

NO: R039

COUNCIL DATE: March 10, 2025

REGULAR COUNCIL

TO: **Mayor & Council** DATE: **February 27, 2025**

FROM: **General Manager, Planning & Development** FILE: **3900-30**

SUBJECT: **Proposed Amendments to Surrey Official Community Plan Bylaw, 2013, No. 18020; Surrey Zoning By-law, 1993, No. 12000; South Newton and King George Corridor NCP Mapping and City of Surrey Policy No. O-62**

RECOMMENDATION

The Planning & Development Department recommends that Council:

1. Approve proposed amendments to *Surrey Official Community Plan Bylaw, 2013, No. 18020*, as described in this report and as documented in Appendix “I”;
2. Approve proposed amendments to *Surrey Zoning By-law, 1993, No. 12000*, as described in this report and as documented in Appendix “II”;
3. Approve proposed amendments to City of Surrey Policy No. O-62, as described in this report and as documented in Appendix “III”;
4. Approve the proposed amendments to the King George Corridor NCP and South Newton Neighbourhood Concept Plans, as described in this report and as documented in Appendix “IV”; and
5. Authorize the City Clerk to bring forward the necessary amendment bylaws 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 Official Community Plan Bylaw, 2013, No. 18020*, as amended (the “OCP”); *Surrey Zoning By-law, 1993, No. 12000*, as amended (the “Zoning By-law”). The report supports continuous efforts to improve the efficiency of the development process by clarifying land use and zoning regulations and ensuring consistency with policies and regulations.

BACKGROUND

The OCP was adopted in 2014 and has undergone housekeeping amendments from time to time to resolve minor omissions and ensure consistency with City and regional bylaws.

The Zoning By-law was adopted in 1993 and has also 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

Proposed OCP Amendments

This report outlines housekeeping amendments to the OCP to ensure consistency with the approved Abbey Ridge Local Area Plan, to correct minor inconsistencies along the BC Hydro Transmission Right-of-Way in South Surrey, and to reflect regional land use amendment approvals granted by the Metro Vancouver Regional District Board (the “MVRD Board”). The proposed amendments are described below and attached as Appendix “I”.

Amendments to OCP Figure 3: General Land Use Designations

Staff propose amendments to *Figure 3: General Land Use Designations* (“Figure 3”) to reflect the approved Abbey Ridge Local Area Plan (the “LAP”) in the OCP. This will eliminate the need to undertake an OCP amendment with each development application in Abbey Ridge that is consistent with the LAP.

Staff also propose amendments to Figure 3 to correct various mapping errors that would otherwise need to be undertaken as part of individual development applications. The mapping errors relate to the misalignment of land use designations with the BC Hydro Right-of-Way in South Surrey, between 14 Avenue and 22 Avenue. In this area, the boundary between designations is proposed to be shifted by approximately 10 metres to follow (in most locations) the edge of the right-of-way.

Amendments to OCP Figure 51: Regional Growth Strategy Land Use Designations

Staff propose amendments to *Figure 51: Regional Growth Strategy Land Use Designations* (“Figure 51”) to align with the Figure 3 amendments in the vicinity of the BC Hydro Right-of-Way proposed above. MVRD Board approval is not required to amend the regional land use designations in Figure 51 when the aggregate area of affected sites is under one hectare. The proposed amendments total 0.4 hectares.

Unrelated to the above, development applications 7916-0130-00, 7916-0679-00, 7921-0139-00, and 7923-0090-00 included regional land use amendments to ensure consistency between City bylaws and the Regional Growth Strategy (“RGS”). All four amendments have previously been approved by the MVRD Board. Therefore, it is in order to further update Figure 51 to reflect the approved amendments.

Proposed Zoning By-law Amendments

This report also outlines proposed amendments to the Zoning By-law to ensure the bylaw remains accurate and clear. Updates include amendments that will provide clarity on houseplexes, updating out-dated definitions, electric vehicle charging, shipping container storage on public school grounds, basement wells, garden suite parking provisions, front yard setback requirements for duplexes, and what is included in Floor Area Ratio (“FAR”) in the A-1, A-2, R1, R2, R2-O, R3, R4, and R5-S Zones.

Updated Definition for “Transit Exchange”

Amendments are proposed to the definition of *Transit Exchange* to remove reference to light rail platforms, mechanical equipment, maintenance rooms and restrooms as this definition was previously modified during planning and design work for Light Rail Transit (“LRT”) along 104 Avenue and King George Boulevard. The proposed revised definition of a transit exchange will include bus bays, and related structures such as passenger shelters, waiting areas and information and ticketing kiosks.

General Provisions- “Transit Exchange”

In the *General Provisions* under Section B.5(b), transit facilities, including bus layovers and exchanges are permitted in any zone. It is proposed that the outright permission of these facilities be removed in order to allow detailed site review, site servicing requirements, applicable development charges and public hearing through a rezoning process.

Free Standing Cell Towers

The Zoning By-law should also be amended to increase the allowable height for free-standing cell towers to reduce the number of Development Variance Permits and adjust to market conditions. The current height maximum is 12 metres but should be increased to 20 metres in areas designated Urban or Agricultural in the OCP and 40 metres in areas designated Industrial in the OCP. This amendment will require amendments to City of Surrey Policy O-62 – Antenna System Siting Policy, as documented in Appendix “III”.

Additional amendments to the Zoning By-law are proposed to correct minor errors and omissions. A summary of the proposed Zoning By-law changes and rationale is attached in Appendix “V”.

Proposed Neighbourhood Concept Plan Amendments

On December 2, 2024, Council endorsed Corporate Report R246; 2024 (attached as Appendix “VI”), which updated the King George Corridor and South Newton Neighbourhood Concept Plans (“NCPs”). Mapping errors in Corporate Report R246; 2024 resulted in omission of some past approved NCP amendments in the resultant updated land use plans and minor graphical errors. This report proposes to amend the King George Corridor NCP and South Newton NCP to rectify mapping errors and accurately reflect past NCP amendments approved by Council prior to the consideration of Corporate Report R246; 2024.

Legal Services Review

This report has been reviewed by Legal Services.

CONCLUSION

Ongoing reviews of the City's OCP and Zoning By-law are necessary to facilitate an efficient development process that keeps the bylaws up to date, error-free, and consistent with other policies and legislation.

Ron Gill, MA, MCIP, RPP
General Manager, Planning & Development

Appendix "I" Proposed amendments to Surrey Official Community Plan Bylaw, 2013, No. 18020

Appendix "II" Proposed amendments to Surrey Zoning By-law, 1993, No. 12000

Appendix "III" Proposed amendments to City of Surrey Policy O-62 – Antenna System Siting Policy

Appendix "IV" Proposed amendments to King George Corridor NCP and South Newton NCP

Appendix "V" Summary of the Proposed Surrey Zoning By-law, 1993, No. 12000 Changes and Rationale

Appendix "VI" Corporate Report R246; 2024

**Proposed Amendments to
*Surrey Official Community Plan Bylaw, 2014, No. 18020, as amended***

The following amendments are proposed to Plan Surrey 2013: Official Community Plan:

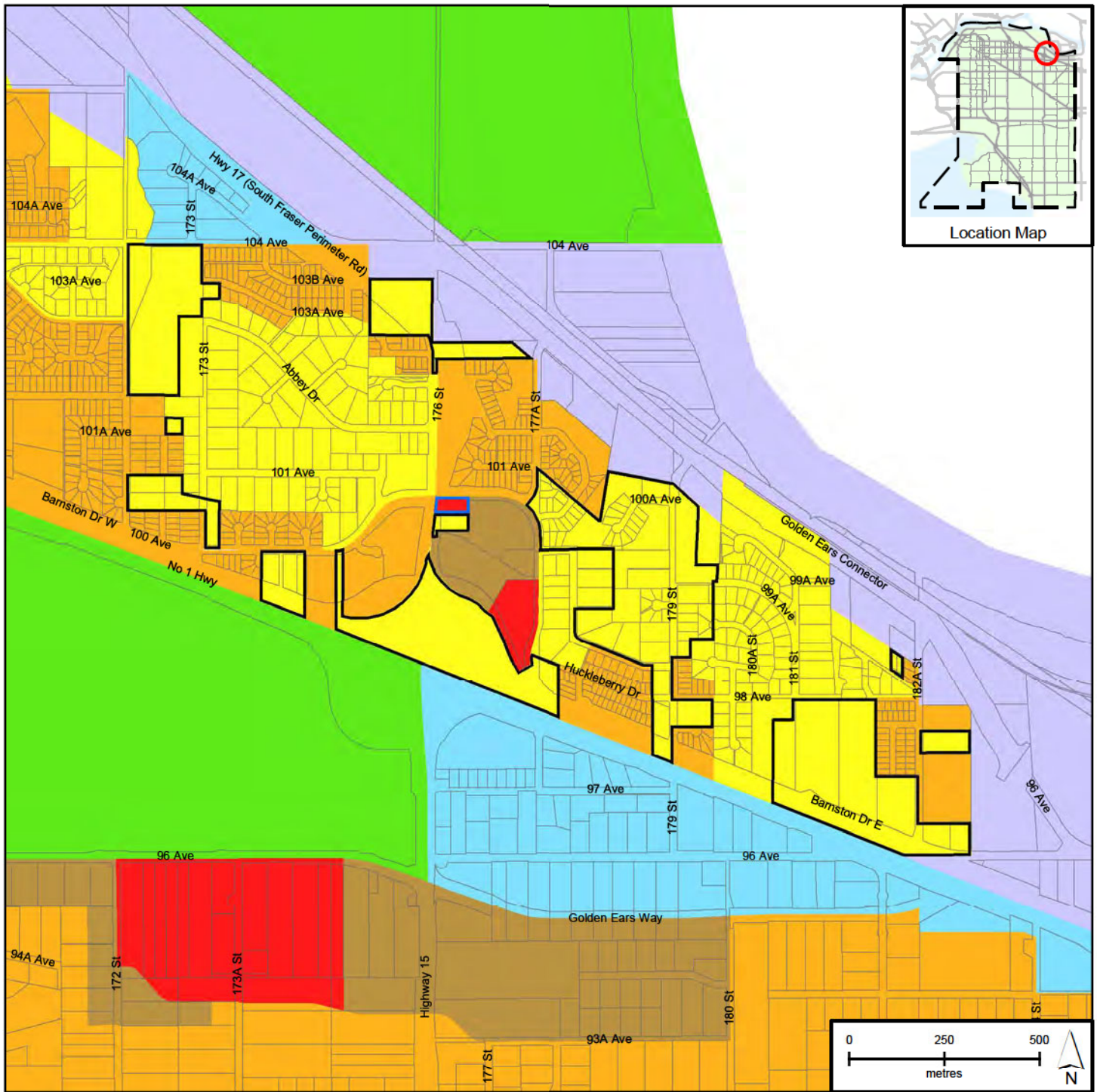
Land Uses and Densities

1. Amend “Figure 3: General Land Use Designations” by redesignating properties as shown in Attachment “A”.

Regional Context Statement

2. Amend “Figure 51: Regional Growth Strategy Land Use Designations” by redesignating properties as shown in Attachment “B”.

Proposed Amendments to Figure 3 (1 of 5)

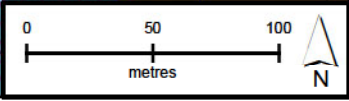
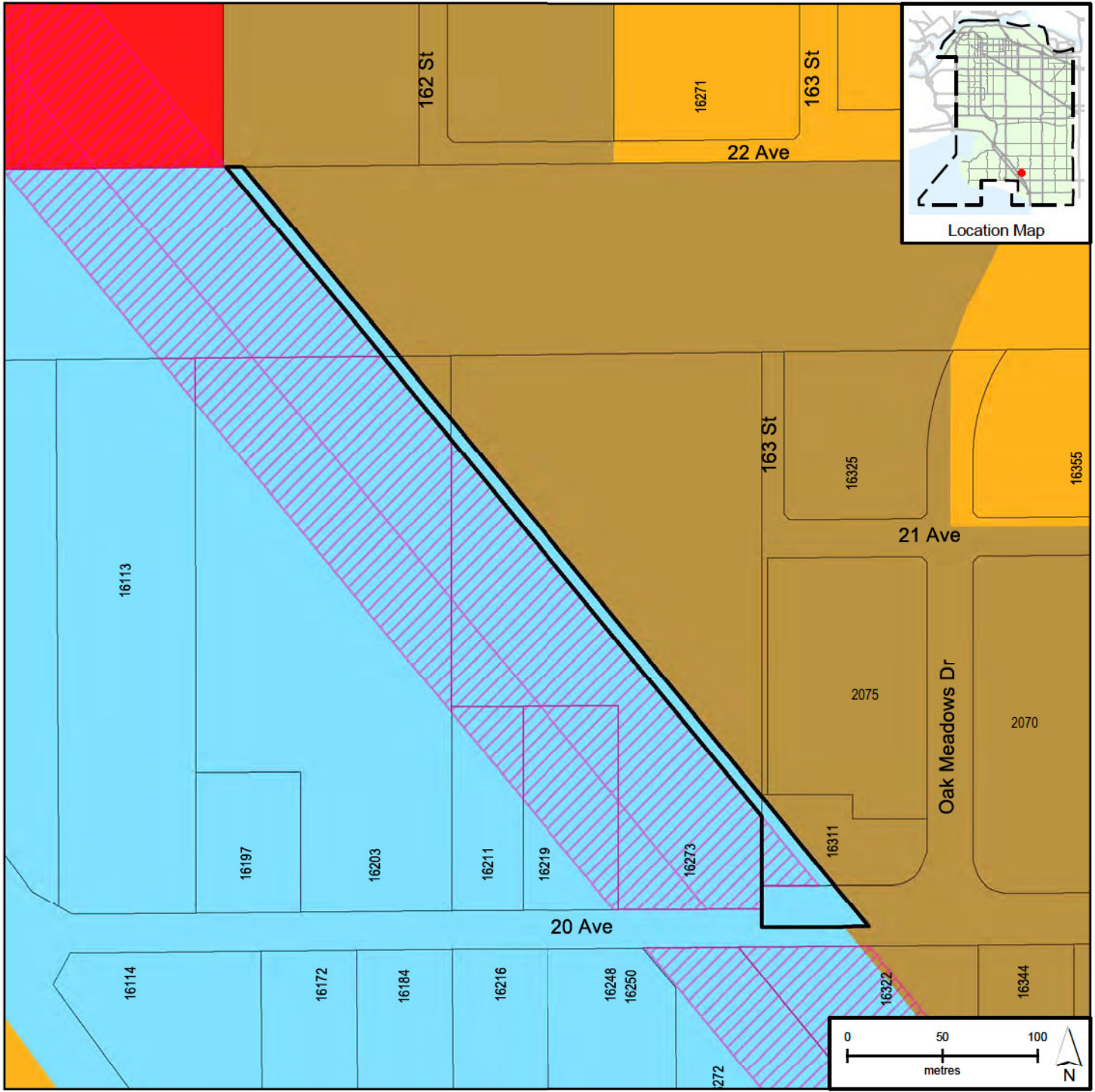


LEGEND

- | | | |
|-----------------------------|------------------|--------------------------|
| Conservation and Recreation | Commercial | From Suburban to Urban |
| Suburban | Industrial | From Commercial to Urban |
| Urban | Mixed Employment | |
| Multiple Residential | | |



Proposed Amendments to Figure 3 (2 of 5)

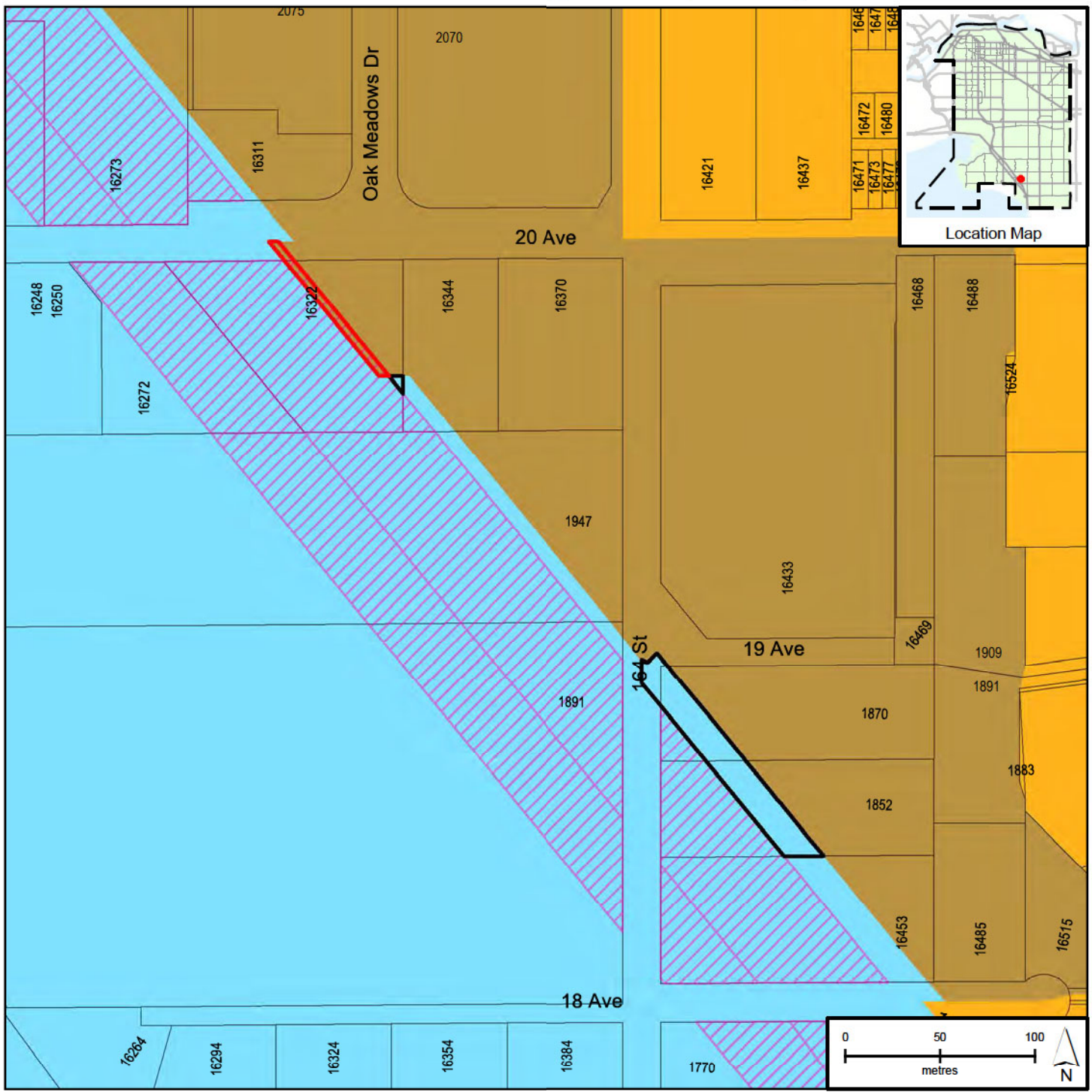


LEGEND

- Urban
- Multiple Residential
- Commercial
- Mixed Employment
- From Mixed Employment to Multiple Residential
- BC Hydro Right-of-Way



Proposed Amendments to Figure 3 (3 of 5)

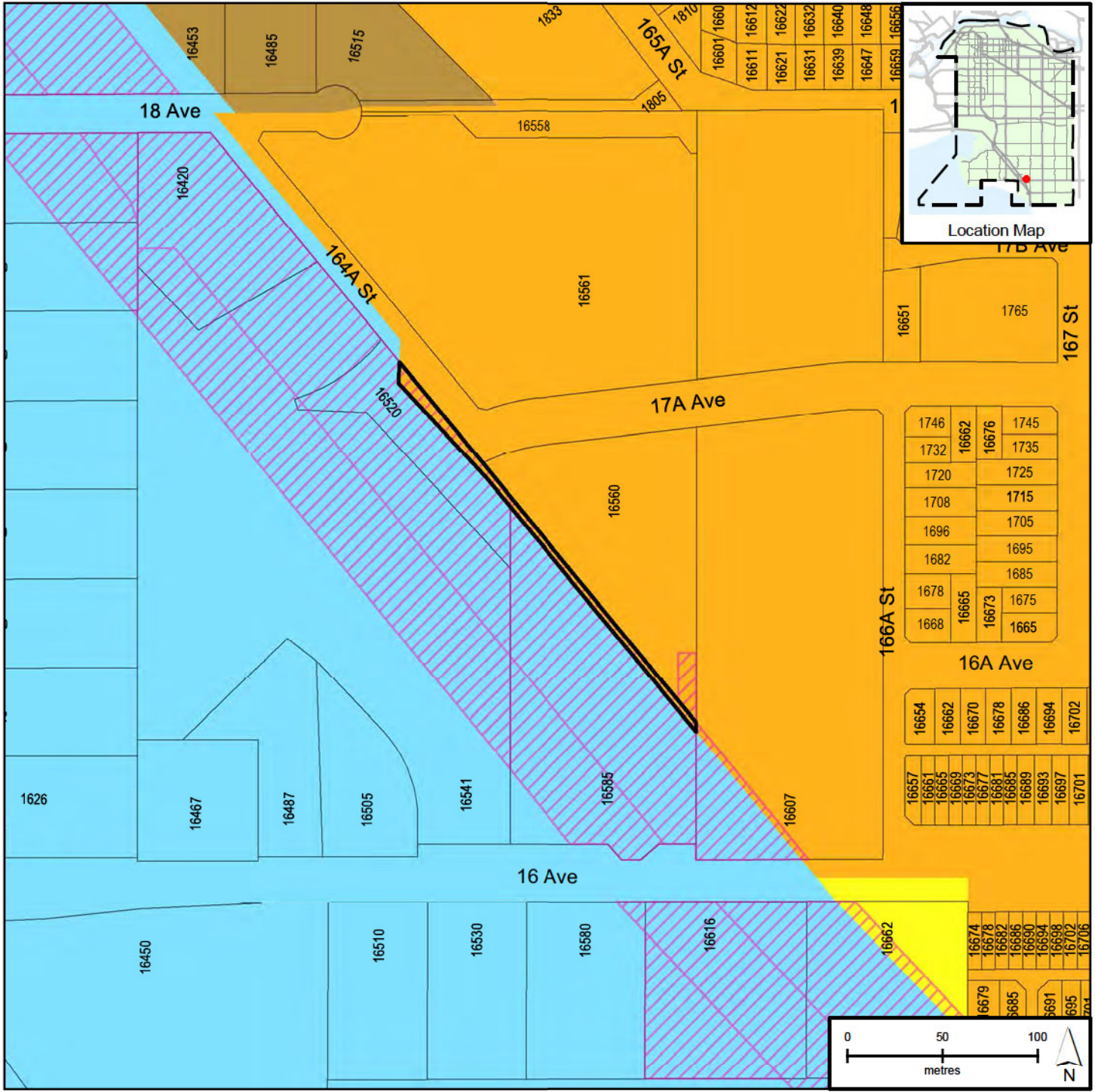


LEGEND

- Urban
- Multiple Residential
- Mixed Employment
- BC Hydro Right-of-Way
- From Mixed Employment to Multiple Residential
- From Multiple Residential to Mixed Employment



Proposed Amendments to Figure 3 (4 of 5)

