SURREY ZONING BY-LAW 12000

Surrey Zoning By-law 12000 is available:

- ✓ In hardcopy at City Hall, Legislative Services Division, 13450 - 104 Avenue in Surrey at a cost set in Schedule A of the Surrey Fee-Setting By-law, as amended.

- ✓ On our Website at: www.surrey.ca.

  Website version is a large document and can take a minute or two to load.

Should you need assistance regarding amendments to the Surrey Zoning By-law 12000 please contact Legislative Services at 604-591-4132 or the Planning Department at 604-591-4441.

CITY OF SURREY

Zoning By-law

12000

Adopted September 13, 1993

City of Surrey

Zoning By-law No. 12000

A By-law to divide the City of Surrey into Zones and to make regulations in relation thereto, regulating the location, use and height of buildings, size of yards and other open spaces; and the use of land, pursuant to the provisions of the Local Government Act, as amended.

.....

Pursuant to the provisions of Section 479 of the Local Government Act, R.S.B.C. 2015 c. 1, as amended, the Council is empowered to divide the City of Surrey into Zones and make regulations in relation thereto, regulating the location, use and height of buildings, size of yards and other open spaces; and the use of land.

The Council of the City of Surrey, in open meeting assembled, ENACTS AS FOLLOWS:

This Bylaw may be cited for all purposes as "Surrey Zoning By-law, 1993, No. 12000".

Record of Text Amendments to Surrey Zoning By-law, 1993, No. 12000

By-law No.	Date Adopted	Purpose of Amendment (Corporate Report No.)
12179	03/21/94	R330
12208	04/18/94	R344
12239	04/18/94	C103
12101	07/11/94	C122
12333	07/25/94	C125
12348	07/25/94	S257A
12517	02/13/95	C168
12523	02/13/95	R557
12632	07/31/95	R635
12681	12/04/95	C235
12715	12/04/95	R745
12737	01/22/96	R769
12824	06/24/96	C289
12946	11/18/96	C304/C318
12995	01/27/97	C327/C328
13056	04/21/97	R1111
Annual CPI increase for NCP figures Schedule G 01/01/97 - 12/31/97		
13093	05/12/97	R1133
13094	05/12/97	R1133
13095	05/12/97	R1133
13112	06/16/97	C340.1
12301	06/17/97	n/a
13157	07/28/97	C347.1
13201	09/16/97	C364
13212	10/06/97	C365
13250	11/17/97	R1320
Annual CPI increase for NCP figures Schedule G 01/01/98 - 12/31/98		
13155	02/09/98	C348

By-law No.	Date Adopted	Purpose of Amendment (Corporate Report No.)
13316	02/09/98	R1395
13251A	03/16/98	C369/C391
13336	03/23/98	C376/C377
13251B	07/13/98	C369/C391
13497	09/15/98	R1578
13540	10/19/98	R1617
13541	10/19/98	R1618
13564	11/16/98	R1652
13581	11/30/98	R1691
13657	03/22/99	R1756
13703	05/17/99	R1812
Annual CPI increase for NCP figures Schedule G 03/01/99 - 02/29/2000		
All annual CPI increases for NCP figures on Schedule G retracted. For annual amenity contribution increases see the Planning & Development Bulletin.		
13774	07/26/99	C428
13822	09/20/99	R1980
13847	10/18/99	R2003/R1803
13862	11/15/99	R2022
13474A	12/13/99	R2072
13898	12/13/99	R2072
13915	01/17/00	R2094
13970	04/17/00	R059
13474B	06/12/00	R2072/R1744/R1553
14030	06/19/00	R100
13916	07/31/00	R2098
14101	09/18/00	N/A
14120	10/16/00	R202
13769	01/22/01	R246/C425
14223	02/26/01	R202
14332	02/26/01	N/A

By-law No.	Date Adopted	Purpose of Amendment (Corporate Report No.)
14333	02/26/01	N/A
14340	03/26/01	N/A
14362	04/30/01	N/A
14390	05/22/01	N/A
14430	07/23/01	N/A
14519	10/15/01	R210
14541	11/19/01	N/A
14568	12/10/01	R210
14603	01/21/02	R210
14620	02/18/02	N/A
14651	03/25/02	N/A
14549	05/13/02	N/A
14653	05/13/02	N/A
14697	05/28/02	N/A
14757	07/22/02	R143
14828	11/18/02	R198
14835	11/18/02	R209
14891	01/20/03	R003
14948	04/07/03	N/A
15056	06/23/03	L009
15001	07/07/03	N/A
14996	07/21/03	N/A
15064	07/21/03	R142
15127	10/27/03	R199
15128	10/27/03	R208
15245	01/19/04	C014
15149	01/26/04	L013
15298	04/05/04	L004
15350	05/03/04	N/A
15212	06/07/04	R238
15404	06/21/04	N/A
15145	07/05/04	N/A

By-law No.	Date Adopted	Purpose of Amendment (Corporate Report No.)
15220	07/26/04	N/A
15433	07/26/04	N/A
15489	09/27/04	N/A
15503	10/18/04	R229
15166	11/01/04	N/A
15271	11/01/04	R003
15587	12/13/04	R279
15655	03/07/05	R019
15660	03/14/05	C007
15664	05/18/05	R034
15710	05/18/05	C003
15725	05/18/05	R083
15716	05/30/05	N/A
15744	06/13/05	N/A
15778	07/11/05	C011
15844	10/03/05	C015
15842	11/07/05	C013
15896	01/09/06	R273
15983	04/24/06	R057
15977	04/24/06	L002
15956	07/10/06	N/A
16751	09/08/08	R163
16785	10/20/08	R200
16790	11/24/08	R211
16900	04/20/09	N/A
16918	05/04/09	R042
16938	05/25/09	R075
16957	06/29/09	R103
17145	04/12/10	R061
17181	06/07/10	R115
17287	12/13/10	R237
17290	12/13/10	R240
17291	12/13/10	R250

By-law No.	Date Adopted	Purpose of Amendment (Corporate Report No.)
17242	03/14/11	R166
17421	06/27/11	R105
17428	07/11/11	N/A
17462	09/12/11	R156
17471	10/03/11	R156
17574	02/06/12	n/a
17586	03/12/2012	R016
17636	05/28/12	R087
17703	07/23/12	2012-R146/R159
17704	07/23/12	2012-R146/R159
17687	10/01/12	2012-R117
17771	11/05/12	2012-R207
17797	11/26/12	n/a
17691	01/28/13	n/a
17863	02/18/13	2013-R014
17875	03/11/13	2013-R033
17773	04/22/13	2012-R221
17912	05/06/13	2013-R049
17986	07/29/2013	2013-R119
17989	07/29/2013	2013-R119
18029	09/09/2013	2013-R150
18050	09/23/2013	2013-R170
18199	04/28/2014	2014-R053
18205	12/01/2014	n/a
18212	05/26/2014	2014-R056
18215	06/23/2014	2014-R071
17936	06/23/2014	n/a
18414	03/23/15	2015-R022
18377	03/23/2015	n/a
18434	04/27/15	n/a
18455	06/29/15	n/a
18499	11/02/2015	2015-R168
18487	05/16/16	2016-R085

By-law No.	Date Adopted	Purpose of Amendment (Corporate Report No.)
18719	05/30/16	2016-R096
18753	07/11/16	2016-R141
18771	07/25/16	2016-R158
18809	09/12/2016	2016-R188
18859	10/03/2016	n/a
18745	11/07/2016	n/a
18874	11/07/2016	2016-R220
18899	11/21/2016	2016-R236
19073	02/20/2017	2017-R014
19135	04/03/2017	2017-R032
18772	05/08/2017	2016-R158 / 2016-R236
19261	06/26/2017	2017-R117
19040	11/20/2017	n/a
19333	12/18/2017	2017-L002 / 2017-L003
19491	02/19/2018	2018-R014
18278	03/12/2018	n/a
18372	03/12/2018	n/a
19523	04/23/2018	2018-R046
19529	04/23/2018	2018-R049
19556	05/07/2018	2018-R066
19614	07/23/2018	2018-R147
19334	12/03/2018	2017-L002
19760	02/25/2019	2018-R255
19766	02/25/2019	2019-R014
19817	05/27/2019	2019-R077
19902	10/21/2019	2019-R077
19945	11/18/2019	2019-R206
19995	12/16/2019	2019-R224
20014	01/27/2020	n/a
20058	05/04/2020	2020-R066
20075	05/25/2020	2020-R079
20097	06/15/2020	n/a
20117	07/13/2020	2020-R106

By-law No.	Date Adopted	Purpose of Amendment (Corporate Report No.)
20123	07/27/2020	2020-R116
20126	10/08/20	2020-R139
20275	02/22/2021	2021-R015
20264	03/08/2021	2021-R042
20341	05/31/2021	2021-R092
20300	09/27/2021	2021-R166
19464	12/06/2021	n/a
20543	01/17/2022	7916-0192-00
20551	01/17/2022	2021-R245
20555	03/07/2022	2022-R025
20583	03/28/2022	2022-R048
20584	03/28/2022	2022-R048
20564	04/11/2022	2022-R049
20626	05/09/2022	2022-R087
20659	07/25/2022	2022-R137
20681	07/25/2022	2022-R144
20710	10/03/2022	2022-R155
20881	04/17/2023	2023-R037
20930	05/15/2023	2023-R045
20936	05/15/2023	2023-R027
20962	06/05/2023	2023-R001
20961	06/19/2023	2023-R077
20743	07/10/2023	7922-0186-00
21073	11/20/2023	2023-R161
21074	11/20/2023	2023-R162
21087	11/20/2023	2023-R181
21085	12/18/2023	2020-R162
21184	04/08/2024	2024-R046
21187	04/08/2024	2024-R044
21276	06/10/2024	2024-R089
21277	06/10/2024	2024-R094
21281	07/08/2024	2024-R109
21327	09/09/2024	2024-R129

By-law No.	Date Adopted	Purpose of Amendment (Corporate Report No.)
21390	09/23/2024	2024-R162
21474	12/02/2024	2024-R223
21475	12/02/2024	2024-R235
21478	12/02/2024	2024-R237
21490	12/16/2024	2024-R245
21496	01/13/2025	2025-R265
21509	01/27/2025	2025-R002
20775	03/10/2025	7922-0211-00
21595	04/14/2025	2025-R039
21596	04/14/2025	2025-R048
21671	05/12/2025	2025-R093
21672	05/12/2025	2025-R094
21674	05/12/2025	2025-R081
20820	05/12/2025	7922-0233-00
21701	07/14/2025	2025-R129
21808	10/20/2025	2025-R198
21813	11/03/2025	2025-R224
21852	12/01/2025	2025-R247
21901	01/26/2026	2026-R012
21931	02/23/2026	2026-R026
22014	06/15/2026	2026-R103
22077	07/13/2026	2026-R128
22094	07/27/2026	2026-149

July 27, 2026

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Part 1
Definitions

DEFNS

(BL 13657; 13774; 15433; 15489; 17863; 18029; 19529; 19817; 20300, 20681, 20961, 21073, 21276, 21281, 21390, 21595, 21672, 21808, 22014, 22077)

The following definitions shall apply throughout this By-law:

Accessory Building
(BL 16918)
means a subordinate detached *building* in which the said *building* is:
(a) Used for the better enjoyment of the *principal building* to which it is accessory;
(b) Situated upon the *lot* on which the *principal building* is, or is being erected;
(c) Situated at a distance of not less than 1 m from an exterior wall of the main *principal building* to which it is accessory; and
(d) Smaller in floor area and *lot coverage* than the floor area and *lot coverage* of the *principal building*, and provided that the aggregate floor area and *lot coverage* of all *accessory buildings* on the *lot* are less than the floor area and *lot coverage* of the *principal building*.

Accessory Farm Residential Facilities
(BL 17771; 18874)
means an *accessory building*, *structure* or improvement associated with a principal *single family dwelling* on a *lot*, including without limitation the following:
(a) Attached or detached garage or carport;
(b) *Driveway* to a residential *building*;
(c) Attached or detached household *greenhouse* or sunroom;
(d) Residential-related workshop, tool, and storage sheds;
(e) Artificial ponds not serving farm drainage, irrigation needs, or *aquaculture* use; and
(f) Residential-related recreation areas such as swimming pools and tennis courts.

Accessory Use
(BL 13915; 20300)
means a use that is customarily supplementary to a *principal use;* and where the *principal use* is the permitted use that is carried out on the *lot,* the *accessory use*:
(a) Is carried out in a smaller area of the *lot* than the *principal use;* and
(b) If in a *building,* is carried out in a *building* or portion thereof smaller in area than the *building(s)* or portion thereof in which the *principal use* is carried out.

Active Floodplain
(BL 18809)
means an area of land that supports *floodplain plant species* and is:
(a) Adjacent to a *stream* that may be subject to temporary, frequent or seasonal inundation; or
(b) Within a boundary that is indicated by the visible *high water mark*.

Adult Educational Institution
(BL 17471; 20300)
means a place of learning which offers post-secondary education courses including business schools, technical, trade and vocational schools and special education programs, but specifically excludes *public schools* or *private schools*.

Adult Entertainment Store
(BL 12333; 20300)
means any premises wherein is sold or offered for sale objects, other than contraceptive devices, designed or intended to be used in a sexual act as defined by the Motion Picture Act, as amended, and the Motion Picture Act Regulations, as amended; may include *adult theatre* uses.

Adult Theatre
(BL 20300)
means a *building* used or intended to be used for the projection of motion picture films classified as restricted designated under the Motion Picture Act, as amended, where there are 1 or more film viewers made available for use by the public or both.

Agricultural Land Commission Act/Regs/Orders
(BL 15655, 20300, 20681)
means the Agricultural Land Commission Act, as amended and all regulations and orders pursuant thereto, as amended.

Agricultural Land Reserve
(BL 15655)
means lands established and regulated by the *Agricultural Land Commission Act/Regs/Orders.*

Agriculture
means the use of land for the growing of crops or the raising of *livestock*.

Agriculture – Intensive
means the use of land by a commercial enterprise or an institution for:
(a) The confinement of poultry, *livestock* or fur-bearing animals; or
(b) *Mushroom growing.*

Agri-tourism
(BL 15655; 17471; 20300)
means a tourist-oriented activity, service and/or facility promoting products grown, raised and/or processed on the same *farm operation* upon which they are grown, raised and/or processed and occurring on land classified as farm under the B.C. Assessment Act, as amended.

Alcohol and Drug Recovery House
(BL 13474A; 17181; 20300)
means a *building* which contains *sleeping units* for persons receiving on-site care and support for recovery from alcohol or drug dependency which is regulated under the Community Care and Assisted Living Act, as amended.

Alternative Fuel Infrastructure
(BL 17703)
means any one of the following:
(a) Level-3 electric *vehicle* charging station (also known as a DC fast charger), or its equivalent;
(b) Fast-fill compressed natural gas (CNG) *vehicle* refuelling station;
(c) Hydrogen *vehicle* refuelling station; and/or

(d) Liquefied petroleum gas (propane) *vehicle* refuelling station.

Antenna System
(BL 20264; 20300)
means a *telecommunications antenna* that is mounted on an *antenna supporting structure*.

Antenna Supporting Structure
(BL 20264; 20300)
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 *telecommunications antenna* or series of antenna on it; includes any onsite cabinets or shelters containing electronic or other equipment associated with these antenna structures and any compound required to accommodate these components.

Approving Officer
(BL 12333; 20300)
means a person appointed by the *City* Council as an Approving Officer under the Land Title Act, as amended.

Aquaculture
(BL 20300)
means the growing or harvesting of fish, shellfish, mollusca, crustaceans and marine algae:
(a) Including the:
  i. Cleaning, icing and storage of fish grown on the same *lot* for a period of 90 days; and
  ii. Cleaning, storage, shucking and packaging of shellfish, mollusca, crustaceans and marine algae; and
(b) Excluding the:
  i. Rendering, canning, smoking, cooking and other processing not included in this definition, of fish mollusca, crustaceans and marine algae;
  ii. Manufacturing of fish feed or the mixing of fish offal with fish feed;
  iii. Disposing of fish offal on the same *lot*;
  iv. Storing fish offal outdoors; and
  v. Using float houses, or suction or dredging harvesting methods.

Arcade
(BL 17471; 18414; 20300)
means a *building* or *structure* where 6 or more devices or machines are mechanically, electronically, or otherwise operated, used or intended to be used for the amusement and enjoyment of the public; excludes carnival rides or areas licensed under the Liquor Control and Licensing Act, as amended, where minors are not permitted.

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
(BL 21595)
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, 21595)
means that portion of a *building* 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:

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

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, 21595)
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, 21595)

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)

means a business or service used for dispensing, selling or distributing *cannabis*, or any product containing c*annabis*, for any purpose including medical use.

Cannabis Production Facility
(BL 19529)
means a business or service growing, cultivating, germinating, producing, storing, warehousing or packaging any product or thing containing *cannabis*.

Care Facility
(BL 13847; 13898: 17181; 20300)
means a *building* which contains *sleeping units* for persons receiving care or assistance where the *building* and/or operator are regulated or funded by provincial or federal agencies, including care and assisted living as defined and regulated under the Community Care and Assisted Living Act, as amended.

Caretaker Unit
(20300)
means a *dwelling unit* contained within a *principal building* and occupied by the owner or caretaker for business protection purposes.

Casino Hall
(BL 13316)
means a *gaming facility* used or intended to be used for the purpose of playing or operating games of chance or mixed chance and skill on which money may be wagered, where a license has been issued by the British Columbia Gaming Commission to charitable or religious organizations as a licensee, but does not include *bingo halls*.

Cheque Cashing Centre
(BL 18199)
means a premise where the business of cashing cheques or negotiable instruments for a fee charged or chargeable to the payee of the cheque or the payee's agent is carried on, but does not include banks or *drive-through banks*.

Child Care Centre
(BL 17181; 17471; 20300)
means a facility for children which includes group child care, preschool, *family* child care, occasional child care and multi-age child care all as defined, licensed and regulated under the Community Care and Assisted Living Act, as amended, and the Child Care Licensing Regulation, as amended

Church
(BL 13970; 19817)
see "Place of Worship"

City
(BL 12333)
means the City of Surrey

Coach House
(BL 14653; 15433; 17471, 21281)

means a *dwelling unit*, and is separate from and is an *accessory use* to a *single family dwelling*, *duplex, semi-detached residential building,* or *houseplex* on the *lot*, and is located above or attached to a detached garage.

Coffee Shop
means a place of business which supplies light meals, beverages and snacks.

Cogeneration Facility
(BL 18212)
means the *combined heat and power engine* and all additional components needed to achieve the production and transfer of heat and electricity from the engine to the *greenhouse* or interconnection site.

Combined Heat and Power Engine
(BL 18212)
means an engine and all additional components that produces both electricity and thermal energy for heating or cooling from a natural gas fueled input.

Commercial Kennel
(BL 13095)
see "Kennel - Commercial"

Community Service
(BL 12715; 19817; 20300)
means a use by a non-profit society:
(a) Providing information, referral, counselling, advocacy or physical or mental health services on an out-patient basis;
(b) Dispensing aid in the nature of food or clothing; or
(c) Providing drop-in or activity space;
but does not include *places of worship* and residential uses.

Compost
(BL 15655; 20300)
means a product with all of the following properties:
(a) A stabilized earthy matter having the properties and structure of humus;
(b) Beneficial to plant growth when used as a *soil amendment*;
(c) Produced by composting; and
(d) Derived only from organic matter.

Comprehensive Design
means a development containing any number of *buildings* planned as an integrated project on 1 *lot*.

Convenience Store
means a small commercial establishment which retails groceries and other convenience items and services to serve the immediate neighbourhood.

Cooking Equipment
(BL 13056)
means equipment, devices or appliances that can be utilized to prepare a meal within a *dwelling unit* and includes a sink, counter-top, gas or electric range or stove, counter-top cooking unit, hot plate, wall oven,

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, 21595)
means a platform or floor attached to the *principal building* which is greater than 0.6 m above *existing grade*.

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.

Drive-through Bank
(BL 12333)
means a financial institution with facilities which include an automobile lane to provide banking services to customers in their *vehicles.*

Drive-through Restaurant
(BL 13095)
see "Restaurant - Drive-through"

Driveway
(BL 14120; 15896; 17471)
means a surfaced or paved portion of any *lot* that provides access for a *vehicle* to or from a *highway*.

Drug Store
(BL 16751; 16785)
means a commercial establishment with a *gross floor area* of 600 sq. m or greater which fills a broad range of pharmaceutical prescriptions, and which includes the display for sale of health and beauty products and general merchandise on at least 65% of its *gross floor area*.

Duplex
(BL 21281)
means a *multiple unit residential building* that is *ground-oriented* consisting of 2 principal *dwelling units* each with or without one *secondary suite* as an *accessory use*.

Dwelling – Duplex (DELETED: BL 21281)

Dwelling - Multiple Unit Residential
means the *dwelling unit* contained within a *multiple unit residential building*.

Dwelling – Single Family
(BL 17290; 17471)
means a detached *building* used for residential purposes that consists of one *dwelling unit*, and where permitted by this By-law, one *secondary suite*.

Dwelling Unit
(BL 13056)
means 1 or more habitable rooms which constitute 1 self-contained *unit* used or intended to be used for living and sleeping purposes for which is provided:
(a) C*ooking equipment* or the facilities for the installation of *cooking equipment*; and
(b) One or more bathrooms with a water closet, wash basin and shower or bath.

Dwelling Unit – Corner
(BL 15166)
means an *end dwelling unit* contained within a *row housing building* located on a *corner lot*

Dwelling Unit – End
(BL 15166)
means a *dwelling unit* other than an *internal dwelling unit* contained within a *row housing building*

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, 21595)
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; 21595)
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, 22014, 22077)
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 a *building* shall be measured to the lesser of the outside edge of the exterior walls or sheathing, excluding:
  i. *basements*, crawl spaces having no more than 1.5 m of clear height, *balconies*, canopies, terraces and *decks*; and
  ii. those areas used as an *accessory use* for *parking within building envelope* or *underground parking*;
(b) 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 included;
(c) Solely for the purpose of calculating *floor area ratio,* the *lot area* is deemed to exclude *undevelopable areas* except in the R2-O, R3, R4, R5, R5-S, and R6 zones; and
(d) Solely for the purpose of calculating *floor area ratio,* the *lot area* is deemed to include any land dedicated to the *City* for a *highway* for any rezoning bylaws with first reading after June 15, 2026, except in the A-1, A-2, RA, R1, R2, R2-O, R3, R4, R5, R5-S, R6, R7, MR1, MR2, MR3, MR4, and MR5 zones.

Forestry
means the harvesting of trees and carrying out of all silviculture and forest management and protection practices, the sale of forest products, including fuel wood, pulp wood, timber and trees produced on the same land and excludes *industrial uses* such as pulp and paper mills.

Frequent Bus Stop Area

(BL 21281)
means an area within a prescribed distance from a bus stop with transit frequency and timing served by at least one bus route in accordance with Schedule F of this Bylaw.

Front Lot Line
(BL 13095)
see "Lot Line - Front"

Front Yard
(BL 13095)
see "Yard - Front"

Frontage
means the common boundary shared by the *front lot line* and a *highway*, excluding a *lane*. On a *corner lot*, the frontage shall be considered to be the shorter of the *highway* boundaries, regardless of the direction the *buildings* on the *lot* are to face.

Fur Farm
means *structures* and land intended for the keeping of mink or fox or other fur-bearing animals for commercial purposes.

Gaming Facility
(BL 13316)
means an establishment which is used or intended to be used for gaming purposes and includes *arcades*, *casino halls*, *video lottery gaming* and *slot machine gaming* but excludes *bingo halls* and facilities regulated by the British Columbia Racing Commission.

Garden Suite
(BL 21281
means a *dwelling unit* which is *ground-oriented,* and is separate from and is an *accessory use* to a *single family dwelling*, *duplex, semi-detached residential building,* or *houseplex* on the *lot.*

Gasoline Station
means a place of business where automotive fuel and automotive accessories are retailed to the general public and includes full-service, self-service and combined service gasoline stations.

General Service Uses
(BL 12333; 17471; 17773)
means a business which provides services, other than *personal service uses* to the individual or to other businesses and includes photocopying services, film processing, rentals, appliance repair services, veterinary clinics, *adult education institutions*, banks, but excludes *automotive service uses*, *firearms certification, industrial equipment rental* and *retail stores.*

G.F.A.
(BL 20300)
see “Gross Floor Area”

Golf Course
means an outdoor sport and includes par 3, executive and regulation golf courses and excludes mini-golf.

Government Liquor Store
(BL 15503; 20300)
means a government *liquor store*, government beer store, government wine store or an agency established by the General Manager of the Liquor Distribution Branch under the authority of the Liquor Distribution Act, as amended.

Greenhouse
(BL 18212)
means a *building* covered with translucent material and used for the purpose of *horticulture.*

Gross Floor Area
(BL 13774; 16918; 18719; 20300)
means all the area of the floor enclosed by the outside edge of the exterior walls of a *building*, including without limitation stairways, elevator shafts, storage rooms and mechanical rooms.

Ground-Oriented
(BL 21073)
means a *dwelling unit* having independent exterior access, and a private *open space* area, other than a *balcony* or *deck*.

Ground-Oriented – Back-to-Back
(21073)
means a *ground-oriented dwelling unit* sharing a common rear wall and at least one side wall with another *ground-oriented dwelling uni*t. The units do not have a *rear yard* with amenity area, and each unit has direct access from the outside at grade level, and access to a private open space area on the roof.

