use for electric *vehicle* charging.

B. Parking Space Dimensions and Standards

(BL 14223; 14340; 16918; 17290; 17471; 18414; 20300)

1. Parking Dimensions for Parking Facilities

(BL 14340; 19817; 19766; 20300)

Parking dimensions for *parking facilities* are as follows:

- (a) *Parking spaces* and maneuvering aisles in *parking facilities*, including all visitor *parking spaces*, must comply with the following minimum standards:

<i>PARKING SPACE TYPE:</i>	<i>PARKING SPACE WIDTH:</i>	<i>PARKING SPACE LENGTH:</i>	<i>DRIVE AISLE WIDTH:</i>	<i>SHARED AISLE WIDTH:</i>	<i>TRAFFIC DIRECTION:</i>
90 Degrees	2.9 m	5.5 m	6.1 m	-	Two-way
90 Degrees	2.75 m	5.5 m	6.7 m	-	Two-way
90 Degrees	2.6 m	5.5 m	7.0 m	-	Two-way
60 Degrees	2.75 m	5.5 m	5.5 m	-	One-way
45 Degrees	2.75 m	5.5 m	3.9 m	-	One-way
30 Degrees	2.75 m	5.5 m	3.3 m	-	One-way
Parallel	2.6 m	6.7 m	3.6 m	-	One-way
Parallel	2.6 m	6.7 m	6.0 m	-	Two-way
Tandem	2.6 m	6.7 m	6.0 m	-	Two-way
<i>Accessible Parking Space</i>	2.5 m	5.5 m	6.1 m	1.5 m	Two-way
<i>Van-Accessible Parking Space</i>	3.4 m	5.5 m	6.1 m	1.5 m	Two-way
<i>Parking Space for Shared Vehicles</i>	2.9 m	5.5 m	All	-	One-way & Two-way

(BL 20058; 20300, 20681)

A. Intent

This Zone is intended to accommodate *agriculture* uses on *lots* of a minimum size of 2 ha and to protect land designated Agricultural in the *OCP* from the intrusion of uses not compatible with *farm operations*.

B. Permitted Uses

(BL 15056; 15655; 17290; 18212; 18874, 20681)

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

Principal Uses:

1. *Agriculture and horticulture.*
2. *One single family dwelling, which may contain 1 secondary suite.*
3. *Intensive agriculture, provided that this use shall occur only on land within the Agricultural Land Reserve.*
4. *Farm alcohol production facility.*
5. *Forestry.*
6. Provided that the total area covered by *buildings* and *structures* shall not exceed 10% of the *lot*:
 - (a) *Agriculture and horticulture education;*
 - (b) *Conservation and nature study;*
 - (c) *Fish, game and wildlife enhancement;*
 - (d) *Hunting and wilderness survival training;*
 - (e) *Commercial Kennels, subject to the Surrey Kennel Regulation By-law, as amended;*
 - (f) *Hobby Kennels, subject to the Surrey Kennel Regulation By-law, as amended; or*
 - (g) *Agri-tourism.*
7. *Horse-riding, training and/or boarding facility, pursuant to Section J.4 of this Zone.*

Accessory Uses:

8. *Display and retail sale of products pursuant to Sections J.5 and J.6 of this Zone.*
9. *Farm alcohol production facility food and beverage service lounge, regulated by the Liquor Control and Licensing Act and pursuant to Sections J.5 and J.6 of this Zone.*
10. *Farm alcohol production facility retail sales, regulated by the Liquor Control and Licensing Act and pursuant to Sections J.5 and J.6 of this Zone*
11. *Primary processing of products, pursuant to Section J.7 ~~if-of~~ this Zone.*
12. *Private airport, pursuant to Section J.8 of this Zone.*
13. *Bed and breakfast use pursuant to Section B.7 of Part 4 General Provisions.*
14. *The keeping of *boarders* or *lodgers* pursuant to Section B.7 of Part 4 General Provisions.*
15. *Soil amendment.*
16. *Cogeneration Facility, pursuant to Section J.9 of this Zone.*

C. Lot Area

Not applicable to this Zone.

E. Lot Coverage

(BL 12517; 12681; 14568; 14757; 19261; 20058)

1. The maximum *lot coverage* for all *buildings* and *structures* shall be 20%.
2. Notwithstanding Section E.1 of this Zone, where a *lot*:
 - (a) Is \leq 900 sq. m in area and designated Suburban-Urban Reserve in the *OCP*; or
 - (b) Is \leq 1,160 sq. m in area and designated Suburban in the *OCP*; or
 - (c) Is \leq 1,858 sq. m in area and designated Urban or Multiple Residential in the *OCP*; then:
 - i. For *lots* \leq 560 sq. m in area, the maximum *lot coverage* for all *buildings* and *structures* shall be 40%; or
 - ii. For *lots* $>$ 560 sq. m and \leq 1,262 sq. m in area, the maximum *lot coverage* for all *buildings* and *structures* shall be 40% reduced by 2% for each 93 sq. m of additional *lot* area until a *lot coverage* of 25% is reached; or
 - iii. For *lots* $>$ 1,262 sq. m in area, the maximum *lot coverage* for all *buildings* and *structures* is 25%.

F. Yards and Setbacks

(BL 12517; 12681; 13093; 14603; 14757; 14891; 17471; 18414; 19261)

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

USES:	SETBACKS:			
	Front Yard	Rear Yard	Side Yard	Street Side Yard
<i>Principal Building</i>	7.5 m	7.5 m	4.5 m ²	7.5 m
<i>Accessory Buildings and Structures</i> Greater Than 10 sq. m in Size	18.0 m	1.8 m	1.0 m	7.5 m
<i>Other Accessory Buildings and Structures</i>	18.0 m	0 m	0 m	7.5 m
<i>Skateboard Ramp Structure</i>	18.0 m	36.0 m	7.5 m ²	36.0 m
<i>Hobby Kennel¹, Agriculture and Horticulture Uses including Buildings and Structures</i>	36.0 m	7.5 m	7.5 m	36.0 m

1 These *setback* requirements for *hobby kennels* do not apply if the *hobby kennel* forms part of or is attached to the *principal building*, however, the *hobby kennel* shall be located at the rear of the said *building*.