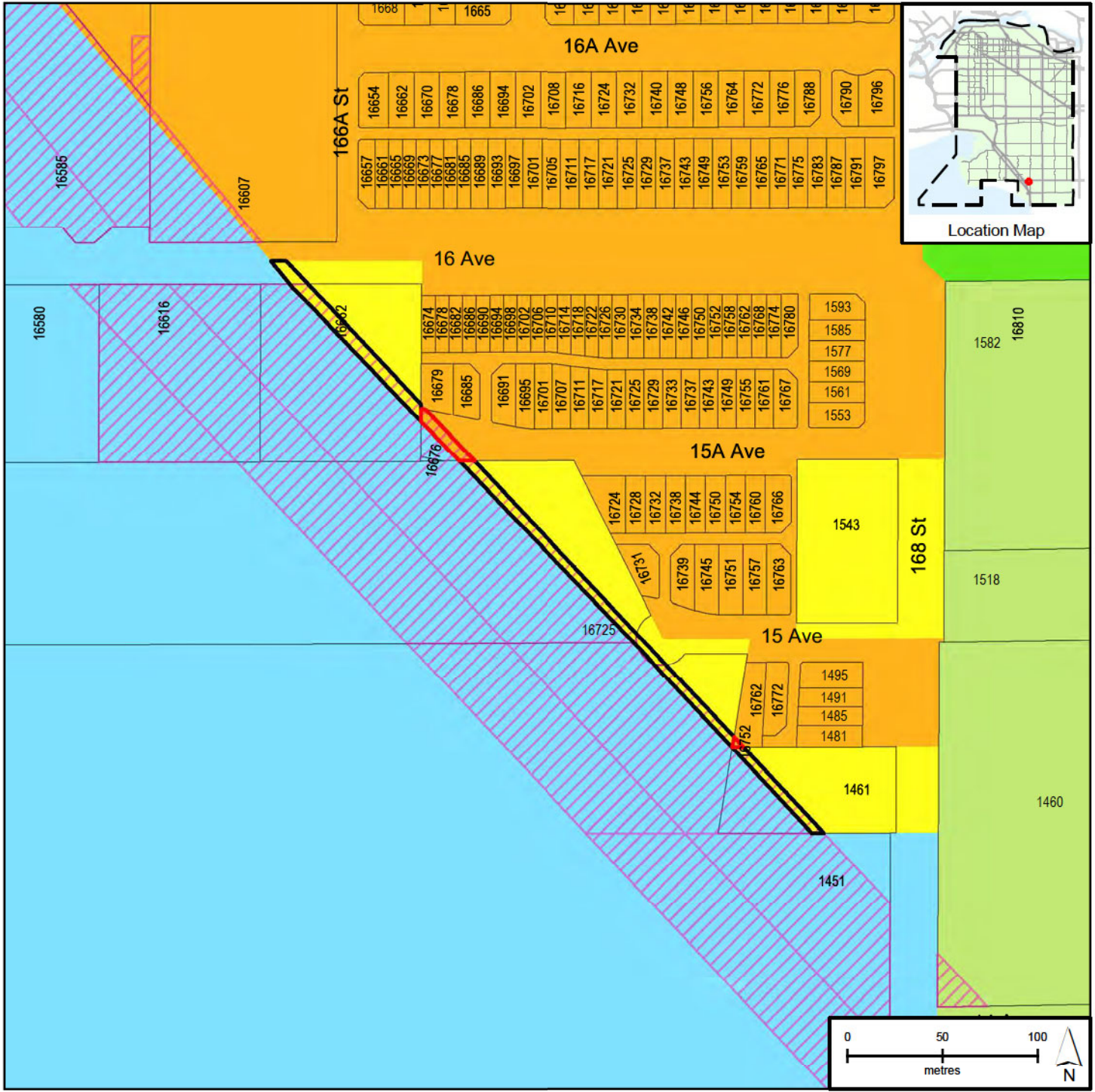


LEGEND

- Suburban
- Urban
- Multiple Residential
- Mixed Employment
- From Urban to Mixed Employment
- BC Hydro Right-of-Way



Proposed Amendments to Figure 3 (5 of 5)

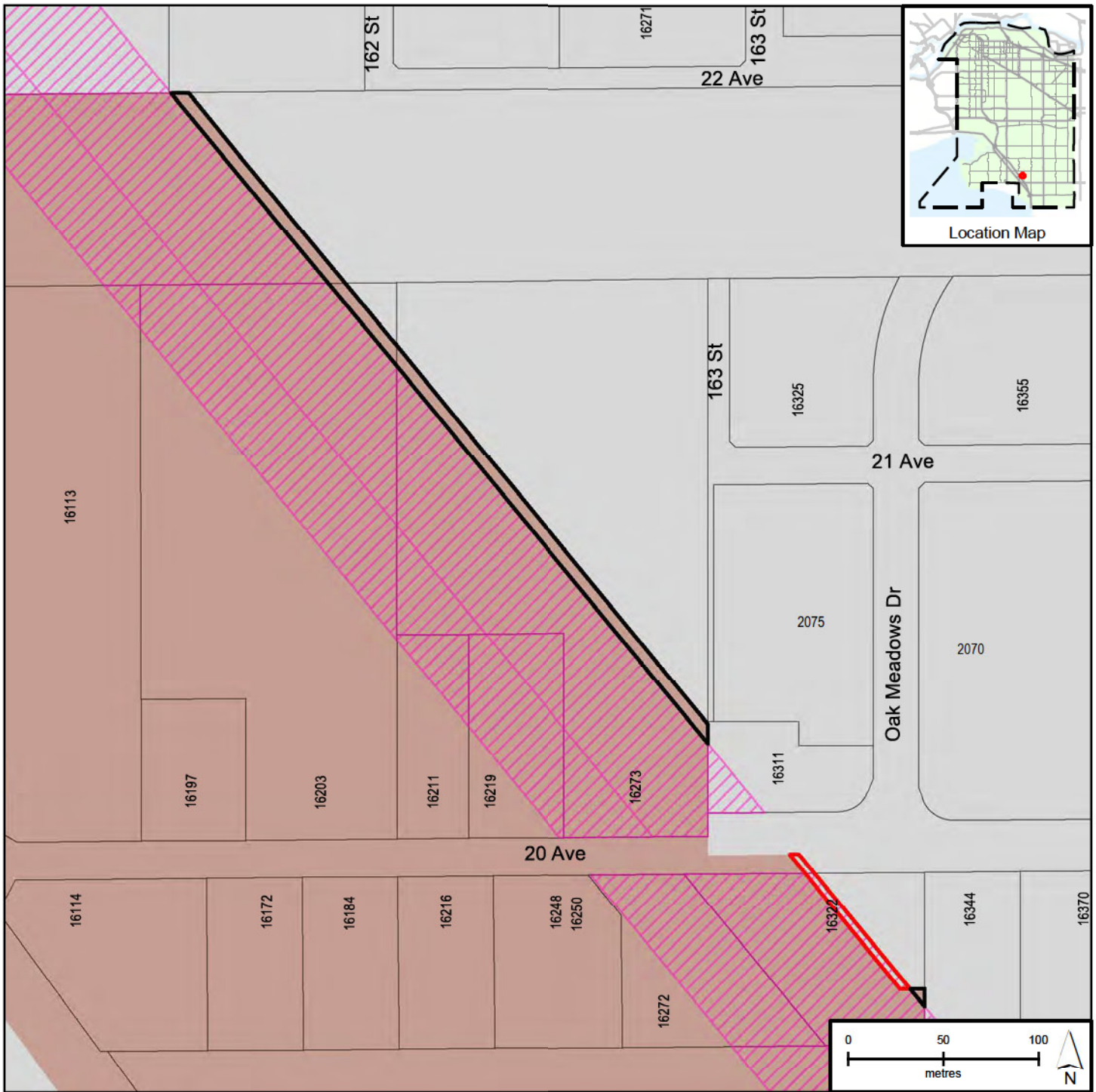


LEGEND

- Conservation and Recreation
- Agricultural
- Suburban
- Urban
- Mixed Employment
- From Suburban to Mixed Employment
- From Urban to Mixed Employment
- BC Hydro Right-of-Way



Proposed Amendments to Figure 51 (1 of 6)

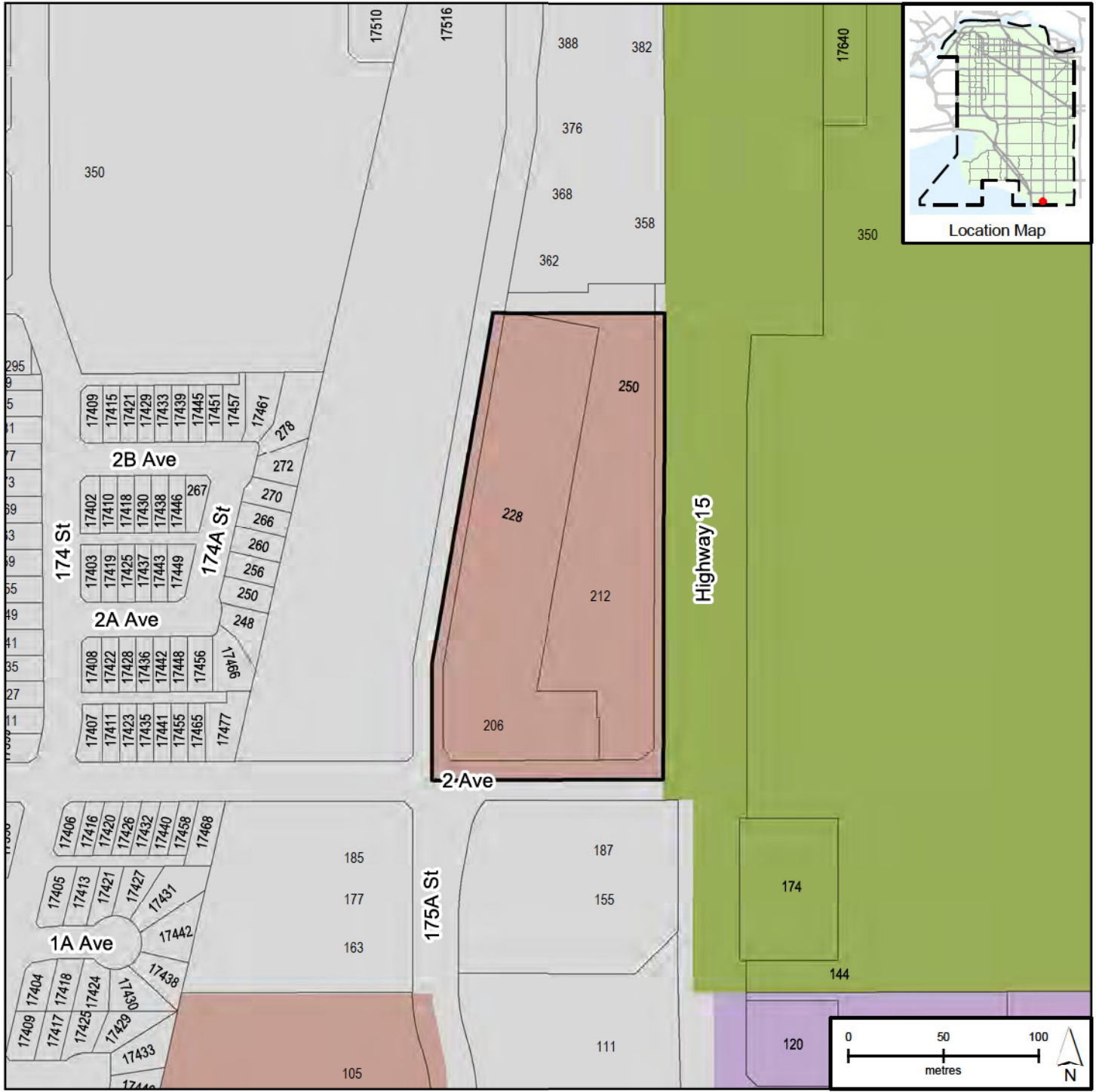


LEGEND

- General Urban
- Mixed Employment
- From Mixed Employment to General Urban
- From General Urban to Mixed Employment
- BC Hydro Right-of-Way



Proposed Amendments to Figure 51 (3 of 6)

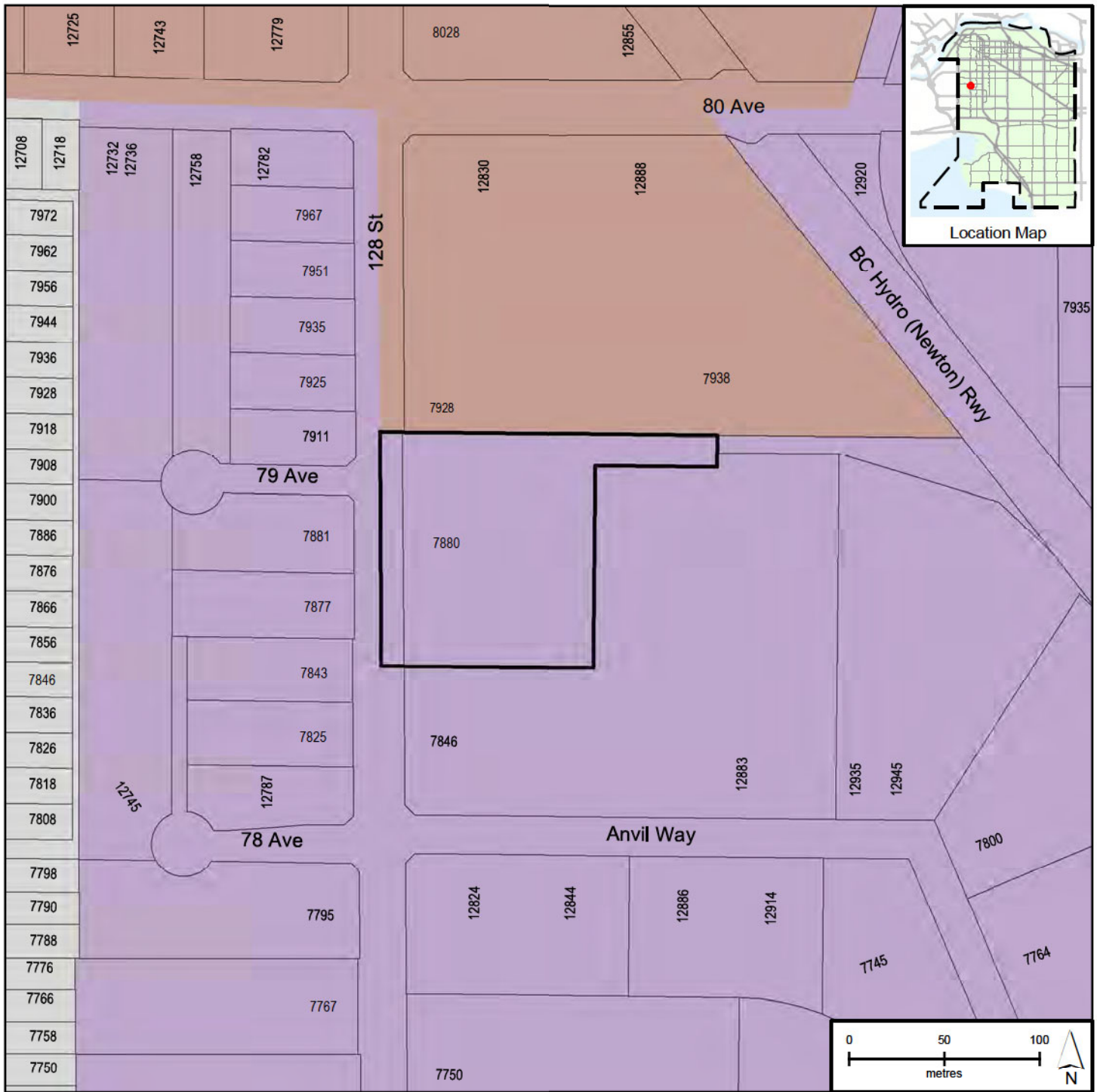


LEGEND

- General Urban
- Industrial
- Mixed Employment
- Agricultural
- From Mixed Employment to General Urban



Proposed Amendments to Figure 51 (4 of 6)



LEGEND

- General Urban
- Industrial
- Mixed Employment
- From Industrial to Mixed Employment

Proposed Amendments to Figure 51 (5 of 6)



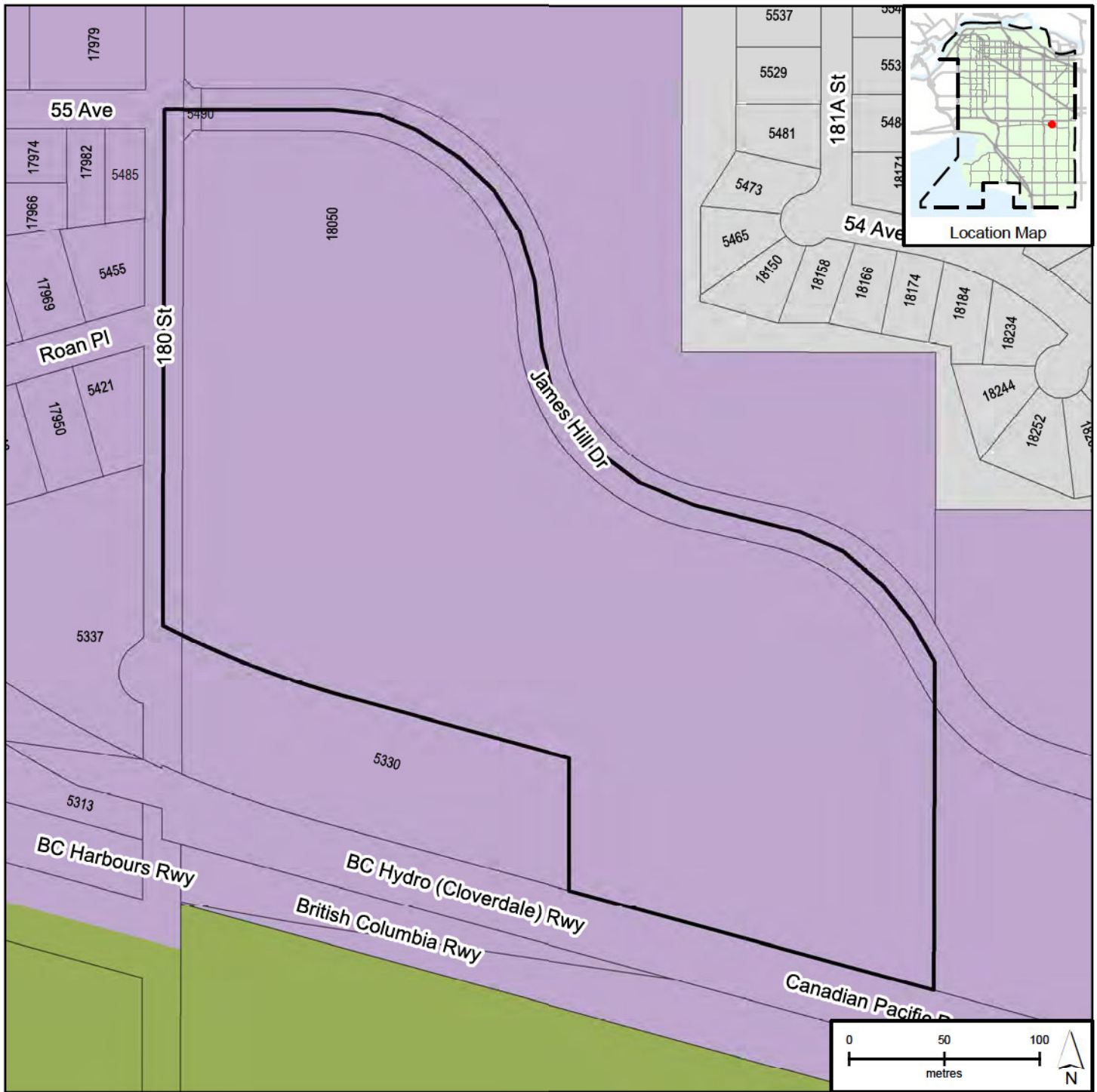
LEGEND

- General Urban
- Industrial
- Conservation and Recreation
- From Industrial to General Urban



Planning & Development
Department

Proposed Amendments to Figure 51 (6 of 6)



LEGEND

- General Urban
- Industrial
- Agricultural
- From Industrial to Mixed Employment

Arterial Highway

(BL 20300)

means a *highway* designated as an arterial in Schedule D of the Surrey Subdivision and Development By-law, as amended.

Artist Studio

(BL 19073)

means the use of premises for the production of dance, live music, creative writing, painting, drawing, pottery or sculpture, video, moving or still photography, none of which involves amplified sound.

Assembly Hall

(BL 19817)

means a *building* providing for the gathering of persons for religious, charitable, philanthropic and cultural purposes and includes *places of worship*, auditoriums, youth centres, halls for social purposes and group camps; but does not include *private schools* or *child care centres*.

Average Building Grade

means the average of the *existing grade* elevations at the outermost corners of a *building*, excluding *balconies* and *decks*, which may be interpolated from multiple points along the *lot lines* and within the *lot*, as shown on the *lot grading plan* or legal survey (referred to in *existing grade*).

Automotive Service Uses

(BL 12333)

means a business which provides light maintenance of motor *vehicles* including engine tune-ups, lubrication, repairs and car wash facilities, excluding automobile painting and body work and *gasoline stations*.

Balcony

means an unenclosed space having the outermost side open to the outdoors, other than the space occupied by the balcony guard.

Basement

(BL 17462; 18414)

means that portion of a *building* ~~between two habitable interior floor levels which is partially or wholly underground with at least one-half of the volume of the said portion below the finished grade (on a single family or duplex lot) or existing grade (not on a single family or duplex lot) adjoining its exterior walls and includes cellars, and for the purpose of floor area and floor area ratio calculations shall be limited to one level only.~~ located within the outside edge of the exterior walls of the *principal building*, including an attached garage but excluding *balconies* and *decks*, which for the purpose of floor area and *floor area ratio* calculations shall be limited to one level only, and has at least 50% of its total volume (*basement in-ground %*) measured from the top of the *basement slab* (*basement slab elevation*) to the top of the floor above (main floor elevation), below *average building grade*, calculated as follows:

$$\text{Basement in-ground \%} = \frac{(\text{Average Building Grade} - \text{Basement Slab Elevation})}{(\text{Main Floor Elevation} - \text{Basement Slab Elevation})} \times 100$$

Bridgeview

(BL 20681)

means the area specified as *Bridgeview* in Schedule B of this Bylaw.

Bed and Breakfast

(BL 17471, 21277)

means a business operation carried on by the owner of the property as a home occupation to provide temporary sleeping accommodations, with or without meals, where the maximum length of occupancy by any patron is not more than 30 days in a 12-month period.

Beverage Container Return Centre

(BL 13497; 15977; 17471; 18414)

means a *building* or a part of a *building* which is used or intended to be used for collecting, sorting, refunding and preparing empty beverage containers and electronics for shipment to processing centres, and specifically excludes the processing of recyclable material, other than the breaking of glass bottles.

Bicycle Maintenance Facilities

(Bylaw 20961)

means the tools used to maintain, clean and repair bicycles, including a repair stand, work space and desk, wash station, and bicycle tire air pump.

Bicycle Space

(BL 13774; 18414; 18719)

means a space to secure one bicycle and must include a device that is anchored to a hard surface.

Bicycle Storage

(BL 13774; 18414; 18719)

see "*Secure Bicycle Parking Area*"

Bingo Hall

(BL 13316; 13540)

means a *recreational facility* used or intended to be used for the purpose of playing bingo, where a license has been issued by the British Columbia Gaming Commission to charitable or religious organizations as a licensee, but does not include *casino halls*.