G.V.W.
(BL 20681)
means licensed and/or registered gross *vehicle* weight.

Height – Building
see "Building Height"

High Water Mark
(BL 18809)
means the visible high water mark of a *stream* where the presence and action of the water are so common and usual, and so long continued in all ordinary years, as to mark on the soil of the bed of the *stream* a character distinct from that of its banks, in vegetation, as well as in the nature of the soil itself; and includes the *active floodplain*.

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

Hobby Kennel
(BL 17471)
see "Kennel - Hobby"

Home Occupation
(BL 17471)
means an occupation or profession carried on as a business by a person residing in the same *dwelling unit* as the business, but shall exclude *social escort services, automotive service uses* and tow truck operations.

Horticulture
(BL 17863; 19529)
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, 21595)
means a *multiple unit residential building* consisting of no fewer than 3 and no more than 4 principal *dwelling units,* that resembles a large house, such as a triplex or 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 in any way interferes with the use of any contiguous *lot*, but excludes *salvage industry*.

Industry – Salvage
(BL 13916)
means industry relating to storing, wrecking, crushing, piling and similar operations of *vehicles*, machinery and other equipment which are otherwise considered not useable.

Industry – Transportation
(BL 17471; 18487)
means industry relating to the transporting, distributing, and storing of goods or materials and the storage and service of transportation equipment and includes *warehouse uses, distribution centres*, port and *railway* facilities, bus terminals, truck refuelling facilities, *truck parking facilities* and sales and service of

vehicles over 5,000 kg *G.V.W.* and excludes the storage of used tires.

Intensive Agriculture
see "Agriculture - Intensive"

Internal Dwelling Unit
(BL 15166)
see "Dwelling Unit - Internal"

Kennel – Commercial
means a kennel specifically set up for boarding, training and keeping of dogs not owned by the kennel operator or *lot* owner.

Kennel – Hobby
(BL 17471)
means a kennel where no more than 6 dogs over the age of 6 months, are kept on the premises for breeding or showing purposes. The operator of the hobby kennel must reside on the *lot* on which the *hobby kennel* is located.

Lane
(BL 20300)
means a *highway* not assigned a name or number which usually provides direct access to a *lot*.

Landscaping
(BL 17986)
means any combination of trees, bushes, shrubs, plants, flowers, lawns, bark mulch, decorative boulders, planters, foundations, sculptures, decorative fences and the like, arranged and maintained so as to enhance and embellish the appearance of a *lot* or where necessary to screen a *lot*. This must not include parking areas, uncleared natural bush, undergrowth or uncontrolled weeds.

Light Impact Industry
See "Industry - Light Impact"

Liquor Manufacturing
(BL 20626)
means the manufacturing of alcoholic beverages, which may include endorsements, subject to the Liquor Control and Licensing Act, as amended and the Liquor Control and Licensing Regulation, as amended.

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, 21672)
means a smaller *dwelling unit* within a larger principal *dwelling unit*, in a *multiple unit residential building*, which must have direct external access to common property, except a vestibule is permitted in a non-*ground-oriented multiple unit residential building*, and which can be locked-off from the larger principal *dwelling unit*.

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
(BL 21595)
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; 21595)
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 *existing grade*, 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.*

Lot Line
means any line which forms the boundary of a *lot*.

Lot Line – Front
(BL 17471)
means:
(a) The *lot line* common to a *lot* and an abutting *highway* excluding *lane*; or
(b) Where the *lot* is a *corner lot*, the shortest of the *lot lines* abutting a *highway* shall be the *front lot line*; or
(c) Where the *lot* is a *corner lot* and both *lot lines* abutting a *highway* are equal in length, 1 *lot line* shall be selected as the *front lot line* and the other *lot line* shall be selected as the *side lot line*; or
(d) Where the *lot* is a *through lot*, both *lot lines* common to a *lot* and abutting *highways* shall be the *front lot line*.

Lot Line – Rear
means the *lot line* opposite to, not adjoining and most distant from the *front lot line*. Where there is more than 1 *lot line* opposite to and not adjoining the front *lot line*, all said *lot lines* shall be considered the *rear lot line* where the distance from the *front lot line* equals or exceeds the minimum *lot depth*. Distance shall be measured between the midpoints of the *lot lines*.

Lot Line – Side
(BL 17471)
means a *lot line* other than the *rear lot line* or the *front lot line*.

Lot – Through
means a *lot* abutting two parallel or approximately parallel *highways*, excluding *lanes*.

Manufactured Home
(BL 17471; 20300)
means a factory built *dwelling unit* certified prior to placement on the *lot* as having been built:
(a) As a modular home in accordance with CSA A277 regulations; or
(b) As a *mobile home* in accordance with CAN/CSA Z240 regulations;
arriving at the *lot* ready for occupancy apart from incidental operations and connections.

Manufactured Home Park
means any *lot*, upon which 2 or more *manufactured homes*, occupied or intended to be occupied for dwelling purposes, are located, excluding any *lot* upon which *manufactured homes* are fabricated or placed for the purposes of storage or inspection and sales.

Manufactured Home Space
means an area set aside and designated within a *manufactured home park* for the installation or placement of a *manufactured home*, including space for the exclusive *accessory use* by the owner or occupant of that *manufactured home*.

Marina
means a facility which provides for the launching, moorage and storage of boats and yachts and includes rental of boats.

Methadone Clinic
(BL 13769)
a premise used principally to prescribe methadone to persons with opiate addiction and may include the provision of counselling and other support services to those persons.

Methadone Dispensary
(BL 14828; 16751)
means a business selling or filling methadone prescriptions for customers as the primary activity of the business and which does not display for sale health and beauty products and general merchandise on at least 65% of its *gross floor area*, but excludes a *drug store* or a *small-scale drug store.*

Micro Unit
(BL 19945)
means a *dwelling unit* with a floor area between 30 sq. m and 35 sq. m.

Mink Farm
see "Fur Farm"

Mobile Home
see "Manufactured Home"

Mobile Home Park
see "Manufactured Home Park"

Mono-Sloped Roof
(BL 20058)
means a roof with a single slope, which is often not attached to another roof surface.

Multiple Unit Residential Building
(BL 17471, 21281)
means a *building* which contains 2 or more *dwelling units*, excluding *single family dwelling*.

Multiple Unit Residential Dwelling
(BL 13095)
see "Dwelling - Multiple Unit Residential"

Municipal Building
(BL 20300)
means a *building* that is owned and operated by the *City* for municipal purposes.

Mushroom Growing
means *structures* and land used or intended to be used for the growing of mushrooms for commercial purposes.

Natural Boundary
(BL 19523)
means the visible *high water mark* of any lake, river, *stream* or other body of water where the presence and action of the water are so common and usual, and so long continued in all ordinary years, as to mark on the soil of the bed of the body of water a character distance from that of its banks, in vegetation, as well as in the nature of the soil itself.

Neighbourhood Pub
(BL 14835; 20300)
means a business licensed as "liquor primary" under the Regulations to the Liquor Control and Licensing Act, as amended.

Non-conforming
(BL 20300)
means any *building* or use which does not conform with any or all of the regulations for the Zone in which such a *building* or use is located.

Non-Market Rental Development
means a rental housing development operated by a public housing body, as that term is defined in Section 49.1 of the Residential Tenancy Act, that is subject to a legal agreement securing rental tenure for a minimum period of 60 years, as accepted by the City, that is either:
(a) wholly owned and operated by a public housing body; or
(b) operated by a public housing body, pursuant to a legal agreement with the property owner.

OCP
(BL 18414; 20300)
means the Official Community Plan adopted by the *City* under the Local Government Act, as amended.

Open Space
means an outdoor area which is intended for preservation or for passive or active recreational purposes and does not include required *setbacks* or the area intended for storage, parking and circulation.

Outdoor Display Area
(BL 13774)
means the unheated area, outside a *building*, used for display of retail merchandise, excluding parking area, where the public is admitted.

Parking Facility
(BL 17471)
means a *building*, *structure* or land designed or intended for short-term parking of *vehicles* weighing less than 5,000 kg *G.V.W.*, with or without charge.

Parking Lot
(BL 13774; 17471; 20300)
means a *parking facility* at *existing grade*; excludes single *family* or *duplex lots*.

Parking Space
(BL 13774)
means a space for the parking of a *vehicle* either inside or outside a *building* or *structure*, but does not include maneuvering aisles and other areas providing access to the space.

Parking Within Building Envelope
(BL 17471; 20300)
means 1, or a combination of, the following:

(a) Parking area forming an integral part of the *principal building*, provided, however, that not less than 50% of such parking area shall be under the interior usable space of the *principal 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; 21595)
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*.

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

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

Principal Residence
(BL 21277)
means a *dwelling unit* occupied by the owner as the owner's residence for a minimum of 184 days in a calendar year.

Principal Use
(BL 20300)
means a use specifically permitted in a Zone; excludes an *accessory use*.

Private Amenity Space
means a private indoor or outdoor space provided in conjunction with an apartment or townhouse development designed for use by all its residents for cultural, social and recreational activities, and not commercial purposes. Such spaces may include amenities such as a community meeting space, sports and fitness facility, cultural facility, *artist studio*, workshop, tennis court, outdoor swimming pool, vegetable garden patch, or children's play *structure*, or guest suite that is part of the common property and not a strata lot, excluding any public amenities in the Development Cost Charge Bylaw, the Amenity Cost Charge Bylaws, and Bonus Density provisions of Schedule G.

Private School
see "School - Private"

Processing - Primary
see "Primary Processing"

Public School
see "School - Public"

Pump Island
(BL 17703)
means a base upon which automotive fuel dispensing equipment is mounted.

Purchase
(BL 13251A)
means buy, barter, deal in, take in exchange, take in part payment, take in as a pawn or pledge, or receive

on consignment.

Qualified Environmental Professional (QEP)
(BL 19523,)
means a professional Biologist, Geoscientist, Engineer, Forester and/or Agrologist registered by their professional association to practice in British Columbia, with demonstrated education, expertise, accreditation and knowledge relevant to sensitive environments, ecosystems and/or riparian/streamside management.

Railway
(BL 13862; 14362)
means one or more rail lines including, without limitation, tracks, spurs, branch lines, extensions, and tramways, but excluding spurs and tracks which are located within a commercial or industrial zone and exclusively serve a commercial or industrial operation along the said spurs and tracks.

Railway Land
(BL 13862; 14362; 17471)
means a piece of real property, which may or may not be a *lot* on which a *railway* is located or intended to be located as determined by the *City*, provided that where a *railway* is confined within a right-of-way, easement, or other charge registered in the Land Title Office, only that portion of the real property within the said right-of-way, easement, or other charge shall be regarded as *railway land*.

Rear Lot Line
(BL 13095)
see "Lot Line - Rear"

Rear Yard
(BL 13095)
see "Yard - Rear"

Recreational Facility
(BL 12333; 13316; 19817)
means a facility for the provision of recreation and sports including health and fitness centres, yoga and dance studios, self-defence studios, bowling alleys, skating and curling rinks, swimming pools and *bingo halls* as well as associated accessory retail sales; specifically excludes *casino halls*.

Recycling Depot
(BL 13497)
means a *building* which is used or intended to be used for collecting, sorting, refunding and redistributing recyclable materials and specifically excludes the processing of recyclable material, other than the breaking of glass bottles.

Recycling Plant
means a facility in which recoverable resources, including newspapers, magazines and other paper products, glass and metal cans, are recycled, reprocessed and treated to return such products to a condition in which they may again be used for production.

Replacement Single Family Dwelling
(BL 13915)
means a detached *single family dwelling* which is under construction and which upon completion will

replace the existing *single family dwelling* located on the same residential *lot.*

Restaurant
means a commercial establishment that serves food or beverages primarily to persons seated within the *building* and includes cafes, tea rooms, outdoor cafes and *drive-through restaurants*.

Restaurant - Drive-through
means a commercial establishment where food or beverages are sold to customers in motor *vehicles*, regardless of whether or not it also serves prepared food or beverages to customers who are not in motor *vehicles*, for consumption either on or off the premises.

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; 21595)
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*, *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*.

Self-Storage Warehouse
(BL 19817)
means one or more fully enclosed *building(s)* with independent access to individual spaces leased or rented for the storage of goods that may also include administrative office space and accessory sales of packing supplies; and specifically excludes storage of *vehicles*, combustible, flammable hazardous or toxic materials, and perishable food and animal products.

Semiahmoo Trail
(BL 15983)
means the area shown in Schedule H.

Semiahmoo Trail Landscaping
(BL 15983; 17471; 20300)
means any combination of trees, bushes, shrubs, plants, bark mulch, split rail fence and any other similar *landscaping* as determined by the *City*, arranged and maintained in a natural and forested state so as to create a suitable transition with *Semiahmoo Trail*. As determined by the *City*, this shall not include decorative paving, planters, foundations, sculptures, decorative fences or fences other than split rail fences, non-porous or paved parking areas, uncontrolled weeds and any other similar *landscaping* that detract from a natural and forested state.

Semi-Detached Residential Building
(BL 15145, 21281)
means a *building* containing 2 structurally independent *dwelling units* divided vertically with a party wall, with each *dwelling unit* located on a separate fee simple *lot* and where permitted by this Bylaw, a *secondary suite*.

Separation
(BL 15716)
means the least horizontal distance between *buildings* on the same *lot*, excluding eaves, chimneys, hutches, balconies or *decks* and bay or boxed windows which may encroach on each storey to a maximum of 0.6 m, provided that said hutches, and bay or boxed windows shall not exceed a total of 2.4 m in horizontal length along any exterior wall.

Setback
(BL 13093)
means the least horizontal distance from the *lot line* to the *building*, excluding eaves, chimneys, hutches, balconies or *decks* and bay or boxed windows which may encroach on each storey into the required

setbacks, to a maximum of 0.6 m, provided that said hutches and bay or boxed windows shall not exceed a total of 2.4 m in horizontal length along any exterior wall.

Shared Vehicle
(BL 19766)
means a four-wheeled *vehicle* owned and operated by an organization which provides car-sharing services to its members.

Shipping Container
(BL 17462)
means an enclosed unit used or intended to be used for storing and transporting goods via ship, rail or truck, whether or not it is actually being used for such a purpose.

Short-Term Rental
(BL 21277)
means the renting of a *dwelling unit* by its owner to members of the public for temporary accommodation for a period of less than 90 consecutive days for each patron.

Side Lot Line
(BL 13095)
see "Lot Line - Side"

Side Yard
(BL 13095)
see "Yard - Side"

Single Family Dwelling
see "Dwelling - Single Family"

Sleeping Unit
means a room which is used or intended to be used for accommodation by 1 or more persons.

Sloped Roof
(BL 20058)
means a roof with a slope of 1:4 or greater.

Slot Machine Gaming
(BL 13316; 15725)
means a *gaming facility* containing devices, mechanically, electronically or otherwise operated or intended to be operated for gaming purposes by means of insertion of money or cards or coins equivalent to money, but such devices shall not include an electronic machine programmed to allow personal play where a person is able to play bingo against a computer or to play e-tabs or e-scratches generated by a computer.

Small-Scale Drug Store
(BL 16751; 16785; 17428)
means a commercial establishment with a *gross floor area* of less than 600 sq. m which fills a broad range of pharmaceutical prescriptions and excludes *methadone dispensary.*

Social Escort Service
means the business of providing male or female escorts for social occasions.

Soil Amendment
(BL 15655; 20300)
means the application of any or some combination of the following for the purpose of enhancing the soil capability of a *farm operation*:

(a) *Compost* or bio solids from *agriculture* or *horticulture* waste produced on a *farm operation* for application on the same *farm operation;* or
(b) Fertilizers, manure, mulches, or soil conditioners.

Special Waste
(BL 18414; 20300)
means any substance designated as such under the Environmental Management Act, as amended.

Stacked Townhouse Building
means a *ground-oriented multiple-unit residential building* with vertically stacked *dwelling units*, each having direct exterior access at grade or via a shared exterior stairway.

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; 21595)
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; 21595)
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; 21595)
means an off-street public transit facility comprised of multiple bus bays and related *structures* such as passenger shelters, waiting areas, and information and ticketing kiosks.

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
see "Industry - Transportation"

Truck Parking Facility
(BL 18487)
means the parking or storage of *vehicles* exceeding 5,000 kg *G.V.W.* excluding *wrecked vehicles*.

Underground Parking
(BL 14120; 20300)
see "Parking - Underground"

Undevelopable Area
(BL 12333; 20300, 22014)
means the portion of a *lot* that is deemed to be excluded from the calculation of *lot area* for the purpose of determining *density*, and includes any of the following:

(a) utility rights-of-way, including those for BC Hydro, FortisBC, or similar third-party utilities, but excluding City utilities or services; or

(b) an area within a *lot* measured as a distance of 5 m perpendicular from the *Top of Bank*, measured landward from a *stream*, on each side of a *stream*, within which *buildings*, *structures*, and site disturbance are prohibited.

Unit Density
(BL 17290; 20300)
means a measure of *density* obtained when the total number of *dwelling units* excluding *secondary suites* constructed or proposed to be constructed on a *lot* is divided by the total area of the *lot*. Unless otherwise permitted in the Zone, excludes *undevelopable area* from the total area of the *lot*.

Use – Accessory
see "Accessory Use"

Use – Principal
see "Principal Use"

Utility Trailer
(BL 20300)
means any non-motorized trailer pulled or towed by a motorized *vehicle* used for hauling items which does not include recreational *vehicles*.

Vehicle
(BL 20300)
means a motor vehicle as defined in the Motor Vehicle Act, as amended.

Video Lottery Gaming
(BL 12632; 17471; 20300)
means any activity or game of chance for money or other valuable consideration carried out or played on or through a computer, electronic or other video device or machine, but excluding the following:

(a) The *purchase* and sale of lottery tickets pursuant to a government approved lottery scheme administered by the Public Gaming Branch and the British Columbia Lottery Corporation;
(b) Pari-mutuel systems and machines that are duly licensed under regulations pursuant to the Criminal Code, as amended and under the Horse Racing Act, as amended; or
(c) "Pull-tab" machines that are owned and administered by the British Columbia Lottery Corporation.

Warehouse Uses
means the storing of large quantities of goods in a *building* and their distribution.

Wrecked Vehicle
means a *vehicle* that:

(a) Is physically wrecked or disabled so it cannot be operated by its own mode of power;
(b) Is wrecked or parts of a physically wrecked or disabled *vehicle*; or
(c) Appears to be physically wrecked, although it could be operated by its mode of power, but is not displaying thereon a lawful current license for its operation on the *highway*.

Yard
means an area created by *setback*.

Yard – Front
means a *yard* which extends across the full width of the *front lot line*.

Yard – Rear
means a *yard* which extends across the full width of the *rear lot line*.

Yard – Side
means a *yard* which extends across the full width of the *side lot line*.

Yard – Street Side
(BL 20300)
means a *yard* which extends across the full width of the *side lot line* on a *flanking street*.

Part 2
Uses Limited

USES

A. No person shall use land or *buildings* for any use, except for those specifically permitted in the Zone in which the land or *building* is located either in that Zone or in Part 4 General Provisions. Any use not specifically permitted in a Zone is an unlawful use.

(BL 20300)

B. Notwithstanding any other provision of each Zone, the uses permitted by Section B of these Zones shall be conditional upon the immediate availability and adequacy of those Municipal facilities and services hereinafter set forth to serve each parcel of land and each *unit* of every *building, structure* and use to be erected, placed or carried on thereon. No use of land and no use of any *buildings* or *structures* thereon shall be deemed to be authorized by Section B of each Zone and all uses otherwise permitted by this By-law are hereby prohibited unless and until all of the following services and facilities have been provided and are immediately available and are adequate therefor to the standards set out as follows:

1. Sanitary sewer, waterworks and drainage works shall be provided and constructed to the standards set out in the Surrey Subdivision and Development By-law, as amended.
2. Drainage works in conformity with the "Design Criteria" set out in the Surrey Stormwater Drainage Regulation and Charges By-law, as amended.
3. All *highways* abutting and serving the land including boulevards, street lighting, wiring, sidewalks, transit service facilities shall be provided and constructed to the standards set out in the Surrey Subdivision and Development By-law, as amended.

(BL 20300)

C. Where Municipal facilities and services required in this Part are unavailable or inadequate on land to accommodate the permitted uses of a Zone, Municipal facilities and services may be extended to the land by the owner of the land, upon consent and accepted terms and conditions by the *City*, and in accordance with the requirements of this Part.

Part 3 Zones

ZONES

(BL 12301; 13251B; 13474B; 14549; 14653; 15001; 14996; 15149; 15212; 15145; 15220; 15166; 15664; 17704; 17691; 17986; 17936; 18772, 20300, 21281, 22014)

A. For the purpose of this By-law, the territorial area of the City of Surrey is hereby divided into the following zones:

A-1	General Agriculture Zone
A-2	Intensive Agriculture Zone
RA	Acreage Residential Zone
R1	Suburban Residential Zone
R2	Quarter Acre Residential Zone
R2-O	Oceanfront Residential Zone
R3	Urban Residential Zone
R4	Small Lot Residential Zone
R5	Compact Residential Zone
R5-S	Special Compact Residential Zone
R6	Semi-Detached Residential Zone
R7	Cluster Residential Zone
RM-M	Manufactured Home Residential Zone
MR1	Low Density Townhouse Zone
MR2	Medium Density Townhouse Zone
MR3	Row House Zone
MR4	High Density Townhouse Zone
MR5	Stacked Townhouse Zone
MR6	Low-Rise (4 Storey) Apartment Zone
MR6-C	Low-Rise (4 Storey with Commercial Zone
RM-70	Multiple Residential 70 Zone
MR7	Low-Rise (5-8 Storey) Apartment Zone
MR7-C	Low-Rise (5-8 Storey) with Commercial Zone
MR8	Mid-Rise Apartment Zone
MR8-C	Mid-Rise Apartment with Commercial Zone
MR9	High-Rise Apartment Zone
MR9-C	High-Rise Apartment with Commercial Zone
MR10	High-Rise City Centre Apartment Zone
MR10-C	High-Rise City Centre with Commercial Zone
MR10-CBD	Central Business District Zone
RMS-1	Special Care Housing 1 Zone
RMS-1A	Special Care Housing 1A Zone
RMS-2	Special Care Housing 2 Zone
PC	Cemetery Zone
PA-1	Assembly Hall 1 Zone
PA-2	Assembly Hall 2 Zone
PI	Institutional Zone
C-4	Local Commercial Zone
C-5	Neighbourhood Commercial Zone
C-8	Community Commercial Zone
C-8A	Community Commercial A Zone

C-8B	Community Commercial B Zone
C-15	Town Centre Commercial Zone
C-35	Downtown Commercial Zone
CHI	Highway Commercial Industrial Zone
CG-1	Self-Service Gasoline Station Zone
CG-2	Combined Service Gasoline Station Zone
CTA	Tourist Accommodation Zone
CCR	Child Care Zone
CPR	Recreation Zone
CPG	Golf Course Zone
CPM	Marina Zone
IB	Business Park Zone
IB-1	Business Park 1 Zone
IB-2	Business Park 2 Zone
IB-3	Business Park 3 Zone
IL	Light Impact Industrial Zone
IL-1	Light Impact Industrial 1 Zone
IH	High Impact Industrial Zone
O1	Office Employment Zone
O2	City Centre Office Employment Zone
IA	Agro-Industrial Zone
CD	Comprehensive Development Zones

As shown upon the maps designated as the "Zoning Maps" and marked as Schedule A to this By-law and bearing the following inscription:

> These are the Zoning Maps referred to as "Schedule A" of Surrey Zoning By-law, 1993, No. 12000 and signed by the City Clerk.
>
> _____ City Clerk

The said Zoning Maps are hereby attached to and made part of this Bylaw. Any area not designated on the said maps is hereby classified as A-1 General Agriculture Zone.

(BL 20300)

B. Notwithstanding Section A above, those *lots* which are zoned I-4 Special Industry Zone or I-P(2) Industrial Park Zone (Two) under Surrey Zoning By-law, 1979, No. 5942 on June 1, 1993 shall be excluded from Schedule A of this By-law and all the provisions of this By-law shall not apply, until amendments to this By-law to include these *lots* have been adopted.