2 One (1) *side yard setback* may be reduced to not less than 3.0 m if the opposite *side yard* on the *lot* is at least 15 m and the reduced *side yard* abuts land which is designated Suburban in the *OCP*.

2. Notwithstanding Section F.1 of this Zone, where a *lot* is \leq 900 sq. m in area and designated Suburban or Suburban-Urban Reserve in the *OCP*, or where the *lot* is \leq 1,858 sq. m in area and designated Urban or Multiple Residential in the *OCP*, *buildings* and *structures* shall be sited in accordance with the following minimum *setbacks*:

USES:	SETBACKS:			
	Front Yard ^{1,2,3}	Rear Yard ⁴	Side Yard	Street Side Yard
<i>Principal Building</i>	7.5 m	7.5 m	1.8 m ⁵	3.6 m
<i>Accessory Buildings and Structures</i> Greater Than 10 sq. m in Size	18.0 m	1.8 m	1.0 m	7.5 m
<i>Other Accessory Buildings and Structures</i>	18.0 m	0.0 m	0.0 m	7.5 m

1 Except for a garage, the *front yard setback* may be relaxed at the lower floor level to 5.5 m 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 m, the *setback* to an attached garage may be relaxed to 6.7 m.

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*,

- (c) Principal Building Second Storey Floor Area:
- i. 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 m 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; and
 - ii. Sub-section D.2(c)i. does not apply to existing **two storey single family dwellings** in this Zone with building permits issued prior to July 11, 1994.
- (d) Floor Area Ratio Calculation:
- In this Zone, 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 sq. m;
 - iii. Covered outdoor space with a height of 1.8 m or greater, except for a maximum of 10% of the maximum allowable floor area of which 14.9 sq. m must be reserved for a front porch or veranda; and
 - iv. Floor area including staircases, garages and covered parking with extended height exceeding 3.66 m must be multiplied by 2, excluding:
 - a. 19 sq. m; and
 - b. Floor area directly below a sloped ceiling less than 4.58 m in height, provided that the area has at least one wall 3.66 m or less in height.

E. Lot Coverage

(BL 17989; 18771)

1. Lots <= 560 sq. m:
Where a *lot* is <= 560 sq. m in area, the maximum *lot coverage* for all *buildings* and *structures* shall be 40%.
2. Lots > 560 sq. m but <= 1,262 sq. m:
Where a *lot* is > 560 sq. m but <= 1,262 sq. m in area, the maximum *lot coverage* for all *buildings* and *structures* shall be 40% reduced at a rate of 2% for each 93 sq. m of additional *lot* area until a *lot coverage* of 25% is reached.
3. Lots > 1,262 sq. m:
Where a *lot* is > 1,262 sq. m in area, the maximum *lot coverage* for all *buildings* and *structures* shall be 25%.

(BL 20058; 20300, 20681)

A. Intent

This Zone is intended exclusively for single family housing containing 1 *secondary suite* on OCP designated Urban *lots*.

B. Permitted Uses

Land, *buildings* and *structures* shall only be used for the following uses, or a combination thereof:
Principal Uses:

1. One *single family dwelling* which may contain 1 *secondary suite*.

C. Lot Area

Not applicable to this Zone.

D. Density

(BL 12101; 14519; 18414; 19333; 20058, 20551, 20681)

1. Building Construction:

For the purpose of *building* construction:

(a) Minimum Single Family Dwelling Size:

For any *lot* regardless of size and location, *single family dwellings* shall have a minimum ground level floor area of 84 sq. m and a minimum *building* width of 7 m;

(b) Floor Area and Floor Area Ratio:

- i. The *floor area ratio* must not exceed 0.60 for the first 560 sq. m of *lot* area and 0.35 for the remaining *lot* area in excess of 560 sq. m, provided that 39 sq. m of the total floor area is only used as a garage or carport; and
- ii. The floor area is a maximum of 465 sq. m; and
- iii. Notwithstanding Section D.1(b)(ii) of this Zone in the City Centre Sub-Area (Schedule D, Map D.1 (a)), the floor area is a maximum of 84 sq. m and *basements* are not permitted; and

(c) Principal Building Second Storey Floor Area:

- i. 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 m 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; and
- ii. Sub-section D.1(c)i. does not apply to existing **two storey** *single family dwellings* in this Zone with building permits issued prior to July 11, 1994.

3. Undevelopable Area:
Undevelopable areas may be included in *open space* set aside in Section D.2 of this Zone, however, this *undevelopable area* shall be discounted by 50%.
4. Building Construction:
For the purpose of *building* construction:
 - (a) Minimum Single Family Dwelling Size:
For any *lot* regardless of size and location, *single family dwellings* shall have a minimum gross level floor area of 84 sq. m and a minimum *building* width of 7 m;
 - (b) Floor Area and Floor Area Ratio:
 - i. The *floor area ratio* shall not exceed 0.60, provided that of the allowable floor area, 28 sq. m is used only as a garage or carport; and
 - ii. The maximum allowable floor area shall be 260.2 sq. m; and
 - (c) Principal Building Second Storey Floor Area:
 - i. 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 m 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; and
 - ii. Sub-section D.4(c)i. does not apply to existing **two storey single family dwellings** in this Zone with building permits issued prior to July 11, 1994.
5. Floor Area Ratio Calculation:
In this Zone, 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 sq. m;
 - (c) Covered outdoor space with a height of 1.8 m or greater, except for a maximum of 10% of the maximum allowable floor area of which 14.9 sq. m must be reserved for a front porch or veranda; and
 - (d) Floor area including garages and covered parking with extended height exceeding 3.66 m must be multiplied by 2, excluding:
 - i. Staircases;
 - ii. 18.6 sq. m; and
 - iii. Floor area directly below a sloped ceiling less than 4.58 m in height, provided that the area has at least one wall 3.66 m or less in height.