Boarder

means a person who is provided with sleeping accommodation and meals in a *dwelling unit*, for payment of rent.

Body Rub Parlour

(BL 13564)

means a business where the manipulating, touching or stimulating by any means, of a person's body or part thereof, is performed, offered, or solicited, but does not include a business where medical, therapeutic or cosmetic massage treatment is given by a person duly licensed or registered under any statute of the Province of British Columbia governing such activities.

Bridgeview

(BL 20681)

means the area specified as Bridgeview in Schedule B of this Bylaw.

Buildable Area

(BL 19073; 19261)

means *building* area as defined by the total sum of all floor areas enclosed or partially enclosed by the exterior perimeter of a *building* or *structure* including without limitation stairways, elevator shafts, storage rooms, mechanical rooms and *basements*, and excluding areas for parking that are provided as an *accessory use* to the *building* or *structure*.

Building

(BL 17471)

means a *structure* having a roof supported by columns or walls used or intended to be used for the shelter or accommodation of persons, animals or chattels.

Building - Accessory

see "Accessory Building"

Building Height

(BL 12101; 16957; 17181; 17462; 17471; 17704; 18414; 20058; 20300, 21073)

~~means~~

~~(a) — Single Family or Duplex Buildings~~

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

- ~~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*.~~

means the vertical distance measured from the *average building grade*, to:

- (a) the highest point of a *building* with a flat roof (including a flat roof with a width greater than 1 m and located over a *sloped roof*), a *mono-sloped roof*, *butterfly roof*;
- (b) the mid-point between the underside of eaves and top of the ridge of a *building* with a *sloped roof*; and
- (c) in the case of a *building* with more than one type of roof, the highest point of each roof type measurement is used; and
- (d) the measurement of *building height* excludes:
 - i. elevator service rooms, air conditioners and similar equipment, provided that, in aggregate, they do not exceed 25% of the plan view area of the entire roof, on which they are located, and they do not exceed 3 m above the *building height*;
 - ii. dormers and other similar roof elements provided that, in aggregate, do not exceed 25% of the plan view area of the entire roof on which they are located; and
 - iii. solar panels, provided that, the depth of the solar panels does not exceed 0.3 m.

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.

Camp-site

means a *lot* occupied and maintained, or intended to be occupied and maintained, for the temporary accommodation of travellers in *house trailers*, *campers* or tents.

Cannabis

(BL 17863; 19529)

means all species and genus of the flowering plant in the family *cannabaceae*, whether growing or not, including the seed or clone of such plants.

Cannabis Dispensary

(BL 17421; 19529)

microwave oven, convection oven, toaster oven, electric frying pan, electric wok, pressure cooker, crock pot, cabinet for the storage of food or any other such culinary facility or any combination of such culinary facilities and includes the arrangement of service lines which provide the energy source being used or intended to be used to service such facilities.

Corner Dwelling Unit

(BL 15166)

see "Dwelling Unit - Corner"

Corner Lot

see "Lot - Corner"

Cultural Uses

(BL 19073)

means a facility which provides for social enlightenment and includes museums, art galleries, and *artist studios*.

Dangerous Goods

(BL 20300)

means any product, substance or organism included in the classes listed in the Schedule to the Transportation of Dangerous Goods Act, as amended.

Deck

(BL 17462; 17986)

means a platform or floor attached to the *principal building* which is greater than 0.6 m above *finished existing grade* (~~on a single family or duplex lot~~) or *existing grade* (~~not on a single family or duplex lot~~).

Density

(BL 18414; 20300)

means a measurement of development intensity on a *lot* which shall be in *floor area ratio*, *unit density* and/or floor area.

Distribution Centre

means a *building* for the temporary storage of goods, except storage of *dangerous goods* and *special wastes*, for the purpose of sorting, transportation and distribution of goods off-site.

Dwelling Unit – Internal

(BL 15166)

means a *dwelling unit* contained within a *row housing building* and attached to two other *dwelling units* on opposite sides within the same *row housing building*

Eating Establishment

means a commercial establishment which serves prepared food to the public for consumption on or off the premises and includes *coffee shop, restaurant, catering and drive-through restaurants* but excludes *neighbourhood pubs*.

End Dwelling Unit

(BL 15166)

see "Dwelling Unit – End"

End Lot

(BL 15166)

means a *lot* that is other than a *corner lot* which contains an *end dwelling unit* in a *row housing building*.

Entertainment Uses

(BL 13316)

means facilities which provide for the enjoyment of patrons, and includes *theatres* and dancing establishments and excludes recreational uses and *casino halls*.

Existing Grade

(BL 17181; 17471)

~~means the lowest ground elevation existing prior to construction, as established on a legal survey plan by a registered British Columbia Land Surveyor, such ground elevation to include fill materials placed on the lot to raise the ground elevation up to, but not above, the average elevation of adjacent lots at the adjoining lot lines.~~

means

- (a) the rough grading elevation as identified on the *lot* grading plan most recently approved by the *City*; or
- (b) where there is no approved *lot* grading plan, the lowest ground elevation existing prior to construction, as established on a legal survey by a registered British Columbia Land Surveyor; and
- (c) the lowest ground elevation in (b) may be raised up to, but not above, the ground elevations of adjacent *lots* at the adjoining *lot lines*, if the legal survey includes this information.

Family

means 1 or more persons occupying a *dwelling unit* and living as a single non-profit housekeeping unit.

Farm Alcohol Production Facility

(BL 15056; 20300, 20681)

means a provincially licensed brewery, cidery, distillery, meadery or winery within the *Agricultural Land Reserve* operated under the conditions specified in the Agricultural Land Commission Act, as amended.

Farm Operation

(BL 17471; 20300)

means 1 or more *lots* being used for an *agriculture* use which is classified as a farm under the B.C. Assessment Act, as amended, and is managed as a single farm.

Farm Residential Footprint

(BL 17771; 18874)

means the portion of a *lot* that includes a principal *single family dwelling* and the *accessory farm residential facilities*.

Finished Grade

(BL 17181; 17471)

~~means:~~

~~(a) — the rough grading elevation as identified on a *lot* grading plan, where such a plan has been approved by the *City* at the time of subdivision when the *lot* was created; or~~

~~(b) — where there is no *lot* grading plan that was approved by the *City* at the time of subdivision when the *lot* was created, the lowest ground elevation existing prior to construction, as established on a legal survey by a registered British Columbia Land Surveyor, such ground elevation to include fill materials placed on the *lot* to raise the ground elevation up to, but not above, the average elevation of adjacent *lots* at the adjoining *lot lines*.~~

~~means the final ground elevation after fill has been placed, topsoil removed, construction completed, or altered in accordance with applicable Bylaws.~~

Firearms Certification

(BL 17773)

means a business which provides government certified firearms training, using fully deactivated and unfireable firearms, under full supervision of a federally certified instructor.

Flanking Street

means a *highway*, excluding a *lane*, abutting a *lot line* not being the *front* or *rear lot line*.

Floodplain Plant Species

(BL 18809)

means plant species that are typical of an area of inundated or saturated soil conditions and that are distinct from plant species on freely drained, adjacent upland sites.

Floor Area Ratio

(BL 12239; 13540; 14030; 14519; 14549; 16918; 17471; 17986; 20300, 21281, 21390)

means a measure of *density* obtained when the area of all the floors of the *buildings* constructed or proposed to be constructed on a *lot* is divided by the area of the *lot*, subject to the following:

- (a) The floor area of the *building* shall be measured to the lesser of the outside edge of the exterior walls or sheathing, excluding *basements*, crawl spaces less than or equal to 1.5 m clear height, *balconies*, canopies, terraces and *decks*;
- (b) When calculating the floor area ratio, undevelopable areas are excluded from the lot area in all zones other than in the R2-O, R3, R4, R5, R5-S, and R6. Where the exclusions of the undevelopable areas in the RA, R1, and R2 Zones results in a lot area that is less than the minimum lot area permitted in the Zone, the floor area ratio shall be calculated using the minimum lot area permitted in that Zone.
- (c) Those areas used as an *accessory use* for *parking within building envelope* or *underground parking* are excluded; and
- (d) Where parking is a *principal use* of the *lot*, those areas which are used for *parking* within the outermost walls of a *building* or *underground* shall be counted in the calculation.

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)

means the cultivation of the ground for the purpose of growing fruits, vegetables, plants or flowers, including non-soil bound operations such as hydroponics but shall exclude the growing of *cannabis*.

Hospital

means an institution which provides medical care for sick or injured patients, primarily those who are temporarily lodged in the institution, including acute hospital and rehabilitation hospital.

Houseplex

(BL 21281)

means a *multiple unit residential building* ~~with a maximum of 4 principal dwelling units~~ consisting of no fewer than 3 and no more than 4 principal *dwelling units*, that resembles a large house, such as a triplex or a fourplex, and in which *secondary suites* are not permitted.

House Trailer

means any *vehicle*, including tent trailer, recreational *vehicle* (other than a *camper*), camper conversion van, motor home and fifth wheeler, designed to travel on the *highways*, whether or not self-propelled, and to be used as temporary living or sleeping quarters by travellers.

Industrial Equipment Rental

(BL 17471; 20300)

means a business providing rental of heavy *vehicles*, machinery or mechanical equipment typically used in construction, manufacturing, assembling and processing operations and *agriculture* production.

Industrial Use

means the manufacturing, processing, assembling, fabricating, testing, servicing or repairing of goods or materials including wholesale of products manufactured or processed on the *lot*.

Industry - Light Impact

(BL 12333; 13916)

means an *industrial use* which is enclosed within a *building* and is not offensive by reason of smoke, vibration, smell, toxic fumes, electrical or electronic interference and produces no significant noise which

Liquor Store

(BL 15064; 20300)

means a business licensed as a "licensee retail store" operation under the regulations to the Liquor Control and Licensing Act, as amended.

Liquor Tasting Lounge

(BL 20626)

means a license for *liquor manufacturing* with a lounge endorsement subject to the Liquor Control and Licensing Act, as amended and the Liquor Control and Licensing Regulation, as amended.

Livestock

means any ungulate including cow, bull, horse, mule, ass, sheep, goat, swine or llama and includes their young.

Lock-Off Suite

(BL 19945)

means a smaller *dwelling unit* within a larger principal *dwelling unit* which must have a separate external access and shared internal access, and which can be locked-off from the larger *dwelling unit*; does not include a *secondary suite*.

Lodger

means a person who is provided with sleeping accommodation in a *dwelling unit*, for payment of rent.

Lot

means land designated as a separate and distinct parcel on a legally recorded subdivision plan or description filed in the records of the Land Title Office.

Lot Area

means the total horizontal area within the *lot lines* of a *lot*, excluding *strata lots* and *air space parcels*.

Lot – Corner

means a *lot* at the intersection or junction of two or more *highways*, excluding *lanes*.

Lot Coverage

(BL 12101; 17462)

means the horizontal area produced by a vertical projection of the outside of the outermost walls or the area within the supporting elements of all *buildings*, outdoor covered areas, and *structures* on the *lot*, unless otherwise specified in the Zone. *Lot coverage* shall be expressed as a percentage of the above horizontal area to the *lot* area, not including *undevelopable area* and land required for the purpose of a *highway* dedication. Any *structure* located in or beneath an *finished existing grade* (~~on a single family or duplex lot~~) or *existing grade* (~~not on a single family or duplex lot~~), provided that the top of such *structure*, other than guards, is located not more than 0.6 m above the *finished grade* or *existing grade*, shall be excluded from this calculation. In single *family* residential and *secondary suite* residential zones the calculation of lot coverage may include *undevelopable areas*.

Lot – Internal

(BL 15166)

means a *lot* that is other than a *corner lot* or *end lot* and which contains an *internal dwelling unit* in a *row housing building*.

- The remaining portion of the parking area shall be covered with a roof integrated into the roof *structure* of the *principal building*; and/or
- (b) Parking area forming an integral part of the *principal building*, provided, however, that any portion of the parking area not under or within the *principal building* shall be covered. The *structure* covering the parking area not under the *principal building* shall be landscaped and accessible for recreation uses.

Parking - Underground

(BL 13774; 17462; 20300)

means a *parking facility* that:

- (a) Contains *parking spaces* and associated *driveways* and manoeuvring aisles; and
- (b) Has its roof or the finished floor next above it, not more than 0.8 m above the adjacent *finished grade* ~~(on a single family or duplex lot) or existing grade (not on a single family or duplex lot)~~.

Passive Recycling Container

(BL 20300)

means a container with a maximum capacity of 15 cu. m used for the deposit of recyclable material where such material is to be removed from the *lot* on a regular basis.

Pawnshop

(BL 13251A)

means the business of taking goods and chattels in pawn.

Payday Loan Store

(BL 18199; 20300)

means the business of offering, arranging or providing payday loans to consumers, as defined in the Business Practices and Consumer Protection Act, as amended, and regulated by the Payday Loans Regulation, as amended.

Personal Care Facility

see "Care Facility"

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, 21073)

Retail Store

(BL 12333; 14828; 15064; 15503; 16785; 19261)

means the business of selling goods or merchandise to the ultimate consumer for personal consumption or household use and not for resale purposes and includes *convenience stores, drug stores, small scale drug stores, video rental, household equipment rental, retail warehouse uses, government liquor stores, and flea markets* which are wholly enclosed within a *building*, but excludes *vehicle sales and rentals, liquor stores, marijuana dispensaries and methadone dispensaries*.

Retail Warehouse Uses

(BL 12333)

means the retail of goods in bulk quantities and the retail of household goods such as furniture and carpeting, from a warehouse *building*.

Row Housing Building

(BL 15166)

means a *multiple unit residential building* formed by a minimum of three side by side *dwelling units* attached to each other in a row with each *dwelling unit* located on its own *lot*.

Salvage Industry

see "Industry - Salvage"

School – Private

(BL 19491; 20300)

means a place of learning which is provided, maintained and operated principally at private expense and involves a curriculum of elementary or secondary academic instruction as governed by the Independent School Act, as amended and includes student dormitories.

School – Public

means a place of learning which is provided, maintained and operated principally at the expense of the public purse and involves a curriculum of elementary or secondary academic instruction.

Secondary Suite

(BL 17290, 21281)

means a *dwelling unit*, that is an *accessory use*, with its habitable *floor area* not exceeding 40% of a *principal dwelling unit* within a *single family dwelling, duplex, or semi-detached residential building*, and is not a separate strata lot, **and are not permitted in a houseplex.**

Secondhand Store

(BL 13251A; 20300)

means a place of business using more than 2.5 sq. m of floor area of a *building* for the *purchase* and sale of the following secondhand goods or merchandise:

- (a) Electronic equipment, including but not limited to audio and video equipment and accessories, computers, printers and fax machines;
or
- (b) Two or more of the following: bicycles, sports equipment, luggage, jewelry, cameras, musical equipment and tools.

Secure Bicycle Parking Area

(BL 18719)

means a secured, enclosed area for *bicycle spaces*.

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

(BL 21474)

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, *telecommunications antennas*, satellite dishes and spires; **and excluding electric vehicle charging stations.**

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 (RF) signals, microwave signals, or other communications energy transmitted from **or to be received by** 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 21073)

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, and~~ information and ticketing kiosks, ~~maintenance rooms and restrooms for the use of transit operators.~~

Transit-Oriented Area

(BL 21276)

means an area within a prescribed distance from a transit station specified in Schedule E of this Bylaw.

Transportation Industry

- (e) Schedule E – Transit-Oriented Areas
- (f) Schedule F – Frequent Bus Stop Areas
- (g) Schedule G – Community Amenity Contributions
- (h) Schedule H – Location of Semiahmoo Trail
- (i) Schedule I – Vulnerable Aquifers Map
- (j) Schedule J – Transitional Provisions
- (k) Schedule K –Secondary Suites in CD Zones

B. The following land use general provisions shall apply:

1. Public Uses:

(BL 14519; 17471; 18414; 20264, 21474)

- (a) The following uses may be located in any Zone:
 - i. Municipal playgrounds and recreation areas;
 - ii. *Antenna systems*, subject to the following conditions:
 - a) All such *antenna systems* shall comply with all *setback* regulations applicable to *principal buildings* for the Zone in which the said *antenna system* is located;
 - b) In the case of *antenna systems* that are free-standing and affixed directly onto the ground, rather than on a *building*, excluding amateur radio stations, the height shall not exceed ~~12 m~~ **20 m in areas designated Urban or Agricultural in the OCP and 40 m in areas designated Industrial in the OCP**; and
 - c) In the case of *antenna systems* erected upon a *building*, excluding amateur radio stations, the height of the tower shall not exceed 3.0 m above the roof on which it is located;
 - iii. *Public schools* and School District Administration Buildings with no minimum *setbacks*; and:
 - iv. *Municipal buildings* provided they shall have a minimum *side, front and rear yard setback* equal to the greater of either the *principal building height* or *principal building setback* prescribed in the Zone.
- (b) The uses listed in Section B.1(a), shall make provision for *landscaping* as follows:
 - (a) All 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; and
 - (b) 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*.

2. Utilities and Services:

An electrical transformer station, sewage treatment plant, Municipal utility operation, Municipal service operation, water pumping station, reservoir or other utility *structure* or use may be located in any Zone provided that:

- (a) *Height* and *yard* restrictions shall be those of the Zone in which the use is to be located with the exception of Municipal water towers;
- (b) A planted strip at least 1.5 m wide shall be maintained on all boundaries; and
- (c) Fencing at least 1.8 m in height is erected around the area used for the said utility.

3. Uses Within Utility Rights-of-Way:

(BL 15149; 15664; 17936; 18414, 21281)

Notwithstanding the permitted uses set out in Section B of each Zone, where a utility right-of-way has been registered against a *lot* or a portion of a *lot*, the said *lot* or portion of a *lot* covered by the right-of-way may only be used, in addition to utility uses permitted apart from this Section and by the terms of the right-of-way, for *open space, agriculture, horticulture* and associated uses, excluding *poultry farming, mushroom growing, piggeries, mink farms, kennels or feedlots*, except as follows:

- (a) In the IB, IB-1, IB-2, IB-3, IL, IL-1, and IH Zones, such lands may also be used for parking and storage, provided that such uses shall be *accessory* to a *principal use* on the *lot* and are permitted by the terms of the right-of-way; and
- (b) In the C-4, C-5, C-8, C-8A, C-15, C-35, CHI, CG-1, CG-2, CTA, CCR, CPR, CPG, CPM, R3, RM-M, RM-10, RM-15, RM-30, RM-45, RM-70, RM-135, RMC-135, RMC-150, RMS-1, RMS-2, PC, PA-1, PA-2 and PI Zones, such lands may also be used for surface parking, provided that such *use* is *accessory* to a *principal use* permitted on the *lot*, permitted by the right-of-way and further provided that where the OCP Greenways Network Map indicates a linear open space system along the said right-of-way, uninterrupted public access to and through the lands shall be provided by a right-of-way not less than 10 m wide.

4. Uses Restricted By Servicing

Where Municipal facilities and services required by Part 2, Uses Limited, are unavailable or inadequate on a *lot* to accommodate the permitted uses of a Zone, said *lot* may be used for those permitted uses as set out in Section B.1 of the A-1 Agricultural One Zone.

5. Public Transit Facilities:

(BL 17471; 19261)

The following may be located in any Zone:

- (a) SkyTrain Advanced Light Rapid Transit Station, which may include *accessory retail* or service commercial *uses*, provided that the *accessory* commercial *uses*:
 - i. Are developed as an integral part of the station or *lot*; and
 - ii. On the station *lot* do not exceed a total of 60 sq. m *gross floor area*;
- ~~(b) Transit facilities including a bus layover facility and/or a transit exchange, provided that a fully landscaped 6.0 m setback is maintained between any structure or paved area associated with a bus layover facility or a transit exchange and any adjacent lot designated Residential in the OCP.~~

6. Amenity Space:

(BL 19945; 20058)

- (a) Where *amenity space* is required in the Zone, it shall be maintained and operated as such, exclusive of any areas for maintenance, storage or property management offices, and kept open to the residents at all reasonable times;
- (b) Cash-in-lieu may be considered if the following indoor *amenity space* minimums, per *multiple unit residential building* type, are provided:

16. Restricted Uses:

(BL 17704; 17773; 17863; 19261; 19529)

The following uses are not permitted in any Zone unless specifically provided for in a Zone or in this Section:

- (a) Gaming *Facility*;
- (b) Manufacturing and sale of ammunition;
- (c) Manufacturing and sale of firearms;
- (d) Manufacturing of fireworks;
- (e) Manufacturing of matches;
- (f) Mushroom manure growing;
- (g) Nuclear industries;
- (h) Petro-chemical refineries;
- (i) Combat spectator sports;
- (j) *Cannabis Dispensary or Cannabis Production Facility*;
- (k) *Firearms certification*;
- (l) Parking or storage of *wrecked vehicles*, for commercial purposes, unless they are:
 - i. Required for the operation of a business that is a permitted use;
 - ii. Completely enclosed within a *building* or approved walled or fenced area;
 - iii. Not visible from outside the *building* or a walled or fenced area where they are stored; and
 - iv. Limited to no more than 5 at any time within the walled or fenced area; and
- (m) Parking or storage of *wrecked vehicles*, for non-commercial purposes, unless they are limited to no more than 1 *wrecked vehicle* stored completely enclosed inside a *building* used for non-commercial purposes.

17. Shipping Containers:

(BL 17462)

A *shipping container* shall only be used, placed, stored, repaired, cleaned, upgraded, or modified on a *lot* in ~~an industrial zone~~ the IL-1 Zone, or on *public school grounds* for the purposes of storage such as emergency preparedness supplies and school equipment. ~~and in such cases~~ The *shipping container* must comply with the requirements of the zone as if it were a *building* or *structure*. Where a *shipping container* is necessary and accessory to construction in progress and such construction is the subject of a current and valid building permit, the *shipping container* will be permitted. *Display or storage of shipping containers shall be limited to the lesser of two stacked shipping containers or a maximum of 7.0 m high.*

18. Sale of Agriculture or Horticulture Products:

(21281)

No person shall sell or offer for sale any *agriculture* or *horticulture* products or crops in any residential Zone except as permitted in the RA Acreage Residential Zone.

19. Driveway Access:

- (a) *Driveway* crossings to all *lots* shall be provided in accordance with the Surrey Subdivision and Development By-law, as amended; and
- (b) *Driveways* shall be located in accordance with the Highway and Traffic By-law.