(BL 21281)

C. For all bylaws, any reference to the zones in the first column entitled “Original Zones” will be replaced by the zones in the second column entitled “Replacement Zones” as follows:

	Original Zones		Replacement Zones	
1	RA	One-Acre Residential Zone	RA	Acreage Residential Zone

2	RH	Half-Acre Residential Zone	R1	Suburban Residential Zone
3	RQ	Quarter Acre Residential Zone	R2	Quarter Acre Residential Zone
4	RF-O	Single Family Residential Oceanfront Zone	R2-O	Oceanfront Residential Zone
5	RF-SS RF	Single Family Residential Secondary Suite Zone Single Family Residential Zone	R3	Urban Residential Zone
6	RF-13 RF-12 RF12C	Single Family Residential (13) Zone Single Family Residential (12) Zone Single Family Residential (12) Coach House Zone	R4	Small Lot Residential Zone
7	RF-10 RF-9 RF-9C	Single Family Residential (10) Zone Single Family Residential (9) Zone Single Family Residential (9) Coach House Zone	R5	Compact Residential Zone
8	RF-10S RF-9S	Special Single Family Residential (10) Zone Special Single Family Residential (9) Zone	R5-S	Special Compact Residential Zone
9	RF-SD	Semi-Detached Residential Zone	R6	Semi-Detached & Duplex Residential Zone
10	From one of: RM-D RA-G RH-G RF-G RC	 Duplex Residential Zone Acreage Residential Gross Density Zone Half-Acre Residential Gross Density Zone Single Family Residential Gross Density Zone Cluster Residential Zone	To one of: RA R1 R2 R3 R4 R5	Each lot within the Original Zones of this section 10, will be rezoned to one of RA, R1, R2, R3, R4, or R5 zones based on lot size. Acreage Residential Zone Suburban Residential Zone Quarter Acre Residential Zone Urban Residential Zone Small Lot Residential Zone Compact Residential Zone

D. For all bylaws, any reference to the zones listed in the first column entitled “Original Zone” will be renamed as listed in the column entitled “New Zone”, as follows:

	Original Zone	New Zone

1	RM-10	Multiple Residential 10 Zone	MR1	Low Density Townhouse Zone
2	RM-15	Multiple Residential 15 Zone	MR2	Medium Density Townhouse Zone
3	RM-23	Multiple Residential 23 Zone	MR3	Row House Zone
4	RM-30	Multiple Residential 30 Zone	MR4	High Density Townhouse Zone
5	RM-45	Multiple Residential 45 Zone	MR6	Low-Rise (4 Storey) Apartment Zone
6	RM-135	Multiple Residential 135 Zone	MR8	Mid-Rise Apartment Zone
7	RMC-135	Multiple Residential Commercial 135 Zone	MR9	High-Rise Apartment Zone
8	RMC-150	Multiple Residential Commercial 150 Zone	MR10	High-Rise City Centre Apartment Zone

Part 4 General Provisions

GEN PROV

(BL 12208; 12333; 12632; 13212; 13316; 13769; 13774; 14549; 14653; 14996; 15001; 15145; 16957; 17986; 18487; 18719; 18772; 19556; 19995; 20058, 20300, 21595, 21701, 21808, 21852, 22014, 22077, 22094)

A. The following administrative general provisions shall apply:

1. Abbreviations:

(BL 20300)

(a) Where "<" is used, this shall be interpreted to mean "less than"; and

(b) Where "≥" is used, this shall be interpreted to mean "greater than or equal to".

2. Interpretation:

For the purpose of this Bylaw

(a) The words "includes" and "including" shall be interpreted to mean "includes or including among other things, but not limited to".

(b) Words not defined in this Bylaw shall have the same meaning as defined in the *Local Government Act, Community Charter, or Interpretation Act*.

(c) Headings given to sections are for convenience of reference only and do not form part of this Bylaw.

(d) Unless expressly stated otherwise, a reference to a section or schedule, means that section or schedule of this Bylaw.

(e) Words importing the singular include the plural and vice versa and words importing the neutral gender include the masculine and the feminine genders or the body corporate or politic where the context or the parties so require.

(f) A reference to a statute, regulation, or bylaw refers to that enactment as it may be amended or replaced from time to time.

(g) If a section, sub-section, or clause in this Bylaw is held to be invalid by a court of competent jurisdiction, then that invalid portion will be severed and the remainder of this Bylaw will be deemed to have been adopted without the invalid and severed section, sub-section, or clause.

3. Land Use Contracts:

Where the regulations set forth in this Bylaw conflict with the terms and conditions contained in an existing Land Use Contract, the terms and conditions contained in the Land Use Contract shall prevail.

4. Inspection of Property

(BL 12333; 20300)

(a) The General Manager, Planning & Development, the Chief Inspector, the General Manager, Engineering, the Medical Health Officer, the Fire Chief, the By-law Enforcement Officer and each of their respective Deputies and Assistants, are hereby authorized collectively or individually, to enter, at all reasonable times, upon any *lot* subject to the regulations of this By-law, in order to ascertain whether such regulations are being obeyed; and

(b) It is unlawful for any person to prevent, obstruct, seek or attempt to prevent or obstruct, the entry of any person as authorized under Section A.4(a) of this Part.

5. Authority to Withhold Permits

(BL 19261; 20300)

The General Manager of Planning and Development, or delegate, is authorized to withhold the issuance of any permit related to the construction of any *building* or *structure* where the design could accommodate:

(a) More *dwelling units* than permitted within the applicable Zone; or

(b) An increase of the floor area greater than permitted in the applicable Zone; or

(c) A future contravention of any provision of this By-law.

6. Schedules

(BL 21276; 21281, 22094)

The following schedules are attached to and form part of this Bylaw:

(a) Schedule A – Zoning Maps

(b) Schedule B – 200-Year Floodplain Map

(c) Schedule C – Height of Free-Standing Sign Map (Deleted: BL 13657)

(d) Schedule D – Maps of the City Centre and Town Centres

(e) Schedule E – Transit-Oriented Areas

(f) Schedule F – Frequent Bus Stop Areas

(g) Schedule G – Bonus Density

(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

(l) Schedule L – Schedule L – Inclusionary Housing Requirements

7. Other Applicable Acts, Regulations and Bylaws

All Zones are 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 including Development Permits, the Subdivision and Development Bylaw, the Development Cost Charge Bylaw, the Amenity Cost Charge Bylaws, the Surrey Sign Bylaw, the Surrey Building Bylaw, the Surrey Tree Protection Bylaw, the Surrey Soil Conservation and Protection By-law, and the Noise Control Bylaw;

(d) Subdivision requirements of the Approving Officer;

(e) Heritage designation bylaws and heritage revitalization agreements;

(f) Covenants registered in the Land Title Office under Section 219 of the *Land Title Act*; and

(g) Regulations pursuant to any Acts.

B. The following land use general provisions shall apply:

1. Public Uses:

(BL 14519; 17471; 18414; 20264; 20300; 21474; 21595)

(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 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:

(BL 20300; 20681)

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; 20300; 21281, 22014)

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, MR1, MR2, MR3, MR4, MR5, MR6, MR6-C, RM-70, MR7, MR7-C, MR8, MR8-C, MR9, MR9-C, MR10, MR10-C, MR10-CBD, O1, O2, 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

(BL 20300)

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; 20300; 21595)

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*;

6. Private Amenity Space:

(BL 19945; 20300; 20058, 22014)

(a) For all *multiple unit residential buildings* and *ground-oriented multiple unit residential buildings* except *duplexes* and *houseplexes,* 4.0 sq. m of *private amenity space* for each *dwelling unit* must be provided on the *lot,* except as follows:

i. 6.0 sq. m for each *dwelling unit* that includes a *lock-off suite;*

ii. 6.0 sq. m for each *micro unit;* and

iii. 6.0 sq. m for each *back-to-back ground-oriented dwelling unit* where *underground parking* is not provided.

(b) The maximum required *private amenity space* is 800 sq. m for each *multiple unit residential building.*

(c) *Private amenity space* must be provided subject to the following:

i. For developments of *multiple unit residential buildings* consisting of 50 or more *dwelling units* within a single strata plan, at least 60 sq. m of the required *private amenity space* must be provided as indoor *private amenity space* and the remainder may be provided as either indoor or outdoor;

ii. For developments of *ground-oriented multiple unit residential buildings* consisting of 79 or fewer *dwelling units* within a single strata plan, at least 75% of the required *private amenity space* must be provided as outdoor

private amenity space and the remaining 25% may be provided as either indoor or outdoor; and

iii. For developments of *ground-oriented multiple unit residential buildings* consisting of 80 or more *dwelling units* within a single strata plan, at least 75% of the required *private amenity space* must be provided as outdoor *private amenity space,* at least 60 sq. m of the remaining 25% must be provided as indoor *private amenity space,* and the remainder may be provided as either indoor or outdoor.

(d) *Private amenity space* must not be located within *setback* areas.

(e) *Private amenity space* must 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.

7. Bed and Breakfast, Boarding and Lodging, and Short-Term Rental:
(BL 17290; 20300; 21277; 21390)

(a) Bed and Breakfast:

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

i. Not more than 6 patrons (not including the owner and their family) shall be accommodated within the *dwelling unit*;

ii. Not more than 3 bedrooms (not including any bedrooms occupied by the owner and their family) shall be used for the *bed and breakfast* operation;

iii. No *cooking facilities* or other facilities for the keeping of food shall be provided for within the bedrooms intended for the said operation;

iv. Parking of cars, trucks, *utility trailers, house trailers, campers* or boats operated by the patrons shall be provided for within the *lot*; and

v. The owner must occupy the *dwelling unit* during the *bed and breakfast* use.

(b) Boarding and Lodging:
(BL 21474)

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

i. Not more than 2 *boarders* and *lodgers* shall be accommodated within a *dwelling unit* at any time;

ii. No *cooking facilities* or other facilities for the keeping of food shall be provided for within the bedrooms intended for the said operation;

iii. Parking of cars, trucks, *utility trailers, house trailers, campers* or boats operated by the patrons shall be provided for within the *lot*; and

iv. The owner must occupy the *dwelling unit* during the *boarding* and *lodging* use.

(c) Where both *bed and breakfast* use and *boarders* or *lodgers* are permitted the maximum number of patrons accommodated for both uses at any time is 6.

(d) Short-Term Rental

Short-Term Rental use is only permitted in the following types of *dwelling unit*, and only if the *dwelling unit* or another *dwelling unit* located on or within the same *lot* is the *principal residence* of the individual who owns the *lot* and operates the *Short-Term Rental* use:

i. *single family dwellings*;

ii. a maximum of one *secondary suite*, *coach house, or garden suite* on any *lot*;
iii. *multiple unit residential dwellings;*
iv. a maximum of one *lock-off suite* on any *lot*.

8. Minimum Building Requirement:
(BL 18487; 20300)

(a) The minimum *building* area for any use on any commercial or industrial zoned *lot* shall be 100 sq. m and shall contain washroom facilities; and

(b) Notwithstanding Section B.8(a) of this Part, *parking facilities* and *truck parking facilities* are excluded from the minimum *building* area requirement provided the owner obtains a *truck parking facility* permit from the City.

9. Care Facilities, Alcohol and Drug Recovery Houses, Child Care Centres, and Temporary Winter Shelters:
(BL 13898; 18414; 19261; 20300; 21073, 22077)

(a) *Care Facilities* and *Alcohol and Drug Recovery Houses* which accommodate no more than 10 persons where not more than 6 of whom are persons in care, may be located in any OCP designated Suburban I, Suburban II, Urban I, Urban II or Urban III Zone, except *houseplexes* and any *duplexes* completed after July 13, 2026;

(b) *Child Care Centers* which are provincially licensed facilities to accommodate 8 children or less, may be permitted in any *OCP* designate d Residential Zone as an *accessory use* to a residential use; and

(c) *Temporary Winter Shelters* may be located in any zone that allows *Community Service* uses provided that the *building* is in compliance with the assembly occupancy and residential occupancy standards in the BC Building Code.

10. Garbage and Recyclable Material Containers:
(BL 19261; 20300)

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

(a) Containers shall be clearly labeled for source separation; and

(b) In the case of *buildings* constructed prior to June 30, 1991 1 *parking space* may be used for this purpose without affecting the parking requirement for the development.

11. Home Occupations:
(BL 16957; 20300)

(a) Type I:

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

i. No person other than a member of the immediate *family* occupying the *dwelling* may be employed;
ii. No goods are displayed or sold on the premises;
iii. No alterations are made which change the character of the *building* as a *dwelling*;

iv. The aggregate floor area of all home occupations shall not exceed 25% of the area of 1 floor of the *principal building* regardless of whether the home occupation is, or will be, carried on in the *principal building* or in an *accessory building* or *structure*; and

v. No evidence of the home occupation including storage of materials or illuminated signs, shall be visible from outside the confines of the *dwelling*.

(b) Type II:

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

i. The *use* of the premises for a home occupation shall be confined to the incidental use of a telephone and records pertaining directly to that business;

ii. No goods are to be displayed, stored or sold on the premises;

iii. No alterations are made which change the character of the *dwelling*;

iv. No signs are displayed on the premises;

v. The storage of *vehicles* or equipment associated with a home occupation is not permitted on or near the *lot*; and

vi. In the case of rental premises, the business license applicant will be required to obtain the permission of the owner of the premises before a business license under this Section can be issued.

12. Keeping of Animals

(BL 14549; 17471; 18753; 18772; 20300; 21281)

(a) The keeping of *livestock*, poultry, rabbits and chinchillas in the RA, R1, R2, and R3 Zones is subject to the following maximum permitted numbers:

i. Two (2) *livestock* for every 0.4 ha, with the minimum *lot* size of 0.4 ha;

ii. Six (6) sheep or goats, for every 0.4 ha, with the minimum *lot* size of 0.4 ha;

iii. Twelve (12) head of poultry, excluding roosters, for every 0.4 ha, with the minimum *lot* size of 0.4 ha; and

iv. Rabbits and chinchillas where the *lot* is 0.4 ha or greater, or 2 rabbits or chinchillas where the *lot* is less than 0.4 ha.

(b) *Buildings* and *structures* to shelter the animals permitted in Section B.12(a) of this Part shall be situated as follows:

i. *Front Yard:* Minimum 36.0 m;

ii. *Rear Yard:* Minimum 7.5 m;

iii. *Side Yard:* Minimum 7.5 m; and

iv. *Street Side Yard:* Minimum 36.0 m;

(c) Despite Section B.12(a) of this Part, the keeping of pigeons and doves may be permitted in the RA, R1, R2, R3 and R4 Zones, provided that:

i. The *lot* is not less than 560 sq. m;

ii. The total number of pigeons and doves shall not exceed 15 birds per 93 sq. m of *lot* area; and

iii. The keeping of pigeons and doves is subject to the Surrey Control of Pigeons and Doves By-law, as amended; and

(d) Despite Section B.12(a) of this Part, the keeping of chickens may be permitted in the RA, R1, R2, and R3 Zones, where the *lot* is greater than 669 sq. m but less than 0.4 ha, provided that:

i. The total number of chickens shall not exceed 4 hens on each *lot*;

ii. No roosters are permitted on any *lot*;

iii. *Buildings* and *structures* to shelter hens shall be situated a minimum of 3.0 m from any *dwelling unit*, and shall be sited with the following minimum *setbacks*:

a. *Front Yard:* Minimum 20.0 m;

b. *Rear Yard:* Minimum 1.2 m;

c. *Side Yard:* Minimum 1.2 m; and

d. *Street Side Yard:* Minimum 3.0 m; and

iv. The keeping of hens is subject to the Surrey Chicken Keeping Bylaw, as amended.

13. Methadone Clinics

(BL 13769; 17471; 20300)

A *methadone clinic* is permitted as an *accessory use* to a *hospital*.

14. Portable Food Services

(BL 12179; 20300)

Portable food services providing temporary food services from a vending cart may be permitted in all commercial and industrial Zones provided that the vending cart:

(a) Does not exceed 4.0 sq. m in area;

(b) Is capable of being moved on its own wheels without alteration or preparation; and

(c) Is fully self-contained with no service connection, excluding electrical connections, provided the portable vending cart is located no more than 2.0 m from the point of electrical connection.

15. Truck Parking or Storage:

(BL 20300)

Vehicles exceeding 5,000 kg licensed *G.V.W.* are not permitted to be parked or stored either inside or outside a *building* or *structure* on any *lot* in a residential Zone.

16. Restricted Uses:

(BL 17704; 17773; 17863; 19261; 19529; 20300; 20681)

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; 20300; 21595, 21852)

A *shipping container* shall only be used, placed, stored, repaired, cleaned, upgraded, or modified on a *lot* in an industrial zone, or on *public school* grounds for the purposes of storage such as emergency preparedness supplies and school equipment. 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:

(BL 20300; 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:

(BL 20300)

(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.

20. Accessory Buildings and Structures:

(BL 20300)

(a) *Accessory buildings* and *structures* are permitted in all Zones; and

(b) In all Zones, and unless incorporated as part of the *principal building*, *structures* including stadiums, stairwells, sheds, platforms, display signs, tanks, towers, swimming pools, windmills, chimney towers, satellite dishes, spires and similar *structures* shall not be sited within the required *setbacks*. Fences and poles are excluded from this requirement.

21. Average Front Yard Setback:

(BL 20300)

(a) Where 40% or more of the adjacent *lots* in the same block and fronting on the same *highway*, are occupied by *buildings* and the average *setback* does not

exceed the minimum *setback* required in that Zone, the minimum *front yard setback* required in that Zone may be relaxed; and

(b) No *building* or part thereof hereafter erected, shall be situated on a *lot* that any main front wall will be closer to the *front lot line* than the average of the *front yard setback* of the said *buildings*. In all other cases, the minimum *front yard setback* required in that Zone shall apply.

22. Density Calculations:
(BL 13250; 19491; 20300)

(a) For the purpose of calculating *floor area ratio density*:

i. Where *floor area ratio* in the applicable zone is expressed to 2 decimal places, and results in a fraction, any fraction less than 0.005 shall be disregarded and any fraction 0.005 or greater shall be considered equivalent to 0.01; and

ii. Where *floor area ratio* in the applicable zone is expressed to 1 decimal place, and results in a fraction, any fraction less than 0.05 shall be disregarded and any fraction 0.05 or greater shall be considered equivalent to 0.10; and

(b) For the purpose of calculating *unit density*, where the calculation of the *density* results in a fraction, any fraction less than 0.5 shall be disregarded and any fraction 0.5 or greater shall be considered equivalent to 1.

23. Fencing:
(BL 12333; 18414; 20300)

(a) Any fence, wall or similar *structure* located in any residential Zone shall not be:

i. Higher than 1.8 m unless it complies with the *height* and *yard* restrictions applicable to *principal buildings* for the Zone in which it is located;

ii. Higher than 1.2 m when it is located within a required *front yard* or *street side yard;*

iii. Higher than 1.0 m in an area bounded by the intersecting *lot lines* at a *highway* corner and a straight line joining points 9 m along said *lot lines* from their point of intersection; and

iv. Constructed of barbed wire or electrified unless it is located in the A-1 or A-2 Zones or on a *lot* at least 2 ha in area in the RA or RH Zones.

(b) Where a fence, wall or similar *structure* is located on top of a retaining wall, the height of the fence shall include the height of the retaining wall, except that where their combined height exceeds 1.8 m, the fence, wall or similar *structure* by itself may have a height of not more than 1.0 m;

(c) Restrictions under this Section shall not apply to any hedge, bush, shrub, tree or the natural growth, neither shall they apply to any open mesh or chain link fence which does not restrict vision; and

(d) The use of barbed tape obstacle or razor wire as fencing material is prohibited in all Zones.

24. Height of Buildings and Structures:
(BL 20300)

Building height limitations shall not apply to windmills, chimney towers, spires, or similar *structures*, other than telecommunication towers, occupying less than 1% of the *lot*.

25. Lot:
(BL 20058; 20300)

(a) Only 1 *principal building* may occupy 1 *lot*, except as specifically provided in the Zone or in a *comprehensive design* in which more than 1 *principal building* may be permitted; and

(b) Where a *lot* lies within 2 or more Zones, a *principal building* may be placed on a portion of the *lot* lying in only 1 Zone. No further building shall be erected on those portions of the lot lying in the other Zone(s). Uses permitted in the portion of the *lot* lying in the other Zone(s) are prohibited.

26. Setbacks:
(BL 12333; 13093; 17471; 20300)

(a) Where more than 1 *setback* can be applied on a *lot*, the greatest *setback* shall be required;

(b) Stairs may encroach into the *building setback* area, provided they consist of three (3) risers or less, as measured from *finished grade* (on a single family or *duplex lot*) or *existing grade* (on a *lot* that is not zoned single family or *duplex*);

(c) *Structures* less than 0.6 m in *height*, as measured from *finished grade* (on a single family or *duplex lot*) or *existing grade* (on a *lot* that is not zoned single family or *duplex*), may encroach into the *building setback* area; and

(d) All Zones shall be subject to Part 7 Special Building Setback.

27. Setbacks from Natural Gas Transmission Rights-of-Way:
(BL 17704; 20300)

(a) Rear Setback for Principal Buildings:
Notwithstanding other provisions of this By-law, the *setback* of *principal buildings* on *lots* containing or abutting a natural gas transmission right-of-way at the *rear lot line* shall not be less than 7.5 m and such *setback* shall be measured at 90 degrees to the gas right-of-way boundary closest to the *building* line;

(b) Side Setback for Principal Buildings:
Notwithstanding other provisions of this By-law, the *principal buildings* on *lots* containing a natural gas transmission right-of-way along the *side lot line* shall not extend into the said right-of-way; and

(c) Setback for Accessory Buildings and Structures:
Notwithstanding other provisions of this By-law, the *accessory buildings* and *structures* on *lots* containing a natural gas transmission right-of-way shall not extend into the said right-of-way.

28. Subdivision:
(BL 12333; 16918; 18414; 18899; 19491; 20058; 20300; 21281)

(a) For the purpose of this Section, subdivision shall include *lot* consolidation;

(b) Unless otherwise provided hereinafter, any *lot* created under the Surrey Subdivision and Development By-law, as amended shall be in accordance with the *lot* standards prescribed for the Zone in which the subdivision is located;

(c) No *lot* created by a subdivision shall have a *frontage* less than 1/10 of its total perimeter or have a *lot* width less than the minimum requirement prescribed for the Zone in which the subdivision is located, unless approved by the *Approving*

Officer and in no cases shall a *frontage* be less than 4.5 m or shall a relaxation of the *lot* width requirement result in a *frontage* less than 4.5 m;

(d) For the purpose of subdivision, the width of a *lot* measured between 2 *side lot lines* on a straight line, shall be determined as follows:

i. For a rectangular *lot*, the width of a *lot* shall be determined by a straight line 7.5 m from and parallel to the *frontage* of the *lot*;

ii. For a *lot* of an irregular shape, the width shall be determined by a straight line 7.5 m from and parallel to the *frontage* of the *lot;* however, where the *frontage* intersects any of the *side lot lines* at an angle less than 60 degrees, the width shall be determined by a straight line at least 7.5 m from any point of the *frontage* and equiangular to both *side lot lines*;

iii. Where the *frontage* of a *lot* is not a straight line, all references of *frontage* in Section B.28 (d)(ii) of this Part shall mean a straight line connecting the 2 points at which the *frontage* intersects with the *side lot lines*, provided, however, that the width shall not be less than 7.5 m from any point of the *frontage*; and

iv. In the case of a panhandle *lot* and for the purpose of determining the *lot* width, the panhandle portion shall be disregarded, resulting in a rectangle or a polygon. The shortest *lot line* contiguous with the panhandle shall be considered as the *frontage* for the purpose of determining the *lot* width and the provisions set forth in Sections B.28(a) and (b) of this Part shall apply;

(e) For the purpose of subdivision, the depth of a *lot* shall be determined by a straight line perpendicular to the width of the said *lot* and having the least distance between the *front* and the furthest opposing *lot line*;

(f) Where the *lot* to be created is in such an irregular shape that the width and/or depth of the *lot* cannot be determined as hereinabove provided, the said width and/or depth of the *lot* shall be determined by the *Approving Officer*;

(g) The *Approving Officer* may reduce the minimum *lot* width of a *lot* of a particular Zone by not more than 10% if the resultant *lot* area is substantially larger than the minimum area required in a particular Zone. This provision shall not apply to the R2 Zone;

(h) Where the land being subdivided is such that only one *lot* to be created does not have the required minimum *lot* area, the subdivision may be approved provided that the area of this *lot* is not less than 90% of the minimum lot area requirement prescribed in the Zone. This provision shall not apply to the R4, R5, and R5-S Zones;

(i) Where the land being proposed for *lot* consolidation would result in a *lot* not meeting the minimum *lot* dimension requirements, the *Approving Officer* may approve such *lot* consolidation provided that the resulting *lot* dimensions which are at variance from the minimum standards are greater than the existing *lot* dimensions before *lot* consolidation;

(j) Where a replotting scheme is proposed according to the Municipal Replotting Act, as amended, the minimum dimensional and/or area requirements may be reduced where this reduction is necessary for completion of the replotting scheme, provided however that such reduction shall not result in a dimension or *lot* area less than that of any existing *lot* which is less than the minimum requirements prior to replot;

(k) Where the land proposed for subdivision is intended to complete a previous subdivision within a block in which a substantial number of smaller *lots* have been created, the minimum dimensional and/or area requirements may be reduced so that the new *lots* to be created are similar in *lot* dimensions and size of the existing *lots* within the block; provided, however, that such reduction shall not result in a dimension or *lot* area less than 85% of the average *lot* within the block and further provided that in no case shall the *lot* width of the *lots* so created be less than 12 m and the *lot* depth be less than 25 m;

(l) Notwithstanding the provision of Section B.28(b) of this Part:

i. When the *City* or the School Board intends to acquire a portion of a *lot* for school, park, road or other Municipal purposes and such *lot*:

a) Contains a total area larger than that required for school, park, road or other Municipal purposes; and

b) Does not contain a total area large enough for both:

(i) School, park, road or other Municipal purposes; and

(ii) Adequate and lawful continuation of the purposes for which it was used prior to the acquisition by the *City* or School Board, or is intended to be used;

that *lot* may be subdivided into 2 or more *lots* which are smaller than those *lots* otherwise permitted within the Zones in which they are located; and

ii. Where as a result of dedication of land for road widening purposes, the *yards* and *setbacks* of an existing *building* or *structure* are rendered non-conforming to the *yard* and *setback* requirements of the Zone, the said *yards* and *setbacks* shall be deemed to be conforming to the requirements of that Zone; and

(m) Unless otherwise specified in a Zone under Section K Subdivision, in the case of a bare land strata subdivision, the minimum *lot* area shall be considered as the minimum average *lot* area for a bare land strata subdivision under the Condominium Act and Regulations, as amended.