E. Lot Coverage

The maximum *lot coverage* for all *buildings* and *structures* shall be 45%.

2. Outdoor Parking and Storage:
For *single family dwellings* ~~and duplexes~~, screening is required as follows:
- (a) *House trailers* or boats parked or stored in any area of a *lot* other than a *driveway* or parking pad shall be adequately screened as follows:
 - i. *All Yards*: Compact evergreen trees or shrubs a minimum of 1.8 m high; except:
 - ii. *Rear Yard*: A solid fence a minimum of 1.8 m high may be used in place of the trees or shrubs;
 - (b) Screening required in Section I.2(a) of this Zone shall be located between the *house trailer* or boat and any portion of the *lot line* within 7.5 m of the *house trailer* or boat in order to obscure the view from the abutting *lot* or street; and
 - (c) Notwithstanding Section I.2(b) of this Zone, screening of a *house trailer* or boat on a *corner lot* shall not be located in an area bounded by the intersecting *lot lines* at a street corner and a straight-line joining points 9 m along the said *lot lines* from the point of intersection of the 2 *lot lines*.
3. Open Space:
The *open space* set aside pursuant to Section D.2 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

(BL 17290; 20058)

1. Secondary Suites:
A *secondary suite* shall:
- (a) Not exceed 90 sq. m in floor area; and
 - (b) Occupy less than 40% of the habitable floor area of the *building*.
2. Basement Access:
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 sq. m, including the stairs.

K. Subdivision

(BL 13093; 13155; 17797, 20681)

1. Minimum Lot Sizes:
Lots created through subdivision shall conform to the following standards:
- (a) *Lot Area*: Minimum 8,094 sq. m;
 - (b) *Lot Width*: Minimum 50 m; and
 - (c) *Lot Depth*: Minimum 60 m.
2. Permitted Lot Size Reductions:
In accordance with the permitted *unit density* increases in Section D of this Zone, if amenity contributions are provided in accordance with Schedule G, *lots* created through subdivision may be reduced to the following minimum standards:
- (a) *Lot Area*: *Bridgeview's* Designated Floodplain Area – Minimum 464 sq. m (for *lot consolidation*); and
All Other Areas – Minimum 560 sq. m;
 - (b) *Lot Width*: Minimum 15 m; and

(BL 15128; 17986; 20058; 20300)

A. Intent

(BL 16957)

This Zone is intended for *single family dwellings* on small *OCP* designated **U**Urban lots with rear lanes and to accommodate *secondary suites* and *coach houses*.

B. Permitted Uses

(BL 15433; 16957; 17290)

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

Principal Uses:

1. One *single family dwelling* on each lot.

Accessory Uses:

The following uses are permitted in combination with a *single family dwelling* on a Type I lot only (pursuant to Section K.2 of this Zone):

2. One *secondary suite* or one *coach house* located above a garage.

C. Lot Area

Not applicable to this Zone.

D. Density

(BL 15433; 16957; 17462; 18050; 19073; 19995; 20014; 20275)

1. Subdivision:

For the purpose of subdivision:

(a) Maximum Unit Density:

Maximum *unit density* shall be 2.5 *dwelling units* per hectare; and

(b) Permitted Unit Density Increases:

If amenity contributions are provided in accordance with Schedule G, maximum *unit density* may increase to 36 *dwelling units* per hectare.

2. Building Construction:

For the purpose of *building* construction:

(a) Floor Area:

Lot types for the purpose of calculating *density* shall be pursuant to Section K.2 of this Zone:

i. Type I Lot:

On a Type I lot, the following shall apply:

- a. The floor area for the *principal building* shall be a maximum of 158 sq. m;
- b. The floor area for an above garage *coach house* shall be a maximum of 46.5 sq. m; and
- c. The floor area for an at-grade *coach house* shall be a maximum of 40 sq. m;

ii. Type II Lot:

On a Type II lot, the floor area for the *principal building* shall be a maximum of 132 sq. m; and

D. Density

(BL 15489; 17471; 19073; 19995; 20014; 20275)

1. Subdivision:

For the purpose of subdivision:

(a) Maximum Unit Density:

Maximum *density* shall be 2.5 *dwelling units* per hectare; and

(b) Permitted Unit Density Increases:

If amenity contributions are provided in accordance with Schedule G, maximum *unit density* may be increased to 36 *dwelling units* per hectare.

2. Building Construction:

For the purpose of *building* construction:

(a) Floor Area:

Floor area shall apply as follows:

i. Principal Building:

The floor area for the *principal building* shall be a maximum of ~~158173.3~~ sq. m;

ii. Accessory Uses:

Excluding *secondary suites* and *coach houses*, the floor area for *accessory uses* shall be a maximum of 30% of the floor area of the *principal building*, including any *basement*, garage or carport;

iii. Above Garage Coach House:

The floor area for an above garage *coach house* shall be a maximum of 46.5 sq. m;

iv. At-Grade Coach House:

The floor area for an at-grade *coach house* shall be a maximum of 40 sq. m; and

v. Garage or Carport:

The floor area for a garage or carport shall be a maximum of 37.2 sq. m; and

(b) Floor Area Calculation:

In this Zone, the floor area calculation for *principal buildings* excludes *coach houses*, garages, carports, *accessory buildings* and *structures*.

E. Lot Coverage

The maximum *lot coverage* for all *buildings* and *structures* shall be 52%.

G. Height of Buildings

(BL 13094; 17471)

1. **Principal Buildings:**
Principal building height shall not exceed 11 m.
2. **Accessory Buildings:**
Excluding indoor *amenity space buildings*, *accessory building height* shall not exceed 4.5 m.
3. **Indoor Amenity Space Buildings:**
Indoor amenity space building height shall not exceed 11 m.
4. **Structures:**
Structure height shall not exceed 4.5 m.