7. Provision of Electric Vehicle Charging Infrastructure

(BL 19760; 20300, 21073, 21478)

~~In accordance with the transitional provisions set out in Schedule J, e~~ Every owner of a new multiple unit residential *building* with underground parking;

- (a) Must construct and install an energized electrical outlet (pre-wiring/ducting without charging equipment) for 100% of residential *parking spaces*. Each energized electrical outlet must be capable of providing 208-240V (Level 2), as defined by SAE International's 11772 standard; 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 of four (4) vehicle sharing a 40 Amp breaker; and
- (c) Must construct and install an energized electrical outlet (pre-wiring/ducting without charging equipment) for 50% of visitor *parking spaces* (*up to a maximum of 4 parking spaces*). Each energized electrical outlet must be capable of providing 208-240V (Level 2), as defined by SAE International's 11772 standard;
- (d) Must construct and install an energized electrical outlet (pre-wiring/ducting without charging equipment) for 20% of commercial *parking spaces* (*up to a maximum of 2 parking spaces*). Each energized electrical outlet must be capable of providing 208-240V (Level 2), as defined by SAE International's 11772 standard; and
- (e) 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:

PARKING SPACE TYPE:	PARKING SPACE WIDTH:	PARKING SPACE LENGTH:	DRIVE AISLE WIDTH:	SHARED AISLE WIDTH:	TRAFFIC DIRECTION:
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

USES:	PARKING SPACES:	BICYCLE SPACES:
		Centres (Schedule D): 0.06 visitor <i>bicycle spaces</i> per 100 sq. m of G.F.A.
Except: <i>Drive-Through Restaurant</i>	Parking requirements for <i>eating establishment</i> plus 8 <i>vehicle</i> queuing spaces in advance of the drive-through pick-up window	Not applicable
<i>Entertainment Use</i>	10 <i>parking spaces</i> per 100 sq. m of G.F.A.	Not applicable
Except: Cinema and Theatre	1 <i>parking space</i> per 4 seats.	Not applicable
Except: Mini-Golf	1 <i>parking space</i> per 2 golfing holes.	Not applicable
Except: Pool and Billiard Halls	2 <i>parking spaces</i> per table.	Not applicable
Farm Alcohol production Facility	1 <i>parking space</i> per 100 sq. m of alcohol production area or per 100 sq. m of retail floor area and indoor/outdoor food and beverage service lounge, whichever is greater.	Not applicable
Farm – Sale of Products in the A-1 Zone	2.5 <i>parking spaces</i> per 100 sq. m of display and retail floor area or 4 <i>parking spaces</i> , whichever is greater.	Not applicable
<i>Garden Suite</i>	1 <i>parking space</i> per <i>dwelling unit</i> .	Not applicable
Except: eligible <i>lots</i> within a <i>Frequent Bus Stop Area</i> (Schedule F)	No minimum <i>parking spaces</i> per <i>dwelling unit</i> .	Not applicable
<i>Gasoline Station</i>	2 <i>parking spaces</i> per 100 sq. m of retail floor area; plus 1 <i>parking space</i> per car wash bay; plus 2 <i>parking spaces</i> per <i>vehicle</i> service bay; plus 1 <i>parking space</i> per electric <i>vehicle</i> charging station connector.	Not applicable

D. Density

(BL 20058)

1. Building Construction:

For the purpose of *building* construction:

(a) **Minimum Single Family Dwelling Size:**

Single family dwellings shall have a minimum ground level floor area of 84 sq. m and a minimum *building* width of 7 m; and

(b) **Floor Area Calculation:**

For a single family dwelling, the following must be included in the calculation of floor area:

- i. Covered areas used for parking, unless the covered parking is:
 - a. In an *accessory building*;
 - b. 42 sq. m in area or less; or
 - c. Located within the *basement*.
- ii. Covered outdoor space with a height of 1.8 m or greater; and
- iii. Floor area including garages and covered parking with extended height exceeding 3.66 m must be multiplied by 2, excluding:
 - a. Staircases;
 - b. 18.6 sq. m **for principal buildings**; and
 - c. 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

Not applicable to this Zone.

F. Yards and Setbacks

(BL 15056; 15655; 17771; 18212; 18874, 20681)

1. Buildings and Structures:

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

USES:	SETBACKS:			
	Front Yard	Rear Yard	Side Yard	Street Side Yard
Single Family Dwellings including Accessory Buildings and Structures and All Uses, Buildings and Structures Not Stated Below	7.5 m	12.0 m	Lesser of: (a) 13.5 m or (b) 10% of the lot width; but not less than 3.0 m	7.5 m
Agriculture and Horticulture; Farm Alcohol Production Facility; Forestry; Primary Processing; and Cogeneration Facilities including Accessory Buildings and Structures	30.0 m	15.0 m ¹	15.0 m ¹	30.0 m
Commercial Kennels, Hobby Kennels, Horse-riding Training and/or Boarding	30.0 m	30.0 m ²	30.0 m ²	30.0 m
Intensive Agriculture Uses and Buildings ³	90.0 m	15.0 m	15.0 m	30.0 m
Private Airport Buildings and Structures	30.0 m	30.0 m	30.0 m	30.0 m

1 If the *side yard* or *rear yard* abut a *lot* designated Residential in the *OCP*, any exhaust fans or machinery used in the said *building* shall be located at least 24 m from any *lot line* and shall emit a noise level no greater than 60 decibel (A) at the perimeter of any *lot line*.

2 When the *front yard* of a *Commercial Kennel* or *Hobby Kennel* is 90 m or more, the *rear yard* and *side yard* may be reduced to 15 m.

3 The said *buildings* shall be located not less than 30 m from the boundary of any other Zone.

(BL 20058)

1. **Building Construction:**

For the purpose of *building* construction:

(a) **Minimum Single Family Dwelling Size:**

Single family dwellings shall have a minimum ground level floor area of 84 sq. m and a minimum *building* width of 7 m; and

(b) **Floor Area Calculation:**

- i. Covered areas used for parking, unless the covered parking is:
 - a. In an *accessory building*;
 - b. 42 sq. m in area or less; or
 - c. Located within the *basement*;
- ii. Covered outdoor space with a height of 1.8 m or greater; and
- iii. Floor area including garages and covered parking with extended height exceeding 3.66 m must be multiplied by 2, excluding:
 - a. Staircases;
 - b. 18.6 sq. m *for principal buildings*; and
 - c. 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**

For *aquaculture* uses, the maximum *lot coverage* shall be 10%.

F. **Yards and Setbacks**

(BL 15056; 15655; 17771; 18212; 18874, 20681)

1. **Minimum Setbacks:**

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>Single Family Dwellings</i> including <i>Accessory Buildings</i> and <i>Structures</i> and All Uses, <i>Buildings</i> and <i>Structures</i> Not Stated Below	7.5 m	12.0 m	Lesser of: (a) 13.5 m or (b) 10% of the <i>lot</i> width; but no less than 3.0 m	7.5 m
<i>Agriculture and Horticulture</i> ; <i>Farm Alcohol Production Facility</i> ; <i>Forestry</i> ; <i>Primary Processing</i> ; and <i>Cogeneration Facilities</i> including <i>Accessory Buildings</i> and <i>Structures</i>	30.0 m	15.0 m ¹	15.0 m ¹	30.0 m
<i>Commercial Kennels</i> , <i>Hobby Kennels</i> , <i>Horse-riding Training</i> and/or <i>Boarding</i>	30.0 m	30.0 m ²	30.0 m ²	30.0 m
<i>Intensive Agriculture</i> and <i>Aquaculture</i> Uses and <i>Buildings</i> ³	90.0 m	15.0 m	15.0 m	30.0 m
<i>Private Airport Buildings</i> and <i>Structures</i>	30.0 m	30.0 m	30.0 m	30.0 m

1 If the *side yard* or *rear yard* about a *lot* designated Residential in the *OCP*, any exhaust fans or machinery used in the said *building* shall be located at least 24 m from any *lot line* and shall emit a noise level no greater than 60 decibels at the perimeter of any *lot line*.

2 When the *front yard* of a *Commercial Kennel* or *Hobby Kennel* is 90 m or more, the *rear yard* and *side yard* may be reduced to 15 m.

3 The said *buildings* shall be located not less than 30 m from the boundary of any other Zone.

2. **Maximum Single Family Dwelling Setbacks:**

(c) <i>Coach House</i>	i. Not applicable	<p>a. The floor area of a <i>coach house</i> is permitted in addition to the <i>floor area ratio</i> permitted for <i>single family dwellings</i> and <i>duplexes</i> in Sections D.2.(a) and (b), provided that a <i>coach house</i> must have a minimum floor area of 35 sq. m. and a maximum total floor area of 75 sq. m., excluding the garage or carport.</p> <p>b. Despite D.2(c)i.a., if the floor area of the <i>single family dwelling</i> or <i>duplex</i> in Sections D.2.(a) and (b) has not achieved the maximum floor area on the <i>lot</i>, the remainder of the floor area may be used for the <i>coach house</i> up to a maximum size of 120 sq. m.</p>
(d) <i>Garden Suite</i>	i. Not applicable	<p>a. The floor area of a <i>garden suite</i> is permitted in addition to the <i>floor area ratio</i> permitted for <i>single family dwellings</i> and <i>duplexes</i> in Sections D.2.(a) and (b), provided that a <i>garden suite</i> must have a minimum floor area of 35 sq. m. and a maximum total floor area of 75 sq. m.</p> <p>b. Despite D.2(d)i.a., if the floor area of the <i>single family dwelling</i> or <i>duplex</i> in Sections D.2.(a) and (b) has not achieved the maximum floor area on the <i>lot</i>, the remainder of the floor area may be used for the <i>garden suite</i> up to a maximum size of 120 sq. m.</p>

- 1 *Floor area ratio* must also be calculated in accordance with Section D.3.
- 2 Refer to Section D.4(a) for second and third storey requirements.
- 3 Refer to Section D.4(b) for second and third storey requirements.

3. Floor Area Ratio Calculation:

In this RA 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 10 sq. m must be reserved for a front porch or veranda; and
- iv. Floor area including, garages and covered parking with extended height exceeding 3.66 m must be multiplied by 2, excluding:
 - a. Staircases;
 - b. 19 sq. m **for principal buildings**; and
 - c. 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.

4. Principal Building Second and Third Storey Floor Area:
- (a) For *single family dwellings* on *lots* that are ≤ 900 sq. m in ~~in~~ area and designated Suburban or Suburban-Urban Reserve in the *OCP* or $\leq 1,858$ sq. m in area and designated Urban or Multiple Residential in the *OCP*, 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. The reduced floor area of the second storey must be accomplished by a 20% 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
 - (b) For *duplexes* on *lots* that are ≤ 900 sq. m in in area and designated Suburban or Suburban-Urban Reserve in the *OCP* or $\leq 1,858$ sq. m in area and designated Urban or Multiple Residential in the *OCP*, the maximum permitted floor area of the second and third storeys for a *principal building* must not exceed 90% 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. The reduced floor area of the second and third storeys must be accomplished by a 10% offset at both the second and third storey levels 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*.

E. Lot Coverage

1. The maximum *lot coverage* for all *buildings* and *structures* in this RA Zone must not exceed 20%.
2. Single Family Dwelling with or without a Secondary Suite:
Despite Section E.1, where a *lot* in this RA Zone:
 - (a) Is ≤ 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* ≤ 560 sq. m in area, the maximum *lot coverage* for all *buildings* and *structures* must 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* must 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%.

- c. The required *front yard setback* is increased to 11.0 m 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 m, as determined by measuring a straight line drawn between the two front corners of the *lot*; and
- ii. *Rear Yard*:
 - a. 50% of the length of the *rear building* face may be *setback* a distance of 6.0 m from the *rear lot line* provided the remainder of the *building* face is setback at least 8.5 m from the *rear lot line*; and
- iii. *Side Yard*:
 - a. The *side yard setback* may be reduced to 1.2 m along one *side lot line* adjoining a *lot* zoned for small-scale multi-unit housing provided that *the side yard setback* on the opposite side of the *lot* is increased to 2.4 m.
- (b) Duplex with or without Secondary Suites
 - i. *Front Yard*:
 - a. Exterior staircases, landings, and planters that are more than 0.6 metres above *finished existing grade*, which are attached to the *duplex* may be *setback* a minimum of 4.5 m from the *front lot line*.
- (c) Coach House
 - i. *Separation*:
 - a. The minimum *separation* may be reduced to 3.0 m for stairs and outdoor space such as a *deck* or patio that may be covered by a roof.
- (d) Garden suite
 - i. *Separation*:
 - a. The minimum *separation* may be reduced to 3.0 m for stairs and outdoor space such as a *deck* or patio that may be covered by a roof.

G. Height of Buildings and Structures

1. *Building* and *structure* heights in this RA Zone must be in accordance with the following requirements:

Building Type		Requirement
Single Family Dwelling with or without a Secondary Suite	<i>Building height</i>	Must not exceed 9 m
	<i>Building height</i> in floodplain, as referred to in Part 8 Floodproofing	Must not exceed 10 m ¹
Duplex with or without a Secondary Suite	<i>Building height</i>	Must not exceed 3 storeys inclusive of the <i>basement</i> , up to a maximum of 11 m
	<i>Building height</i> in floodplain, as referred to in Part 8 Floodproofing	Must not exceed 3 storeys inclusive of the <i>basement</i> , up to a maximum of 12 m ¹

Coach House or Garden Suite	Building height	Must not exceed 2 storeys inclusive of the <i>basement</i> , up to a maximum of 7.0 m and a maximum roof peak height of 8.3 m
	Building height in floodplain, as referred to in Part 8 Floodproofing	Must not exceed 2 storeys inclusive of the <i>basement</i> , up to a maximum of 8.5 m ¹
Accessory Building	Building Height	Must not exceed 4 m
	Increased Building Height	May be increased to 5 m where the roof slope and construction materials of an <i>accessory building</i> are the same as that of the <i>principal building</i>
Structures		Must not exceed 4 m
Skateboard ramp		Must not exceed the <i>building height</i> of the <i>single family dwelling</i> constructed on the <i>lot</i> to a maximum of 5 m, measured from <i>finished existing grade</i> to the top of the ramp's handrail

- 1 The maximum *building height* is permitted for *single family dwellings*, *duplexes*, *coach houses* and *garden suites* when the ground floor is used for parking only, provided the minimum ground floor elevation is less than the minimum flood and *building* elevations as specified by the Provincial Government and in the Surrey Building Bylaw, as amended.

H. Off-Street Parking and Loading/Unloading

(BL 21474)

1. Parking Calculations:
 - (a) Refer to Table D.1 of Part 5 Off-Street Parking and Loading/Unloading; and
 - (b) Where *boarders* or *lodgers* or *bed and breakfast* users are accommodated, the following additional parking is required, except for eligible *lots* within *frequent bus stop areas*:
 - i. *Bed and Breakfast* – 1 *parking space* per bedroom available; and
 - ii. *Boarders* or *Lodgers* – 1 *parking space* per *boarder* or *lodger*.
2. Lots > 1,858 sq. m In Area:
For *lots* > 1,858 sq. m in area, the following parking regulations must apply:
 - (a) Outdoor Parking or Storage:
Outdoor parking or storage of *vehicles*, *house trailers*, *utility trailers*, *campers* and *boats* ancillary to the residential use must be limited as follows:
 - i. A maximum of 2 *vehicles* may be parked or stored outdoors and only if said *vehicles* are ancillary to a residential use; and
 - ii. A combined maximum of 3 *house trailers*, *utility trailers*, *campers* or *boats* are permitted.
3. Lots ≤ 1,858 sq. m In Area:
For *lots* ≤ 1,858 sq. m in area the following parking regulations must apply:
 - (a) Parking Areas:
Vehicle parking areas must be limited as follows:
 - i. *Vehicle* parking is permitted in either the *front yard*, *side yard*, *rear yard*, *garage*, *carport* or *parking pad*;

(c) <i>Coach House</i>	i. Not applicable	<p>a. The floor area of a <i>coach house</i> is permitted in addition to the <i>floor area ratio</i> permitted for <i>single family dwellings</i> and <i>duplexes</i> in Sections D.2.(a) and (b), provided that a <i>coach house</i> must have a minimum floor area of 35 sq. m. and a maximum total floor area of 75 sq. m., excluding the garage or carport.</p> <p>b. Despite D.2(c)i.a., if the floor area of the <i>single family dwelling</i> or <i>duplex</i> in Sections D.2.(a) and (b) has not achieved the maximum floor area on the <i>lot</i>, the remainder of the floor area may be used for the <i>coach house</i> up to a maximum size of 120 sq. m.</p>
(d) <i>Garden Suite</i>	i. Not applicable	<p>a. The floor area of a <i>garden suite</i> is permitted in addition to the <i>floor area ratio</i> permitted for <i>single family dwellings</i> and <i>duplexes</i> in Sections D.2.(a) and (b), provided that a <i>garden suite</i> must have a minimum floor area of 35 sq. m. and a maximum total floor area of 75 sq. m.</p> <p>b. Despite D.2(d)i.a., if the floor area of the <i>single family dwelling</i> or <i>duplex</i> in Sections D.2.(a) and (b) has not achieved the maximum floor area on the <i>lot</i>, the remainder of the floor area may be used for the <i>garden suite</i> up to a maximum size of 120 sq. m.</p>

1 *Floor area ratio* must also be calculated in accordance with Section D.3.

2 Refer to Section D.4(a) for second and third storey requirements.

3 Refer to Section D.4(b) for second and third storey requirements.

3. Floor Area Ratio Calculation:

(a) In this R1 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 10 sq. m must be reserved for a front porch or veranda; and
- iv. Floor area including garages and covered parking with extended height exceeding 3.66 m must be multiplied by 2, excluding:
 - a. Staircases;
 - b. 19 sq. m *for principal buildings*; and
 - c. 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.

2. Setback Reductions and Variations

Despite Table F.1, the following *setback* reductions and variations in this R1 Zone are permitted for *lots* ≤ 1,500 sq. m in area only, and not for *lots* > 1,500 sq. m in size:

(a) Single Family Dwelling with or without Secondary Suite

i. Front Yard:

- a. 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 *single family dwelling*. If a minimum of 50% of the width of the *single family dwelling* is set back 9 m, the *setback* to an attached garage may be relaxed to 6.7 m;
- b. With the exception of a garage with its main access doors facing a *side yard*, an attached garage to the *single family dwelling* must not extend towards the *highway* for more than half the depth of the said garage, measured from the front face of the *single family dwelling*, 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 m from the front of the said garage; and
- c. The required *front yard setback* is increased to 11.0 m 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 m, as determined by measuring a straight line drawn between the two front corners of the *lot*; and

ii. Rear Yard:

- a. 50% of the length of the rear *building* face may be *setback* a distance of 6.0 m from the *rear lot* line provided the remainder of the *building* face is *setback* at least 8.5 m from the *rear lot* line; and

iii. Side Yard:

- a. The *side yard setback* may be reduced to 1.2 m along one side *lot* line adjoining a *lot* zoned for small-scale multi-unit housing, provided that *the side yard setback* on the opposite side of the *lot* is increased to 2.4 m.

(b) Duplex with or without Secondary Suites

i. Front Yard:

- a. Exterior staircases, landings, and planters that are more than 0.6 metres above *finished existing grade*, which are attached to the *duplex* may be *setback* a minimum of 4.5 m from the *front lot line*; and
- b. For *lots* with no rear *lane* access, the *front yard setback* for a *duplex* may be reduced to 4.0 m.

(c) Coach House

i. Rear Yard:

- a. The *rear yard setback* of a *coach house* may be reduced to 1.0 m if the *coach house* is constructed above a garage or carport, which has access from a rear *lane*; and

(c) <i>Coach House</i>	i. Not applicable	<p>a. The floor area of a <i>coach house</i> is permitted in addition to the <i>floor area ratio</i> permitted for <i>single family dwellings</i> and <i>duplexes</i> in Sections D.2.(a) and (b), provided that a <i>coach house</i> must have a minimum floor area of 35 sq. m. and a maximum total floor area of 75 sq. m., excluding the garage or carport.</p> <p>b. Despite D.2(c)i.a., if the maximum floor area of the <i>single family dwelling</i> or <i>duplex</i> in Sections D.2.(a) and (b) has not been achieved, the remainder of the floor area may be used for the <i>coach house</i> up to a maximum size of 120 sq. m.</p>
(d) <i>Garden Suite</i>	i. Not applicable	<p>a. The floor area of a <i>garden suite</i> is permitted in addition to the <i>floor area ratio</i> permitted for <i>single family dwellings</i> and <i>duplexes</i> in Sections D.2.(a) and (b), provided that a <i>garden suite</i> must have a minimum floor area of 35 sq. m. and a maximum total floor area of 75 sq. m.</p> <p>b. Despite D.2(d)i.a., if the maximum floor area of the <i>single family dwelling</i> or <i>duplex</i> in Sections D.2.(a) and (b) has not been achieved, the remainder of the floor area may be used for the <i>garden suite</i> up to a maximum size of 120 sq. m.</p>

1 *Floor area ratio* must also be calculated in accordance with Section D.3.

2 Refer to Section D.4(a) for second and third storey requirements.

3 Refer to Section D.4(b) for second and third storey requirements.

3. Floor Area Ratio Calculation:

(a) In this R2 Zone, the following must be included in the calculation of *floor area ratio*:

- i. Covered area 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 10 sq. m must be reserved for a front porch or veranda; and
- iv. Floor area of garages and covered parking with extended height exceeding 3.66 m must be multiplied by 2, excluding:
 - a. Staircases;
 - b. 19 sq. m **for principal buildings**; and
 - c. Floor area directly below a sloped ceiling less than 4.58 m in height, provided the area has at least one wall 3.66 m or less in height.

(d) <i>Garden Suite</i>	i. Not applicable	<p>a. The floor area of a <i>garden suite</i> is permitted in addition to the <i>floor area ratio</i> permitted for <i>single family dwellings</i> and <i>duplexes</i> in Sections D.1.(a) and (b), provided that a <i>garden suite</i> must have a minimum floor area of 35 sq.m. and a maximum total floor area of 75 sq. m.</p> <p>b. Despite D.1(d)i.a., if the floor area of the <i>single family dwelling</i> or <i>duplex</i> in Sections D.1.(a) and (b) has not achieved the maximum floor area on the <i>lot</i>, the remainder of the floor area may be used for the <i>garden suite</i> up to a maximum size of 120 sq.m.</p>
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- 1 *Floor area ratio* must also be calculated in accordance with Section D.2.
- 2 Refer to Section D.3(a) for second and third storey requirements.
- 3 Refer to Section D.3(b) for second and third storey requirements.

2. Floor Area Ratio Calculation:

In this R2-O 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 10 sq. m must be reserved for a front porch or veranda; and
- iv. Floor area including garages and covered parking with extended height exceeding 3.66 m must be multiplied by 2, excluding:
 - a. Staircases;
 - b. 19 sq. m **for principal buildings**; and
 - c. 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.

3. Principal Building Second Storey Floor Area

- (a) For *single family dwellings* on *lots* that are $\leq 1,500$ sq. m, 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. The reduced floor area of the second storey must be accomplished by an 20% 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

Part 15	R3
Urban Residential Zone	

(BL 21281, 21390, 21474)

A. Intent

This R3 Zone is intended for small-scale multi-unit housing on urban sized *lots* typically 560 sq. m or larger, which may accommodate 2 to 6 *dwelling units*, and is subject to the remainder of this Part 15.

B. Permitted Uses

1. Land, *buildings* and *structures* in this R3 Zone must only be used for the following uses, or a combination of *principal uses* and *accessory uses* if the maximum number of *dwelling units* is not exceeded as follows:

Lot Size	Lot Location	Maximum Number of Dwelling Units ¹	Principal Uses	Accessory Uses
(a) ≥ 4,050 sq. m	i. All Areas	Up to 2	Single Family Dwelling	
(b) < 4,050 sq. m and ≥ 280 sq. m	i. Inside Transit-Oriented Areas ²	Up to 2	Single Family Dwelling	Secondary Suite ⁶
	ii. All areas, except B.1.(b)i and iii	Up to 4	Single Family Dwelling or Duplex or Houseplex ³	Garden Suite Coach House Bed and Breakfast ⁴
	iii. Eligible lots within Frequent Bus Stop Areas	Up to 6	Single Family Dwelling or Duplex or Houseplex ³	Boarders or Lodgers ⁴
(c) < 280 sq. m	i. Inside Transit-Oriented Areas ²	Up to 2	Single Family Dwelling	Short-Term Rental ⁵
	ii. All areas, except B.1.(c)i	Up to 3	Single Family Dwelling	

1. Despite the permitted uses in Table B.1, the following lands allow no more than 2 *dwelling units* on a lot:
 - (a) Land that is protected under Section 12.1(2) of the *Heritage Conservation Act*;
 - (b) Land that as of December 7, 2023 was designated as protected under a bylaw made under Section 611 [*heritage designation protection*] of the *Local Government Act*; and
 - (c) Land that is not connected to a community water or community sewer system provided as a service by a municipality or regional district.
2. One of the exemptions in Section 3 of the *Local Government Zoning Bylaw Regulation* is that small-scale multi-unit housing requirements do not apply in relation to land that is within a *transit-oriented area*.
3. A *houseplex* may be permitted on a *corner lot*, a *through lot*, or a *lot with lane access*.
4. *Bed and breakfast* use and the keeping of *boarders* or *lodgers* are only permitted in accordance with Section B.7 of Part 4 General Provisions.
5. *Short-Term Rental* is only permitted in accordance with Section B.7 of Part 4 General Provisions.
6. A *secondary suite* is not permitted in a *houseplex*.