29. Tourist Accommodation:

(BL 12333; 20300)

The maximum length of occupancy by any patron in any *tourist accommodation* facility, including hotels, *tourist trailer parks* and *camp-sites* is 182 days in any 12-month period, on the same *lot*.

30. Railway Lands

(BL 13862; 14362; 20300)

(a) Subdivision:

In any residential zone, notwithstanding the subdivision provision therein, *railway land* shall not be subdivided unless the *lots* and any portion thereof created by a subdivision under the provision of the zone are at least 50 m from the centerline of the closest existing or future *railway*. Where a *highway* is provided in a subdivision, the *highway* shall not be within the said 50 m distance;

(b) Buildings and Structures:

Notwithstanding the *setback* requirements in the Zone, the *setbacks* of *buildings* and *structures* within the *railway land*, other than the *buildings* and *structures* for

or accessory to the *railway* operations, shall have a minimum distance of 57.5 m from the centerline of the closest existing or future *railway*;

(c) Fencing:

In addition to the regulations set forth under Section B.26 of this Part, where a residential *lot* is created through a subdivision of any *railway land* or where a *dwelling unit,* or a *building* or a *structure* for residential purposes as permitted in the Zone is constructed on the *railway land*, a fence with no openings for passage, having a *height* of not less than 1.2 m shall be constructed of:

i. Stones; or
ii. Cement; or
iii. Bricks; or
iv. Similar durable materials; or
v. A chain link fence along a strip of 2.4 m tall hedges planted at 0.6 m on centre; or
vi. A combination thereof;

and the said fence shall be installed at a minimum distance of 50 m from the centerline of the closest existing or future *railway*.

31. Semiahmoo Trail

(BL 15983; 16918; 17471; 20300)

(a) Setbacks:

Notwithstanding the *setback* requirements for *buildings* or *structures* on a *lot* in this Bylaw, the *setback* for *buildings* and *structures* constructed after April 24, 2006 from the edge of a *lot* abutting *Semiahmoo Trail* shall be a minimum of 10 m from the *lot line* of *Semiahmoo Trail*. Where existing *buildings* and *structures* are located within the 10 m *setback* on April 24, 2006, such *buildings* and *structures* may be:

i. Rebuilt, in the event they are damaged or destroyed only to the extent that the *buildings* and *structures* encroached into the *setback* requirement from *Semiahmoo Trail* as of April 24, 2006; and
ii. Expanded, provided any *building* expansion complies with *setback* requirement from *Semiahmoo Trail*, excluding any rebuilt portion;

provided *buildings* and *structures* being rebuilt or expanded comply in every other respect to this Bylaw and other applicable by-laws of the *City*; and

(b) Landscaping:

To protect the heritage character of *Semiahmoo Trail* and notwithstanding the definition of *landscaping* and any *landscaping* requirements in this By-law, *Semiahmoo Trail Landscaping* shall be provided and maintained, including the retention of mature trees, on all portions of a *lot* 7.5 m or less from *Semiahmoo Trail.*

32. Small-Scale Drug Stores and Methadone Dispensaries

(BL 16751; 16785; 20300, 21701)

(a) No *small-scale drug store* or *methadone dispensary* shall locate within 400 m of the *lot line* of an existing *drug store*, *small-scale drug store* or *methadone dispensary.*

(b) Sub-section B.32.(a) does not apply where *small-scale drug stores* are located on the same *lot* as and is part of a medical clinic or medical office.

33. Cheque Cashing Centres and Payday Loan Stores
(BL 18199; 20300)
No *cheque cashing centre* or *payday loan store* shall locate within 400 m of the *lot line* of an existing *cheque cashing centre* or *payday loan store.*

34. House Design Variation:
(BL 13093; 14549; 14653; 14996; 15001; 15145; 17986; 18772; 20300; 21281)
In all residential Zones, the exterior design of a *single family dwelling* or *duplex* to be erected on a *lot* shall not be identical or similar to that of an existing or proposed *dwelling* on a *lot* on the same side of the fronting *highway* within 4 *lots* measured from the closest *lot lines* except in the R4, R5, R5-S, and R6 Zones where the number of *lots* with an identical or similar *single family dwelling* shall be increased to 5 *lots*. A *dwelling* is deemed to have similar exterior design to an existing *dwelling* when:

(a) The front elevation designs are identical or have insignificant variations in the disposition and articulation of design features; or
(b) The front elevation designs are a mirror image to each other, with or without any variation in architectural details.

35. Replacement Single Family Dwelling:
(BL 20300)
Replacement single family dwellings may be an a*ccessory use* provided:

(a) The existing zoning of the *lot* allows 1 *single family dwelling* as a permitted use;
(b) A *single family dwelling* presently occupies the *lot;*
(c) The *setback* requirements of the *replacement single family dwelling* conform to the *setback* requirements for the *principal building* in the applicable zone; and
(d) The *principal building* is occupied by the registered owner of the *lot* on which the *principal building* is located.

36. Temporary Buildings:
(BL 21475)

(a) Temporary *buildings* may only be erected or placed on lands for the following purposes and for the following time periods:
    i. for a real estate sales centre:
        a) on lands with a development application to rezone to permit a *multiple unit residential building*, on site; or
        b) on other lands, to be used for the purposes of a real estate sales centre for the *multiple unit residential building* in Sub-section B.36.(a)i.a), off site;

    provided that:

        c) third reading of the rezoning bylaw for the development application in Sub-section B.36.(a)i.a) has been granted;
        d) a completed permit application for the real estate sales centre is approved by the General Manager of Planning & Development, or designate;
        e) the marketing of the development complies with the *Real Estate Development Marketing Act*; and

f) the real estate sales centre is for a period not to exceed the earlier of the first occupant moving in if on site, or 6 years after the date of third reading in Sub-section B.36.(a)i.c).

(b) The off-street parking requirements of a temporary *real estate* sales centre is based on a retail store as specified in Part 5 of this Bylaw.

(c) Other than Sub-sections B.36.(a) and B.36.(b), the provisions of the Zone of the lands where the temporary real estate sales centre is to be placed are applicable.

(d) The General Manager, Planning & Development, or an Approving Officer is authorized on behalf of Council under Section 154 of the C*ommunity Charte*r, SBC 2003, Chapter 26, to approve minor amendments to siting and off-street vehicle parking requirements of this Bylaw for a temporary *building*.

(e) A temporary *building* shall not be used as a *dwelling unit*.

37. Excavation and Shoring Construction

(BL 21490)

A *use* that is subject to a Zoning By-law Amendment Bylaw ("Rezoning") that has received Conditional Approval (Third Reading) by Council is deemed to be a permitted *use* for the purpose of allowing the issuance of a permit authorising excavation and shoring construction only, in accordance with the Surrey Soil Conservation and Protection By-law, 2007, No. 16389, or Surrey Erosion and Sediment Control Bylaw, 2024, No. 21181, or Surrey Building Bylaw, 2021, No. 17850, as amended.

38. Non-Market Rental Development

Non-market rental development is a permitted *principal use* on all *lots:*

(a) designated Low-Rise I, Low-Rise II, Mid-Rise I, Mid-Rise II, High-Rise I, and High-Rise II in the *OCP*; or

(b) within Tier 3 of a *Transit-Oriented Area* in Schedule E*;* or

(c) within Tier 5 of the three bus exchanges in Schedule E

subject to complying with the provisions of MR7 or MR7-C Zones.

Part 5
Off-Street Parking and Loading/Unloading

PARKING

(BL 12333; 13474B; 13774; 16918; 17471; 18414; 18719; 20300, 20681, 21276, 21281, 21390, 21474, 21478, 21595, 21671, 21672, 21701, 21813, 21852, 21931)

A. General Requirements

1. Compliance

(BL 20300)

(a) All Zones are subject to this Part.

(b) All requirements in this Part are applicable when there is:

i. A *building* or *structure* being constructed or increased in capacity; or

ii. A change in use.

2. Counting Rules

(BL 17471; 20300)

The counting rules are as follows:

(a) Where *gross floor area* is used for the calculation of required *parking spaces*, it must exclude parking loading/unloading areas, *secure bicycle parking areas*, stairways and mechanical rooms within the *building*;

(b) For the purpose of determining the number of required *parking spaces* or *bicycle spaces*:

i. Any fraction less than one-half (0.5) must be disregarded; and

ii. Any fraction one-half (0.5) or greater must be rounded up to the nearest whole number; and

(c) Within *dwelling units* in *multiple unit residential buildings,* where rooms are identified as dens, studies, libraries or other rooms of like character which are a minimum of 9 sq. m in floor area, such rooms must be considered bedrooms for the purpose of determining parking requirements.

3. Location of Parking Spaces

(BL 17875; 20300)

All required *parking spaces* must be completely clear of travel-lanes on internal drive aisles and must be as follows:

(a) Located on the same *lot* as the uses they serve; or

(b) Located on a *lot* that is abutting or contiguous with the *lot* on which the uses they serve are located, as long as the *parking spaces* are:

i. Not for residential uses; and

ii. Protected by an easement secured by a restrictive covenant in favour of the *City* that ensures full compliance with all provisions of this By-law;

(c) In the case of commercial uses in the Cloverdale Town Centre (Schedule D, Map D.5), on a *City* owned *parking facility* when cash-in-lieu is provided in accordance with the Surrey Off-Street Parking Facilities By-law, as amended; and

(d) Despite Section B.26(c) of Part 4 General Provisions, no *parking facility* may be located within 2.0 m of the *front lot line* or the *lot line* along a *flanking street.*

4. Paving, Parking Space Identification and Storm Water Drainage

(BL 17471;18487; 20123; 20300; 21478)

Paving, *parking space* identification and storm water drainage requirements are as follows:

(a) All off-street parking areas must be:

i. Graded and drained so as to properly dispose of all surface water; as determined by the *City*; and

ii. Surfaced with an asphalt, concrete or similar pavement so as to provide a surface that is dust-free, excluding those listed under Section A.4(b) of this Part;

(b) Unless otherwise required within this By-law, off-street parking areas for the following uses are not required to be surfaced with an asphalt, concrete or similar pavement:

i. *Single family dwellings* and *duplexes*;

ii. Municipal playgrounds and recreation areas;

iii. *Golf courses* and driving ranges;

iv. *Truck parking facilities*, except the portion being used for maintenance of motor vehicles parked or stored at the *truck parking facility*, including engine tune-ups, lubrication, repairs and car washing, and any automobile painting and body work; and

v. Areas of adverse soil conditions as determined by the *City*;

(c) *Parking spaces* which are paved must be identified by painted boundaries;

(d) *Truck parking facilities* must delineate and number the *parking spaces if the area is paved with asphalt or concrete*; and

(e) Off-street parking areas on lands within the areas described in the legend identified on the Vulnerable Aquifers Map, attached as Schedule I to this By-law must comply with additional requirements specified by a *Qualified Environmental Professional* and any other applicable legislation.

5. Accessible Parking Spaces in Parking Facilities

(BL 19817; 20300)

Accessible *parking spaces* in *parking facilities* must*:*

(a) Have direct and unobstructed access to a main entrance that serves the *parking facility*, in accordance with the British Columbia Building Code, 2012, as amended;

(b) Have a firm, slip-resistant and level surface with a maximum of 2% longitudinal grade;

(c) Have a minimum height clearance of 2.3 m at the *parking space* and along the *vehicle* access and egress routes on the first level below *finished grade*, to accommodate over-height *vehicles* equipped with a wheelchair lift or ramp; and

(d) Be clearly identified as accessible *parking spaces* by signs mounted 1.5 m above the ground and by painting the international symbol of accessibility on the pavement.

6. Visitor Parking

(BL 16900; 20300)

Visitor parking for *multiple unit residential buildings* must:

(a) Not be blocked by security gates, except for visitor *parking spaces* that are located in *underground parking* facilities, provided that there is at least 1 *vehicle* queuing space outside and adjacent to the gate; and

(b) Be clearly marked using signs or pavement markings.

7. Provision of Electric Vehicle Charging Infrastructure
(BL 19760; 20300, 21073, 21478, 21595, 21701, 21852)

For any newly constructed *parking space* even if not required in Table D.1, electric *vehicle* charging infrastructure must be provided as follows:

Uses	Minimum Number of Electric *Vehicle* Charging Energized Outlets
Residential:	
Single Family Dwelling with or without a *Secondary Suite*	Not applicable
Duplex with or without a *Secondary Suite*	Not applicable
Houseplex	Not applicable
Coach House	Not applicable
Garden Suite	Not applicable
Multiple Residential (Ground-Oriented)	Not applicable **plus** 50% of visitor *parking spaces*, up to a maximum of 4 *parking spaces*
Multiple Residential (Non-Ground-Oriented)	1 per *dwelling unit* **plus** 50% of visitor *parking spaces*, up to a maximum of 4 *parking spaces*
Commercial	20% of commercial *parking spaces*, up to a maximum of 4 *parking spaces*
Institutional	Not applicable
Industrial	Not applicable

The required electric *vehicle* charging infrastructure for *parking spaces* must*:*

(a) Be provided as either:
   i. 1 energized electrical outlet per *parking space*; or
   ii. An electric *vehicle* energy management system that controls electrical loads for the electrical *vehicle* supply equipment with a minimum performance standard of 4 *vehicles* sharing a 40A breaker and delivering a minimum of 12kWh over an 8-hour period, and 1 energized electrical outlet per *parking space*; and

(b) Each energized electrical outlet must:
   i. Include pre-wiring and ducting, without charging equipment;
   ii. Be capable of providing 208-240V (Level 2); and
   iii. Be labelled 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
Accessible *Parking Space*	2.5 m	5.5 m	6.1 m	1.5 m	Two-way
Van-Accessible *Parking Space*	3.4 m	5.5 m	6.1 m	1.5 m	Two-way
Parking Space for *Shared Vehicles*	2.9 m	5.5 m	All	-	One-way & Two-way

(b) The vertical clearance must be at least 2.1 m over the entire width and length of each *parking space* and be free of protrusions or encroachments by any structural and non-structural elements, except that this shall be increased to 2.3 m on the first level below *finished grade* where accessible *parking spaces* are provided, as required by Section A.5.(c) of this Part;

(c) Except for parallel and *tandem parking spaces*, the length of a *parking space* may be reduced to a minimum of 4.9 m for a maximum 35% of the required *parking spaces*, provided that each *parking space* with the reduced length is clearly identified with the words "small car";

(d) When the length of a *parking space* abuts a fence, wall or similar *structure*, the width of the *parking space* must be increased by 0.3 m to provide sufficient space for *vehicle* door opening;

(e) Despite Section B.1(c) of this Part, when a *parking space* is the last *parking space* on the end of a dead-end aisle, the width of the *parking space* must be increased by 0.6 m to ease *vehicle* maneuverability; and

(f) A maximum of a 0.15 m encroachment of a structural column into a *parking space* in a *parking facility* is allowed if the encroachment does not interfere with the *vehicle* door opening actions.

2. Parking Dimensions for Garages, Outdoor Tandem Parking Spaces, Parking Pads and Carports
(BL 18859; 20300)

Parking dimensions for garages, outdoor *tandem parking spaces*, parking pads and carports are as follows:

(a) *Parking spaces* must comply with the following minimum standards:

PARKING SPACE TYPE:	*PARKING SPACE* WIDTH:	*PARKING SPACE* LENGTH:
Single Garage	3.20 m	6.1 m
Double Garage	2.85 m	6.1 m
Tandem Parking Space in a Garage	3.20 m	6.1 m
Outdoor *Tandem Parking Space*, Parking Pad or Carport	2.75 m	6.0 m

(b) For garages, the width and length of the *parking space* shall be measured from the inside of the finished wall to the inside of the opposite finished wall of the garage, and any *parking space* shall be clear, horizontally and vertically, of any protrusions or encroachments by any structural and non-structural elements, including stairs.

C. Alternative Parking Provision

(BL 19766; 20300, 21478)

1. Limited Application

(BL 20300, 21478)

Alternative parking provisions, or transportation demand measures, listed in this section shall apply only to areas within City Centre, (Schedule D, Map D.1), Fleetwood Plan Area, Guildford Town Centre or Newton Town Centre (Schedule G) that are not within a Transit-Orientated Area ("TOA ").

2. Transportation Demand Measures

(BL 20300, 21478, 21671)

The minimum number of required residential *parking spaces* may be reduced through the following measures for *multiple unit residential buildings* with *underground parking*:

(a) Required residential parking spaces may be reduced by five (5) *parking spaces* for each *shared vehicle* that is provided for *multiple unit residential buildings* with *underground parking*, up to a maximum of 4% reduction in parking but not to exceed or a maximum of four (4) *shared vehicles* per building, including one car *share vehicle* membership for each *dwelling unit*.

(b) By up to 10 *parking spaces*, but not to exceed a maximum of 1% reduction in parking, for the supply and installation of a public transit shelter, to City standards, along the frontage of the development, or within 50 metres of an entrance to the *building*.

(c) By up to 2% for provision of additional 0.25 *bicycle spaces* in a *secure bicycle parking area* per dwelling unit;

(d) By 0.5% for E-Bike Charging, based on one 120V energized outlet for each 8 residential *bicycle spaces*;

(e) No reduction in visitor *parking spaces* is permitted; and

(f) The *shared vehicle parking space* provided shall not count towards the minimum required visitor parking spaces.

3. Deleted by bylaw 21276

D. Required Parking Spaces

(BL 20300, 20681, 21276, 21390, 21478)

1. Number of Required Off-Street Parking Spaces

(BL 19766; 20300, 21478)

The number of required off-street *parking spaces* shall be determined as follows:

(a) The minimum number of off-street *parking spaces* required for land uses permitted under this By-law must be provided in accordance with Table D.1 of this Part;

(b) Where Table D.1 of this Part does not clearly specify requirements for a particular use, the minimum number of off-street *parking spaces* shall be determined by the *City*;

(c) Parking requirements may be reduced by 7% in City Centre Fleetwood Plan Area, Guildford Plan Area and Newton Town Centre in accordance with Section 5C, except for the following uses as indicated in Table D.1 of this Part:

i. *Care Facilities*;
ii. Offices;
iii. *Multiple Unit Residential Dwelling, Ground Orientated* without *underground parking*;
iv. *Community Services*;
v. Medical offices; and
vi. Eating establishments.

(d) Where 2 or more uses occur on a *lot*, the minimum number of required *parking spaces* must be the sum of the *parking spaces* required for each individual use;

(e) Without limitation, the *parking spaces* requirements for *Transit-Oriented Areas* are specified in Table D.1;

(f) For certainty, Sub-section D.1.(e) applies to every *lot* in a *Transit-Oriented Area* that is subject to a:

i. Zoning amendment that received any reading or adoption after December 6, 2023;
ii. Zoning amendment that received first reading, or any other readings, or adoption before December 7, 2023, provided that a building permit has not been issued, or substantial construction has not commenced; or;
iii. Comprehensive Development (CD) Zone; and

(g) If an owner or occupier of a *lot*, *building* or other *structure* in a *Transit-Oriented Area* provides, despite not being required to do so under Sub-sections D.1(e) and D.1(f), off-street *parking spaces*, other than off-street *parking spaces* for use by disabled persons, for the residential use of the *lot*, *building* or other *structure*, the *parking spaces* design standards in Part 5 of this Bylaw apply.

(h) No additional off-street *parking spaces* are required for an existing *building* located in a commercial zone and which continues to be used for a use permitted in that zone, provided no additional floor space is added to the *building*, and the increase in the number of required off-street *parking spaces* for the replacement permitted use is no greater than:

i. 20% of the number of off-street *parking spaces* required in Part 5, Table D.1; or
ii. 10 *parking spaces*.

2. Alternate Hours of Use

(BL 17875; 19766; 20300)

Alternate hours of use parking requirements are as follows:

(a) Shared *parking facilities* for 2 of more establishments may be permitted when the establishments have different temporal distributions (alternate hours) of parking demand as demonstrated by having operating hours that do not significantly overlap, provided that the *parking spaces* are:

i. For commercial, industrial and/or *institutional uses*; and

ii. Protected by an easement and restrictive covenant to ensure that such *parking spaces* are reserved and maintained for the uses for which they are required; and

(b) Each establishment may share a maximum of 25% of its individually required *parking spaces*, but the total number of *parking spaces* must be equal to or greater than the required number of *parking spaces* for the establishment that has the highest individual overall *parking space* requirement.

3. Number of Accessible Parking Spaces

(BL 19817; 19902; 20300, 21276, 21390, 21474)

(a) Where the number of provided *parking spaces* is greater than 12, a minimum of 2% of the provided *parking spaces*, must be accessible *parking spaces*;

(b) Notwithstanding Section D.3(a), developments with *ground-oriented multiple unit residential buildings* with individual surface-level *garages* or carport parking, are excluded from providing accessible *parking spaces* for the residential portion of the provided parking provided that accessible *parking spaces* for visitors are still provided;

(c) Where accessible *parking spaces* are required, 50% of accessible *parking spaces* must be provided as van-accessible *parking spaces*;

(d) Where only 1 accessible *parking space* is required, the space must be a van-accessible *parking space*;

(e) Where 2 accessible *parking spaces* are located side-by-side, the access aisle may be shared;

(f) Despite Sub-sections D.3(a) and D.3(b), in *Transit-Oriented Areas,* a minimum of 1 accessible *parking space* is required, or 0.02 accessible *parking spaces* per *dwelling unit*, whichever is greater;

(g) For certainty, Sub-section D.3(f) applies to every *lot* in a *Transit-Oriented Area* that is subject to a:

i. Zoning amendment that received any reading or adoption after December 6, 2023;

ii. Zoning amendment that received first reading, or any other readings, or adoption before December 7, 2023, provided that a building permit has not been issued, or substantial construction has not commenced; or

iii. Comprehensive Development (CD) Zone; and

(h) If an owner or occupier of a *lot*, *building* or other *structure* in a *Transit-Oriented Area* provides, despite not being required to do so under Sub-sections D.3(f) and D.3(g), more than 1 accessible *parking space*, or 0.05 accessible *parking spaces* per *dwelling unit*, for the residential use of the *lot, building* or other *structure,* the *parking spaces* design standards in Part 5 of this Bylaw apply.

4. Delegated Authority for Required Parking in Transit-Oriented Areas

The General Manager, Planning & Development or an Approving Officer is authorized on behalf of Council under Section 154 of the *Community Charter, SBC 2003, Chapter 26,* to approve amendments to a building permit, development permit, and/or a development variance permit to facilitate the compliance by an owner or occupier with Sub-sections D.1(e) through D.1(g) and D.3(f) through D.3(h) of this Bylaw.