H. Off-Street Parking and Loading/Unloading

(BL 12333; 13094; 13774; 14120; 17471; 18414; 18434; 18719)

1. **Parking Calculation:**
Refer to Table D.1 of Part 5 Off-Street Parking and Loading/Unloading.
2. **Tandem Parking:**
Tandem parking for *ground-oriented multiple unit residential buildings* shall **not** be permitted. ~~as follows:~~
 - ~~(a) — A maximum of 50% of all required resident parking spaces may be provided as tandem parking spaces, excluding underground parking;~~
 - ~~(b) — For underground parking, a maximum of 10% of all required resident parking spaces may be provided as tandem parking spaces;~~
 - ~~(c) — Dwelling units with tandem parking spaces are not permitted to have direct vehicular access to an adjacent highway;~~
 - ~~(d) — Tandem parking spaces must be attached to each dwelling unit, excluding underground parking; and~~
 - ~~(e) — Both tandem parking spaces must be held by the same owner.~~
3. **Underground Parking:**
~~100%~~50% of all required resident *parking spaces* shall be provided as *underground parking* or as *parking within building envelope*.
- ~~3-~~ 4. **Parking Areas:**
Parking within the required *setbacks* is not permitted.

I. Landscaping and Screening

1. **General Landscaping:**
 - (a) All developed portions of the *lot* not covered by *buildings*, *structures* or paved areas shall be landscaped including the retention of mature trees. This *landscaping* shall be maintained.
 - (b) Along the developed portions of the *lot* which abut a *highway*, a continuous *landscaping* strip a minimum of 1.5 m wide shall be provided within the *lot*.
 - (c) *Highway* boulevards abutting a *lot* shall be seeded or sodded with grass; except at *driveways*.
2. **Refuse:**
Garbage containers and *passive recycling containers* shall be completely screened by a minimum of a 2.5 m high *building*, solid decorative fence, *landscaping* screen, or combination thereof.

J. Special Regulations

(BL 19945; 20058)

1. Amenity Spaces:

Amenity space, subject to Section B.6 of 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:

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 this Zone;
- (b) Have direct access to an *open space* and play area within the *lot*; and
- (c) Do not exceed a total area of 3.0 sq. m per *dwelling unit*.

3. Back-to-Back Units:

Back-to-back units shall not be permitted.

K. Subdivision

(BL 12824; 19995)

1. Minimum Lot Size:

Lots created through subdivision may conform to the following standards:

- (a) *Lot Area*: Minimum 8,094 sq. m
- (b) *Lot Width*: Minimum 50 m
- (c) *Lot Depth*: Minimum 60 m

2. Permitted Lot Size Reductions:

In accordance with the permitted *unit density* increases in Section D of this Zone, if amenity contributions are provided in accordance with Schedule G, *lots* created through subdivision may conform to the following standards:

- (a) *Lot Area*: Minimum 2,000 sq. m
- (b) *Lot Width*: Minimum 30 m
- (c) *Lot Depth*: Minimum 30 m

L. Other Regulations

(BL 13657; 13774; 17181)

Additional land use regulations may apply as follows:

1. Sign regulations, pursuant to Surrey Sign By-law, as amended.
2. *Building* permits, pursuant to Surrey Building By-law, as amended, and Surrey Development Cost Charge By-law, as amended.
3. Development permits, pursuant to the *OCP*.

(BL 20058; 20300)

A. Intent

This Zone is intended to accommodate and regulate the development of medium *density, multiple unit residential buildings, ground-oriented multiple unit residential buildings* and related *amenity spaces* which are to be developed in accordance with a *comprehensive design*.

B. Permitted Uses

(BL 13774; 17574)

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

Principal Uses:

1. *Multiple unit residential buildings, ground-oriented multiple unit residential buildings* and *ground-oriented back-to-back multiple unit residential buildings*.

Accessory Uses:

2. *Child care centres*, provided that such centres:
 - (a) Do not constitute a singular use on the *lot*; and
 - (b) Are regulated by the Community Care and Assisted Living Act, as amended, and the Child Care Licensing Regulation, as amended.

C. Lot Area

Not applicable to this Zone.

D. Density

(BL 13155; 17574; 17704; 18414; 19073; 19491; 19995; 20275)

1. Maximum Density:

Maximum *density* shall be as follows:

- (a) 1 *dwelling unit*; and
- (b) The lesser of *floor area ratio* of 0.1 or *building area* of 300 sq. m.

2. Permitted Density Increases:

If amenity contributions are provided in accordance with Schedule G, *density* may be increased as follows:

- (a) Maximum 75 *dwelling units* per hectare; and
- (b) Maximum *floor area ratio* of 1.00, excluding the indoor *amenity space* requirement (pursuant to Section J.1 of this Zone).

E. Lot Coverage

(BL 17574)

The maximum *lot coverage* for all *building* and *structures* shall be 45%.

- (d) Both *tandem parking spaces* must be held by the same owner.
- 3. Underground Parking:
50% of all required resident *parking spaces* shall be provided as *underground parking* or as *parking within building envelope*.
- 4. Parking Areas:
 - (a) Parking within the required *setbacks* is not permitted; and
 - (b) Parking is not permitted in front of the main entrance of a *non-ground-oriented multiple unit residential building*, except for the purpose of short-term drop-off or pick-up and for accessible parking.

I. Landscaping and Screening

- 1. General Landscaping:
 - (a) All developed portions of the *lot* not covered by *buildings, structures* or paved areas shall be landscaped including the retention of mature trees. This *landscaping* shall be maintained;
 - (b) Along the developed portions of the *lot* which abut a *highway*, a continuous *landscaping* strip a minimum of 1.5 m wide shall be provided within the *lot*; and
 - (c) *Highway* boulevards abutting a *lot* shall be seeded or sodded with grass; except at *driveways*.
- 2. Refuse:
Garbage containers and *passive recycling containers* shall be completely screened by a minimum of a 2.5 m high *building*, solid decorative fence, *landscaping* screen, or combination thereof.