(b) Duplex ³ with or without a Secondary Suite	i. All lots	<p>a. The <i>floor area ratio</i> must not exceed 1.0, for the first 560 sq. m of lot area and 0.60 for the remaining lot area in excess of 560 sq. m, provided a minimum of 44 sq. m. of the total floor area is used only as a garage or carport within the <i>duplex</i>, except for eligible <i>lots</i> within <i>frequent bus stop areas</i> where a garage or carport is not required.</p> <p>b. Despite the definition of <i>floor area ratio</i>, <i>basements</i> are included in the <i>floor area ratio</i> calculation for <i>duplexes</i>.</p> <p>c. Despite Section D.2.(b)i.a., <i>duplexes</i> must have a minimum ground level floor area of 84 sq. m and a minimum <i>building</i> width of 7 m, and must not exceed a maximum floor area of 560 sq. m including <i>basements</i>.</p>
(c) Houseplex	i. All lots	<p>a. The <i>floor area ratio</i> must not exceed 1.0 for the first 560 sq. m of <i>lot</i> area and 0.60 for the remaining <i>lot</i> area in excess of 560 sq. m, provided a minimum of 22 sq. m of the total floor area of each <i>dwelling unit</i> is used only as a garage or carport within for the <i>houseplex</i>, except for eligible <i>lots</i> within <i>frequent bus stop areas</i> where a garage or carport is not required.</p> <p>b. Despite the definition of <i>floor area ratio</i>, <i>basements</i> are not included in the <i>floor area ratio</i> calculation for a <i>houseplex</i>.</p> <p>c. Despite Section D.2.(c)i.a., a <i>houseplex</i> must have a minimum ground level floor area of 84 sq. m and a minimum <i>building</i> width of 15 m, and must not exceed a maximum floor area is 600 sq. m not including <i>basements</i>, provided a minimum of 22 sq. m. of the floor area of each <i>dwelling unit</i> is used only as a garage or carport, except for eligible <i>lots</i> within <i>frequent bus stop areas</i> where a garage or carport is not required.</p>
(d) Coach House	i. Not applicable	<p>a. The floor area of a <i>coach house</i> is permitted in addition to the <i>floor area ratio</i> permitted for <i>single family dwellings</i>, <i>duplexes</i> and <i>houseplexes</i> in Sections D.2.(a), (b) and (c) provided that a <i>coach house</i> must have a minimum floor area of 35 sq.m. and a maximum total floor area of 75 sq. m., excluding the garage or carport.</p> <p>b. Despite D.2(d)i.a., if the floor area of the <i>single family dwelling</i>, <i>duplex</i> or <i>houseplex</i> in Sections D.2.(a), (b) and (c) has not achieved the maximum floor area on the <i>lot</i>, the remainder of the floor area may be used for the <i>coach house</i> up to a maximum size of 120 sq.m.</p>

(e) <i>Garden Suite</i>	i. Not applicable	<p>a. The floor area of a <i>garden suite</i> is permitted in addition to the <i>floor area ratio</i> permitted for <i>single family dwellings, duplexes and houseplexes</i> in Sections D.2.(a), (b) and (c), provided that a <i>garden suite</i> must have a minimum floor area of 35 sq.m. and a maximum total floor area of 75 sq. m.</p> <p>b. Despite D.2(e)i.a., if the floor area of the <i>single family dwelling, duplex or houseplex</i> in Sections D.2.(a), (b) and (c) has not achieved the maximum floor area on the <i>lot</i>, the remainder of the floor area may be used for the <i>garden suite</i> up to a maximum size of 120 sq.m.</p>
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1 *Floor area ratio* must also be calculated in accordance with Section D.3.(a) and (b).

2 Refer to Section D.4(a) for second and third storey requirements.

3 Refer to Section D.4(b) for second and third storey requirements.

3. Floor Area Ratio Calculation:

(a) In this R3 Zone, the following must be included in the calculation of *floor area ratio*:

- i. Covered areas used for parking in accordance with Section D.2;
- 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 10% of the maximum allowable floor area of which 10 sq. m must be reserved for a front porch or veranda; and
- iv. Floor area including a garage or carport with a height exceeding 3.66 m must be multiplied by 2, excluding:
 - a. Staircases;
 - b. 19 sq. m *for principal buildings*;
 - c. 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; and

(b) In this R3 Zone, the following may be excluded from the calculation of *floor area ratio*:

- i. If the minimum ground floor elevation is less than the minimum flood and *building* elevations, as specified by the Provincial Government and in the Surrey Building Bylaw, as amended, non-habitable floor area may be excluded from the *floor area ratio* calculation as follows:
 - a. A ground floor foyer provided that the foyer area does not exceed 10 sq. m in area; and
 - b. Any portion of the ground floor, including covered outdoor space at the ground level.

Other Accessory Buildings & Structures > 10 sq. m				
<i>Front Yard</i>	Not Permitted	Not Permitted	Not Permitted	Not Permitted
<i>Rear Yard</i>	1.2 m	1.2 m	1.8 m	1.8 m
<i>Side Yard</i>	1.0 m	1.0 m	1.0 m	1.0 m
<i>Street Side Yard</i>	n/a	3.6 m	n/a	3.6 m
Other Accessory Buildings & Structures ≤ 10 sq. m				
<i>Front Yard</i>	18.0 m	18.0 m	18.0 m	18.0 m
<i>Rear Yard</i>	0 m	0 m	0 m	0 m
<i>Side Yard</i>	0 m	0 m	0 m	0 m
<i>Street Side Yard</i>	n/a	1.8 m	n/a	1.8 m

¹ Or a through lot.

2. Setback Reductions and Variations

Despite Table F.1, the following *setback* reductions and variations in this R3 Zone are permitted:

(a) Single Family Dwelling with or without Secondary Suite

i. Front Yard:

- a. Except for a garage, the *front yard setback* may be relaxed at the lower floor level to 5.0 m for a maximum of 50% of the width of the *single family dwelling*;
- b. If a minimum of 50% of the width of the *single family dwelling* is set back 9 m, the *setback* to an attached garage may be relaxed to 6.0 m;
- c. With the exception of a garage with its main access doors facing a *side yard*, an attached garage to the *single family dwelling* must not extend towards the *highway* for more than half the depth of the said garage, measured from the front face of the *single family dwelling*, 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 1 m from the front of the said garage;
- d. The required *front yard setback* is increased to 10 m 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 m, as determined by measuring a straight line drawn between the two front corners of the *lot*; and
- e. Exterior staircases, landings, and planters that are more than 0.6 metres above ~~finished existing~~ *grade*, which are attached to the *single family dwelling* may be *setback* a minimum of 4.5 m from the *front lot line*; and

- ii. *Rear Yard:*
 - a. 50% of the length of the rear *building face* may be *setback* a distance of 6.0 m from the *rear lot line* provided the remainder of the *building face* is *setback* at least 8.5 m from the *rear lot line*; and
 - iii. *Side Yard:*
 - a. The *side yard setback* may be reduced to 1.2 m along one *side lot line* adjoining a *lot* zoned for small-scale multi-unit housing, provided that the *side yard setback* on the opposite side of the *lot* is increased to 2.4 m.
- (b) Duplex with or without Secondary Suites
- i. *Front Yard:*
 - a. Exterior staircases, landings, and planters that are more than 0.6 metres above *finished existing grade*, which are attached to the *principal building* may be *setback* a minimum of 4.5 m from the *front lot line*; and
 - b. For *lots* with no rear *lane* access, the *front yard setback* for a *duplex* may be reduced to 4.0 m.
- (c) Houseplex
- i. *Front Yard:*
 - a. The *front yard setback* of the *houseplex* may be reduced to a minimum of 2.0 metres for the first storey by an enclosed and uninhabitable space such as a porch or verandah, provided that the said porch or verandah is a minimum of 1.5 m deep, covered from above and is an integral part of the *houseplex*.
- (d) Coach House
- i. *Rear Yard:*
 - a. The *rear yard setback* of a *coach house* may be reduced to 1.0 m if the *coach house* is constructed above a garage or carport; and
 - ii. *Separation:*
 - a. The minimum *separation* may be reduced to 3.0 m for stairs and outdoor space such as a *deck* or patio that may be covered by a roof.
- (e) Garden Suite
- i. *Separation:*
 - a. The minimum *separation* may be reduced to 3.0 m for stairs and outdoor space such as a *deck* or patio that may be covered by a roof.

J. Special Regulations1. Floodplain:

For *lots* within a designated floodplain as referred to in Part 8 Floodproofing, the uses permitted in this Zone must only be permitted if the *lot* has a minimum *frontage* of 15 m and minimum *lot* area of 464 sq. m. Only flood resistant *building* materials are permitted below the minimum flood and *building* elevations, as specified by the Provincial Government and in the Surrey Building Bylaw, as amended.

2. Basement Access:

- (a) *Basement* access and *basement* wells serving a *principal building* in this R3 Zone must be sited as follows:
- i. *For single family dwellings and duplexes, b*Basement access and *basement* wells may encroach into the required *front yard setback*, provided the maximum area does not exceed 10 sq. m;
 - ii. *Basement* access and *basement* wells may encroach into the required *rear yard setback*, provided the maximum area does not exceed 28 sq. m;
 - iii. *Basement* access and *basement* wells may be located within the *side yard*, but not within the required *side yard setback*, provided the maximum area does not exceed 10 sq. m; and
 - iv. The area of the *basement* access and *basement* wells must include the stairs, and the cumulative area of all *basement* access and *basement* wells on a *lot* must not exceed 28 sq. m.

K. Other Applicable Acts, Regulations and Bylaws

1. This R3 Zone is subject to compliance with the following:
- (a) All Federal legislation including, without limitation, the *Fisheries Act*, the *Railway Safety Act*, and the *Aeronautics Act*;
 - (b) All Provincial legislation including, without limitation, the *Community Charter*, the *Local Government Act*, the *Local Government Zoning Bylaw Regulation*, the *Land Title Act*, the *Riparian Areas Protection Act*, the *Water Sustainability Act*, the *Transportation Act*, the *Railway Act*, the *British Columbia Railway Act*, and the *Agricultural Land Commission Act*;
 - (c) All City of Surrey bylaws, policies, and regulations including, without limitation, the Official Community Plan Bylaw, as amended, Development Permits, Hazard Lands Development Permit Guidelines, Sensitive Ecosystem Development Permit Guidelines, the Subdivision and Development Bylaw, as amended, the Development Cost Charge Bylaw, as amended, the Surrey Sign Bylaw, as amended, the Surrey Building Bylaw, as amended, and the Surrey Tree Protection Bylaw, as amended, if these do not restrict or prohibit the density otherwise permitted under this R3 Zone;
 - (d) Subdivision requirements of the Approving Officer;
 - (e) Heritage designation bylaws, as amended, and heritage revitalization agreements, if these do not restrict or prohibit the density otherwise permitted under this R3 Zone;
 - (f) Covenants registered in the Land Title Office in favour of the City under Section 219 of the *Land Title Act*; and
 - (g) Regulations pursuant to any Acts.

Building Type	Floor Area Ratio ¹ , Floor Area and Building Size Requirements
(a) <i>Single Family Dwelling</i> ² with or without a <i>Secondary Suite</i>	<ul style="list-style-type: none"> i. The <i>floor area ratio</i> must not exceed 0.72, provided that 39 sq. m. of the total floor area is used only as a double or tandem garage or carport, except for eligible <i>lots</i> within <i>Frequent Bus Stop Areas</i> where a garage or carport is not required. ii. Despite Section D.2.(a)i., the area used only as a garage or carport may be reduced to 20 sq. m for a single attached garage or carport if the dimensional requirements of Section H are met. iii. <i>Single family dwellings</i> must not exceed a maximum floor area of 266 sq. m.
(b) <i>Duplex</i> ³ with or without a <i>Secondary Suite</i>	<ul style="list-style-type: none"> i. <i>Duplexes</i> must not exceed a maximum floor area of 450 sq. m including <i>basements</i>.
(c) <i>Coach House</i>	<ul style="list-style-type: none"> i. The floor area of a <i>coach house</i> is permitted in addition to the <i>floor area ratio</i> permitted for <i>single family dwellings</i> and <i>duplexes</i> in Sections D.2.(a) and (b), provided that a <i>coach house</i> must have a minimum floor area of 35 sq. m and a maximum total floor area of 75 sq. m, excluding the garage or carport.
(d) <i>Garden Suite</i>	<ul style="list-style-type: none"> i. The floor area of a <i>garden suite</i> is permitted in addition to the <i>floor area ratio</i> permitted for <i>single family dwellings</i> and <i>duplexes</i> in Sections D.2.(a) and (b), provided that a <i>garden suite</i> must have a minimum floor area of 35 sq. m and a maximum total floor area of 75 sq. m, excluding the garage or carport.

1 *Floor area ratio* must also be calculated in accordance with Section D.3.

2 Refer to Section D.4(a) for second and third storey requirements.

3 Refer to Section D.4(b) for second and third storey requirements.

3. Floor Area Ratio Calculation:

- (a) In this R4 Zone, the following must be included in the calculation of *floor area ratio*:
- i. Covered areas used for parking in accordance with Section D.2, unless it 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 10% of the maximum allowable floor area of which 10 sq. m must be reserved for a front porch or veranda; and
 - iv. Floor area including a garage or carport with a height exceeding 3.66 m must be multiplied by 2, excluding:
 - a. Staircases;
 - b. 19 sq. m **for principal buildings**; and
 - c. 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.

2. Setback Reductions and Variations

Despite Table F.1, the following *setback* reductions and variations in this R4 Zone are permitted:

(a) Single Family Dwelling with or without Secondary Suitei. *Front Yard:*

- a. The *front yard setback* of the *single family dwelling* may be reduced to a minimum of 4.0 m for up to 50% of the width of the front of the *single family dwelling*, or for the entire first storey or part thereof of the *single family dwelling*, or for a *single family dwelling* not exceeding 5.0 m in *building height*, provided that the *front yard setback* of a garage or carport must be a minimum of 6.0 m. The minimum 6.0 m and the permitted 4.0 m *front yard setbacks* may be further reduced to a minimum of 4.0 m and 2.0 m respectively by an unenclosed and uninhabitable space such as a porch or veranda, provided that the said porch or veranda is covered from above and is an integral part of the *single family dwelling*; and

ii. *Rear Yard:*

- a. The minimum *rear yard setback* of the *single family dwelling* may be reduced to 6.0 m for a maximum of 50% of the width of the rear of the *single family dwelling* for Type II (wide shallow) *lots*; and
- b. The *rear yard setback* of the *single family dwelling* on Type II (wide shallow) *lots* may be further reduced to 4.5 m for a maximum of 50% of the width of the rear of the *single family dwelling* at the first floor by stairs and an unenclosed *deck* with a maximum area of 14 sq. m which may be covered by a roof; and
- c. Whether the *lot* is a Type I (narrow deep) or a Type II (wide shallow), when a garage is located at the rear of the *lot* and attached to the *single family dwelling*, the *rear yard setback* measured to the face of the attached garage may be reduced to a minimum of 1.0 m, provided that the *rear yard setback* is a minimum of 6.0 m for up to 50% of the rear of the *single family dwelling* excluding the attached garage and the *rear yard setback* is a minimum of 7.5 m for the remaining portion of the *single family dwelling* excluding the attached garage.

(b) Duplex with or without Secondary Suitesi. *Front Yard:*

- a. The *front yard setback* for a *duplex* may be reduced to 4.0 metres, provided that the *front yard setback* of a garage or carport must be a minimum of 6.0 m or if a *coach house*, *garden suite*, or parking in the *rear yard* is accessed via a rear lane. The *front yard setback* may be further reduced to a minimum of 2.0 m for an unenclosed and uninhabitable space such as a porch or veranda, provided that the said porch or veranda is covered from above and is an integral part of the *duplex*; and

ii. *Rear Yard:*

2. Building Construction:
For *building* construction in this R5-S Zone:

Building Type	Floor Area ^{1,2} and Building Size Requirements
(a) <i>Single Family Dwelling</i> with or without a <i>Secondary Suite</i>	i. <i>Single family dwellings</i> must not exceed a maximum floor area of 217 sq. m, excluding <i>basements</i> , provided that 39 sq. m. of the total floor area is used only as a garage or carport, except for eligible <i>lots</i> within <i>Frequent Bus Stop Areas</i> where a garage or carport is not required.
(b) <i>Duplex</i> with or without a <i>Secondary Suite</i>	i. <i>Duplexes</i> must not exceed a maximum floor area of 350 sq. m, including <i>basements</i> , provided that 44 sq. m. of the total floor area is used only as a garage or carport, except for eligible <i>lots</i> within <i>Frequent Bus Stop Areas</i> where a garage or carport is not required.
(c) <i>Coach House</i>	i. The floor area of a <i>coach house</i> is permitted in addition to the floor area permitted for <i>single family dwellings</i> and <i>duplexes</i> in Sections D.2.(a) and (b), provided that a <i>coach house</i> must have a minimum floor area of 35 sq. m and a maximum total floor area of 75 sq. m, excluding the garage or carport.
(d) <i>Garden Suite</i>	i. The floor area of a <i>garden suite</i> is permitted in addition to the floor area permitted for <i>single family dwellings</i> and <i>duplexes</i> in Sections D.2.(a) and (b), provided that a <i>garden suite</i> must have a minimum floor area of 35 sq. m and a maximum total floor area of 75 sq. m.

- 1 Floor area must also be calculated in accordance with Section D.3.
2 Floor area for the accessory commercial uses must also be calculated in accordance with Section D.4.

3. Floor Area Calculation:
- (a) In this R5-S Zone, floor area calculation must include garages and covered parking, with extended height exceeding 3.66 m being multiplied by 2, excluding:
- i. Staircases;
 - ii. 10 sq. m *for principal buildings*; and
 - iii. Floor area directly below a sloped ceiling less than 4.58 m in height, provided the area has at least one wall 3.66 m or less in height.
4. Accessory Uses Floor Area:
- (a) The floor area of the permitted commercial *accessory uses* cannot exceed a maximum of 30% of the floor area of the *single family dwelling* or each *principal dwelling unit* within a *duplex* including *basement*, garage or carport.

Area 23	88 Ave & 156 St (see page F.27)
Area 24	104 Ave & 164 St (see page F.28)
Area 25	Fraser Hwy & 168 St (see page F.29)
Area 26	68 Ave & 190 St (see page F.30)

B. SMALL-SCALE MULTI-FAMILY HOUSING REQUIREMENTS IN FREQUENT BUS STOP AREAS

1. In accordance with *Local Government Zoning Bylaw Regulation*, for lots between 281 m² and 4,050 m², that are within 400 m of a prescribed bus stop, the maximum number of small-scale multi-family housing units permitted is 6, as specified in each zone, subject to the exemptions in Section D.
2. In accordance with Sections 481.3(5) and 525 (1.1) of the *Local Government Act*, no off-street parking or loading spaces for the residential use of small-scale multi-family housing wholly or partly within a *frequent bus stop area* is required for lots at least the prescribed size in Section B.1.
3. Off-Street parking for the residential use of a small-scale multi-family housing wholly or partly within a *frequent bus stop area* is regulated in Part 5 Off-Street Parking and Loading/Unloading.

C. EXTENT OF FREQUENT BUS STOP AREAS

5. A frequent bus stop for the purposes of *Local Government Zoning Bylaw Regulation*, is a bus stop served by at least one bus route in respect of which a bus is scheduled to stop at the bus stop as follows:
 - (a) at least every 15 minutes, on average, between the hours of 7 a.m. and 7 p.m., Monday to Friday;
 - (b) at least every 15 minutes, on average, between the hours of 10 a.m. and 6 p.m. on Saturdays and Sundays.
6. A *frequent bus stop area* encompasses the land within 400 m of a prescribed bus stop. The prescribed distance is measured horizontally from the coordinates identified for each bus stop.
7. Where the boundary of the *frequent bus stop area* bisects a *lot*, the *lot* is deemed to be wholly within the *frequent bus stop area*.

D. EXEMPTIONS

1. Despite Section B, in accordance with Section 481.4 of the *Local Government Act* and *Section 3 of the Local Government Zoning Bylaw Regulations*, the small-scale multi-unit housing provisions do not apply in relation to any of the following lands:
 - (a) that are protected under section 12.1 (2) of the *Heritage Conservation Act*;
 - (b) that are, as of December 7, 2023, designated as protected under a bylaw made under section 611 [*heritage designation protection*] of the *Local Government Act*;
 - (c) that are not connected to a water or community sewer system provided as a service by the city or regional district;
 - (d) that are within a zone in respect of which the minimum lot size that may be created by subdivision is 4,050 m²;
 - (e) where a *lot* is larger than 4,050 m²;
 - (f) where a *lot* is smaller than 281 m²;
 - (g) that are not within the Urban Containment Boundary, as defined in Figure 51 of the *OCP*;
 - (h) that are subject to a hazardous condition; or
 - (i) that are within a *transit-oriented area*.

E. VERIFICATION AND UPDATE OF FREQUENT BUS STOP AREAS

1. The *frequent bus stop areas* may not include individual amendments to the Zoning Bylaw approved subsequent to the adoption of this Schedule F.
2. *Frequent bus stop area* eligible *lots* should be verified with the City Planning and Development Department. For clarity, the eligible *lots* are those *lots* remaining after the exemptions in Section D. have been applied.
3. Updates to the maps showing the Index and location of *frequent bus stop areas* may only occur
- ~~4.~~ intermittently, and in consultations with TransLink and Provincial authorities.