Table D.1: Required Number of Off-Street Parking and Bicycle Spaces

(BL 14340; 14541; 15127; 17290; 17471; 17703; 17875; 17986; 19261; 19766; 19817; 19902; 20300, 20626, 20681, 20961, 21276, 21281, 21478, 21595, 21671, 21672)

Unless otherwise indicated, the number of *bicycle spaces* (subject to Section E of this Part) and parking spaces required for uses permitted in this Bylaw must be provided as follows:

USES:	PARKING SPACES:	BICYCLE SPACES:
Assembly Hall	10 *parking spaces* per 100 sq. m of *G.F.A.*	Not applicable
Except: *Place of Worship*	7.5 *parking spaces* per 100 sq. m of *G.F.A.*	
Automobile Painting and Body Work	3 *parking spaces* per 100 sq. m of *G.F.A.*	Not applicable
Automotive Sales (≤ 5,000 kg *G.V.W.)*	3 *parking spaces* per 100 sq. m of floor area used for display, retail and office uses; **plus** 2 *parking spaces* per *vehicle* service bay where *automotive service uses* are provided.	Not applicable
Automotive Service Use	2 *parking spaces* per *vehicle* servicing bay; **plus** 1 *parking space* per car wash bay.	Not applicable
Beverage Container Return Centre	2 *parking spaces* per 100 sq. m of *G.F.A.* **plus** 3 *parking spaces* for short-term parking.	Not applicable
Care Facility	0.4 *parking spaces* per *sleeping unit*	Not applicable
Except: In City Centre (Schedule D, Map D.1) **or** **Except:** Where private transportation services are provided	0.3 *parking spaces* per *sleeping unit*	
Child Care Centre	0.70 *parking spaces* per employee, in accordance with the number of employees required under the Community Care and Assisted Living Act, as amended; **plus** 0.15 *parking spaces* per licensed child for drop-off, or 2 *parking spaces*, whichever is greater.	Not applicable
Coach House	1 *parking space* per *dwelling unit.*	Not applicable

USES:	PARKING SPACES:	BICYCLE SPACES:
Except: eligible *lots* within a *Frequent Bus Stop Area* (Schedule F)	No minimum *parking spaces* per *dwelling unit*.	Not applicable
Community Service	3.5 *parking spaces* per 100 sq. m of *G.F.A.*	Not applicable
Cultural Use (e.g. Museum, Art Gallery)	3 *parking spaces* per 100 sq. m of *G.F.A.*	Not applicable
Distribution Centre	See *Industry - Transportation*.	Not applicable
Duplex	*1 parking space* per *dwelling unit*.	Not applicable
Except: eligible *lots* within a *Frequent Bus Stop Area* (Schedule F)	No minimum *parking spaces* per *dwelling unit*.	Not applicable
Eating Establishment (e.g., *Coffee Shop*, *Restaurant*, Banquet Hall)	3 *parking spaces* where the sum of the *G.F.A., balconies,* terraces and *decks* is less than 150 sq. m **or** 10 *parking spaces* per 100 sq. m of *G.F.A. balconies,* terraces and *decks*, where this total area is greater than or equal to 150 sq. m but less than 950 sq. m **or** 14 *parking spaces* per 100 sq. m of *G.F.A. balconies*, terraces and *decks,* where this total area is greater than or equal to 950 sq. m	Where *G.F.A.* is >= 2,000 sq. m: 0.06 *bicycle spaces* in a *secure bicycle parking area* per 100 sq. m of the *G.F.A.* **plus** 0.06 visitor *bicycle spaces* per 100 sq. m of *G.F.A.*
Except: *Drive-Through Restaurant*	Parking requirements for *eating establishment* **plus** 8 *vehicle* queuing spaces in advance of the drive-through pick-up window	Not applicable
Except: In Transit Oriented Areas (Schedule E)	3.0 *parking spaces* per 100 sq. m of *G.F.A.*	Where *G.F.A.* is >= 2,000 sq. m: 0.06 *bicycle spaces* in a *secure bicycle parking area* per 100 sq. m of the *G.F.A.* **plus** 0.12 visitor *bicycle spaces* per 100 sq. m of *G.F.A.*
Entertainment Use	10 *parking spaces* per 100 sq. m of *G.F.A.*	Not applicable
Except: Cinema and *Theatre*	1 *parking space* per 4 seats.	Not applicable
Except: Mini-Golf	1 *parking space* per 2 golfing holes.	Not applicable

USES:	PARKING SPACES:	BICYCLE SPACES:
Except: Pool and Billiard Halls	2 *parking spaces* per table.	Not applicable
Farm Alcohol production Facility	1 *parking space* 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 *parking spaces* per 100 sq. m of display and retail floor area or 4 *parking spaces*, whichever is greater.	Not applicable
Garden Suite	1 *parking space* per *dwelling unit*.	Not applicable
Except: eligible *lots* within a *Frequent Bus Stop Area* (Schedule F)	No minimum *parking spaces* per *dwelling unit.*	Not applicable
Gasoline Station	*2 parking spaces* per 100 sq. m of retail floor area; **plus** 1 *parking space* per car wash bay; **plus** 2 *parking spaces* per *vehicle* service bay; **plus** 1 *parking space* per electric *vehicle* charging station connector.	Not applicable
General Service Use (e.g., Banks, Veterinary Clinics)	3 *parking spaces* per 100 sq. m of *G.F.A.*	Where *G.F.A.* is >= 2,000 sq. m: 0.06 *bicycle spaces* in a *secure bicycle parking area* per 100 sq. m of the *G.F.A.* **plus** Either: i) Within City Centre or Town Centres (Schedule D): 0.12 visitor *bicycle spaces* per 100 sq. m of *G.F.A.*; **or** ii) Outside of City Centre or Town Centres (Schedule D): 0.06 visitor *bicycle spaces* per 100 sq. m of *G.F.A.*
Golf Course	4 *parking spaces* per hole; **plus**	Not applicable

USES:	PARKING SPACES:	BICYCLE SPACES:
	1 *parking space* per tee for golf driving ranges; **plus** Parking requirements for *accessory uses.*	
Hospital	1 *parking space* per 100 sq. m of *G.F.A*	0.1 *bicycle spaces* in a *secure bicycle parking area* per 100 sq. m of *G.F.A.;* **plus** 6 visitor *bicycle spaces* at each public entrance.
Houseplex	1 *parking space* per *dwelling unit.*	Not applicable
Except: eligible *lots* within a *Frequent Bus Stop Area* (Schedule F)	No minimum *parking spaces* per *dwelling unit*.	Not applicable
Industry - Light Impact	1 *parking space* per 100 sq. m of *G.F.A.,* where the G.F.A. is less than 7,000 sq. m **or** 0.6 *parking spaces* per 100 sq. m of *G.F.A.*, where the *G.F.A.* is greater than or equal to 7,000 sq. m	Not applicable
Industry - High Impact	1 *parking space* per 100 sq. m of *G.F.A*., where the *G.F.A.* is less than 7,000 sq. m **or** 0.6 *parking spaces* per 100 sq. m of *G.F.A.*, where the *G.F.A.* is greater than or equal to 7,000 sq. m	Not applicable
Industry - Salvage	0.25 *parking space* per 100 sq. m of salvage yard up to 4,047 sq. m in area; **plus** 0.1 *parking space* per 100 sq. m of the portion of the salvage yard in excess of 4,000 sq. m	Not applicable
Industry - Transportation (e.g., Warehouses, *Distribution Centres*)	1 *parking space* per 100 sq. m of G.F.A., where the G.F.A. is less than 7,000 sq. m **or** 0.6 *parking spaces* per 100 sq. m of G.F.A., where the G.F.A. is greater than or equal to 7,000 sq. m **plus** 2 *parking spaces* per *vehicle* servicing bay	Not applicable
Library	5 *parking spaces* per 100 sq. m used or intended to be used by visitors or patrons.	Not applicable
Liquor Manufacturing	1 *parking space* per 100 sq. m of *G.F.A,* **plus**	Not applicable

USES:	PARKING SPACES:	BICYCLE SPACES:
	Parking requirements for *liquor tasting lounge*.	
Liquor Store	See *Retail Store*.	Not applicable
Liquor Tasting Lounge	5 *parking spaces* per 100 sq. m	Not applicable
Manufactured Home Park	1 *parking space* per *dwelling unit;* **plus** 0.25 *parking space* per *dwelling unit* for visitors.	Not applicable
Marina	1 *parking space* per boat moorage space; **plus** Parking requirements for all *accessory uses*.	Not applicable
Multiple Unit Residential Dwelling *GROUND-ORIENTED*	2 *parking spaces* per *dwelling unit*; **plus** 0.2 *parking space* per *dwelling unit* for visitors.	Not applicable
Except: In *Transit-Oriented Areas* (Schedule E)	No minimum *parking spaces* per *dwelling unit* except for accessible *parking spaces* in Part 5 Sub-section D.3(f)	Not applicable
Except: *Lock-Off Suite*	No minimum *parking spaces* per *dwelling unit.*	Not applicable
Multiple Unit Residential Dwelling NON-*GROUND-ORIENTED*	1.3 *parking spaces* per *dwelling unit* with 1 or no bedrooms; **plus** 1.5 *parking spaces* per *dwelling unit* with 2 or more bedrooms; **plus** 0.2 *parking space* per *dwelling unit* for visitors.	6 visitor *bicycle spaces* per *multiple unit residential building;* **plus** 0.40 *bicycle spaces in a secure bicycle parking area per dwelling unit, up to a maximum of 40 bicycle spaces per building*
Except: In Fleetwood Plan Area, Guildford Plan Area and Newton Town Centre (Schedule G) with *underground parking*	1.1 *parking spaces* per *dwelling unit, with potential for reduction through TDM;* **plus** 0.1 *parking space* per *dwelling unit* for visitors.	6 visitor *bicycle spaces* per *multiple unit residential building;* **plus** 0.40 *bicycle spaces* in a *secure bicycle parking area* per *dwelling unit up to a maximum of 300 bicycle spaces per building*

USES:	PARKING SPACES:		BICYCLE SPACES:
Except: Within 50 metre buffer of a Transit-Orientated Area (Schedule E)	0.9 *parking spaces* per *dwelling unit with potential for reduction through TDM;* **plus** 0.1 *parking space* per *dwelling unit* for visitors		6 visitor *bicycle spaces* per *multiple unit residential building;* **plus** 0.40 *bicycle spaces* in a *secure bicycle parking area* per *dwelling unit up to a maximum of 300 bicycle spaces per building*
Except: In *Transit-Oriented Areas* (Schedule E)	No minimum *parking spaces* per *dwelling unit* except for accessible *parking spaces* in Part 5 Sub-section D.3(f)		6 visitor *bicycle spaces* per *multiple unit residential building;* **plus** 0.40 *bicycle spaces* in a *secure bicycle parking area* per *dwelling unit up to a maximum of 300 bicycle spaces per building*
Except: *Lock-Off Suite*	No minimum *parking spaces* per *dwelling unit.*		Not applicable
Multiple Unit Residential Building GROUND-ORIENTED and NON-*GROUND-ORIENTED* with housing agreement for rental and *underground parking*	Minimum 1.0 *parking spaces* per *dwelling unit*; **plus** 0.1 *parking space* per *dwelling unit* for visitors	Maximum 1.2 *parking spaces* per *dwelling unit*; **plus** 0.2 *parking space* per *dwelling unit* for visitors	6 visitor *bicycle spaces* per *multiple unit residential building;* **plus** 0.40 bicycle spaces in a *secure bicycle parking area* per *dwelling unit up to a maximum of 300 bicycle spaces per building*

USES:	PARKING SPACES:		BICYCLE SPACES:
Except: In City Centre (Schedule D, Map D.1)	Minimum 0.60 *parking spaces* per *dwelling unit*; **plus** 0.1 *parking spaces* per *dwelling unit* for visitors	Maximum 0.9 *parking spaces* per *dwelling unit*; **plus** 0.2 *parking spaces* per *dwelling unit* for visitors	6 visitor *bicycle spaces* per *multiple unit residential building;* **plus** 0.40 *bicycle spaces* in a *secure bicycle parking area* per *dwelling unit up to a maximum of 300 bicycle spaces per building*
Except: In *Transit-Oriented Areas* (Schedule E)	No minimum *parking spaces* per *dwelling unit* except for accessible *parking spaces* in Part 5 Sub-section D.3(f)		6 visitor *bicycle spaces* per *multiple unit residential building;* **plus** 0.40 *bicycle spaces* in a *secure bicycle parking area* per *dwelling unit up to a maximum of 300 bicycle spaces per building*
Except: *Lock-Off Suite*	No minimum *parking spaces* per *dwelling unit.*		Not applicable
Neighbourhood Pub	10 *parking spaces* per 100 sq. m of *gross floor area*.		Not applicable
Office Use	2.5 *parking spaces* per 100 sq. m of *G.F.A.* of a *building*		Not applicable
Except: In City Centre (Schedule D, Map D.1)	1.4 *parking space* per 100 sq. m of *G.F.A.* of all floors of a *building*		Not applicable
Except: Medical Office	3.5 *parking spaces* per 100 sq. m of *G.F.A.*		Not applicable
Personal Service Use	3 *parking spaces* per 100 sq. m of *G.F.A.*		Not applicable
Public School and *Private School* Elementary	1.75 *parking space* per classroom; **plus** 9 *parking spaces* for drop-off; **plus** 2 *parking spaces* for loading/unloading of buses (*private schools* only).		4 visitor *bicycle spaces* per classroom

USES:	PARKING SPACES:	BICYCLE SPACES:
Public School and *Private School* Secondary	*3.8 parking spaces* per classroom; **plus** 9 *parking spaces* for drop-off; **plus** 2 *parking spaces* for loading/unloading of buses (*public schools*) **and** 4 *parking spaces* for loading/unloading of buses (*private schools*).	8 visitor *bicycle spaces* per classroom
Recreational Facility	3.6 *parking spaces* per 100 sq. m of floor area; **plus** Parking requirements for all *accessory uses*.	Not applicable
Except: Skating Rink	2.5 *parking spaces* per 100 sq. m of floor area used as a skating rink.	Not applicable
Except: Curling Rink	4 *parking spaces* per sheet of ice.	Not applicable
Except: Racquet or Ball Court	3 *parking spaces* per court.	Not applicable
Recycling Depot	5 *parking spaces.*	Not applicable
Recycling Plant	1 *parking space* per 100 sq. m of *G.F.A.*	Not applicable
Retail Store (e.g., *Convenience Store*, *Drug Store*)	2.75 *parking spaces* per 100 sq. m of *G.F.A.* where the *G.F.A.* is less than 372 sq. m **or** 3 *parking spaces* per 100 sq. m of *G.F.A.* where the *G.F.A.* is greater than or equal to 372 sq. m but less than 4,645 sq. m **or** 2.5 *parking spaces* per 100 sq. m of *G.F.A.* where the *G.F.A.* is greater than or equal to 4,645 sq. m.	0.1 visitor *bicycle spaces* per 100 sq. m of *G.F.A.* where the *G.F.A.* is >= 4,645 sq. m
Except: Garden Supply Store and/or Building Supply Store	3 *parking spaces* per 100 sq. m of *G.F.A.* **plus** 1 *parking space* per 100 sq. m of *outdoor display area*	Not applicable
Secondary Suite	1 *parking space* per *dwelling unit*	Not applicable
Except: eligible lots within a Transit-Oriented Area (Schedule E)	No minimum *parking spaces* per *dwelling unit.*	Not applicable
Except: eligible *lots* within a *Frequent Bus Stop Area* (Schedule F)	No minimum *parking spaces* per *dwelling unit*.	Not applicable
Self-Storage Warehouse	0.1 *parking spaces* per 100 sq. m of *G.F.A.* **or**	Not applicable

USES:	PARKING SPACES:	BICYCLE SPACES:
	3.0 *parking spaces*, whichever is greater	
Semi-Detached Residential Building	1 *parking space* per *dwelling unit*	Not applicable
Except: eligible *lots* within a *Frequent Bus Stop Area* (Schedule F)	No minimum *parking spaces* per *dwelling unit*.	Not applicable
Single Family Dwelling	2 *parking spaces*	Not applicable
Except: eligible *lots* within a *Frequent Bus Stop Area* (Schedule F)	No minimum *parking spaces* per *dwelling unit*.	Not applicable
Tourist Accommodation	1 *parking space* per *sleeping unit*; **plus** Parking requirements for *accessory uses*.	1 visitor *bicycle space* per 30 rooms
Tourist Trailer Park & *Camp-Site*	1 *parking space* per *house trailer* or camping site; **plus** Parking requirements for all *accessory uses*.	Not applicable
University and College	3 *parking spaces* per 100 sq. m of floor area used as classrooms*;* **plus** 11 *parking spaces* per 100 sq. m of *G.F.A.* for associated *assembly hall*/gymnasium.	8 visitor *bicycle spaces* per classroom
Warehouse Use	See *Industry – Transportation.*	Not applicable

E. Bicycle Parking Requirements

(BL 20300, 20961, 21276, 21478)

1. General Requirements

(BL 20300)

All required *bicycle spaces* must:

(a) Not interfere with a pedestrian walkway;

(b) Be separated from *parking spaces* or loading/unloading spaces by 2.0 m or a physical barrier;

(c) Be sufficiently illuminated; and

(d) Be firmly secured with tamper proof hinges or fixed into concrete.

2. Visitor Bicycle Spaces

(BL 20300)

Visitor *bicycle spaces* must be located:

(a) At *finished grade*; and

(b) Within 30 m of the main entrance to the *building*.

3. Location Requirements

(BL 20300, 21478, 21671)

(a) All required *bicycle spaces* must be provided in:

i. A separate secured room located within a *building*; or

ii. An expanded metal mesh compound within a *building*; or

iii. Individual numbered bicycle lockers; or

iv. Secure communal storage area as long as the individual storage units are a minimum width of 0.7 metres and minimum length of 1.8 metres; or

v. Wall mounted racks may be permitted at the discretion of the General Manager, Planning & Development or Building Official on exceptional site conditions that limit the size and configuration of the parkade.

(b) *Secure bicycle parking areas* must be located within 75 m of an entrance to the *building* or elevator and within the first three levels of underground parking; and

(c) Bicycle maintenance facilities are required in a *secure bicycle parking area*.

4. Mixed-Use Developments

(BL 21478)

Where 2 or more uses occur on a *lot*, the total number of *bicycle spaces* must be the greater of the *bicycle spaces* required for each individual use.

5. Required Bicycle Spaces

(BL 20058; 20300, 21276)

Where a *building* provides 30 or more *parking spaces* for *vehicles*, *bicycle spaces* must be provided in accordance with Table D.1 of this Part.

F. Off-Street Loading/Unloading

(BL 20300)

1. Required Off-Street Loading/Unloading Spaces

Requirements for off-street loading/unloading spaces are as follows:

(a) All industrial *buildings* must provide an off-street loading/unloading space adjacent to each overhead loading door of the *building,* or where no loading door is provided, adjacent to a door, outside the *building*;

(b) Each loading/unloading space must be clearly marked for the exclusive use of loading and unloading *vehicles*; and

(c) Loading/unloading spaces must not be considered as off-street *parking spaces* for the purpose of calculating the *parking spaces* required under this By-law.

2. Dimensions for Loading/Unloading Areas

The minimum dimensions for loading/unloading spaces and manoeuvring aisles are as follows:

(a) The width of the loading/unloading space must be at least 4.0 m;

(b) The width of the maneuvering aisle must be at least 7.5 m;

(c) The length of the loading/unloading space must be at least 9.2 m;

(d) When the length of a loading/unloading space or maneuvering aisle abuts a fence, wall or similar *structure*, the width of the loading/unloading space must be increased by 0.75 m to provide sufficient space for *vehicle* maneuvering; and

(e) The vertical clearance of the loading/unloading space and manoeuvring aisle must be at least 4.5 m and be free of protrusions or encroachments by any structural and non-structural elements.

3. Design Standards for Loading/Unloading Spaces:

Design standards for loading/unloading spaces are as follows:

(a) The layout of loading/unloading areas must not result in *vehicles* backing out onto a *highway*;

(b) All loading/unloading areas must be graded and designed to ensure that the loading *vehicles* will remain entirely within the loading/unloading space;

(c) Any fence, wall or *structure* required for loading must be protected from damage by *vehicles* with curbs, bollards or other similar devices; and

(d) Any lighting used to illuminate the loading area must be directed to.

Part 6
Signs

SIGNS

(BL 20300)

DELETED BY BY-LAW 13822

Part 7

Special Building Setbacks

SPEC SETBK

(BL 17242; 20300)

Notwithstanding anything in this By-law, *setback* of *buildings* and *structures* on a *lot* abutting existing or future *highways* shown on the "Surrey Major Road Allowance Map", attached as Schedule K to the Surrey Subdivision and Development By-law, as amended, shall be the sum of the following:

1. One-half of the width of the ultimate *highway* allowance shown on the "Surrey Major Road Allowance Map", attached as Schedule K to the Surrey Subdivision and Development By-law, as amended, measured from the centreline of the ultimate *highway* allowance, which may not necessarily coincide with the centreline of the existing *highway*; plus
2. The required *setback* set forth in Section F Yards and Setbacks of the Zone in which the *lot* is located.

Part 7A
Streamside Protection

STREAM SIDE

(BL 18809, 21674)

A. General

(BL 20300)

1. All lands within a streamside protection area, which includes the area of land between the *stream* and *top of bank* and the *streamside setback area,* are subject to the regulations set out in this Part, except for those lands and uses permitted in the *Agricultural Land Reserve* that are exempt from the Riparian Area Regulation, B.C. Reg. 376/2004, as amended.
2. For those portions of a streamside protection area that exceed the Riparian Areas Regulation, B.C. Reg. 376/2004, as amended, no disturbance of any land is permitted except for the construction, maintenance or operation of municipal works and services including without limitation, infrastructure frontage works being completed by a 3rd party on behalf of, or as required by the City.
3. Any requirements specified in Riparian Areas Regulation, B.C. Reg. 376/2004, as amended, that are greater than those specified in this Part, must be complied with, as well as any other applicable legislation.
4. For the purpose of this Part, a *Qualified Environmental Professional* is a registered professional Biologist, Geoscientist, Engineer, Forester and/or Agrologist registered in British Columbia, with demonstrated education, expertise, accreditation and knowledge relevant to sensitive environments, ecosystems and/or riparian/streamside management.
5. All *streams,* for the purpose of this Part, are classified as follows:
   (a) Class A: Inhabited by salmonids year-round or are potentially inhabited year-round with access enhancement;
   (b) Class A/O: Inhabited by salmonids, primarily during the overwintering period, or potentially inhabited with salmonids during the overwintering period with access enhancement and non-salmonid species generally present year-round; or
   (c) Class B: A significant source of food and nutrient value to downstream fish populations with no documented fish presence and no reasonable potential for fish presence.
6. The entirety of this Part shall not be used to calculate *density* as described in *undevelopable area*.

B. Streamside Setback Areas

(BL 20300, 21674)

1. A *streamside setback area* is calculated by a *Qualified Environmental Professional* using the minimum distance from the *top of bank*, as follows:

Minimum Distance From *Top of Bank*

	STREAM CLASSIFICATIONS:	
***STREAM* TYPES:**	**A or A/O**	**B**
All *Stream* Types (except as shown below)	30 m[1]	20 m[1]
Channelized[3] *Stream* that has been dyked, diverted or straightened carrying drainage flows from headwaters or significant sources of groundwater, and can include channels that divert irrigation from a *stream* and send overflow water back to a *stream*.	25 m[1]	15 m[1]
Ditches[3] *Stream* that is a constructed drainage channel, carrying water that does not originate from a headwater or significant source of groundwater.	10 m[2]	7 m
Natural *Stream* predominantly in its natural state that is not significantly altered by human activity.	30 m[1]	15 m[1]
Large Ravines *Stream* with a narrow, steep-sided valley with a minimum of 60 m between the *top of bank* from either side of the *stream*.	15 m[1]	15 m[1]

1 Provided there is no loss in the total size of an individual *streamside setback area*, the minimum distance from the *top of bank,* may only be reduced by no more than 5 m and increased by no more than 10 within the same *streamside setback area*.

2 Provided there is no loss in the total size of an individual *streamside setback area*, the minimum distance from the *top of bank* may only be reduced by no more than 3 m and increased by no more than 10 m within the same *streamside setback area*.

3 Excludes any *Stream* located in or adjacent to a *Highway*.

2. Despite Sections ~~s~~ B.1 in this Part, for *lots* that existed prior to September 12, 2016, where zoning allows for *single family dwelling* and *duplex* uses, the *streamside setback area* is calculated by using the minimum distance from *top of bank*, as follows:

Minimum Distance from *Top of Bank*

	STREAM CLASSIFICATIONS:	
***STREAM* TYPES:**	**A or A/O**	**B**
All *Stream* Types (except as shown below)	15 m	15 m
Ditches[1] *Stream* that is a constructed drainage channel, carrying water that does not originate from a headwater or significant source of groundwater.	10 m	7 m

3. If those *lots,* identified in Section B.2 of this Part, are further subdivided or rezoned, then Section B.1 of this Part applies.

Part 8 Floodproofing

FLOOD PROOF

(BL 19523; 20300)

A. General

1. For the purpose of this Part, floodplain shall mean all areas of land designated as floodplain by the Provincial Government.
2. All *buildings* or *structures* constructed in the floodplain are subject to regulations set out in this Part, except as indicated in Section A.4 of this Part.
3. Elevations specific for floodproofing purposes are based on the Geodetic Survey of Canada.
4. This Part shall not apply to:
   (a) The interior renovation of an existing *building* or *structure* which does not increase floor area;
   (b) An addition to a *building* or *structure* of less than ten percent (10%) of the total floor area;
   (c) That portion of a *building* or *structure* designed or intended for parking, including a carport or garage;
   (d) That portion of a *building* or *structure* designed as an area beneath a floor (crawlspace) that is less than 1.5 m in height;
   (e) A non-habitable *accessory building* or *structure*;
   (f) Loading ramps or work bays; or
   (g) Open-walled covered work areas.

B. Determination of Minimum Floor Elevation

(BL 20300)

No *building* or *structure* shall be constructed, reconstructed, moved or extended to have a minimum floor elevation less than the minimum flood and *building* elevations, as specified by the Provincial Government and in the Surrey Building Bylaw, as amended.

C. Fixed Equipment

The installation of major electrical switchgear, furnaces or other fixed equipment susceptible to damage by floodwater must be at or above the designated flood elevation.

D. Minimum Setback Requirements

Despite any other provision of this Bylaw, *buildings* or *structures*, or any part thereof, shall be located a minimum of:

(a) 15 m from the *natural boundary* of the sea;
(b) 30 m from the *natural boundary* of the Fraser River;
(c) 30 m from the *natural boundary* of the Nicomekl, Serpentine or Little Campbell rivers, or any other watercourse; and/or
(d) 7.5 m of a dyke Right-of-Way.

Part 9
Violations

VIOLATIONS

(BL 20681, 20930)

1. Every person who violates any of the provisions of this By-law or who suffers or permits any act or thing to be done in contravention of this By-law or who neglects to do or refrains from doing any act or thing which violates any of the provisions of this By-law shall be liable to the penalties hereby imposed and each day that such violation is permitted to exist shall constitute a separate offence.
2. Any person who violates any of the provisions of this By-law shall upon summary conviction thereof, be liable to a penalty of not less than $200 and not more than $50,000 plus the cost of the prosecution.

Part 10 General Agriculture Zone — A-1

(BL 20058; 20300, 20681, 21277, 21595, 21701, 22014)

A. Intent

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

B. Permitted Uses

(BL 15056; 15655; 17290; 18212; 18874, 20681, 21073)

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

Principal Uses:

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

Accessory Uses:

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

C. Subdivision

Lots created through subdivision shall conform to the following standards:

1. *Lot Area*: Within *Agricultural Land Reserve* – minimum 4 ha; and
   Outside *Agricultural Land Reserve* – minimum 2 ha.
2. *Lot* Width: Minimum 1/10 of total *lot* perimeter.
3. *Lot* Depth: No minimum.