J. Special Regulations

(BL 19945; 20058)

- 1. Amenity Spaces:
Amenity space, subject to Section B.6 of 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*; and
 - iii. 4.0 sq. m per *micro unit*; and
 - iv. 6.0 sq. m per *back-to-back ground-oriented dwelling unit where underground parking is not provided*;
 - (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
 - iii. 4.0 sq. m per *micro unit*; 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:
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 this Zone;
 - (b) Have direct access to an *open space* and play area within the *lot*; and
 - (c) Do not exceed a total area of 3.0 sq. m per *dwelling unit*.
- 3. Balconies:

Balconies are required for all *dwelling units* which are not *ground-oriented* and shall be a minimum of 5% of the *dwelling unit* or 4.6 sq. m per *dwelling unit*, whichever is greater.

4. Back-to-Back Ground-Oriented Dwelling Units:

Where *back-to-back ground-oriented dwelling units* are provided without *underground parking*, a maximum of 20% of all *dwelling units* may be provided as *back-to-back ground-oriented dwelling units* on a lot.

K. Subdivision

(BL 13155; 19995)

1. Minimum Lot Sizes:

Lots created through subdivision shall conform to the following standards:

- (a) *Lot Area*: Minimum 8,094 sq. m;
- (b) *Lot Width*: Minimum 50 m; and
- (c) *Lot Depth*: Minimum 60 m.

2. Permitted Lot Size Reductions:

In accordance with the permitted *density* increases in Section D of this Zone, if amenity contributions are provided in accordance with Schedule G, *lots* created through subdivision may conform to the following standards:

- (a) *Lot Area*: Minimum 2,000 sq. m;
- (b) *Lot Width*: Minimum 30 m; and
- (c) *Lot Depth*: Minimum 30 m.

L. Other Regulations

(BL 13657; 13774; 17181)

Additional land use regulations may apply as follows:

- 1. Sign regulations, pursuant to Surrey Sign By-law, as amended.
- 2. *Building* permits, pursuant to Surrey Building By-law, as amended, and Surrey Development Cost Charge By-law, as amended.
- 3. Development permits, pursuant to the *OCP*.

14. Office uses, limited to:
 - (a) Engineering and surveying offices;
 - (b) General contractor offices;
 - (c) Government offices; and
 - (d) Utility company offices.
15. *Child care centres.*
16. *Self-Storage Warehouse.*
17. *Liquor manufacturing*, provided that an outdoor patio associated with the *liquor tasting lounge* does not exceed 80 sq. m.

Accessory Uses:

18. One *caretaker unit* per lot.
19. Automobile painting and body work, pursuant to Section J.4 of this Zone.
20. *Neighbourhood pub* as an *accessory use* to a *tourist accommodation*.

Within City Centre Sub-Area:

Land, *buildings* and *structures* located within the City Centre Sub-Area, (Schedule D, Map D.1 (a)), shall be restricted to the uses, combination of uses, listed in the following Sections 20-21 through 33 only:

Principal Uses:

21. *Eating establishments*, including *drive-through restaurants*.
22. *General service uses*, including *drive-through banks*.
23. *Beverage container return centres*, provided that the use is confined to an enclosed *building* or a part of an enclosed *building*, pursuant to Section D.3 of this Zone.
24. *Indoor recreational facilities*, including *bingo halls*.
25. *Tourist accommodation*.
26. *Parking facilities*.
27. *Retail stores*, excluding the following:
 - (a) *Adult entertainment stores*; and
 - (b) *Secondhand stores* and *pawnshops*.
28. *Assembly halls*.
29. *Community services*.
30. *Office uses*, excluding the following:
 - (a) *Social escort services*; and
 - (b) *Methadone clinics*.
31. *Child care centres*.
32. *Cultural Uses*.
33. *Liquor manufacturing*, provided that an outdoor patio associated with the *liquor tasting lounge* does not exceed 80 sq. m.

Accessory Uses:

34. One *caretaker unit* per lot.
35. *Neighbourhood pub* as an *accessory use* to a *tourist accommodation*.

C. Lot Area

Not applicable to this Zone.

D. Density

(BL 14390; 19073; 19995)

1. Maximum Density:

- developed portions of the *lot* from any *lot* designated Residential in the *OCP*;
- (c) Along the developed portions of the *lot* abutting a *highway*, a continuous *landscaping* strip a minimum of 1.5 m wide shall be provided within the *lot*; and
- ~~(d) Along the developed portions of the *lot* abutting a *highway*, a continuous *landscaping* strip a minimum of 1.5 m wide shall be provided within the *lot*.~~
2. Loading and Refuse:
Loading areas, garbage containers and *passive recycling containers* shall be screened from any adjacent *lot* designated Residential in the *OCP*, to a height of at least 2.5 m by *buildings*, a *landscaping* screen, a solid decorative fence, or a combination thereof.
3. Outdoor Storage and Display:
- (a) Outdoor storage and display, including of damaged or *wrecked vehicles*, shall be completely screened by a *landscaping* strip a minimum of 2.5 m high by 1.5 m wide, or a minimum of a 2.5 m high *building*, solid decorative fencing, or combination thereof; and
- (b) No storage or display of material shall be piled higher than 2.5 m within 5 m of the screening fence and no higher than 3.5 m anywhere on the *lot*.