Schedule J Transitional Provisions	SCH J
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(PL 19760; 20300)

The following transitional table applies to the requirements set out in Section A.7 of Part 5, Off-Street Parking and Loading/Unloading of this By-law as of February 25, 2019:-

Table J.1: Electric Vehicle Charging Requirements Transitional Provisions

Application Type	Previous Requirements	New Requirements of Section A.7 of Part 5
<i>Building Permits – Issued</i>	<i>Building permits that have been issued, may build according to the previous requirements for the duration of the permit.</i>	n/a
<i>Building Permits – In-stream</i>	<i>Complete building permit applications received, may build according to the previous requirements for the duration of the permit.</i>	n/a
<i>Building Permits – New</i>	<i>Complete building permit applications received prior to June 1, 2019; and/or Complete building permit applications received prior to the expiry date of a development permit issued prior to June 1, 2019, may build according to the previous requirements for the duration of the permit.</i>	<i>Building permit applications received on or after June 1, 2019; or (if applicable) Building permit applications received on or after the expiry date of a development permit issued prior to June 1, 2019, must build under the new requirements.</i>
<i>Development Permits – Issued</i>	<i>Development permits issued prior to June 1, 2019 must have a building permit issued and have substantially started any construction within the duration of the development permit (2 years), in order to build according to the previous requirements.</i>	<i>Projects with issued development permits prior to June 1, 2019 that fail to have their building permit issued within the duration of their development permit must build under the new requirements.</i>
<i>Development Permits – In-stream</i>	<i>Complete development permit applications received, have until December 31, 2020 to have their development permit and building permit issued, and have substantially started any construction within the duration of the development permit (2 years), in order to build according to the previous requirements.</i>	<i>Complete development permit applications received that fail to have their building permit issued by December 31, 2020, must build under the new requirements.</i>
<i>Development Permits – New</i>	n/a	<i>All new development permit applications received must build under the new requirements.</i>



City of Surrey

Policy

No. O-62

Policy Title: **Antenna System Siting Policy**

Approval Date:

February 22, 2021
(2021-R042; Res. R21-298)

History:

Department:

Planning & Development

1. PURPOSE AND OBJECTIVES

1.1 Purpose

The purpose of this Policy is to establish the local land use consultation process and a guideline in review and evaluating Antenna System siting within the City of Surrey.

1.2 Objectives

The objectives of this Policy are:

- (1) To allow timely development of efficient and reliable radiocommunication services within the City of Surrey while ensuring that community objectives are met;
- (2) To establish a siting and consultation process that is harmonized with ISED's Radiocommunication and Broadcasting Antenna Systems Client Procedures Circular (CPC-2-0-03) for reviewing land use issues associated with Antenna System siting proposals;
- (3) To set out an objective process with clear criteria and guidelines that are transparent, consistent and predictable for the evaluation of Antenna System siting proposals that:
 - a. Minimize the number of new Antenna System Tower sites by encouraging co-location;
 - b. Encourage designs that integrate with the surrounding land use and public realm;
 - c. Establish when local public consultation is required; and
 - d. Allow ISED and the telecommunications industry to identify and resolve any potential land use, siting or design concerns with the City at an early stage in the process.

2. DEFINITIONS

Agricultural Areas: means land designated Agricultural in the Surrey Official Community Plan. The Agricultural designation is intended to support agriculture, complementary land uses and public facilities. This designation includes lands within the Agricultural Land Reserve (ALR) as well as rural lands outside the ALR that are used for farming and various other complementary uses. For property located within the Agricultural Land Reserve, uses are permitted in accordance with the *Agricultural Land Commission Act*, the regulations and the orders of the Agricultural Land Commission (ALC) and the *Farm Practices Protection Act*. Non-farm uses require the approval of the ALC. For property not located within the Agricultural Land Reserve, uses are restricted to farming, rural residential and those uses compatible with farming.

Antenna System: means a Telecommunications Antenna that is mounted on an Antenna Supporting Structure.

Antenna Supporting Structure: means any Tower, roof-top, building-mounted pole, spire or other freestanding structure; existing electric or other utility tower or structure, streetlight pole, parking lot light pole or combination thereof, including supporting lines, cables, wires, and braces intended for the purpose of mounting a Telecommunication Antenna or series of antennas on it. Also included are any onsite cabinets or shelters containing electronic or other equipment associated with these antenna structures and any compound required to accommodate these components. Amateur Radio Supporting Structures are excluded and are not administered by this Policy.

City Area Planning Contact: means the City staff member(s) tasked with receiving, evaluating and processing submissions for Antenna Systems.

City Departments: means departments of City government that administer public services and are operated by city staff.

Co-Location: means the placement of Telecommunications Antennas that are operated by different service providers on a single Antenna Supporting Structure.

Commercial Areas: means land designated Commercial in the Surrey Official Community Plan. The commercial designation is intended to support major commercial developments, including neighbourhood-serving and city-serving retail and office developments. Primary uses within the commercial designation are retail and stand-alone office uses including institutional offices. Limited light industrial, public facilities and multi-unit residential may be permitted in this designation with certain restrictions applicable.

Designated Community Association: means area- or neighbourhood-specific group that is recognized by the City.

Heritage Structures/Areas: means buildings and structures (e.g. monuments) or areas/neighbourhoods receiving a heritage designation by the City.

Industrial Areas: means land designated Industrial in the Surrey Official Community Plan. The industrial designation supports light and heavy industrial land uses, including manufacturing, warehouse, wholesale trade and equipment storage and repair. Accessory uses that operate ancillary to a main industrial use may include limited office uses, a caretaker's residence, and commercial uses that are strictly limited to those that support industrial activities. Public facilities are permitted within the industrial designation, but retail uses and stand-alone office uses are generally not supported.

Mixed Employment Areas: means land designated Mixed Employment in the Surrey Official Community Plan. The mixed employment designation is intended to support a mix of industrial, commercial, business and office uses that are not suited for location within Town Centres or commercial centres. Commercial use examples may include business parks and, in select locations, large-scale retail outlets with warehousing requirements as shown in an approved Secondary Plan. Industrial uses are encouraged to be located in mixed employment designated areas, except heavy industry. Public facilities are permitted within the mixed employment designation. Residential uses are not permitted in this land use classification except for accessory caretaker units.

Prescribed Distance: means three times the height of the proposed Antenna System measured horizontally from the outside perimeter of the Antenna System. The outside perimeter begins at the furthest point of the supporting mechanism (which, in the context only of this measurement, excludes cabinets or shelters), be it the outermost guy line, building edge, face of the self-supporting tower, etc.

Proponent: means a company or organization proposing to site an Antenna System (including contractors undertaking work for telecommunications carriers and third-party tower owners) for the purpose of providing commercial or private telecommunications services, exclusive of personal antenna systems (e.g. used for over the air and satellite television reception or amateur radio operation).

Residential Area: means lands used or zoned to permit residential uses, including mixed uses (i.e. where commercial use is permitted at-grade with residential apartments/condominiums above).

Telecommunications Antenna: means a device that requires a licence from the Federal Government and is used to receive and/or to transmit radio-frequency (RF) signals, microwave signals, or other communications energy transmitted from or to be received by other antennas.

Tower: means any ground-mounted monopole, tri-pole, or lattice work structure upon which Telecommunication Antennas are attached. Not included are streetlight poles, parking lot light poles, existing electric utility towers or similar type structures as determined by the City of Surrey.

3. EXCLUDED STRUCTURES

This section outlines Antenna System siting proposals excluded from the consultation process by ISED, the need to consider local circumstances for all excluded structures, and the process for Proponents to notify and discuss proposed excluded structures with the City.

3.1 Exclusions from Antenna System Siting Proposal Review and Public Consultation

Under ISED's process, certain proposals are considered to have minimal impact on the local surroundings and so are excluded from public and City consultations.

All proponents must satisfy the General Requirements outlined in Section 7 of the CPC-2-0-03 regardless of whether an exclusion applies to their proposal. The following proposals are excluded from City and public consultation requirements:

- (1) **New Antenna Systems:** where the height is less than 15 metres above ground level. This exclusion does not apply to Antenna Systems proposed by telecommunications carriers, broadcasting undertakings or third party tower owners;
- (2) **Existing Antenna Systems:** where modifications are made, antennas added or the tower replaced, including to facilitate sharing, provided that the total cumulative height increase is no greater than 25% of the height of the initial Antenna System installation. No increase in height may occur within one year of completion of the initial construction. This exclusion does not apply to Antenna Systems using purpose-built Antenna Supporting Structures with a height of less than 15 metres above ground level operated by telecommunications carriers, broadcasting undertakings or third party tower owners;
- (3) **Non-Tower Structure:** antennas on buildings, water towers, lamp posts, etc. may be excluded from consultation provided that the height above ground of the non-tower structure, exclusive of appurtenances, is not increased by more than 25%;
- (4) **Temporary Antenna Systems:** used for special events or emergency operations and must be removed within three months after the start of the emergency or special event; and
- (5) No consultation is required prior to **performing maintenance** on an existing Antenna System.

Height is measured from the lowest ground level at the base, including the foundation, to the tallest point of the Antenna System. Depending on the particular installation, the tallest point may be an antenna, lightning rod, aviation obstruction lighting or some other appurtenance. Any attempt to artificially reduce the height (addition of soil, aggregate, etc.) will not be included in the calculation or measurement of the height of the Antenna System.

3.2 Notification of Excluded Antenna Systems

Notwithstanding ISED's exclusion criteria for certain Antenna System siting proposals, Proponents are asked, as a courtesy, to inform the City of all new Antenna System installations within the City's boundaries so the City can:

- Be prepared to respond to public inquiries once construction/installation has begun;
- Be aware of site Co-location within the City; and
- Maintain records to refer to in the event of future modifications and additions.

Proponents are to notify the City of excluded Antenna System installations before commencing construction. Refer to the City's website information on Antenna System siting for details on notification.

3.3 Siting on City-Owned Properties

Siting Antenna Systems on City-owned properties is encouraged. Opportunities are explored through a pre-application consultation meeting between the proponent and City Realty staff to locate the proposed Antenna System on City-owned land, buildings, or infrastructure, acceptable to the City and in accordance with City policy.

4. PRE-APPLICATION CONSULTATION WITH THE CITY

Pre-application consultation is an important element in the Antenna System siting process as it generally occurs at a point before the Proponent is committed to a site or design. As a result, it represents the best opportunity to influence the siting decision since the Proponent will more likely become committed to a site once the detailed engineering has been completed.

Prior to submitting an Antenna System siting proposal that does not meet any of the exclusions listed in Section 3.1, the Proponent will undertake pre-application consultations with the City. Refer to the City's website information on Antenna System siting for pre-application consultation details.

5. DEVELOPMENT GUIDELINES

Antenna Systems should be sited and designed to respect local sensitivities and preferences as identified by the City.

The City has set out a number of guidelines under the following criteria for the selection of sites and/or construction of new Antenna Systems:

- **Location Preferences (s. 5.1); and**
- **Design Preferences (s.5.2).**

The Proponent should review the guidelines identified below as early as possible and should attempt to resolve any outstanding issues prior to submitting its Antenna System siting proposal and undertaking the public consultation, where required by the City. Because expressed preferences may be location or site-specific, the Proponent is encouraged to discuss the guidelines fully with the City at the pre-application consultation meeting.

This Policy is intended to allow timely development of an efficient telecommunications network for the City of Surrey while ensuring that community objectives are met. For Antenna System siting proposals that exceed the height limits set out in the Zoning By-law, a development variance permit will be required. These height limits are, ~~for an Antenna System affixed directly to the ground, 12 metres (40 ft.)~~ 20 metres (65.5 ft.) in areas designated Urban or Agricultural in the OCP and 40 metres (131 ft.) in areas designated Industrial in the OCP ~~for an Antenna System affixed directly to the ground~~, or 3 metres (10 ft.) above the building roof for an Antenna System affixed to a building.

A Development Permit will be required for all proposed Antenna Systems that are to be affixed to a building, subject to the exclusions set out in Section 3.1.

Proponents are also required to obtain all applicable building permits for additions and/or modifications to existing buildings.

Within these Development Guidelines, the words “preferred”, “encouraged”, “discouraged”, and “not supported” are used to describe the City’s preferences for different aspects of proposed Antenna Systems. A hierarchical guide to the intended differences in meaning between them are as follows:

- ‘Must’ or ‘shall’; same as “needs”
- Preferred (‘should’ conveys the same level of City support)
- Encouraged
- Will consider
- CITY OPINION IS NEUTRAL
- Discouraged (same as ‘should generally not’)
- Not supported

- “No”

5.1 Location Preferences

5.1.1 Co-location

The City encourages co-location of Telecommunication Antennas.

This Policy acknowledges that co-location will generally result in taller and wider Towers, more antennas on each structure and that there are physical limitations on how many antennas a single Antenna Supporting Structure can structurally support. Rooftops may have practical and aesthetic limits to the number of antennas that may be accommodated.

Before submitting a proposal for an app on a new site, the Proponent must explore the following options:

- Consider sharing an existing Antenna System, modifying or replacing a structure if necessary;
- Locate, analyze and attempt to use any feasible existing infrastructure, including (but not limited to) rooftops, water towers, utility poles or light standards.

The City recognizes that the objective of promoting Co-location and the objective of making Antenna Systems less noticeable may sometimes come into conflict. Nevertheless, the City intends to review each submission on its merits with a view to promoting both objectives and, where necessary, will determine the appropriate balance between them. The Proponent should, in all cases, verify the City’s site-specific design preferences during the pre-application consultation process before investing in a final design or site.

5.1.2 Preferred Locations

The location of Antenna Systems has an impact on their efficacy, but also on the surroundings areas. The siting of a Tower or an antenna on a rooftop may be the most significant decision to reduce its visual impact. Antenna Systems should be located to be unobtrusive and minimize impeding public view corridors.

When new Antenna Systems must be constructed, where technically feasible, the following locations are preferred:

Towers

- Industrial and Mixed Employment areas.
- Other non-Residential Areas where appropriate.
- Areas that maximize the distance from Residential Areas.
- Areas with mature landscaping screening.

Antennas on Streetlights

- Commercial, Industrial and Mixed Employment areas.
- Along arterial and collector roads: these roadways are the preferred locations for poles that are taller than existing streetlight poles.
- Within City, Town, or Neighbourhood Centre areas.

Antennas on Buildings or Other Supporting Structures

- Commercial, Industrial and Mixed Employment areas.
- Within City, Town, or Neighbourhood Centre areas.
- Institutional uses where appropriate, including, but not limited to, those institutions that require telecommunications technology: emergency services, hospitals, colleges, and universities.
- In active sports field parks.

5.1.3 Discouraged Locations

No Antenna Systems in the following areas:

- Sensitive Ecosystem Areas (e.g. Green Infrastructure Networks (GIN)).
- Riparian lands.

New Antenna Systems should avoid the following areas:

- Locations directly in front of doors, windows, balconies, or residential frontages.
- Areas that negatively impact public views and vistas of important natural or manmade features.
- Agricultural areas; if no alternate locations are possible, ensure siting avoids farmland, and ensures maximum potential for farming on remainder of site.
- Sites of topographical prominence.
- Heritage Areas or on Heritage Structures.
- Pitched roofs.

5.2 Design Preferences

Antenna Systems should be designed in terms of appearance and aesthetics to respect their immediate surroundings (e.g. Residential, parkland, Heritage Areas, etc.), including being unobtrusive and inconspicuous, minimizing visual impact, avoiding disturbance to natural features, and reduce the need for future facilities in the same area, where appropriate. The City's preferred design and development preferences are described below.

The City will identify to the Proponent which of the following design preferences are applicable in the proposed location.

5.2.1 Antenna Supporting Structures

- The appropriate type of telecommunication Antenna Supporting Structure for each situation should be selected with the goal of making best efforts to blend with the nearby surroundings and minimizing the visual aesthetic impacts of the Antenna System on the community.
- The use of monopoles is strongly encouraged.
- Lattice style poles are strongly discouraged.
- Flush-mounted antennas on monopoles are preferred.
- Pinwheel telecommunication antennas are discouraged but may be considered in specific circumstances (co-location needs, treeline clearance, etc.).
- The use of guy wires and cables to steady, support or reinforce a tower is discouraged.
- New supporting structures in residential or high-traffic areas should consider multi-use design to enable placement of antennas in combination with lighting, electric vehicle charging, parking payment terminals, signage, Wi-Fi etc.
- For high pedestrian traffic areas such as shopping locations, integrated shrouded multi-use design poles (such as lighting, electric vehicle charging, etc.) are preferred.
- Individual wall-mounted antennas should be fixed as close to the wall as possible and should not project above the height of the wall face they are mounted on, in order to avoid visual clutter, and should be painted to match the wall colour for stealth.
- Facilities located on rooftops should be not be visible (to the extent possible) from streets or other adjacent public areas.
- Proponents are encouraged to communicate with building developers at new building design stages to consider options for incorporating integrally screened Telecommunication Antenna support on the rooftops.

Refer to the City's website information on Antenna System siting for a visual glossary and references.

5.2.2 Height

- The City prefers that Towers be a maximum of 15 metres in height, except in industrial, mixed employment, commercial and agricultural areas.
- The City will consider increased height for a Tower when located in an Industrial or Mixed Employment Area, and preferably at a distance at least six times the height of the Antenna Supporting Structure away from Residential Areas.
- Height for a Tower must be measured from grade to the highest point on the structure, including lighting and supporting structures.

- The City prefers that the height of building or structure-mounted Antenna Systems, unless shrouded in an acceptable manner, not exceed 3 metres measured from the top of the roof, but not more than 1.2 metres above the highest point of the elevator penthouse.

5.2.3 Yards, Parking and Access

- Antenna Systems should comply with all setback distances as set out in the Zoning By-law applicable to the principal buildings for the Zone in which the Antenna System is located but should not be located in the front yard.
 - Except that in Industrial or Mixed Employment Areas, the side or rear setbacks may be reduced to 3 meters to the Antenna Systems.
- Parking spaces, where provided at each new Antenna System site, should have direct access to a public right-of-way at a private approach that does not unduly interfere with traffic flow or create safety hazards. Paved surfaces should be absolutely minimized.

5.2.4 Buffering and Screening

- Antenna Systems and associated equipment shelters should be attractively designed and screened or concealed from ground level or other public views to mitigate visual impacts. Screening could include using existing vegetation, landscaping, fencing, or other means to blend with the built and natural environments.
- When vegetative landscape screening is used, a mix of deciduous and coniferous trees is preferred to provide year-round coverage.
- Where adjacent to a principal building, equipment shelters should be constructed to be integrated. Consider using a material similar in appearance to at least one of the materials used in the facades of the principal building and one of the same colours used in the principal building.

5.2.5 Style and Colour

- In all instances the Proponent should mitigate negative visual impacts through the use of appropriate landscaping, screening, stealth design techniques, etc.
- The design of Antenna Systems should generally be unobtrusive and consistent with area guidelines.
- Towers and communication equipment should have a non-glare surface.
- Special design treatments should be applied to Antenna Systems proposed to be located within parks and open space areas to make the Antenna Systems unobtrusive.
- The colour of constructed screens should be chosen to harmonize with the building and limit visual prominence.
- Cable trays should generally not be run up the exterior faces of buildings. Where they must be on the exterior, they should be located at the rear or sides, and incorporated into architectural features.

- Antennas that extend above the top of a supporting light standard should appear (e.g. in colour, shape and size) to be a natural extension of the pole.

5.2.6 Equipment Cabinets in Public Spaces

- Cabinets should be designed in a manner which integrates them into their surroundings, including use of decorative wraps that are graffiti-resistant.
- Cabinet dimensions shall be as minimal as possible to accommodate the amount of equipment required by the Proponent and sited to minimize the impact on the public space.
- Cables and wires should be concealed or covered.
- Cabinets/Compounds in parklands should be:
 - Powder coated black;
 - Enclosed with a 1.8-2.4m (6-8 ft) metal picket fence, powder coated black;
 - Provided with vegetative landscape screening in accordance with the list of plant species approved by the Parks, Recreation & Culture Department; and
 - Sited so that the shorter side faces the path/public space.

Note: Additional requirements may apply to city, community or neighbourhood parks and Town Centres. Please consult with the Parks Division for additional details.

5.2.7 Signage and Lighting

- Small owner identification signs up to a maximum of 0.03 square metres may be posted on Antenna Systems and associated equipment shelters or perimeter fencing.
- No advertising sign permitted. No logos are permitted other than those for a manufacturer of a component of the Antenna System, or as approved in writing by staff.
- Unless specifically required by Transport Canada and/or NAV Canada, the display of any lighting is discouraged.
- Where Transport Canada and/or NAV Canada requires a structure to be lit, the lighting should be limited to the minimum number of lights and the lowest illumination allowable, and any required strobe lightning should be set to the maximum strobe interval allowed by Transport Canada.
- The lighting of Antenna Systems and associated equipment shelters for security purposes is supportable provided it is shielded from adjacent residential properties, is kept to a minimum number of lights and illumination intensity, where possible, is provided by a motion detector or similar system.

5.2.8 Rooftop Equipment

- Where feasible, locate equipment and antennas so that they are not visible from the street or adjacent public spaces, while respecting the need to provide good signal strength and coverage.

- To minimize visibility of antennas and equipment, a variety of techniques may be used including setbacks, screening and stealth placement and finishes. Buildings vary in height, siting and context, and a creative and flexible approach is encouraged to minimize visibility of the antennas and equipment, depending on the situation.
- Optimum signal strength and coverage may encourage antenna placement in clusters. However, antenna placement should also consider integration with the architecture of the building. The desired number of antennas in a cluster may not be achievable, and alternate spacing may need to be considered.
- Notwithstanding the support of co-location, to avoid visual clutter, the overall number of antennas on a building may need to be limited.
- Screening should be designed to be integrated into the building form without unduly detracting from the architectural character or exaggerating less attractive features.
- Where an antenna is proposed on the rooftop of a building or affixed to the side of the building:
 - Antennas should be of a similar style/shape.
 - It is preferred that the antennas be mounted to stair or elevator overrun that are set back from building edges by at least 2.4m.
 - Where structurally feasible, roof penthouses may be extended horizontally to house antennas and equipment.
 - When affixed to the side of the building, antennas should be installed so that they do not project above the parapet. Installations on roof penthouses or overruns may project over parapets by approximately 1/3 their height, or more if they are screened as described above.
 - Pitched/sloping roof should be avoided. If there are no alternative locations in the area, installations may be considered if they are incorporated in an architecturally compatible manner. (e.g. screened in a “chimney”).
- Equipment shelters located on the roof of a building should be set back from the roof edge to the greatest extent possible and painted to match the penthouse/building. When possible, locate adjacent to existing penthouses.

Refer to the City’s website information on Antenna System siting for additional details.

5.2.9 Antennas on Streetlights

- Some City, Town and Neighbourhood Plan areas have decorative streetlights. Poles in these areas are decorative and may not conform to the type of antenna poles required. Poles that are modified for installation of antennas may have to accommodate decorative Christmas lights, banners, and planters.
- Source for power is separate from that of city lighting.
- Sight line considerations: poles and cabinets should consider stopping sight distance for posted speed limits on the roadway. Proponents are to follow the Transportation

- Association of Canada (TAC) guidelines for stopping sight distance requirements or as otherwise specified by the City Engineering Department.
- The antenna, brackets and associated equipment needs to be painted to match Surrey pole colour.
 - Each service needs a new MMCD combination streetlight panel installed as part of this work. Permits from Surrey electrical are required for these swaps.
 - Each cell needs a dedicated wire run of #4AL installed from service to antenna.
 - Some poles may have wire sentry devices (wire theft mitigation measure) installed and each pole affected will need to be removed and re-installed once wire pulled in for antenna.
 - Antennas that extend above the top of a streetlight should appear (e.g. in colour, shape and size) to be a natural extension of the pole.

6. PROPOSAL SUBMISSION

For non-excluded proposed Antenna Systems, the Proponent will submit to the City an Antenna System siting proposal and the applicable fee. Refer to the City's website information on Antenna System siting for additional details on the information to be submitted.

6.1 Fees

The Proponent must pay any applicable application fee to the City.

The Proponent is responsible for securing applicable applications or permissions from all relevant City Departments and paying any applicable application fees or charges as required to the City.

7. PUBLIC CONSULTATION PROCESS

If the proposed Antenna System is not excluded from the public consultation process as per the requirements in Section 3, the Proponent will initiate the City's public consultation process, including issuing notice, undertaking written consultation, hosting a public information session where required and reviewing the consultation results with the City.