D. Density

(BL 20058; 21595, 21701)

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, except for:
   a. Any porches and verandas; and
   b. The portion of covered outdoor space that occupies up to the first 10% of the maximum allowable floor area.

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.

2. Maximum Single Family Dwelling Setbacks:
   Pursuant to Section J.10 of this zone, no portion of a *single family dwelling* shall be *setback* farther than 50.0 m from the *front lot line* provided that, on a *corner lot*, no portion of a *single family dwelling* shall be *setback* farther than 50.0 m from either the *front lot line* or the *side lot line* on a *flanking street.*
3. Manufactured Homes:
   Manufactured home siting shall be subject to the Surrey Mobile Homes and Trailer Regulation and Control By-law, as amended.

G. Height of Buildings

(BL 15056; 15655; 18874)

1. *Principal Uses*:
   Excluding *single family dwellings*, *building height* shall not exceed 12 m.
2. *Single Family Dwellings:*
   Building height shall not exceed 9 m.
3. *Accessory Uses*:
   Building height shall not exceed 9 m.
4. *Structures*:
   Height shall not exceed 12 m.

H. Off-Street Parking and Loading/Unloading

(BL 12333; 13774; 18414; 18487; 20300, 20681, 22014)

1. Parking Calculations:
   (a) Refer to Table D.1 of Part 5 Off-Street Parking and Loading/Unloading; and
   (b) In this Zone, additional parking for *boarders* or *lodgers* or *bed and breakfast* users is required as follows:
      i. 3 or fewer patrons – 1 *parking space*; and
      ii. 4 or more patrons – 2 *parking spaces*.
2. Vehicles Over 5,000 kg:
   (a) V*ehicles* over 5,000 kg *G.V.W*. and associated trailers, ancillary to the permitted non-residential uses on the *lot* may be parked on the *lot* provided that:
      i. The *vehicles* and associated trailers are owned or operated by the owner or occupant of the *lot*; and
      ii. The *vehicles* and associated trailers shall not be parked within the required *building setbacks*; and
   (b) *Vehicles* over 5,000 kg *G.V.W*. and associated trailers, except those referred to in Sub-section H.2(a) of this Zone, may be parked on a *lot* provided that:
      i. There is a *farm operation* on the *lot*;
      ii. The *vehicles* and associated trailers are owned or operated by the owner or occupant of the *lot*;
      iii. The *vehicles* and associated trailers are parked within the *farm residential footprint*;
      iv. The *vehicles* and associated trailers shall not be parked within the required *building setbacks*;
      v. Where a *lot* is less than 4 ha, there is a maximum of 2 *vehicles* and 2 associated trailers; and

vi. Where a *lot* is 4 ha or more, there is a maximum of 3 *vehicles* and 3 associated trailers.

I. Landscaping and Screening

Not applicable to this Zone.

J. Special Regulations

(BL 17290; 17771; 18487; 18874, 20681, 21701)

1. Agricultural Land Reserve Lands:

   Unless prohibited or further regulated in this Zone, Bylaw or other *City* of Surrey Bylaws, activities and uses on lands located within the *Agricultural Land Reserve* shall be in accordance with the *Agricultural Land Commission Act/Regs/Orders*, where applicable.

2. Farm Classification:

   Lands used for *agriculture* purposes shall be classified as farms under the BC Assessment Act, as amended.

3. Deleted

4. Horse-Riding, Training and Boarding:

   Horse-riding, training and/or boarding facility are permitted in this Zone provided:

   (a) There are not more than 40 stalls; and/or

   (b) It does not include a racetrack licensed by the British Columbia Racing Commission.

5. Display and Retail Sales of Products:

   Display and retail sale of products are permitted in this Zone provided all of the following are satisfied:

   (a) All of the products offered for sale shall be produced by the *farm operation* or at least 50% of the floor area for product sales and display shall be limited to product produced by the *farm operation*;

   (b) Products offered for sale shall be limited to *agriculture* and/or *horticulture* products and shall exclude dressed fowl or poultry, butchered meat and/or Preserved food unless dressed, butchered or preserved off-site;

   (c) The cumulative maximum floor area for the display and sale of products shall not exceed 125 sq. m;

   (d) All products offered for sale and related displays shall be located entirely within a *building*; and

   (e) Products offered for sale and related displays shall be an *accessory use* to a *single family dwelling* and the *agriculture* and/or *horticulture* use of the *lot*.

6. Farm Alcohol Production Facility Retail Sales:

   Farm alcohol production facility retail sales are permitted in this Zone provided the maximum floor area for retail sales, and food and beverage service lounge does not exceed 125 sq. m indoors and 125 sq. m outdoors.

7. Primary Processing:

   Primary processing of products is permitted in this Zone provided at least 50% of the product being processed is produced by the same *farm operation* or is feed required for the *farm operation*.

8. Airports or Heliports:

   Private airports or heliports are permitted in this Zone provided that:

   (a) They are only used for the private purposes of the owner of the *lot;*

   (b) Any aircraft operated on the *lot* must be operated by the owner or a person employed by the owner for a specific purpose related to the *farm operation*;

   (c) The *lot* area is not less than 16 ha;

(d) The *lot* and facilities to be developed shall meet the requirements of Transport Canada for the type of airport or heliport proposed;

(e) Any *building*, hangar or other *structure* shall be at least 30 m from any *lot line*;

(f) A maximum of 2 aircraft and/or helicopters are permitted on one *lot* at one time;

(g) All runways or areas used for takeoff and landing shall be at least 150 m from any *lot line*; and

(h) No commercial activities, demonstrations or instructional training to be associated with the operation of a private airport or heliport.

9. Cogeneration Facility:

A *cogeneration facility* is permitted in this Zone provided that:

(a) The *Cogeneration Facility* is associated with a *greenhouse* on the *lot*;

(b) The *lot* is a *farm operation;*

(c) The *Combined Heat and Power Engine* capacity must not exceed 1.0 Megawatt of electricity for each hectare of land used for *greenhouses;*

(d) Notwithstanding Section J.9(c) of this Zone, the c*ombined heat and power engine* capacity may be increased to 1.5 Megawatts of electricity for each hectare of land used for a *greenhouse* if high intensity lighting (greater than 10,000 lux) is used in the *greenhouse*; and

(e) The *cogeneration facility* is operated in accordance with the *Agricultural Land Commission Act/Regs/Orders*, Clean Energy Act, as amended, the Environmental Management Act, as amended, the Greater Vancouver Regional District Air Quality Management Bylaw, as amended, and the BC Hydro Standing Offer Program, as amended.

10. Farm Residential Footprint:

The following provisions shall apply to a *farm residential footprint*:

(a) The maximum size of the *farm residential footprint* shall be 2,000 sq. m; and

(b) The maximum depth of the *farm residential footprint* from the *front lot line,* or the *side lot line* on a *flanking street* if it is a *corner lot*, shall be 60 m.

11. Soil:

The *lot* is in compliance with the Surrey Soil Conservation and Protection By-law.

Part 11 Intensive Agriculture Zone A-2

(BL 20058; 20300,20681, 21277, 21595, 21701, 22014)

A. Intent

This Zone is intended to control and accommodate general and *intensive agriculture* on land outside or within the *Agricultural Land Reserve* (ALR) and to protect land designated Agricultural in the *OCP* from intrusion of uses not compatible with *farm operations*.

B. Permitted Uses

(BL 15056; 15655; 20058, 20681)

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

Principal Uses:

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

Accessory Uses:

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

C. Subdivision

Lots created through subdivision shall conform to the following standards:

1. *Lot Area*: Minimum 4 ha.
2. *Lot* Width: Minimum 1/10 of total *lot* perimeter.
3. *Lot* Depth: No minimum.

D. Density

(BL 20058, 21595)

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
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 no 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 and *Aquaculture*	90.0 m	15.0 m	15.0 m	30.0 m

Uses and *Buildings*[3]				
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 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:
Pursuant to Section J.10 of this Zone, no portion of a *single family dwelling* shall be *setback* farther than 50.0 m from the *front lot line* provided that, on a *corner lot*, no portion of a *single family dwelling* shall be *setback* farther than 50.0 m from either the *front lot line* or the *side lot line* on a *flanking street.*

3. Manufactured Homes:
Manufactured home siting shall be subject to the Surrey Mobile Homes and Trailer Regulation and Control By-law, as amended.

G. Height of Buildings

(BL 18874)

1. *Principal Uses:*
Excluding *single family dwellings*, *building height* shall not exceed 12 m.

2. *Single Family Dwellings:*
Building height shall not exceed 9 m.

3. *Accessory Uses:*
Building height shall not exceed 9 m.

4. *Structures*:
Height shall not exceed 12 m.

H. Off-Street Parking and Loading/Unloading

(BL 12333; 13774; 17471; 18414; 18487)

1. Parking Calculations:
   (a) Refer to Table D.1 of Part 5 Off-Street Parking and Loading/Unloading; and
   (b) In this Zone, additional parking for *boarders* or *lodgers* or *bed and breakfast* users is required as follows:
      i. 3 or fewer patrons – 1 *parking space*; and
      ii. 4 or more patrons – 2 *parking spaces*.

2. Vehicles Over 5,000 kg:
   (a) *Vehicles* over 5,000 kg *G.V.W*. and associated trailers, ancillary to the permitted non-residential uses on the *lot* may be parked on the lot provided that:
      i. The *vehicles* and associated trailers are owned or operated by the owner or occupant of the *lot*; and
      ii. The *vehicles* and associated trailers shall not be parked within the required *building setbacks*; and
   (b) *Vehicles* over 5,000 kg *G.V.W*. and associated trailers, except those referred to in Section H.2(a) of this Zone, may be parked on a *lot* provided that:
      i. There is a *farm operation* on the *lot*;
      ii. The *vehicles* and associated trailers are owned or operated by the owner or occupant of the *lot*;
      iii. The *vehicles* and associated trailers are parked within the *farm residential footprint*;

iv. The *vehicles* and associated trailers shall not be parked within the required *building setbacks*;
v. Where a *lot* is less than 4 ha, there is a maximum of 2 *vehicles* and 2 associated trailers; and
vi. Where a *lot* is 4 ha or more, there is a maximum of 3 *vehicles* and 3 associated trailers.

I. Landscaping and Screening

Not applicable to this Zone.

J. Special Regulations

(BL 17290; 17771; 18487; 18874, 20681, 21701)

1. Agricultural Uses:
Unless prohibited or further regulated in this Zone, Bylaw or other *City* of Surrey Bylaws, activities and uses on lands located within the *Agricultural Land Reserve* shall be in accordance with the *Agricultural Land Commission Act/Regs/Orders*, where applicable.
2. Farm Classification:
Lands within the *Agricultural Land Reserve* used for *agriculture* shall be classified as farms under the BC Assessment Act, as amended.
3. Deleted
4. Horse-Riding, Training and Boarding:
Horse-riding, training and/or boarding facility are permitted in this Zone provided:
(a) There are not more than 40 stalls; and/or
(b) It does not include a racetrack licensed by the British Columbia Racing Commission.
5. Display and Retail Sales of Products:
Display and retail sale of products are permitted in this Zone provided all of the following are satisfied:
(a) All of the products offered for sale shall be produced by the *farm operation* or at least 50% of the floor area for product sales and display shall be limited to product produced by the *farm operation*;
(b) Products offered for sale shall be limited to *agriculture* and/or *horticulture* products and shall exclude dressed fowl or poultry, butchered meat and/or preserved food unless dressed, butchered or preserved off-site;
(c) The cumulative maximum floor area for the display and sale of products shall not exceed 125 sq. m;
(d) All products offered for sale and related displays shall be located entirely within a *building*; and
(e) Products offered for sale and related displays shall be an *accessory use* to a *single family dwelling* and the *agriculture* and/or *horticulture* use of the *lot*.
6. Farm Alcohol Production Facility Retail Sales:
Farm alcohol production facility retail sales are permitted in this Zone provided the maximum floor area for retail sales, and food and beverage service lounge does not exceed 125 sq. m indoors and 125 sq. m outdoors.
7. Primary Processing:
Primary processing of products is permitted in this Zone provided at least 50% of the product being processed is produced by the same *farm operation* or is feed required for the *farm operation*.
8. Airports or Heliports:
Private airports or heliports are permitted in this Zone provided that:
(a) They are only used for the private purposes of the owner of the *lot;*
(b) Any aircraft operated on the *lot* must be operated by the owner or a person employed by the owner for a specific purpose related to the *farm operation*;

(c) The *lot* area is not less than 16 ha;
(d) The *lot* and facilities to be developed shall meet the requirements of Transport Canada for the type of airport or heliport proposed;
(e) Any *building*, hangar or other *structure* shall be at least 30 m from any *lot line*;
(f) A maximum of 2 aircraft and/or helicopters are permitted on one *lot* at one time;
(g) All runways or areas used for takeoff and landing shall be at least 150 m from any *lot line*; and
(h) No commercial activities, demonstrations or instructional training to be associated with the operation of a private airport or heliport.

9. Cogeneration Facility:

A *cogeneration facility* is permitted in this Zone provided that:
(a) The *Cogeneration Facility* is associated with a *greenhouse* on the *lot*;
(b) The *lot* is a *farm operation;*
(c) The *Combined Heat and Power Engine* capacity must not exceed 1.0 Megawatt of electricity for each hectare of land used for *greenhouses;*
(d) Notwithstanding Section J.9(c) of this Zone, the c*ombined heat and power engine* capacity may be increased to 1.5 Megawatts of electricity for each hectare of land used for a *greenhouse* if high intensity lighting (greater than 10,000 lux) is used in the *greenhouse*; and
(e) The *cogeneration facility* is operated in accordance with the *Agricultural Land Commission Act/Regs/Orders*, Clean Energy Act, as amended, the Environmental Management Act, as amended, the Greater Vancouver Regional District Air Quality Management Bylaw, as amended, and the BC Hydro Standing Offer Program, as amended.

10. Farm Residential Footprint:

The following provisions shall apply to a *farm residential footprint*:
(a) The maximum size of the *farm residential footprint* shall be 2,000 sq. m; and
(b) The maximum depth of the *farm residential footprint* from the *front lot line,* or the *side lot line* on a *flanking street* if it is a *corner lot*, shall be 60 m.

11. Soil:

The *lot* is in compliance with the Surrey Soil Conservation and Protection By-law.

Part 12
Acreage Residential Zone — RA

(BL 21281, 21390, 21474, 21595, 22014)

A. Intent

This RA Zone is intended for acreage *lots* typically 4,050 sq. m or larger, which may accommodate up to 2 *dwelling units*; and for existing *lots* less than 4,050 sq. m, small-scale multi-unit housing, which may accommodate 2 to 6 *dwelling units*, and is subject to the remainder of this Part 12.

B. Permitted Uses

(21474)

1. Land, *buildings* and *structures* in this RA 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* *Hobby Kennel*[3] *Agriculture* and *Horticulture* Uses[4] Skateboard ramp *structure*[5]	Horse-boarding Display and retail sale of products[6] And all accessory uses permitted in Sections B.1.(b) and (c)
(b) < 4,050 sq. m and ≥ 280 sq. m	i. Inside *Transit-Oriented Areas*[2]	Up to 2	*Single Family Dwelling*	*Secondary Suite* *Garden Suite* *Coach House* *Bed and Breakfast*[7] *Boarders or Lodgers*[7] *Short-Term Rental*[8]
	ii. All areas, except B.1.(b)i and iii	Up to 4	*Single Family Dwelling* or *Duplex*	
	iii. Eligible *lots* within Frequent *Bus Stop Areas*	Up to 6	*Single Family Dwelling* or *Duplex*	
(c) < 280 sq. m	i. Inside *Transit-Oriented Areas*[2]	Up to 2	*Single Family Dwelling*	
	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, as amended*;

(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, as amended;* 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 *hobby kennel* is only permitted where the *lot* is ≥ 4,050 sq. m in size and subject to the Surrey Kennel Regulation Bylaw, as amended.

4 *Agriculture* and *horticulture* uses are only permitted where the *lot* is ≥ 2 ha.

5 Skateboard ramp *structures*, only where the *lot* is ≥ 0.9 ha, in accordance to Section J.3.

6 The display and retail sale of products is accessory to *agriculture* and *horticulture* uses, and is in accordance with Section J.4.

7 *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.

8 *Short-Term Rental* is only permitted in accordance with Section B.7 of Part 4 General Provisions.

C. Subdivision

1. Minimum Lot Sizes:

Lots created through subdivision in this RA Zone must conform to the following minimum standards:

Size or Dimension	Minimum Requirement
Lot Area	4,050 sq. m
Lot Width	50 m
Lot Depth	60 m

D. Density

(BL 21595)

1. Subdivision:

For the purpose of subdivision, the maximum number of *lots* per hectare is 2.5.

2. Building Construction:
For *building* construction in this RA Zone:

***Building* Type**	***Lot* Size**	***Floor Area Ratio*[1], Floor Area and *Building* Size Requirements**
(a) *Single Family Dwelling*[2] with or without a *Secondary Suite*	i. ≤ 900 sq. m in area designated Rural, Suburban-Urban Reserve, Suburban I, or Suburban II in the *OCP* ii. ≤ 1,858 sq. m in area designated Urban I, Urban II, Low-Rise I, Low-Rise II, Mid-Rise I, Mid-Rise II, High-Rise I, or High-Rise II in the *OCP*	a. The *floor area ratio* must not exceed 0.60 for the first 560 sq. m of *lot* area and 0.35 for the remaining *lot* area in excess of 560 sq. m, provided a minimum of 39 sq. m. of the total floor area is used only as a garage or carport, except for eligible *lots* within *Frequent Bus Stop Areas* where a garage or carport is not required. b. *Single family dwellings* must have a minimum ground level floor area of 84 sq. m and a minimum *building* width of 7 m., and a maximum floor area of 465 sq. m.
	iii. > 900 sq. m in area designated Rural, Suburban-Urban Reserve, Suburban I, or Suburban II in the *OCP* iv. > 1,858 sq. m in area designated Urban I, Urban II, Low-Rise I, Low-Rise II, Mid-Rise I, Mid-Rise II, High-Rise I, or High-Rise II in the *OCP*	a. The *floor area ratio* is not applicable. b. *Single family dwellings* must have a minimum ground level floor area of 84 sq. m and a minimum *building* width of 7 m.
(b) *Duplex*[3] with or without a *Secondary Suite*[3]	i. ≤ 900 sq. m in area designated Rural, Suburban-Urban Reserve, Suburban I, or Suburban II in the *OCP* ii. ≤ 1,858 sq. m in area designated Urban I, Urban II, Low-Rise I, Low-Rise II, Mid-Rise I, Mid-Rise II, High-Rise I, or High-Rise II in the *OCP*	a. The *floor area ratio* 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, except for eligible *lots* within *Frequent Bus Stop Areas* where a garage or carport is not required. b. Despite the definition of *floor area ratio, basements* are included in the *floor area ratio* calculation for *duplexes*. c. *Duplexes* must have a minimum ground level floor area of 84 sq. m and a minimum *building* width of 7 m.

	iii. > 900 sq. m in area designated Rural, Suburban-Urban Reserve, Suburban I, or Suburban II in the *OCP* iv. > 1,858 sq. m in area designated Urban I, Urban II, Low-Rise I, Low-Rise II, Mid-Rise I, Mid-Rise II, High-Rise I, or High-Rise II in the *OCP*	a. The *floor area ratio* is not applicable. b. *Duplexes* must have a minimum ground level floor area of 84 sq. m and a minimum *building* width of 7 m.
(c) *Coach House*	i. Not applicable	a. The floor area of a *coach house* is permitted in addition to the *floor area ratio* permitted for *single family dwellings* and *duplexes* in Sections D.2.(a) and (b), provided that a *coach house* 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. b. Despite D.2(c)i.a., if the floor area of the *single family dwelling* or *duplex* in Sections D.2.(a) and (b) has not achieved the maximum floor area on the *lot*, the remainder of the floor area may be used for the *coach house* up to a maximum size of 120 sq. m.
(d) *Garden Suite*	i. Not applicable	a. The floor area of a *garden suite* is permitted in addition to the *floor area ratio* permitted for *single family dwellings* and *duplexes* in Sections D.2.(a) and (b), provided that a *garden suite* must have a minimum floor area of 35 sq. m. and a maximum total floor area of 75 sq. m. b. Despite D.2(d)i.a., if the floor area of the *single family dwelling* or *duplex* in Sections D.2.(a) and (b) has not achieved the maximum floor area on the *lot*, the remainder of the floor area may be used for the *garden suite* up to a maximum size of 120 sq. m.

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 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.

(b) Despite the definition of *floor area ratio*, where the exclusions of the *undevelopable areas* results in a lot area that is less than the minimum *lot area* permitted in Section C. of this RA Zone, the *floor area ratio* shall be calculated using the minimum lot area permitted in that this RA Zone.

4. Principal Building Second and Third Storey Floor Area:

(a) For *single family dwellings* on *lots* that are ≤ 900 sq. m in area and designated Rural, Suburban-Urban Reserve, Suburban I, or Suburban II in the *OCP* or ≤ 1,858 sq. m in area and designated Urban I, Urban II, Low-Rise I, Low-Rise II, Mid-Rise I, Mid-Rise II, High-Rise I, or High-Rise II 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 Rural, Suburban-Urban Reserve, Suburban I, or Suburban II in the *OCP* or ≤ 1,858 sq. m in area and designated Urban I, Urban II, Low-Rise I, Low-Rise II, Mid-Rise I, Mid-Rise II, High-Rise I, or High-Rise II 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 Rural or Suburban-Urban Reserve in the *OCP*; or

(b) Is ≤ 1,160 sq. m in area and designated Rural, Suburban I, or Suburban II in the *OCP*; or

(c) Is ≤ 1,858 sq. m in area and designated Urban I, Urban II, Low-Rise I, Low-Rise II, Mid-Rise I, Mid-Rise II, High-Rise I, or High-Rise II 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 ≤ 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%.

3. *Single Family Dwelling* with or without a *Secondary Suite*, and a *Coach House*, or *Garden Suite*:
Despite Section E.1, where a lot in this RA Zone:

(a) Is ≤ 1,858 sq. m in area and designated Urban I, Urban II, Low-Rise I, Low-Rise II, Mid-Rise I, Mid-Rise II, High-Rise I, or High-Rise II in the *OCP*; then:

i. For *lots* ≤ 560 sq. m in area, the maximum *lot coverage* for all *buildings* and *structures* must be 45%; or

ii. For *lots* > 560 sq. m and ≤ 1,262 sq. m in area, the maximum *lot coverage* for all *buildings* and *structures* must be 45% reduced by 2% for each 93 sq. m of additional *lot* area until a *lot* coverage of 30% is reached; or

iii. For *lots* > 1,262 sq. m in area, the maximum *lot coverage* for all *buildings* and *structures* is 30%.

4. *Duplex* with or without a *Secondary Suite, Coach House,* or *Garden Suite*:
Despite Section E.1, where a *lot* in this RA Zone:

(a) Is ≤ 900 sq. m in area and designated Rural or Suburban-Urban Reserve in the *OCP*; or

(b) Is ≤ 1,160 sq. m in area and designated Rural, Suburban I, or Suburban II in the *OCP*; or

(c) Is ≤ 1,858 sq. m in area and designated Urban I, Urban II, Low-Rise I, Low-Rise II, Mid-Rise I, Mid-Rise II, High-Rise I, or High-Rise II in the OCP; then:

i. For *lots* ≤ 560 sq. m in area, the maximum *lot coverage* for all *buildings* and *structures* must be 45%; or

ii. For *lots* > 560 sq. m and ≤ 1,262 sq. m in area, the maximum *lot coverage* for all *buildings* and *structures* must be 45% reduced by 2% for each 93 sq. m of additional *lot* area until a *lot coverage* of 25% is reached; or

iii. For *lots* > 1,262 sq. m in area, the maximum *lot coverage* for all *buildings* and *structures* is 25%.