J. Special Regulations

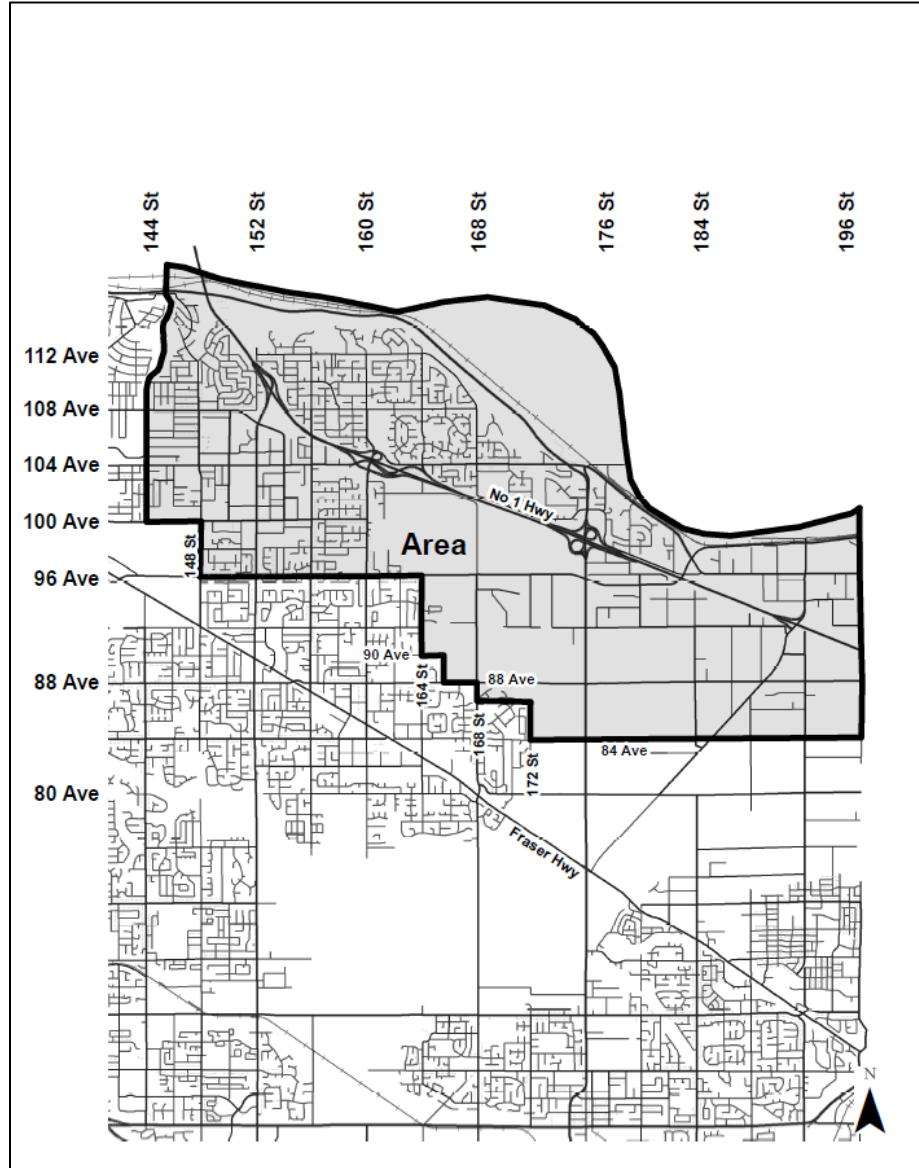
(BL 13201; 13497; 15271, 20626)

1. Safety, Noise and Nuisance:
Land and *structures* shall be used for the uses permitted in this Zone only if such uses:
- (a) Constitute no unusual fire, explosion, or safety hazard;
- (b) Do not emit noise, measured at any point on any boundary of the *lot* on which the use is located, that is:
- i. In excess of 70 decibels where the *lot* abuts a *lot* designated Industrial in the *OCP*; and
 - ii. In excess of 60 decibels where the *lot* abuts a *lot* designated anything other than Industrial in the *OCP*; and
- (c) Do not produce heat or glare perceptible from any boundary of the *lot* on which the use is located.
2. Refuse:
Garbage containers and *passive recycling containers* shall not be located along any required *setbacks* adjacent to any *lot* designated Residential in the *OCP*.
3. Outdoor Storage:
- (a) Outdoor storage of any goods, materials, or supplies is specifically prohibited between the front of the *principal building* and the *highway*;
- (b) The outdoor storage or display of any goods, materials or supplies at *beverage container return centres* is specifically prohibited; and
- (c) For land and *structures* located within the City Centre Sub-Area, (Schedule D, Map D.1(a)), outdoor storage of any goods, materials or supplies is specifically prohibited.
4. Automobile Painting and Body Work:
Automobile painting and body work shall be limited as follows:
- (a) Must be part of a business selling and renting *vehicles* less than 5,000 kg *G.V.W.*;
- (b) Must ensure the storage of damaged or *wrecked vehicles* are completely enclosed within a *building* or approved walled or fenced area;
- (c) Must ensure *wrecked vehicles* are not visible from outside the *building* or the walled or fenced area in which they are stored;

11. GUILDFORD COMMUNITY AREA

(BL 20275; 20300, 20881)

- (a) The Community Specific Capital Projects Contribution Area for the Guildford Community shall be identified as follows:



- (b) The Community Specific Capital Projects amenity contributions for the Guildford Community identified in Section C.11(a) above are as follows:

Use	Amenity Contributions ¹
Apartment	\$229.93 per sq. m (\$21.36 per sq. ft.)
Townhouse or <i>Single Family Dwelling</i>	\$16,020 per dwelling unit

Townhouse or <i>Single Family Dwelling</i>	\$16,020 per <i>dwelling unit</i>
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1 Amenity Contributions listed in this Section only apply to that portion of increased *density* that is above the maximum *density* indicated in an approved Secondary Plan or the *OCP*.