7.1 Notice Recipients

After the Proponent has submitted an Antenna Systems siting proposal, the Proponent will give notice to:

- (1) All affected residential properties within the Prescribed Distance;
- (2) All Designated Community Associations within the Prescribed Distance;
- (3) Any adjacent municipalities within the Prescribed Distance;
- (4) The City Area Planning Contact; and

(5) The ISED regional office.

The City will assist the Proponent in compiling a mailing list of addresses of the affected residences within the Prescribed Distance from the proposed Antenna System.

Refer to the City's website information on Antenna System siting for further details on the public consultation process.

8. STATEMENT OF CONCURRENCE OR NON-CONCURRENCE

City Council will consider all applications for Antenna Systems where City concurrence is required (i.e. for those applications that are not already excluded by Section 3 in this Policy).

8.1 Concurrence

Where the proposal conforms with, to the satisfaction of the City, the guidelines as set out within this Policy, the City will express its concurrence with a proposed application by issuing a Development Variance Permit and/or Development Permit, as applicable.

8.2 Non-concurrence

If the proposal does not conform with City guidelines as set out within this Policy, the City will express its non-concurrence with a proposed application by denying a Development Variance Permit and/or Development Permit, as applicable.

8.3 Duration of Concurrence

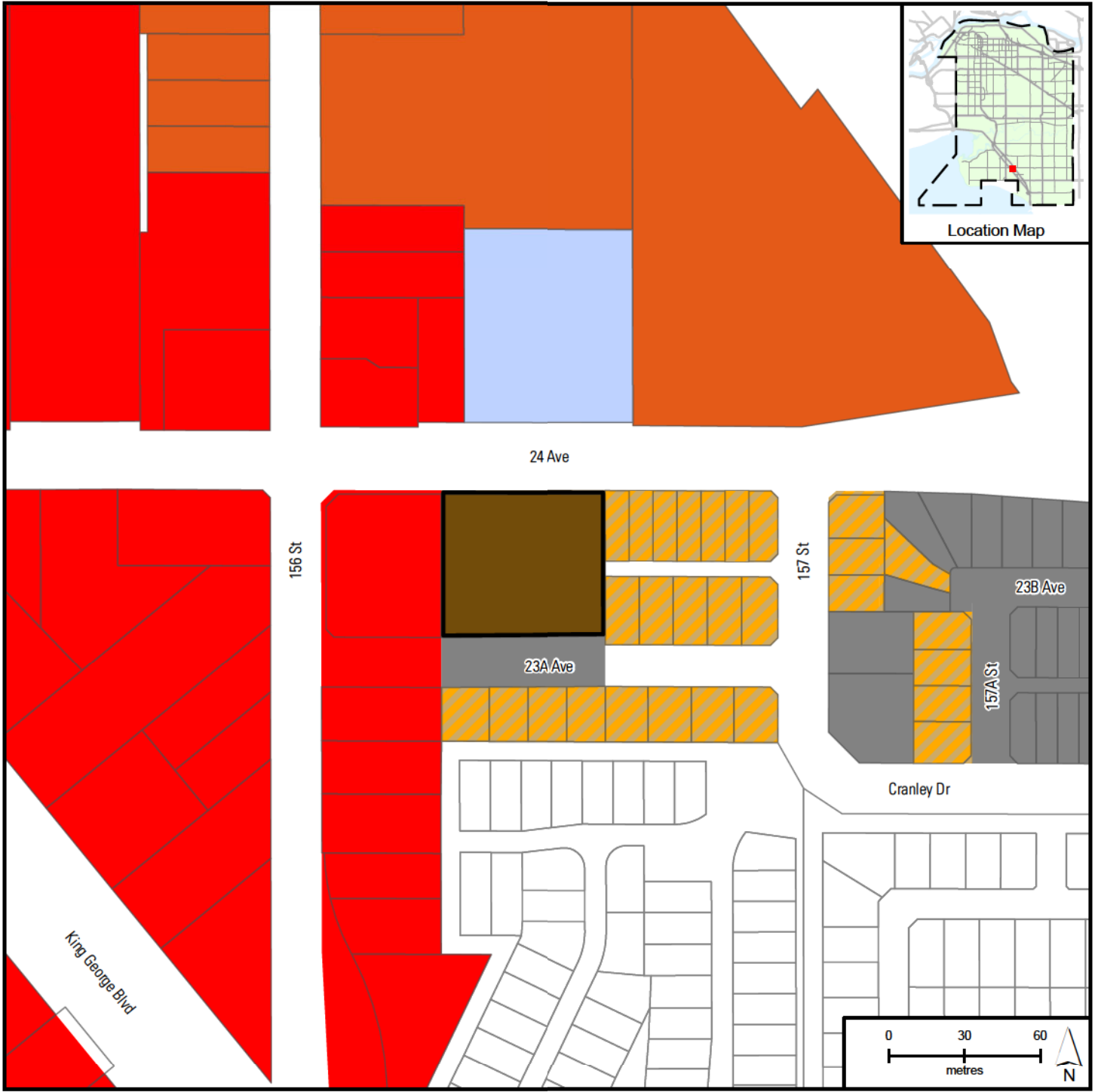
A concurrence remains in effect for a maximum period of three years from the date it was issued by the City. If construction is not completed within this time period, the concurrence expires except in the case where a proponent secures the agreement of the City to an extension for a specified time period in writing. Once a concurrence expires, a new submission and review process, including public consultation as applicable, is necessary prior to any construction occurring.

9. REDUNDANT ANTENNA SYSTEM







The City can issue a request to network operators to clarify that a specific Antenna System is still required to support communication network activity. The network operator will respond within 30 days of receiving the request and will provide any available information on the future status or planned decommissioning of the Antenna System.

Where the network operators concur that an Antenna System is redundant, the network operator and City will mutually agree on a timeframe to remove the system and all associated buildings and equipment from the site. Removal will occur no later than 2 years from when the Antenna System was deemed redundant.

Proposed Amendments to King George Corridor LAP (1 of 3)

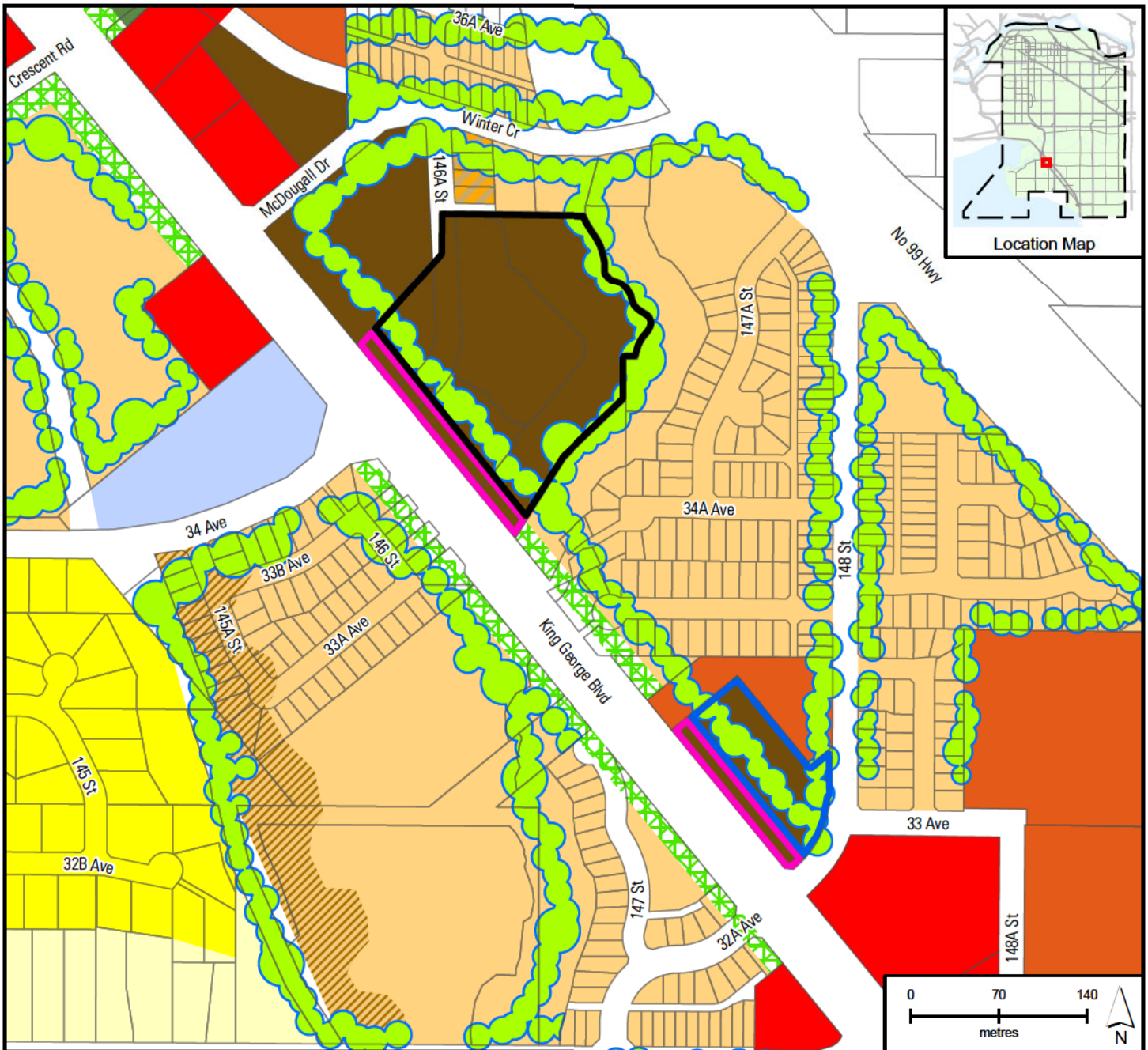


LEGEND

-  Mobile Home Park to Low-Rise Residential (1.5 FAR)
-  Commercial
-  Institutional
-  Low-Rise Residential (1.5 FAR)
-  Mobile Home Park
-  Townhouse (up to 25 u.p.a)



Proposed Amendments to King George Corridor LAP (2 of 3)

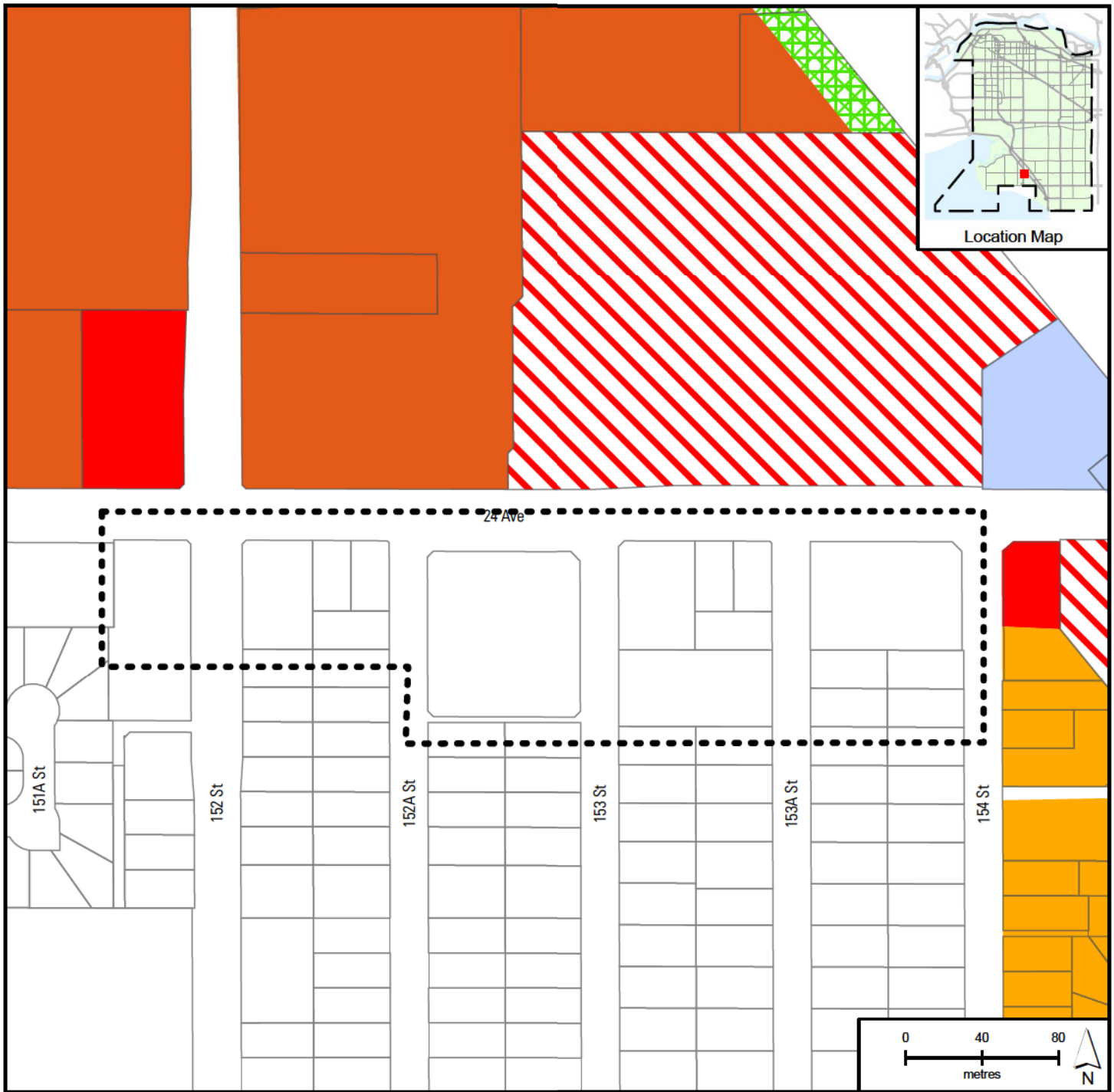


LEGEND








- | | | |
|--|--|---|
| Clustering At Urban Single Family Density (8 u.p.a.) to Low-Rise Residential (1.5 FAR) | Clustering At Suburban Single Density (2 u.p.a.) | Proposed Landscape Buffer (15 m. Wide) |
| Clustering At urban Single Family Density (8 u.p.a.) to Low-Rise Residential (1.5 FAR) | Clustering At Urban Single Family Density (8 u.p.a.) | Single Family Small Lots |
| Proposed Landscape Buffer (15 m. Wide) to Low-Rise Residential (1.5 FAR) | Commercial | Suburban 1-Acre Residential (1 u.p.a.) |
| Bubble Buffer | Golf Course | Suburban 1/2 -Acre Residential (2 u.p.a.) |
| | Institutional | Townhouse (up to 25 u.p.a) |
| | Low-Rise Residential (1.5 FAR) | |



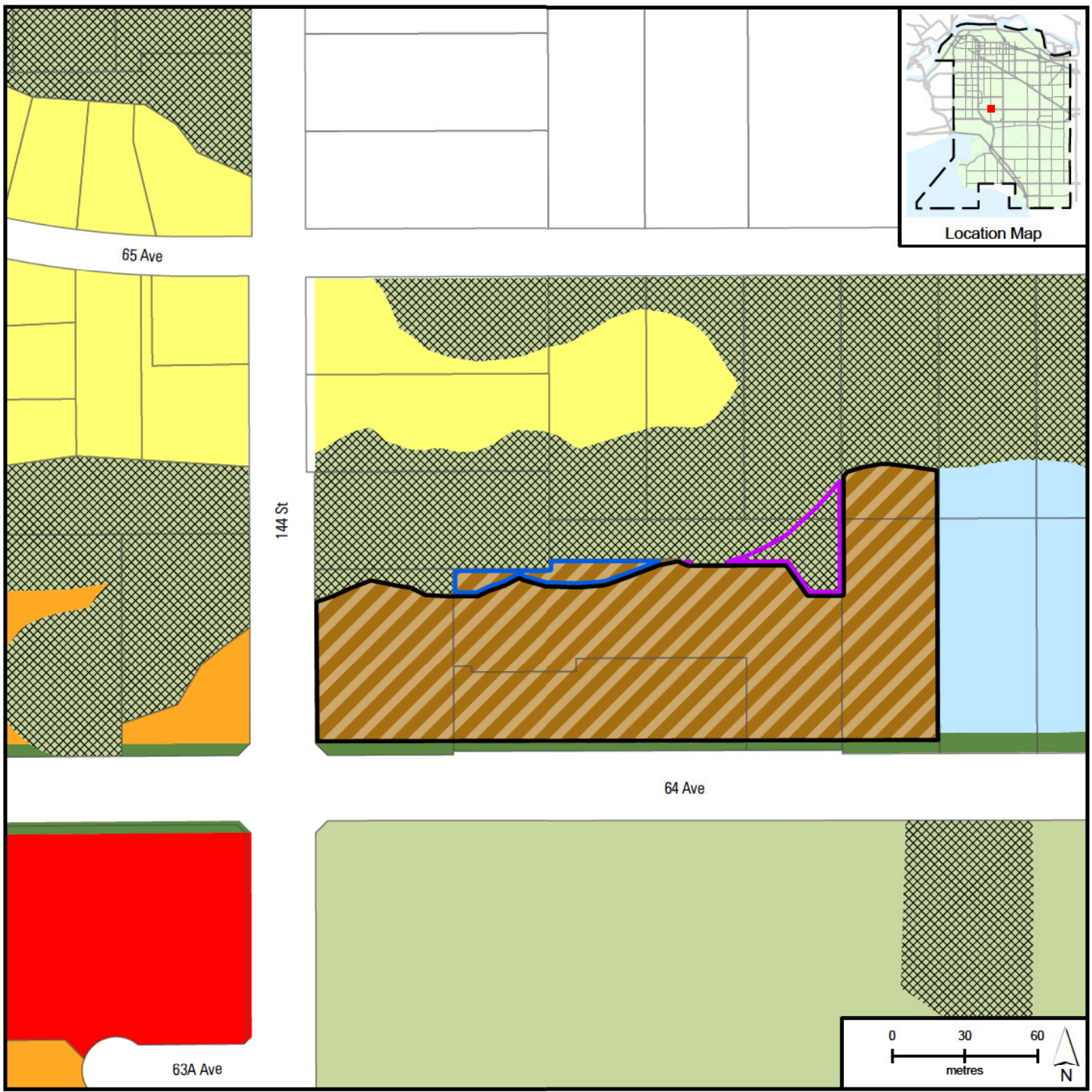
Proposed Amendments to King George Corridor LAP (3 of 3)














LEGEND

-  Removed from Plan Area to Align with Semiahmoo TCP Boundary
-  Commercial
-  Institutional
-  Proposed Landscape Buffer (15 m. Wide)
-  Shopping Centre
-  Single Family Residential (6 u.p.a.)
-  Townhouse (up to 25 u.p.a)

Proposed Amendments to South Newton NCP (1 of 4)

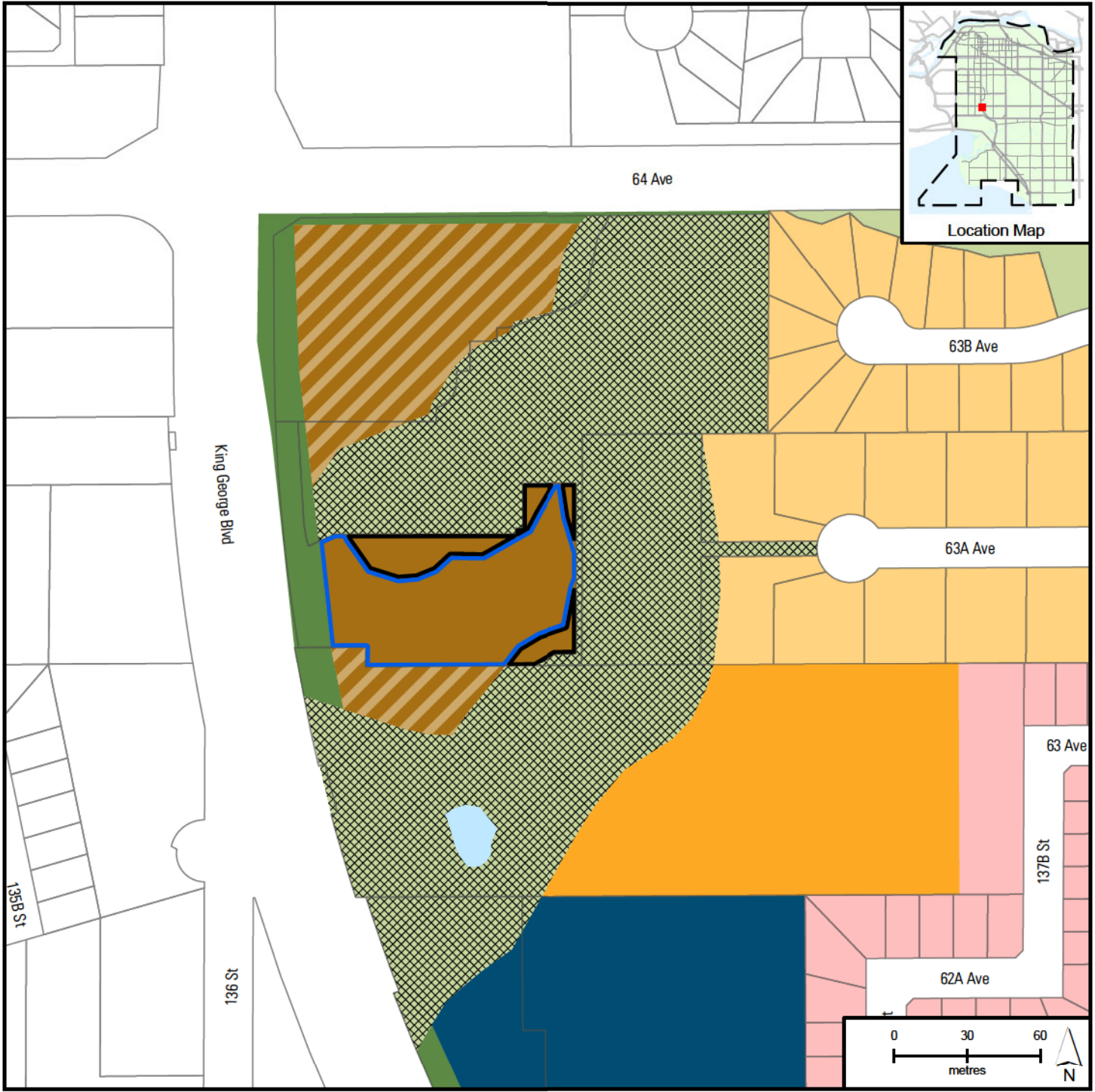


LEGEND

-  Creeks and Riparian Set Backs to Low-Rise Mixed-Use (2 FAR)
-  Townhouse (up to 25 u.p.a) to Creeks and Riparian Set Backs
-  Townhouse (up to 25 u.p.a) to Low-Rise Mixed-Use (2 FAR)
-  Buffers
-  Commercial
-  Creeks and Riparian Set Backs
-  Detention Ponds
-  Existing and Future Parks
-  Low-Rise Mixed-Use (2 FAR)
-  Suburban Residential 1/2 Acre
-  Townhouse (up to 25 u.p.a)



Proposed Amendments to South Newton NCP (2 of 4)