F. Yards and Setbacks

(BL 21595, 22014)

1. *Buildings* and *structures,* where a *lot* is > 900 sq. m in area and designated Rural, Suburban-Urban Reserve, Suburban I, Suburban II in the *OCP* or where the *lot* is > 1,858 sq. m in area and designated Urban I, Urban II, Low-Rise I, Low-Rise II, Mid-Rise I, Mid-Rise II, High-Rise I, or High-Rise II in the *OCP,* must be sited in this RA Zone in accordance with the following minimum *setbacks*:

Building Type	*Principal Building*	Other *Accessory Buildings* and *Structures* > 10 sq. m	Other *Accessory Buildings* and *Structures* ≤ 10 sq. m.	*Hobby Kennel*[1], *Agriculture* and *Horticulture Buildings*	Skateboard Ramp *Structure*
Single Family Dwelling* with or without a *Secondary Suite					
Front Yard	7.5 m	18.0 m	18.0 m	36.0 m	18.0 m
Rear Yard	7.5 m	1.8 m	0.0 m	7.5 m	36.0 m
Side Yard	4.5 m^2	1.0 m	0.0 m	7.5 m	7.5 m

Street Side Yard	7.5 m	7.5 m	7.5 m	36.0 m	36.0 m
Duplex* with or without a *Secondary Suite					
Front Yard	7.5 m	18.0 m	18.0 m	36.0 m	18.0 m
Rear Yard	7.5 m	1.8 m	0.0 m	7.5 m	36.0 m
Side Yard	4.5 m^2	1.0 m	0.0 m	7.5 m	7.5 m
Street Side Yard	7.5 m	7.5 m	7.5 m	36.0 m	36.0 m
Coach House or Garden Suite					
Front Yard	Not Permitted	18.0 m	18.0 m	36.0 m	18.0 m
Rear Yard	1.8 m	1.8 m	0.0 m	7.5 m	36.0 m
Side Yard	1.8 m	1.0 m	0.0 m	7.5 m	7.5 m
Street Side Yard	2.4 m	7.5 m	7.5 m	36.0 m	36.0 m
Separation	5.0 m	5.0 m	n/a	n/a	n/a

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

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

2. *Buildings* and structures, where a *lot* is ≤ 900 sq. m in area and designated Rural, Suburban-Urban Reserve, Suburban I, or Suburban II in the *OCP* or where the *lot* is ≤ 1,858 sq. m in area and designated Urban I, Urban II, Low-Rise I, Low-Rise II, Mid-Rise I, Mid-Rise II, High-Rise I, or High-Rise II in the *OCP, buildings* and *structures,* subject to Section F.3, must be sited in this RA Zone in accordance with the following minimum *setbacks*:

Building Type	All *Lots*	Other *Accessory Buildings* and *Structures* > 10 sq. m	Other *Accessory Buildings* and *Structures* ≤ 10 sq. m
Single Family Dwelling* with or without a *Secondary Suite			
Front Yard	7.5 m	18.0 m	18.0 m
Rear Yard	7.5 m	1.8 m	0.0 m
Side Yard	1.8 m	1.0 m	0.0 m
Street Side Yard	3.6 m	7.5 m	7.5 m
Duplex* with or without a *Secondary Suite			
Front Yard	7.5 m	18.0 m	18.0 m
Rear Yard	7.5 m	1.8 m	0.0 m
Side Yard	1.8 m	1.0 m	0.0 m
Street Side Yard	3.6 m	7.5 m	7.5m
Coach House or Garden Suite			
Front Yard	Not Permitted	18.0 m	18.0 m
Rear Yard	1.8 m	1.8 m	1.8 m
Side Yard	1.8 m	1.0 m	1.0 m
Street Side Yard	2.4 m	7.5 m	7.5 m
Separation	5.0 m	5.0 m	n/a

3. *Setback* Reductions and Variations

These *building setbacks*, reductions and variations do not apply to Section F.1. Despite Table F.2, the following *setback* reductions and variations in this RA Zone are permitted for a *lot* that is ≤ 900 sq. m in area and designated Rural, Suburban-Urban Reserve, Suburban I, or Suburban II in the *OCP,* or where a *lot* is ≤ 1,858 sq. m in area and designated Urban I, Urban II, Low-Rise I, Low-Rise II, Mid-Rise I, Mid-Rise II, High-Rise I, or High-Rise II in the *OCP*:

(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 *principal building*. 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 *principal building* must not extend towards the *highway* for more than half the depth of the said garage, measured from the front face of the *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 *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

(BL 21595)

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*	*Building height*	Must not exceed 9 m
	Building height in floodplain, as referred to in Part 8 Floodproofing	Must not exceed 10 m[1]
Duplex with or without a *Secondary Suite*	*Building height*	Must not exceed 3 storeys inclusive of the *basement*, up to a maximum of 11 m
	Building height in floodplain, as referred to in Part 8 Floodproofing	Must not exceed 3 storeys inclusive of the *basement*, up to a maximum of 12 m[1]

Coach House or *Garden Suite*	*Building height*	Must not exceed 2 storeys inclusive of the *basement*, 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 *basement*, 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 *accessory building* are the same as that of the *principal building*
Structures		Must not exceed 4 m
Skateboard ramp		Must not exceed the *building height* of the *single family dwelling* constructed on the *lot* to a maximum of 5 m, measured from *existing grade* 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 *vehicle*s, *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;

ii. *Parking spaces* must be located only on a *driveway* leading to a garage, carport or parking pad, in a garage, in a carport, or on a parking pad; and

iii. Despite Section H.3(a)(i) of this RA Zone, only *driveways* may accommodate parking within the *front yard* or *side yard*;

(b) Driveways:

Driveways must be limited as follows:

i. May be constructed off either the *frontage* or *flanking street;*

ii. Every *lot* may have one *driveway* with a total surface or paved area a uniform maximum width of 8.0 m extending from the *lot line* to the garage, carport, or parking pad on the *lot*;

iii. Despite Section H.3(b)(ii) *driveway* width may be increased to provide access to additional *parking spaces* in a garage, carport or parking pad, where those parking areas have more than 2 side-by-side *parking spaces,* provided that:

a. The increased width is a maximum of 3 m times the number of adjacent side-by-side *parking spaces,* measured at the required *front yard setback;* and

b. The *driveway* is uniformly tapered over the required *front yard* to a width of 8 m at the *front lot line;* and

iv. Despite Sections H.3(b)(i) and (ii), a *driveway* must not exceed 53% of the total area of the *front yard* or required *side yard* within which the *driveway* is located; and

v. Where the *driveway* is constructed in a *side yard* off a *flanking street* all references to *front yard* within this Section must be read as *side yard*.

(c) Outdoor Parking or Storage:

Outdoor parking or storage of *vehicles*, *house trailers*, *utility trailers, campers* or boats ancillary to a residential use must be limited as follows:

i. A maximum of 4 *vehicles* or 3 *vehicles* and 1 *house trailer*, *utility trailer*, *camper* or boat may be parked or stored outdoors but only if said *vehicles* are ancillary to a residential use;

ii. Outside parking or storage of a *house trailer* or boat is not permitted within the *front yard setback*, or within the required *side yards* adjacent to the *dwelling unit*, or within 1 m of the *side lot line;*

iii. Despite Sub-section H.3.(c)ii. of this RA Zone, 1 *house trailer* or 1 boat may be parked a minimum of 1 m from the *front lot line* and/or *side lot line* in the front *driveway*, to the side of the front *driveway* or in the *side yard*, on *lots* that have no vehicular access to the *rear yard* or where access is not feasible through *landscaping* or fencing modifications; and

iv. Despite Sub-section H.3(c)(iii) of this RA Zone, *house trailers* or boats are not permitted to be parked on *corner lots* in the area bounded by the intersecting *lot lines* at a street corner and a straight-line joining points 9 m along the said *lot lines* from the point of the intersection of the two *lot lines*.

I. Landscaping and Screening

1. General Landscaping:

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

2. Outdoor Parking and Storage

For outdoor parking or storage:

(a) *House trailers* or boats parked or stored in any area of a *lot* other than a *driveway* or parking pad must be adequately screened as follows:

i. All *Yards*: Compact evergreen trees or shrubs a minimum of 1.8 m high; except:

ii. *Rear Yard*: A solid fence a minimum of 1.8 m high may be used in place of the trees or shrubs; and

(b) Screening required in Section I.2(a) of this RA Zone must be located between the *house trailer* or boat and any portion of the *lot line* within 7.5 m of the *house trailer* or boat in order to obscure the view from the abutting *lot* or street; and

(c) Despite Section I.2(b) of this RA Zone, screening of a *house trailer* or boat on a *corner lot* must not be located in an area bounded by the intersecting *lot lines* at a street corner and a straight-line joining points 9 m along the said *lot lines* from the point of intersection of the 2 *lot lines.*

J. Special Regulations

1. Floodplain:

For *lots* within a designated floodplain as referred to in Part 8 Floodproofing, 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 RA Zone must be sited as follows:

i. *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.

3. Skateboard Ramp:

A skateboard ramp in this RA Zone must be:

(a) Permitted in association with a *single family dwelling* or *duplex*;

(b) Completely enclosed by a fence a minimum of 1.8 m to a maximum of 3.6 m high along the perimeter of the ramp *structure*, or equipped with a security device to prohibit unauthorized use of the skateboard ramp *structure*;

(c) A maximum of 173.4 sq. m in area, a maximum of 5 m high, a maximum of 14.3 m long and a maximum of 12.2 m wide;

(d) Sited behind the *single family dwelling* or *duplex*; and

(e) For the enjoyment of the residents of the *single family dwelling* or *duplex* on the *lot* and not for commercial purposes.

4. Display and Retail Sale

Display and retail sale of products are permitted in this RA Zone if all of the following are satisfied:

(a) All the products offered for sale are produced by the *farm operation* or at least 50% of the floor area for product sales and display must be limited to product produced by the *farm operation*;

(b) All the products offered for sale are limited to *agriculture* and/or *horticulture* products, excluding dressed fowl or poultry, butchered meat and/or preserved food unless dressed, butchered or preserved off-site;

(c) All the products offered for sale or on display take up a maximum cumulative floor area of 93 sq. m;

(d) All products offered for sale and related displays must be located entirely within a *building*; and

(e) All products offered for sale and related displays must be an *accessory use* to a *single family dwelling, duplex* and the *agriculture* and/or *horticulture* use of the *lot*.

Part 13
Suburban Residential Zone — R1

(BL 21281, 21390, 21474, 21595, 21701, 21852, 22014)

A. Intent

This R1 Zone is intended for small-scale multi-unit housing on suburban sized *lots* typically larger than 1,858 sq. m, which may accommodate 2 to 6 *dwelling units*, and is subject to the remainder of this Part 13.

B. Permitted Uses

1. Land, *buildings* and *structures* in this R1 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* *Hobby Kennel*[3] *Agriculture* and *Horticulture* Uses[4]	*Secondary Suite* *Garden Suite* *Coach House* *Bed and Breakfast*[5] *Boarders or Lodgers*[5] *Short-Term Rental*[6]
(b) < 4,050 sq. m and ≥ 280 sq. m	i. Inside *Transit-Oriented Areas*[2]	Up to 2	*Single Family Dwelling*	
	ii. All areas, except B.1.(b)i and iii	Up to 4	*Single Family Dwelling* or *Duplex*	
	iii. Eligible *lots* within *Frequent Bus Stop Areas*	Up to 6	*Single Family Dwelling* or *Duplex*	
(c) < 280 sq. m.	i. Inside *Transit-Oriented Areas*[2]	Up to 2	*Single Family Dwelling*	
	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, designated as protected under a bylaw made under Section 611 *[heritage designation protection]* of the *Local Government Act, as amended;* and

(c) Land that is not connected to a 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 *hobby kennel* is only permitted where the *lot* is ≥ 4,050 sq. m in size and subject to the Surrey Kennel Regulation Bylaw.

4 *Agriculture* and *horticulture* uses are only permitted where the *lot* is ≥ 2 ha; excluding *poultry farming*, *mushroom growing*, *piggeries or mink farms*.

5 *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.

6 *Short-Term Rental* is only permitted in accordance with Section B.7 of Part 4 General Provisions.

C. Subdivision

1. Minimum Lot Sizes:

Lots created through subdivision in this R1 Zone must conform to the following minimum standards:

Size or Dimension	Minimum Requirement
Lot Area	1,858 sq. m
Lot Width	30 m
Lot Depth	30 m

D. Density

(BL 21701, 22014)

1. Subdivision:

For the purpose of subdivision, the maximum number of *lots* per hectare is 5.0.

2. Building Construction:

For *building* construction in this R1 Zone:

Building Type	*Lot* Size	*Floor Area Ratio*[1], Floor Area and *Building* Size Requirements
(a) *Single Family Dwelling*[2] with or without a *Secondary Suite*	i. ≤ 1,500 sq. m	a. The *floor area ratio* must not exceed 0.60 for the first 560 sq. m of *lot* area and 0.35 for the remaining *lot* area in excess of 560 sq. m, provided a minimum of 39 sq. m. of the total floor area is used only as a garage or carport, except for eligible *lots* within *Frequent Bus Stop Areas* where a garage or carport is not required. b. Despite Section D.2.(a)i.a., *single family dwellings* must have a minimum ground level floor area of 84 sq. m and a minimum *building* width of 7 m., and the maximum floor area is 465 sq. m.
	ii. > 1,500 sq. m	a. The *floor area ratio* must not exceed 0.32 provided that of the allowable floor area, 10 sq. m is used only for *accessory buildings* and *structures*, and 44.6 sq. m is used only as a garage or carport, except for eligible *lots* within

		Frequent Bus Stop Areas where a garage or carport is not required.
(c) *Coach House*	i. Not applicable	a. The floor area of a *coach house* is permitted in addition to the *floor area ratio* permitted for *single family dwellings* and *duplexes* in Sections D.2.(a) and (b), provided that a *coach house* 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. b. Despite D.2(c)i.a., if the floor area of the *single family dwelling* or *duplex* in Sections D.2.(a) and (b) has not achieved the maximum floor area on the *lot*, the remainder of the floor area may be used for the *coach house* up to a maximum size of 120 sq. m.
(d) *Garden Suite* (b) *Duplex* with or without a *Secondary Suite*	i. Not applicable	a. The floor area of a *garden suite* is permitted in addition to the *floor area ratio* permitted for *single family dwellings* and *duplexes* in Sections D.2.(a) and (b), provided that a *garden suite* must have a minimum floor area of 35 sq. m. and a maximum total floor area of 75 sq. m. b. Despite D.2(d)i.a., if the floor area of the *single family dwelling* or *duplex* in Sections D.2.(a) and (b) has not achieved the maximum floor area on the *lot*, the remainder of the floor area may be used for the *garden suite* up to a maximum size of 120 sq. m.
	ii. > 1,500 sq. m	within the *duplex*, except for eligible *lots* within *Frequent Bus Stop Areas* where a garage or carport is not required. b. Despite the definition of *floor area ratio, basements* are included in the *floor area ratio* calculation for *duplexes*. c. Despite D.2.(b)ii.a., *duplexes* must have a minimum ground level floor area of 84 sq. m and a minimum *building* width of 7 m, and must not exceed a maximum floor area of 750 sq. m including *basements*.

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.

(b) Despite the definition of *floor area ratio*, where the exclusions of the *undevelopable areas* results in a lot area that is less than the minimum *lot area* permitted in Section C. of this R1 Zone, the *floor area ratio* shall be calculated using the minimum lot area permitted in that this R1 Zone.

4. Principal Building Second and Third Storey Floor Area

(a) For *single family dwellings* on *lots* that are ≤ 1,500 sq. m in size, 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 ≤ 1,500 sq. m in size, 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*. The 10% offset may include a porch or veranda at the front that is covered by a roof at the second storey level.

E. Lot Coverage

1. The maximum *lot coverage* for all *buildings* and *structures* in this R1 Zone must be as follows:

Building Type	*Lot* Size	Maximum *Lot Coverage*
Single Family Dwelling with or without a *Secondary Suite*	≤ 560 sq. m	40%
	> 560 sq. m but ≤ 1,262 sq. m	40% reduced at a rate of 2% for each 93 sq. m of additional *lot* area until 25% is reached
	> 1,262 sq. m	25%
Single Family Dwelling with or without a *Secondary Suite, Coach House,* or *Garden Suite*	≤ 560 sq. m	45%
	> 560 sq. m but ≤ 1,262 sq. m	45% reduced at a rate of 2% for each 93 sq. m of additional *lot* area until 30% is reached
	> 1,262 sq. m	30%

Duplex with or without a *Secondary Suite*	≤ 560 sq. m	50%
	> 560 sq. m but ≤ 1,262 sq. m	50% reduced at a rate of 2% for each 93 sq. m of additional *lot* area until 35% is reached
	> 1,262 sq. m	35%
Duplex with or without a *Secondary Suite, Coach House,* or *Garden Suite*	≤ 560 sq. m	55%
	> 560 sq. m but ≤ 1,262 sq. m	55% reduced at a rate of 2% for each 93 sq. m of additional *lot* area until 40% is reached
	> 1,262 sq. m	40%

F. Yards and Setbacks

1. Subject to Section F.2, b*uildings* and *structures* must be sited in this R1 Zone with the following minimum *setbacks*:

Building Type	*Lot* Size > 4,050 sq. m	*Lot* Size ≤ 4,050 sq. m but > 1,500 sq. m	*Lot* Size ≤ 1,500 sq. m
Single Family Dwelling* with or without a *Secondary Suite			
Front Yard	7.5 m	7.5 m	7.5 m
Rear Yard	7.5 m	7.5 m	7.5 m
Side Yard	4.5 m	4.5 m	1.8 m
Street Side Yard	7.5 m	7.5 m	3.6 m
Duplex* with or without a *Secondary Suite			
Front Yard	7.5 m	7.5 m	7.5 m
Rear Yard	7.5 m	7.5 m	7.5 m
Side Yard	4.5 m	4.5 m	1.8 m
Street Side Yard	7.5 m	7.5 m	3.6 m
Hobby Kennel[1], *Agriculture* and *Horticulture Buildings*[2]			
Front Yard	36.0 m	Not Permitted	Not Permitted
Rear Yard	7.5 m		
Side Yard	7.5 m		
Street Side Yard	36.0 m		
Coach House* or *Garden Suite			
Front Yard	Not Permitted	Not Permitted	Not Permitted
Rear Yard	1.8 m	1.8 m	1.8 m
Side Yard	1.8 m	1.8 m	1.8 m
Street Side Yard	2.4 m	2.4 m	2.4 m
Separation	5.0 m	5.0 m	5.0 m
Other *Accessory Buildings* & *Structures* > 10 sq. m			
Front Yard	18.0 m	18.0 m	18.0 m
Rear Yard	1.8 m	1.8 m	1.8 m
Side Yard	1.0 m	1.0 m	1.0 m
Street Side Yard	7.5 m	7.5 m	7.5 m
Separation	5.0 m	5.0 m	5.0 m
Other *Accessory Buildings* & *Structures* ≤ 10 sq. m			
Front Yard	18.0 m	18.0 m	18.0 m
Rear Yard	0.0 m	0.0 m	0.0 m
Side Yard	0.0 m	0.0 m	0.0 m
Street Side Yard	7.5 m	7.5 m	7.5 m

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

2 *Agriculture* and *horticulture* use *buildings* are only permitted on *lots* ≥ 2.0 hectares.

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 *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 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

ii. Internal *Building 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. Internal *Building 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) Other *Accessory Buildings* and *Structures*

i. *Separation*:

a. A minimum *separation* of 5 m is required between the *single family dwelling* or *duplex* and *accessory buildings* and *structures* exceeding 2.4 m in *building* height, including detached garage or carport regardless of *building height.* The minimum *separation* may be reduced to 3.0 m for stairs and for an outdoor space such as a *deck* or patio that occupies a maximum of 10 sq. m. and may be covered by a roof.

G. Height of Buildings and Structures

1. *Building* and *structure* heights in this R1 Zone must be in accordance with the following requirements:

***Building* Type**		**Requirement**
Single Family Dwelling with or without a *Secondary Suite*	*Building height*	Must not exceed 9 m
	Building height in floodplain, as referred to in Part 8 Floodproofing	Must not exceed 10 m[1]
Duplex with or without a *Secondary Suite*	*Building height*	Must not exceed 3 storeys inclusive of the *basement*, up to a maximum of 11 m
	Building height in floodplain, as referred to in Part 8 Floodproofing	Must not exceed 3 storeys inclusive of the *basement*, up to a maximum of 12 m[1]
Hobby Kennel, *Agriculture* and *Horticulture Buildings*	*Building height*	Must not exceed 9 m
Coach House or Garden Suite	*Building height*	Must not exceed 2 storeys inclusive of the *basement*, 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 *basement*, 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 *accessory building* are the same as that of the *principal building*
Structures		Must not exceed 4 m

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

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. Outdoor Parking and Storage:
   Outdoor parking or storage of vehicles*, house trailers, utility trailers, campers*, or boats ancillary to the residential use must be limited as follows:
   (a) Maximum of 3 *vehicles*;
   (b) Combined maximum of 1 *house trailer*, *utility trailer*, *camper* or boat;
   (c) Outdoor parking or storage of a *house trailer* or boat is not permitted within the *front yard setback*, or within the required *side yards* adjacent to the *dwelling unit*, or within 1 m of the *side lot line*; and
   (d) Despite Section H.2(c) of this R1 Zone, 1 *house trailer* or 1 boat may be parked a minimum of 1 m from the *front lot line* and/or *side lot line* in the front *driveway*, to the side of the front driveway or in the *side yard*, on *lots* that have no vehicular access to the *rear yard* or where access is not feasible through *landscaping* or fencing modifications.

I. Landscaping and Screening

1. General Landscaping:
   All developed portions of the *lot* not covered by *buildings*, *structures* or paved areas must be landscaped including the retention of mature trees. This *landscaping* must be maintained.
2. Outdoor Parking and Storage:
   For outdoor parking or storage:
   (a) *House trailers* or boats parked or stored in any area of a *lot* other than a *driveway* or parking pad must be adequately screened as follows:
      i. All *Yards*: Compact evergreen trees or shrubs a minimum of 1.8 m high; except:
      ii. *Rear Yard*: A solid fence a minimum of 1.8 m high may be used in place of the trees or shrubs;
   (b) Screening required in Section I.2(a) of this R1 Zone must be located between the *house trailer* or boat and any portion of the *lot line* within 7.5 m of the *house trailer* or boat in order to obscure the view from the abutting *lot* or street; and

(c) Despite Section I.2(b) of this R1 Zone, screening of a *house trailer* or boat on a *corner lot* must not be located in an area bounded by the intersecting *lot lines* at a street corner and a straight-line joining points 9 m along the said *lot lines* from the point of intersection of the 2 *lot lines*.

J. Special Regulations

1. Floodplain:

For *lots* within a designated floodplain as referred to in Part 8 Floodproofing, 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 R1 Zone must be sited as follows:

i. *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.

Part 14
Quarter Acre Residential Zone

R2

(21281, 21390, 21474, 21595, 21701, 21852, 22014, 22077)

A. Intent

This R2 Zone is intended for small-scale multi-unit housing on large *lots* typically 930 sq. m or larger, which may accommodate 2 to 6 *dwelling units*, where *lot* size may be reduced with substantial public *open space* set asidea within the subdivision and is subject to the remainder of this Part 14.

B. Permitted Uses

1. Land, *buildings* and *structures* in this R2 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*	*Secondary Suite* *Garden Suite* *Coach House* *Bed and Breakfast*[3] *Boarders or Lodgers*[3] *Short-Term Rental*[4]
(b) < 4,050 sq. m and ≥ 280 sq. m	i. Inside *Transit-Oriented Areas*[2]	Up to 2	*Single Family Dwelling*	
	ii. All areas, except B.1.(b)i and iii	Up to 4	*Single Family Dwelling* or *Duplex*	
	iii. Eligible *lots* within *Frequent Bus Stop Areas*	Up to 6	*Single Family Dwelling* or *Duplex*	
(c) < 280 sq. m	i. Inside *Transit-Oriented Areas*[2]	Up to 2	*Single Family Dwelling*	
	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, as amended*;
- (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, as amended;* 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 *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.

4 *Short-Term Rental* is only permitted in accordance with Section B.7 of Part 4 General Provisions.

C. Subdivision

1. Minimum Lot Sizes:
Lots created through subdivision in this R2 Zone must conform to the following minimum standards:

Size or Dimension	Minimum Requirement
Lot Area	930 sq. m
Lot Width	24 m
Lot Depth	30 m

2. Permitted Lot Size Reductions:
Lots created through subdivision in this R2 Zone may be reduced to the following minimum standards:

Criteria	Minimum *Lot* Area	Minimum *Lot* Width	Minimum *Lot* Depth
(a) Permitted *Lot* Size Reductions With 15% *Open Space*[1]	775 sq. m	20 m	30 m
(b) Permitted *Lot* Size Reductions With 30% *Open Space*[2]	700 sq. m	20 m	30 m

1 Despite Section C.1 a minimum of 15% of the subdivided lands are provided as *open space*, subject to Section C.3., *lots* created through subdivision must conform to the minimum *lot* requirements in C.2(a).
2 Despite Sections C.1 and C.2(a) a minimum of 30% of the subdivided lands are provided as *open space*, subject to Section C.3., up to 50% of the *lots* created through subdivision must conform to the minimum *lot* requirements in C.2(b).

3. Open Space Provisions:
Open space provisions are as follows:
(a) *Lots* created in Section C.2.(b) must provide a minimum of 15% of the subdivided lands as *open space;*
(b) *Lots* created in Section C.2.(c) must provide a minimum of 30% of the subdivided lands as *open space;*
(c) *Open space* must be preserved in its natural state or retained for parks and recreation purposes and contain natural features such as a *stream*, ravine, stands of mature trees, or other land forms worthy of preservation, and/or contain heritage *buildings* or features, and/or be dedicated as a public park; and
(d) *Open space* must be accessible by the public from a *highway*.

4. Undevelopable Areas:
For the purpose of calculating the amount of *open space* referenced in this Section, *undevelopable areas* may be included, however, must be discounted by 50%.