(b) Amenity contributions for the North Grandview Heights Secondary Plan Area identified in Section E.11(a) above are as follows:

Uses	Amenity Contributions				
	Police	Fire	Libraries	Parks ²	TOTAL
RESIDENTIAL¹ (Area A) \$/dwelling unit	n/a	n/a	n/a	\$858.14	\$858.14
RESIDENTIAL¹ (Area B) \$/dwelling unit	\$77.02	\$332.77	\$173.30	\$1,181.97	\$1,765.06
NON-RESIDENTIAL (Area B) \$/hectare (\$/acre)	\$761.52 (\$308.17)	\$3,302.46 \$3,303.46 (\$1,336.46)	n/a	n/a	\$4,063.97 (\$1,644.63)

Explanatory Notes:

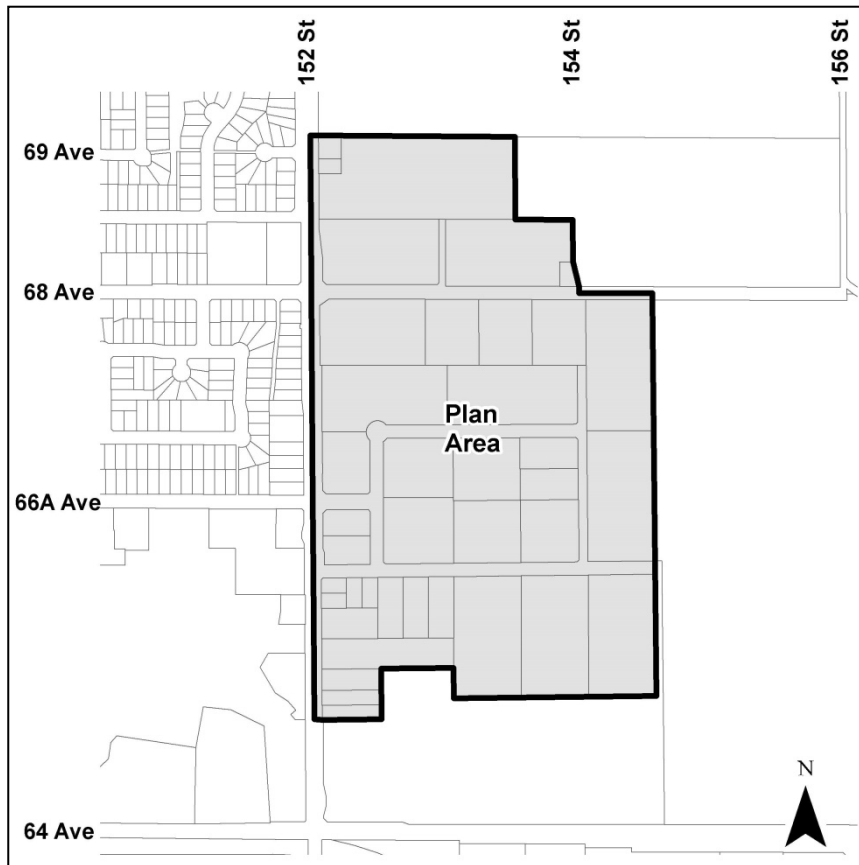
1 Excludes secondary suites.

2 Includes pathways and facilities.

12. EAST NEWTON BUSINESS PARK

(BL 14101; 20117; 20300, 20584, 20881)

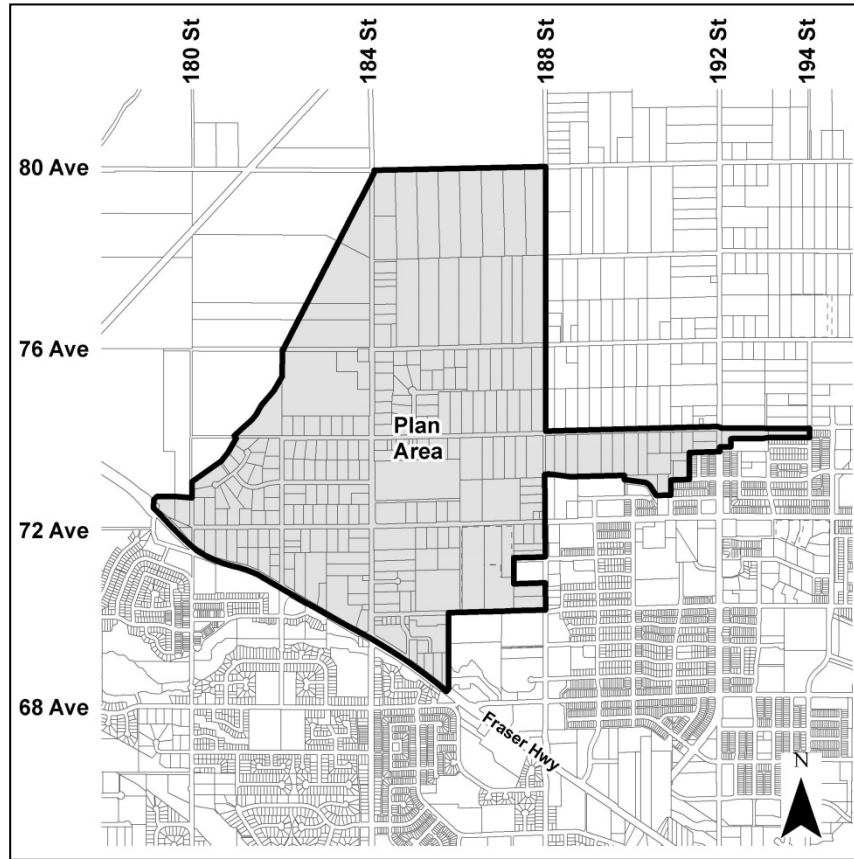
(a) The East Newton Business Park Area shall be identified as follows:



29. WEST CLAYTON

(BL 18499; 20300, 20584, 20881)

(a) The West Clayton Secondary Plan Area shall be identified as follows:



(b) Amenity contributions for the West Clayton Secondary Plan Area identified in Section E.29(a) above are as follows:

Uses	Amenity Contributions				
	Police	Fire	Libraries	Parks ²	TOTAL
RESIDENTIAL¹ \$/dwelling unit	\$77.02	\$332.78	\$173.30	\$1,847.46	\$2,430.57
NON-RESIDENTIAL \$/hectare (\$/acre)	\$761.22 (\$296.23)	\$3,289.07 (\$1,331.06)	n/a	n/a	\$4,050.28 (\$1,627.29)

Explanatory Notes:

- 1 Excludes secondary suites.
- 2 Includes pathways and facilities.