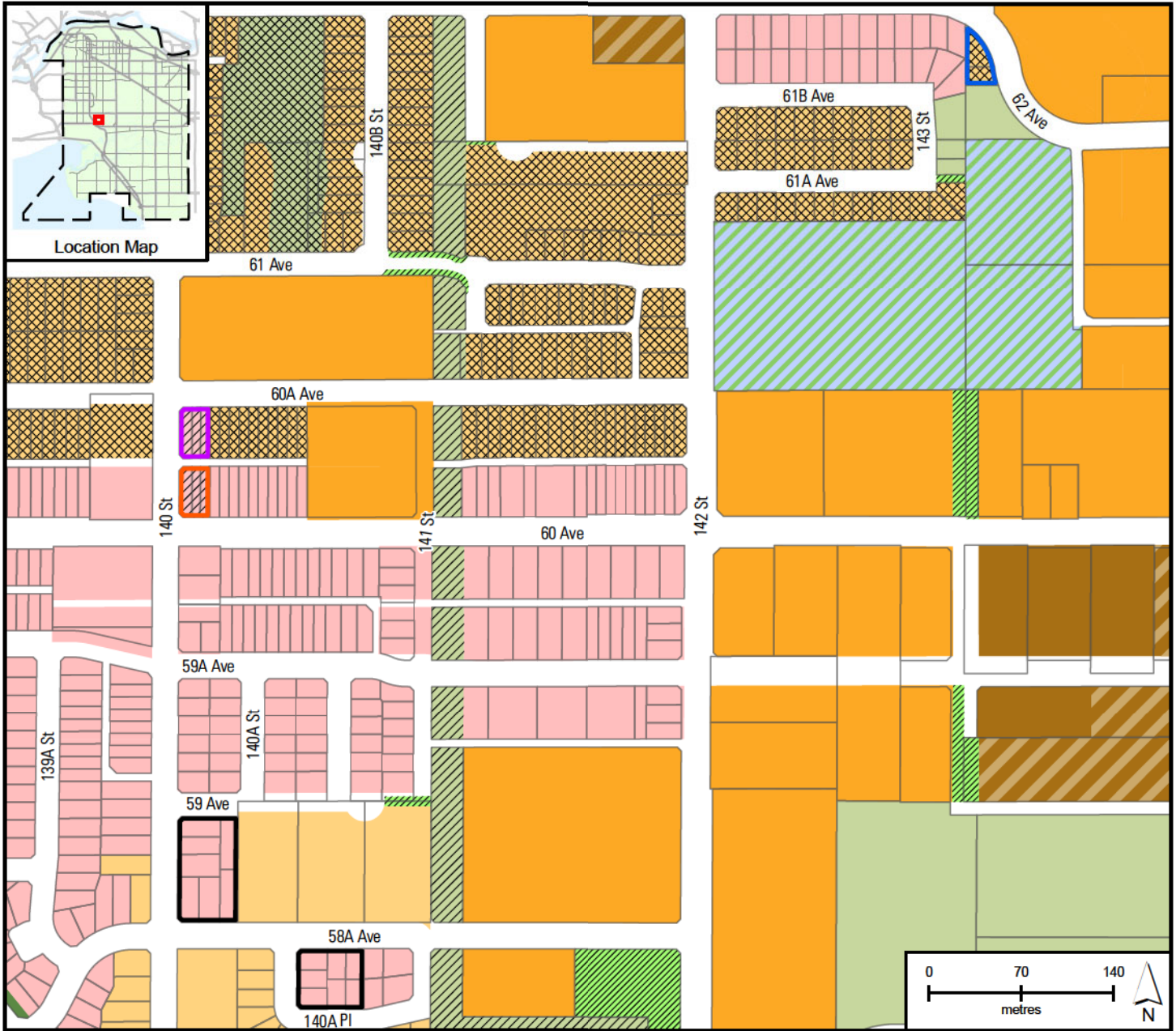


LEGEND

- | | | |
|---|-------------------------------|--------------------------------|
| Creeks and Riparian Set Backs to Low-Rise Residential (1.5 FAR) | Creeks and Riparian Set Backs | Low-Rise Residential (1.5 FAR) |
| Low-Rise Mixed-Use (2 FAR) to Low-Rise Residential (1.5 FAR) | Detention Ponds | Single Family Residential |
| Buffers | Existing and Future Parks | Single Family Small Lots |
| | Institutional | Townhouse (up to 25 u.p.a) |
| | Low-Rise Mixed-Use (2 FAR) | |



Proposed Amendments to South Newton NCP (3 of 4)

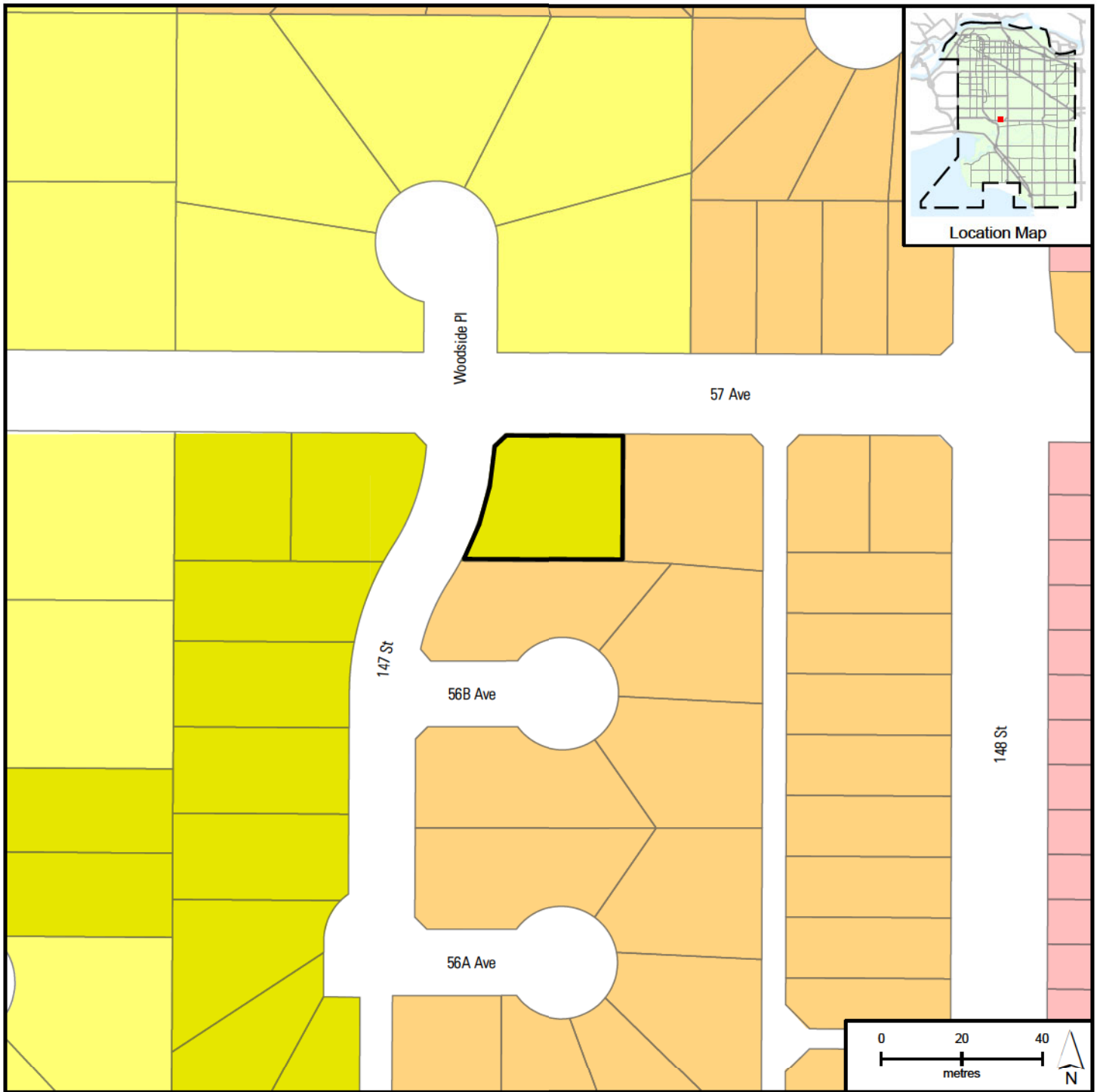


LEGEND

- | | | |
|--|--------------------------------|--|
| Single Family Residential to Single Family Small Lots | Creeks and Riparian Set Backs | Row Housing |
| Single Family Small Lots to Single Family Residential Flex 6-14.5 u.p.a. | Detention Ponds | Single Family Residential |
| Single Family Residential Flex 6-14.5 u.p.a. to Row Housing | Existing and Future Parks | Single Family Residential Flex 6-14.5 u.p.a. |
| Single Family Small Lots to Row Housing | Institutional | Single Family Small Lots |
| Buffers | Low-Rise Mixed-Use (2 FAR) | Suburban Residential 1/2 Acre |
| | Low-Rise Residential (1.5 FAR) | Townhouse (up to 25 u.p.a) |
| | Office Park | Utility R/W / Greenway |
| | Proposed Parks and Walkways | Proposed School and Parks |



Proposed Amendments to South Newton NCP (4 of 4)



LEGEND

- Single Family Residential to Suburban Residential 1/4 Acre
- Single Family Residential
- Suburban Residential 1/2 Acre
- Suburban Residential 1/4 Acre
- Single Family Small Lots



SUMMARY OF PROPOSED ZONING BYLAW HOUSEKEEPING AMENDMENTS AND RATIONALE

ITEM	ZONING SECTIONS AFFECTED	DISCUSSION/RATIONALE
Streamlining Development		
Electric Vehicle Charging	Part 1 Definitions, Structure Part 5 Off-Street Parking and Loading/Unloading, Section A.7 Schedule J Transitional Provisions	To provide reduced setbacks to allow electric vehicle charging stations, the Zoning Bylaw should be amended by excluding electric vehicle charging stations from the definition of "structure". In addition, the electric vehicle charging requirements in Schedule J Transitional Provisions should be deleted as they are no longer applicable and reference to Schedule J in Part 5 Off-Street Parking and Loading/Unloading in Section A.7 should also be deleted.
Shipping Containers for Storage on Public School Grounds	Part 4 General Provisions, Section B.17	The Zoning Bylaw should be amended to permit the use of shipping containers on school sites for school storage such as emergency preparedness supplies and gym equipment.
Improve Clarity		
Secondary Suite Not Permitted in Houseplex	Part 1 Definitions, Houseplex Part 1 Definitions, Secondary Suite R3 Zone, New Footnote 6 in Sub Section B.1.	To ensure clarity and compliance with zoning regulations in the R3 Zone, the Zoning Bylaw should explicitly state that secondary suites are not permitted in houseplexes, preventing any ambiguity and maintaining the intended density, infrastructure balance, and neighborhood character of houseplexes. This clarification to the bylaw aligns with the current practice of not permitting suites in houseplexes, as well as Provincial housing requirements and supports sustainable community development.
Allowing Detached or Attached Garage in Houseplex with or without Lane Access	R3 Zone, Sub-section D.2.(c)i.a.	Sub-section H.2.(e) states that "For <i>houseplexes</i> , garages must be detached with rear <i>lane</i> access". However, Sub-section D.2.(c)i.a. implies that garages or carports are within the houseplex. Sub-section D.2.(c)i.a. should be amended from, "garage or carport within the <i>houseplex</i> " to "garage or carport for the houseplex". Changing the word "within" to "for" would cover both possible scenarios of a property with no lane (which would need an attached garage) and a property with a lane (which would have a detached garage).
Exclude Staircases from FAR in A-1, A-2, R1, R2, R2-O, R3, R4, and R5-S Zones	A-1 Zone, Sub-section D.1.(b)iii.b. A-2 Zone, Sub-section D.1.(b)iii.b. R1 Zone, Sub-section D.3.(a)iv.b. R2 Zone, Sub-section D.3.(a)iv.b. R2-O Zone, Sub-section D.2.iv.b. R3 Zone, Sub-section D.3.(a)iv.b.	The A-1, A-2, R1, R2, R2-O, R3, R4, and R5-S Zones are not clear on whether or not staircases are included in the calculation of floor area ratio (FAR) for all dwelling types, such as coach houses and garden suites. To clarify that stairs are only excluded from floor area from principal buildings (single family dwellings, duplexes, semi-detached, or houseplexes) and not coach houses or garden suites, it is recommended that amendments be made to these zones.

	R4 Zone, Sub-section D.3.(a)iv.b. R5-S Zone, Sub-section D.3.(a)ii.	
FAR in Duplex	R3 Zone, Sub-section D.2.(b)i.a.	The floor area ratio in Sub-section D.2.(b)i.a. of the R3 Zone is capped at 1.0, so the phrase in Sub-section D.2.(b)i.a. regarding FAR calculation based on lot size is unnecessary and should be removed from this section.
Restrict Basement Wells from Front of Houseplex	R3 Zone, Sub-Section J.2.(a)i.	To prevent potential unauthorized secondary suites from occurring in houseplexes and to enhance their livability and design, the Zoning Bylaw should be amended to clarify that basement wells are not permitted in the front yard of houseplexes by specifying that basements wells are only permitted in the front yard of single family dwellings and duplexes.
Front Yard Setback Requirements for Duplex	R4 Zone, Sub-section F.2.(b)i.a.	In the R4 Zone, the front yard setback requirements for duplex should be amended by allowing reduced setback if the front yard setback of a garage or carport is a minimum of 6.0 m or if a coach house, garden suite, or parking in the rear yard is accessed via a rear lane.
Average Building Grade Definition	Part 1 Definitions, New Definition “Average Building Grade”	A new definition, “average building grade”, should be added to the Zoning Bylaw to clarify how average building grade is calculated, by interpolating the information on the lot grading plan or legal survey plan and then averaging the elevations at the building foundation corners. This is used to determine building height.
Basement Definition	Part 1 Definitions, Basement	The Zoning Bylaw should be amended to clarify the definition of “basement” and provide the specific calculation to ensure consistency of application in determining in-ground basement percentage.
Building Height Definition	Part 1 Definitions, Building Height	The definition for “building height” should be amended to clarify how building height is calculated, based on roof type, and what is excluded.
Existing Grade Definition	Part 1 Definitions, Existing Grade Part 1 Definitions, Deck Part 1 Definitions, Lot Coverage Part 1 Definitions, Parking – Underground RA Zone, Sub-section F.3.(b)i.a. RA Zone, Sub-section G.1. table, requirement for Skateboard ramp R1 Zone, Sub-section F.2.(b)i.a. R3 Zone, Sub-section F.2.(a)i.e. R3 Zone, Sub-section F.2.(b)i.a.	The definition of “existing grade” should be amended by clarifying how existing lot grade may be calculated, based on lot grading plan, legal survey, or average elevation of adjacent lots. As a result, the definitions for “deck”, “lot coverage”, and “parking – underground” should be amended to remove the mention of finished grade because they are calculated based on existing grade.

Finished Grade Definition	Part 1 Definitions, Finished Grade	The definition of “finished grade” should be amended by simplifying and clarifying the definition to reflect the lot.
Houseplex Definition	Part 1 Definitions, Houseplex	The definition of “houseplex” should be amended to clarify that no fewer than 3 and no more than 4 principal dwelling units are permitted in a houseplex, and that no secondary suites are permitted.
Lot Area Definition	Part 1 Definition, New Definition “Lot Area”	A new definition, “lot area”, should be added to the Zoning Bylaw to clarify how lot area is determined for the purposes of building and plan checking review.
Cell Tower Height	Part 1 Definition, Telecommunications Antenna Part 4 General Provisions, Sub-section B.1.(b)	The Zoning Bylaw should be amended to increase the allowable height for free-standing cell towers to reduce the number of Development Variance Permits and adjust to market conditions. The current height maximum is 12 m but should be increased to 20 m in areas designated Urban or Agricultural in the OCP and 40 m in areas designated Industrial in the OCP. The definition for “Telecommunications Antenna” in the Zoning Bylaw should also be amended to match the definition in City of Surrey Policy O-62 – Antenna System Siting Policy.
Correct Errors and Omissions		
Bridgeview Definition	Part 1 Definitions, Bridgeview	The definition for “Bridgeview” is not listed in alphabetical order. It should move from its current location between the definitions for “Basement” and “Bed and Breakfast” to between the definitions for “Body Rub Parlour” and “Buildable Area”.
Remove Duplicate Word	RA Zone, Sub-section D.4.(a)	In the RA Zone, Sub-section D.4.(a), the word “in” is erroneously duplicated in “≤ 900 sq. m in in area”. The second “in” should be removed.
Remove Italics	R3 Zone, Footnote 3 in Sub Section B.1.	In Footnote 3, “ <i>lane access</i> ” should be amended by removing the italics from the word “access” because “lane access” is not a defined term.
Correct Spelling Error	Schedule F, Section B	In Schedule F, Section B, there is a misspelled word. The word “REQUIREMENTS” should be replaced with “REQUIREMENTS”.
Remove Unnecessary Number Bullet	Schedule F, Sections E.3 and E.4	In Schedule F, Section E, there is an unnecessary number bullet for the line below Section E.3. This line, bullet 4, should be part of bullet 3, so the “4.” should be deleted.
Garden Suite Parking Provisions	Part 5 Off-Street Parking and Loading/Unloading, Section D, Table D.1	Parking provisions for garden suites were not included in Table D.1 and should be added to the table similar to the parking provisions for coach house.

CORPORATE REPORT

NO: R246

COUNCIL DATE: December 2, 2024

REGULAR COUNCIL

TO: Mayor & Council DATE: November 28, 2024

FROM: Acting General Manager, Planning & Development FILE: 6520-20
(Fleetwood)
(King George
Corridor)
(South Newton)

SUBJECT: Updates to Land Use Designations for South Newton, King George Corridor, and Fleetwood Town Centre Plans

RECOMMENDATION

The Planning & Development Department recommend that Council:

1. Receive this report for information;
2. Approve the revised King George Corridor and South Newton Neighbourhood Concept Plans, as outlined in Appendix "I" and Appendix "II" respectively; and
3. Approve the proposed Stage 1 Fleetwood Plan text amendment for Urban Residential, as outlined in Appendix "III".

INTENT

The intent of this report is to propose updated land use plan designations for three plan areas that will better reflect current market conditions and reduce the need for reoccurring plan amendments. Updates to the South Newton and King George Corridor Plans would respond to initiatives identified in the City's Housing Accelerator Fund Action Plan. Proposed text amendments to the Fleetwood Town Centre Plan would align the Urban Residential designation with recent provincial housing legislation.

BACKGROUND

Housing Accelerator Fund Action Plan

On December 4, 2023, the City received approval for \$95.6 million from the Canada Mortgage and Housing Corporation ("CMHC") to provide financial incentives to remove barriers to housing supply, accelerate growth, and support community development over the next three years.

On January 29, 2024, Council considered Corporate Report No. R016; 2024, outlining the City's Housing Accelerator Fund ("HAF") Action Plan ("Action Plan"), a series of eight initiatives intended to increase Surrey's housing supply in both the short-term and long-term.

Provincial Housing Legislation

On November 30, 2024, the Provincial Government enacted a suite of housing legislation, including Bills 44 and 47. Bill 44 mandated updates to municipal zoning bylaws to allow Small-Scale Multi-Unit Housing (“SSMUH”). Bill 47 required municipalities to designate Transit-Oriented Areas (“TOAs”), within which minimum densities and building heights apply, and to eliminate residential off-street parking requirements in TOAs.

DISCUSSION

King George Corridor and South Newton Neighbourhood Concept Plans Updates

The City’s HAF Action Plan contains eight initiatives. This report addresses the initiative “Increase the supply of multi-unit housing near transit” with two policy amendment deliverables:

- Neighbourhood Concept Plan (“NCP”) review and update of South Newton and King George Corridor (update old designations); and
- Review land use designations in *Surrey Official Community Plan, No. 18020, 2013* (the “OCP”) to permit higher density along rapid transit without the need for undertaking an NCP amendment.

The King George Corridor and South Newton NCPs were endorsed by Council in 1995 and 1999, respectively. The land use designations outlined in the plans no longer respond to present-day market conditions; as such, plan amendments have been consistently necessary to facilitate development of contemporary building forms. A plan amendment adds time, administration, and uncertainty to the approvals process.

The following land use designation updates are proposed:

King George Corridor	
<i>Existing Designation</i>	<i>Proposed Designation</i>
Townhouse (15 units per acre*)	Townhouse (up to 25 UPA)
Townhouse (22 UPA)	
Townhouse (23.5 UPA)	
Townhouse (25 UPA)	
Low Density Multiple Residential (10 UPA)	
Garden Apartments (30 UPA)	Townhouse (up to 25 UPA) and Low-Rise Residential (1.5 FAR**)
Townhouse and Apartments	
Apartment (45 UPA)	Low-Rise Residential (1.5 FAR**)
Apartment	
Apartment (55 UPA)	

*Units per acre (“UPA”)

**Up to 2.0 floor area ratio (“FAR”) in Frequent Transit Network areas as described in the OCP

South Newton	
<i>Existing Designation</i>	<i>Proposed Designation</i>
Townhouse 15 UPA max	Townhouse (up to 25 UPA)
Townhouse 20 UPA max	
Townhouse 25 UPA max	
Apartment 45 UPA max	Low-Rise Residential (1.5 FAR*)
Apartment 65 UPA max	
Mixed Commercial Residential (Townhouses)	Low-Rise Mixed-Use (2.0 FAR)
Mixed Commercial Residential (Apartment)	Low-Rise Mixed-Use (2.0 FAR)

*Up to 2.0 FAR in Frequent Transit Network areas as described in the OCP

The proposed changes are shown in Appendices “IV” and “V”.

Stage 1 Fleetwood Plan Text Amendment

Council approved Stage 1 of the Fleetwood Plan in September 2023. By December 2023, new provincial legislation came into effect with three key impacts on the Fleetwood Plan:

1. Increased residential unit maximums in existing single-family zones (Bill 44).
2. Minimum density requirements within 800m of SkyTrain stations (Bill 47).
3. Removal of minimum residential parking requirements within 800m of SkyTrain stations (Bill 47).

These legislation changes require an update to the Fleetwood Plan, which is currently underway and has resulted in a delay for Stage 2 completion. The plan update will ultimately create alignment with new provincial legislation by reflecting the densities directed by Bills 44 and 47.

In effort to support in-stream applications nearing completion, and in advance of a full plan update anticipated in Q1 2025, a text amendment to the Urban Residential land use designation is being brought forward for consideration. The existing Urban Residential land use density of 24-37 units per hectare is proposed to increase up to a maximum of 55 units per hectare. Applicants could continue to seek additional density through Community Amenity Contributions (“CACs”).

This Stage 1 text amendment will better reflect the range of densities now supportable for Urban Residential through Bill 44 legislation, including typical townhomes currently under construction in Surrey’s urban areas. The amendment will minimize delays for in-stream applications that may proceed prior to Stage 2 plan approval.

The proposed changes are shown in Appendix “VI”.

CONCLUSION

Updated land use designations will simplify and streamline the application process and support contemporary forms of housing and development more efficiently. The amendments in these three plan areas also support commitments made under HAF and align land use designations with provincial housing legislation changes.



Ron Gill, MA, MCIP, RPP
Acting General Manager, Planning & Development

- Appendix "I" Revised King George Corridor NCP
- Appendix "II" Revised South Newton NCP
- Appendix "III" Revised Page 5 of the Stage 1 Fleetwood Plan
- Appendix "IV" Proposed Amendments to the King George Corridor NCP
- Appendix "V" Proposed Amendments to the South Newton NCP
- Appendix "VI" Proposed Text Amendments to Page 5 of the Stage 1 Fleetwood Plan

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Appendices available upon request.