Uses	Amenity Contributions					
	Police	Fire	Libraries	Parks ²	Underground Utilities	TOTAL
plus						
(\$/sq. m of buildable area) (\$/sq. ft. of buildable area)	n/a	n/a	n/a	n/a	\$21.20 (\$1.97)	\$21.20 (\$1.97)
MULTIPLE FAMILY (BACHELOR/STUDIO)						
\$/dwelling unit	\$23.11	\$99.84	\$51.99	\$1,427.03	n/a	\$1,601.97
plus						
(\$/sq. m of buildable area) (\$/sq. ft. of buildable area)	n/a	n/a	n/a	n/a	\$21.20 (\$1.97)	\$21.20 (\$1.97)
MULTIPLE FAMILY (ONE BEDROOM)						
\$/dwelling unit	\$30.81	\$133.12	\$69.32	\$1,625.66	n/a	\$1,858.91
plus						
(\$/sq. m of buildable area) (\$/sq. ft. of buildable area)	n/a	n/a	n/a	n/a	\$21.20 (\$1.97)	\$21.20 (\$1.97)
MULTIPLE FAMILY (TWO or MORE BEDROOMS)						
\$/dwelling unit	\$38.52	\$166.51	\$86.65	\$1,837.291	n/a	\$2,128.97
plus						
(\$/sq. m of buildable area) (\$/sq. ft. of buildable area)	n/a	n/a	n/a	n/a	\$21.20 (\$1.97)	\$21.20 (\$1.97)
NON-RESIDENTIAL						
(\$/hectare) (\$/acre)	\$732.00 (\$293.23) \$744.86 (\$277.37)	\$3,289.12 (\$1,331.06) \$3,218.33 (\$1,246.31)	n/a	n/a	n/a	\$4,021.12 (\$1,627.79) \$3,963.19 (\$1,523.68)
plus						
(\$/sq. m of buildable area) (\$/sq. ft. of buildable area)	n/a	n/a	n/a	n/a	\$21.20 (\$1.97)	\$21.20 (\$1.97)

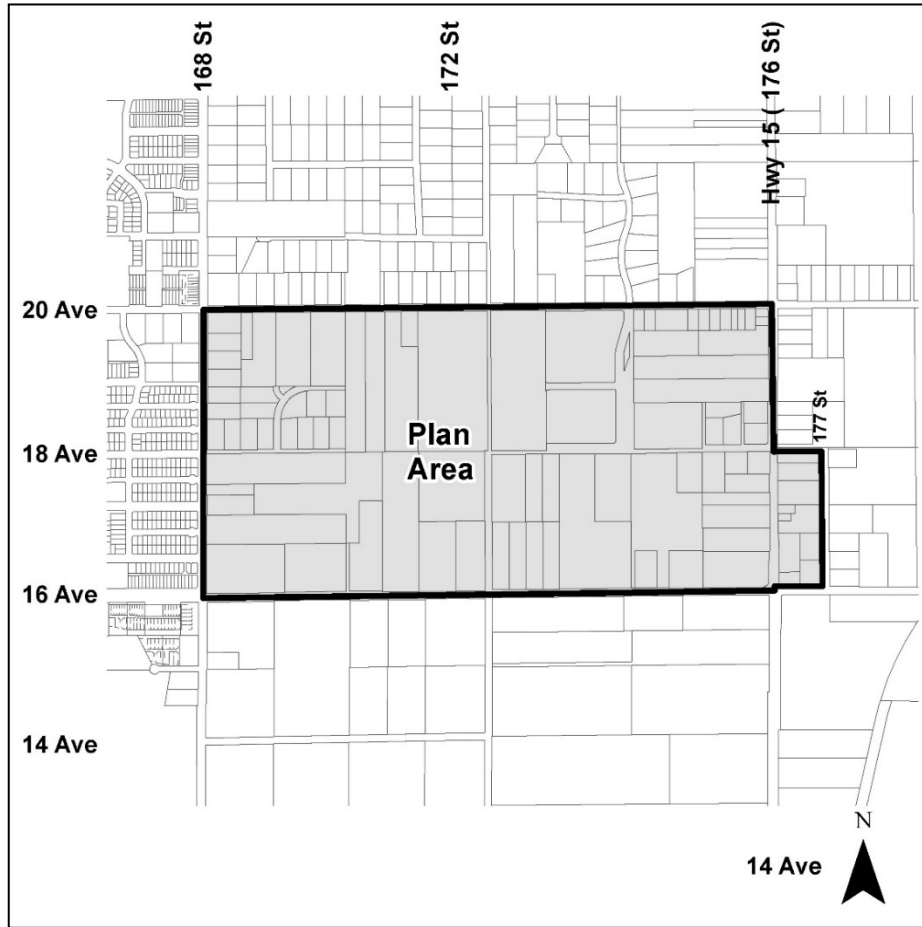
Explanatory Notes:

- 1 Excludes *secondary suites*.
- 2 Includes pathways and facilities.

35. DARTS HILL

(20341, 20300, 20584, 20881)

(a) The Darts Hill Plan Area shall be identified as follows:



(b) Amenity contributions for the Darts Hill Plan Area identified in Section E.35 (a) above are as follows:

Uses	Amenity Contributions				
	Police	Fire	Libraries	Parks ²	TOTAL
RESIDENTIAL¹ \$/dwelling unit	\$88.58	\$382.70	\$199.30	\$7,204.72	\$7,875.29
NON-RESIDENTIAL \$/hectare (\$/acre)	\$1,313.23 (\$531.45)	\$5,673.92 \$5,573.92 (\$2,296.16)	n/a	n/a	\$6,987.16 (\$2,827.60)

Explanatory Notes:

- 1 Excludes secondary suites.
- 2 Includes pathways, facilities, and Parks road frontage.