D. Density

(BL 21701, 22104)

1. Subdivision:
   For the purpose of subdivision, the maximum number of *lots* per hectare is 10.0.
2. Building Construction:
   For *building* construction in this R2 Zone:

Building Type	*Lot* Size	*Floor Area Ratio*[1], Floor Area and *Building* Size Requirements
(a) *Single Family Dwelling*[2] with or without a *Secondary Suite*	i. ≤ 1,500 sq. m	a. The *floor area ratio* must not exceed 0.60 for the first 560 sq. m of *lot* area and 0.35 for the remaining *lot* area in excess of 560 sq. m, provided a minimum of 39 sq. m. of the total floor area is used only as a garage or carport, except for eligible *lots* within *Frequent Bus Stop Areas* where a garage or carport is not required. b. Despite Section D.2.(a)i., *single family dwellings* must have a minimum ground level floor area of 84 sq. m and a minimum *building* width of 7 m., and a maximum floor area of 465 sq. m.
	ii. > 1,500 sq. m	a. The *floor area ratio* must not exceed 0.32 provided that of the allowable floor area, 10 sq. m is used only for *accessory buildings* and *structures*, and 44.6 sq. m is used only as a garage or carport, except for eligible *lots* within *Frequent Bus Stop Areas* where a garage or carport is not required. b. *Single family dwellings* must have a minimum ground level floor area of 84 sq. m and a minimum *building* width of 7 m.
(b) *Duplex*[3] with or without a *Secondary Suite*	i. ≤ 1,500 sq. m	a. The *floor area ratio* 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 *duplex*, except for eligible *lots* within *Frequent Bus Stop Areas* where a garage or carport is not required. b. Despite the definition of *floor area ratio, basements* are included in the *floor area ratio* calculation for *duplexes*. c. Despite D.2.(b)i.a., *duplexes* must have a minimum ground level floor area of 84 sq. m and a minimum *building* width of 7 m, and must not exceed a maximum floor area of 700 sq. m including *basements*.
	ii. > 1,500 sq. m	a. The *floor area ratio* 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 *duplex*, except for eligible *lots* within *Frequent Bus Stop Areas* where a garage or carport is not required. b. Despite the definition of *floor area ratio, basements* are included in the *floor area ratio* calculation for *duplexes*. c. Despite D.2.(b)ii.a., *duplexes* must have a minimum ground level floor area of 84 sq. m and a minimum *building* width of 7 m, and must not exceed a maximum floor area of 750 sq. m including *basements*.

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

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.

(b) Despite the definition of *floor area ratio*, where the exclusions of the *undevelopable areas* results in a lot area that is less than the minimum *lot area* permitted in Section C. of this R2 Zone, the *floor area ratio* shall be calculated using the minimum lot area permitted in that this R2 Zone.

4. Principal Building Second Storey Floor Area:

(a) For *single family dwellings* on *lots* that are ≤ 1,500 sq. m in size, 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 ≤ 1,500 sq. m in size, 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*. The 10% offset may include a porch or veranda at the front that is covered by a Roof at the second storey level.

E. Lot Coverage

1. The maximum *lot coverage* for all *buildings* and *structures* in this R2 Zone must be as follows:

***Building* Type**	***Lot* Size**	**Maximum *Lot Coverage***
(a) *Single Family Dwelling* with or without a *Secondary Suite*	i. ≤ 1,500 sq. m	a. For *lots* ≤ 560 sq.m in area, the maximum *lot coverage* must not exceed 40%. b. For *lots* > 560 sq.m and ≤1,262 sq.m, the maximum *lot coverage* must be 40% reduced at a rate of 2% for each 93 sq.m of additional *lot* area until 25% is reached. c. For *lots* > 1,262 sq.m. and ≤ 1,500 sq.m. in area, the maximum lot coverage must not exceed 25%.
	ii. > 1,500 sq. m	25%
(b) *Single Family Dwelling with or without a Secondary Suite,* and a *Coach House,* or *Garden Suite*	i. ≤ 1,500 sq. m	a. For *lots* ≤ 560 sq.m in area, the maximum *lot coverage* must not exceed 45%. b. For *lots* > 560 sq.m and ≤1,262 sq. m, the maximum *lot coverage* must be 45% reduced at a rate of 2% for each 93 sq. m of additional *lot* area until 30% is reached. c. For *lots* > 1,262 sq. m. and ≤ 1,500 sq. m. in area, the maximum *lot coverage* must not exceed 30%.
	ii. > 1,500 sq. m	30%

(c) *Duplex* with or without a *Secondary Suite, Coach House,* or *Garden Suite*	i. ≤ 1,500 sq. m	a. For *lots* ≤ 560 sq.m in area, the maximum *lot coverage* must not exceed 50%. b. For *lots* > 560 sq.m and ≤1,262 sq.m, the maximum *lot coverage* must be 50% reduced at a rate of 2% for each 93 sq.m of additional *lot* area until 35% is reached. c. For *lots* > 1,262 sq.m. and ≤ 1,500 sq.m. in area, the maximum *lot coverage* must not exceed 35%.
	ii. > 1,500 sq. m	35%

F. Yards and Setbacks

1. *Buildings* and *structures*, subject to Section F.2., must be sited in this R2 Zone in accordance with the following minimum *setbacks*:

***Building* Type**	**All *Lots***	**Other *Accessory Buildings* and *Structures* > 10 sq. m**	**Other *Accessory Buildings* and *Structures* ≤ 10 sq. m**
Single Family Dwelling* with or without a *Secondary Suite			
Front Yard	7.5 m	18.0 m	18.0 m
Rear Yard	7.5 m	1.8 m	0.0 m
Side Yard	2.4 m	1.0 m	0.0 m
Street Side Yard	3.6 m	7.5 m	7.5 m
Duplex* with or without a *Secondary Suite			
Front Yard	7.5 m	18.0 m	18.0 m
Rear Yard	7.5 m	1.8 m	0.0 m
Side Yard	1.8 m	1.0 m	0.0 m
Street Side Yard	3.6 m	7.5 m	7.5 m
Coach House or Garden Suite			
Front Yard	Not Permitted	18.0 m	18.0 m
Rear Yard	1.8 m	1.8 m	0.0 m
Side Yard	1.8 m	1.0 m	0.0 m
Street Side Yard	2.4 m	7.5 m	7.5 m
Separation	5.0 m	n/a	n/a

2. *Setback* Reductions and Variations

Despite Table F.1, the following *setback* reductions and variations in the R2 Zone are permitted:

(a) *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

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.

(b) *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.

(c) Other *Accessory Buildings* and *Structures* > 10 sq. m

i. *Separation*:

a. A minimum *separation* of 5 m is required between the *single family dwelling* or *duplex* and any *accessory buildings* and *structures* exceeding 2.4 m in *building* height, including detached garage or carport regardless of *building height*. The minimum *separation* may be reduced to 3.0 m for stairs and for an outdoor space such as a *deck* or patio that occupies a maximum of 10 sq. m and may be covered by a roof.

G. Height of Buildings and Structures

1. *Building* and *structure* heights in this R2 Zone must be in accordance with the following requirements:

***Building* Type**		**Requirement**
Single Family Dwelling with or without a *Secondary Suite*	*Building height* with *sloped roof*	Must not exceed 9 m
	Building height where any portion of the roof has a slope less than < 1:4	Must not exceed 7.3 m
	Building height in floodplain, as referred to in Part 8 Floodproofing	Must not exceed 10 m[1]
Duplex with or without a *Secondary Suite*	*Building height* with *sloped roof*	Must not exceed 3 storeys inclusive of the *basement*, up to a maximum of 11.0 m
	Building height where any portion of the roof has a slope less than < 1:4	Must not exceed 3 storeys inclusive of the *basement*, up to a maximum of 9.8 m
	Building height in floodplain, as referred to in Part 8 Floodproofing	Must not exceed 3 storeys inclusive of the *basement*, up to a maximum of 12 m[1]
Coach House or *Garden Suite*	*Building height* with *sloped roof*	Must not exceed 2 storeys inclusive of the *basement*, up to a maximum

		of 7.0 m and a maximum roof peak height of 8.3 m
	Building height where any portion of the roof has a slope less than < 1:4	Must not exceed 2 storeys inclusive of the *basement*, up to a maximum of 6.5 m
	Building height in floodplain, as referred to in Part 8 Floodproofing	Must not exceed 2 storeys inclusive of the *basement*, up to a maximum of 8.5 m[1]
Accessory Building		Must not exceed 4 m, but may be increased to 5 m where the roof slope and construction materials of an *accessory building* are the same as that of the *principal building*
Structures		Must not exceed 4 m

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

1. Parking Calculation:
   (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. Outdoor Parking or Storage:
   Outdoor parking or storage of *vehicles, house trailers, utility trailers, campers*, or boats ancillary to the residential use, must be limited as follows:
   (a) Maximum of 3 *vehicles*;
   (b) Combined maximum of 1 *house trailer*, *utility trailer*, *camper* or boat;
   (c) Outside parking or storage of a *house trailer* or boat is not permitted within the *front yard setback*, or within the required *side yards* adjacent to the *dwelling unit*, or within 1 m of the *side lot line*; and
   (d) Despite Section H.2(c) of this R2 Zone, 1 *house trailer* or 1 boat may be parked a minimum of 1 m from the *front lot line* and/or *side lot line* in the front *driveway*, to the side of the front *driveway* or in the *side yard*, on *lots* that have no vehicular access to the *rear yard* or where access is not feasible through *landscaping* or fencing modifications.

I. Landscaping and Screening

1. General Landscaping:
   All developed portions of the *lot* not covered by *buildings, structures* or paved areas must be landscaped including the retention of mature trees. This *landscaping* must be maintained.
2. Outdoor Parking and Storage:
   For outdoor parking or storage:

(a) *House trailers* or boats parked or stored in any area of a *lot* other than a *driveway* or parking pad must be adequately screened as follows:

i. All *Yards*: Compact evergreen trees or shrubs a minimum of 1.8 m high; except:

ii. *Rear Yard*: A solid fence a minimum of 1.8 m high may be used in place of the trees or shrubs;

(b) Screening required in Section I.2(a) of this R2 Zone must be located between the *house trailer* or boat and any portion of the *lot line* within 7.5 m of the *house trailer* or boat in order to obscure the view from the abutting *lot* or street; and

(c) Despite Section I.2(b) of this R2 Zone, screening of a *house trailer* or boat on a *corner lot* must not be located in an area bounded by the intersecting *lot lines* at a street corner and a straight-line joining points 9 m along the said *lot lines* from the point of intersection of the 2 *lot lines.*

3. Open Space:

The *open space* set aside pursuant to Section C.2 of this R2 Zone**,** must be improved with a basic level of *landscaping* work including brushing and seeding of the ground, limbing of low branches on trees and providing and constructing paths for public passage, wherever appropriate.

J. Special Regulations

1. Floodplain:

For *lots* within a designated floodplain as referred to in Part 8 Floodproofing, 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 R2 Zone must be sited as follows:

i. *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.

Part 14A
Oceanfront Residential Zone — R2-O

(BL 21281, 21474 21595, 21701, 22014)

A. Intent

This R2-O Zone is intended for small-scale multi-unit housing on oceanfront lots typically 1,000 sq. m or larger, which may accommodate 2 to 6 dwelling units, where there are no lots located between the subject lot and the oceanfront, except for railway land, and is subject to the remainder of this Part 14A.

B. Permitted Uses

1. Land, buildings and structures in this R2-O 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*	*Secondary Suite* *Garden Suite* *Coach House* *Bed and Breakfast*[3] *Boarders or Lodgers*[3] *Short-Term Rental*[4]
(b) < 4,050 sq. m and ≥ 280 sq. m	i. Inside *Transit-Oriented Areas*[2]	Up to 2	*Single Family Dwelling*	
	ii. All areas, except B.1.(b)i and iii	Up to 4	*Single Family Dwelling* or *Duplex*	
	iii. Eligible *lots* within Frequent *Bus Stop Areas*	Up to 6	*Single Family Dwelling* or *Duplex*	
(c) < 280 sq. m	i. Inside *Transit-Oriented Areas*[2]	Up to 2	*Single Family Dwelling*	
	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, as amended*;
- (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, as amended;* and
- (c) Land that is not connected to a community water or a 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 *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; and

4 *Short-Term Rental* is only permitted in accordance with Section B.7 of Part 4 General Provisions.

C. Subdivision

1. Minimum Lot Sizes:

Lots created through subdivision in this R2-O Zone must conform to the following minimum standards:

Size or Dimension	Minimum Requirement
Lot Area	1,000 sq. m
Lot Width	20 m
Lot Depth	45 m

D. Density

(BL 21701)

1. Building Construction:

For *building* construction in this R2-O Zone:

Building Type	*Lot* Size	*Floor Area Ratio*[1], Floor Area and *Building* Size Requirements
(a) *Single Family Dwelling*[2] with or without a *Secondary Suite*	i. ≤ 1,500 sq. m	a. The *floor area ratio* must not exceed 0.60 for the first 560 sq. m of *lot* area and 0.35 for the remaining *lot* area in excess of 560 sq. m, provided a minimum of 39 sq. m. of the total floor area is used only as a garage or carport, except for eligible *lots* within *Frequent Bus Stop Areas* where a garage or carport is not required. b. Despite Section D.1.(a)i.a.,*single family dwellings* must have a minimum ground level floor area of 84 sq. m and a minimum *building* width of 7 m., and the maximum floor area is 465 sq. m.
	ii. > 1,500 sq. m	a. The *floor area ratio* must not exceed 0.32 provided that of the allowable floor area, 39 sq.m is used only as a garage or carport, except for eligible *lots* within *Frequent Bus Stop Areas* where a garage or carport is not required. b. *Single family dwellings* must have a minimum ground level floor area of 84 sq. m and a minimum *building* width of 7 m.

(b) *Duplex*[3] with or without a *Secondary Suite*	i. ≤ 1,500 sq. m	a. The *floor area ratio* 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 *duplex*, except for eligible *lots* within *Frequent Bus Stop Areas* where a garage or carport is not required. b. Despite the definition of *floor area ratio, basements* are included in the *floor area ratio* calculation for *duplexes*. c. Despite D.1.(b)i.a, *duplexes* must have a minimum ground level floor area of 84 sq. m and a minimum *building* width of 7 m, and must not exceed a maximum floor area of 650 sq. m including basements.
	ii. > 1,500 sq. m	a. The *floor area ratio* 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 *duplex*, except for eligible *lots* within *Frequent Bus Stop Areas* where a garage or carport is not required. b. Despite the definition of *floor area ratio, basements* are included in the *floor area ratio* calculation for *duplexes*. c. *Duplexes* must have a minimum ground level floor area of 84 sq. m and a minimum *building* width of 7 m.
(c) *Coach House*	i. Not applicable	a. The floor area of a *coach house* is permitted in addition to the *floor area ratio* permitted for *single family dwellings* and *duplexes* in Sections D.1.(a) and (b), provided that a *coach house* 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. b. Despite D.1(c)i.a., if the floor area of the *single family dwelling* or *duplex* in Sections D.1.(a) and (b) has not achieved the maximum floor area on the *lot*, the remainder of the floor area may be used for the *coach house* up to a maximum size of 120 sq.m.

(d) *Garden Suite*	i. Not applicable	a. The floor area of a *garden suite* is permitted in addition to the *floor area ratio* permitted for *single family dwellings* and *duplexes* in Sections D.1.(a) and (b), provided that a *garden suite* must have a minimum floor area of 35 sq.m. and a maximum total floor area of 75 sq. m. b. Despite D.1(d)i.a., if the floor area of the *single family dwelling* or *duplex* in Sections D.1.(a) and (b) has not achieved the maximum floor area on the *lot*, the remainder of the floor area may be used for the *garden suite* up to a maximum size of 120 sq.m.

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 ≤ 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 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 ≤ 1,500 sq. m, 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*. The 10% offset may include a porch or veranda at the front that is covered by a roof at the second storey level.

E. Lot Coverage

1. The maximum *lot coverage* in this R2-O Zone for all *buildings* and *structures* must be as follows:

***Building* Type**	***Lot* Size**	**Maximum *Lot Coverage***
(a) *Single Family Dwelling* with or without a *Secondary Suite, Coach House,* or *Garden Suite*	i. ≤ 1,500 sq. m	a. For *lots* ≤ 560 sq.m in area, the maximum *lot coverage* must not exceed 40%. b. For *lots* > 560 sq.m and ≤1,262 sq.m, the maximum *lot coverage* must be 40% reduced at a rate of 2% for each 93 sq.m of additional *lot* area until 25% is reached. c. For *lots* > 1,262 sq.m. and ≤ 1,500 sq.m in area, the maximum *lot coverage* must not exceed 25%.
	ii. > 1,500 sq. m	25%
(b) *Duplex* with or without a *Secondary Suite, Coach House,* or *Garden Suite*	i. ≤ 1,500 sq. m	a. For *lots* ≤ 560 sq.m in area, the maximum *lot coverage* must not exceed 45%. b. For *lots* > 560 sq.m and ≤1,262 sq.m, the maximum *lot coverage* must be 45% reduced at a rate of 2% for each 93 sq.m of additional *lot* area until 25% is reached. c. For *lots* > 1,262 sq.m. and ≤ 1,500 sq.m. in area, the maximum *lot coverage* must not exceed 30%.
	ii. > 1,500 sq. m	30%

F. Yards and Setbacks

1. *Buildings* and *structures*, subject to Section F.2., must be sited in this R2-O Zone in accordance with the following minimum *setbacks*:

Building Type	All Lots	Other Accessory Buildings and Structures > 10 sq. m	Other Accessory Buildings and Structures ≤ 10 sq.m.
Single Family Dwelling* with or without a *Secondary Suite			
Front Yard	10 m	10 m	10 m
Rear Yard	10 m	10 m	10 m
Side Yard	1.8 m	1.0 m	0 m
Street Side Yard	7.5 m	7.5 m	7.5 m
Duplex* with or without a *Secondary Suite			
Front Yard	10 m	10 m	10 m
Rear Yard	10 m	10 m	10 m
Side Yard	1.8 m	1.0 m	0 m
Street Side Yard	7.5 m	7.5 m	7.5 m
Coach House or Garden Suite			
Front Yard	10 m	10 m	10 m
Rear Yard	10 m	10 m	10 m
Side Yard	1.8 m	1.0 m	0 m
Street Side Yard	2.4 m	7.5 m	7.5 m
Separation	5.0 m	5.0 m	n/a

2. *Setback* Reductions and Variations

Despite Table F.1, the following setback reductions and variations in the R2-O Zone are permitted:

(a) *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

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.

(b) *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.

(c) Other *Accessory Buildings* and *Structures* > 10 sq. m

i. *Separation*:

a. A minimum *separation* of 5 m is required between the *single family dwelling* or *duplex* and any *accessory buildings* and *structures* exceeding 2.4 m in *building* height, including detached garage or carport regardless of *building height.* The minimum *separation* may be reduced to 3.0 m for stairs and for an outdoor space such as a *deck* or patio that occupies a maximum of 10 sq. m. and may be covered by a roof.

G. Height of Buildings

1. *Building* and *structure* heights in the R2-O Zone must be in accordance with the following requirements:

Building Type		Requirement
Single Family Dwelling with or without a *Secondary Suite*	*Building Height* with *sloped roof*	Must not exceed 9 m
	Building height where any portion of the roof has a slope less than < 1:4	Must not exceed 7.3 m
Duplex with or without a *Secondary Suite*	*Building Height* with *sloped roof*	Must not exceed 3 storeys inclusive of the *basement*, up to a maximum of 11.0 m
	Building height where any portion of the roof has a slope less than < 1:4	Must not exceed 3 storeys inclusive of the *basement*, up to a maximum of 9.3 m
Coach House or *Garden Suite*	*Building height* with *sloped roof*	Must not exceed 2 storeys inclusive of the *basement*, up to a maximum of 7.0 m with a maximum roof peak height of 8.3 m
	Building height where any portion of the roof has a slope less than < 1:4	Must not exceed 2 storeys inclusive of the *basement*, up to a maximum of 6.5 m
Accessory Building		Must not exceed 4 m, but may be increased to 5 m where the roof slope and construction materials of an *accessory building* are the same as that of the *principal building*
Structures		Must not exceed 4 m

H. Off-Street Parking and Loading/Unloading

1. Parking Calculation:
   (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. Outdoor Parking and Storage:
   Outdoor parking or storage of *vehicles, house trailers, utility trailers, campers*, or ancillary to the residential use, shall be limited as follows:
   (a) Maximum of 3 *vehicles*;

(b) Combined maximum of 1 *house trailer*, *utility trailer*, *camper* or boat;

(c) Outside parking or storage of a *house trailer* or boat is not permitted within the *front yard setback*, or within the required *side yards* adjacent to the *dwelling unit*, or within 1 m of the *side lot line;* and

(d) Despite Section H.2(c) of this R2-O Zone, 1 *house trailer* or 1 boat may be parked a minimum of 1 m from the *front lot line* and/or *side lot line* in the front *driveway*, to the side of the front *driveway* or in the *side yard*, on *lots* that have no vehicular access to the *rear yard* or where access is not feasible through *landscaping* or fencing modifications.

I. Landscaping and Screening

1. General Landscaping:

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

2. Outdoor Parking and Storage:

For outdoor parking or storage:

(a) House trailers or boats parked or stored in any area of a lot other than a *driveway*or parking pad shall be adequately screened as follows:

i. All *Yards*: Compact evergreen trees or shrubs a minimum of 1.8 m high; except:

ii. *Rear Yard*: A solid fence a minimum of 1.8 m high may be used in place of the trees or shrubs;

(b) Screening required in Section I.2(a) of this R2-O Zone shall be located between the *house trailer* or boat and any portion of the *lot line* within 7.5 m of the *house trailer* or boat in order to obscure the view from the abutting *lot* or street; and

(c) Despite Section I.2(b) of this R2-O Zone, screening of a *house trailer* or boat on a *corner lot* shall not be located in an area bounded by the intersecting *lot lines* at a street corner and a straight-line joining points 9 m along the said *lot lines* from the point of intersection of the 2 *lot lines.*

J. Special Regulations

1. Basement Access:

(a) *Basement* access and *basement* wells serving a *principal building* in this R2-O Zone must be sited as follows:

i. *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.

Part 15
Urban Residential Zone — R3

(BL 21281, 21390, 21474, 21595, 21701, 21852, 22014, 22077)

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

C. Subdivision

1. Minimum Lot Sizes:

Lots created through subdivision in this R3 Zone must conform to the following minimum standards:

Size or Dimension	Minimum Requirement
Lot Area	560 sq. m
Lot Width	15 m
Lot Depth	28 m

D. Density

(BL 21701, 22014)

1. Subdivision:

For the purpose of subdivision, the maximum number of *lots* per hectare is 18.

2. Building Construction:

For *building* construction in this R3 Zone:

Building Type	*Lot* Size	*Floor Area Ratio*[1], Floor Area and *Building* Size Requirements
(a) *Single Family Dwelling*[2] with or without a *Secondary Suite*	i. All *lots*	a. The *floor area ratio* must not exceed 0.60 for the first 560 sq. m of *lot* area and 0.35 for the remaining *lot* area in excess of 560 sq. m, provided a minimum of 39 sq. m. of the total floor area is used only as a garage or carport, except for eligible *lots* within *frequent bus stop areas* where a garage or carport is not required. b. Despite Section D.2.(a)i.a., *single family dwellings* must have a minimum ground level floor area of 84 sq. m and a minimum *building* width of 7 m., and must not exceed a maximum floor area is 465 sq. m.

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

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

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.

4. Principal Building Second and Third Storey Floor Area

(a) For *single family dwellings*, 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*;

(b) For *duplexes*, 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.* The 10% offset may include a porch or veranda at the front that is covered by a roof at the second storey level; and

(c) Section D.4.(a) does not apply to existing two storey *single family dwellings* in this Zone with building permits issued prior to July 11, 1994.

E. Lot Coverage

1. The maximum *lot coverage* for all *buildings* and *structures* in this R3 Zone must be as follows:

Building Type	*Lot* Size	Maximum *Lot Coverage*
Single Family Dwelling with or without a *Secondary Suite*	≤ 560 sq. m	40%
	> 560 sq. m but ≤ 1,262 sq. m	40% reduced at a rate of 2% for each 93 sq. m of additional *lot* area until 25% is reached
	> 1,262 sq. m	25%
Single Family Dwelling with or without a *Secondary Suite, Coach House,* or *Garden Suite*	≤ 560 sq. m	50%
	> 560 sq. m. but ≤ 1,262 sq. m	50% reduced at a rate of 2% for each 93 sq. m of additional *lot* area until 30% is reached
	> 1,262 sq. m	30%
Duplex with or without a *Secondary Suite*	≤ 560 sq. m	50%
	> 560 sq. m but ≤ 1,262 sq. m	50% reduced at a rate of 2% for each 93 sq. m of additional *lot* area until 35% is reached
	> 1,262 sq. m	35%
Duplex with or without a *Secondary Suite, Coach House,* or *Garden Suite*	≤ 560 sq. m	50%
	> 560 sq. m but ≤ 1,262 sq. m	50% reduced at a rate of 2% for each 93 sq. m of additional *lot* area until 35% is reached
	> 1,262 sq. m	35%

Houseplex with or without a *Secondary Suite*	≤ 560 sq. m	60%
	> 560 sq. m but ≤ 1,262 sq. m	60% reduced at a rate of 2% for each 93 sq. m of additional *lot* area until 35% is reached
	> 1,262 sq. m	35%
Houseplex with or without a *Secondary Suite* or *Coach House*	≤ 560 sq. m	60%
	> 560 sq. m but ≤ 1,262 sq. m	60% reduced at a rate of 2% for each 93 sq. m of additional *lot* area until 35% is reached
	> 1,262 sq. m	35%

F. Yards and Setbacks

1. *Buildings* and *structures*, subject to Section F.2., must be sited in this R3 Zone in accordance with the following minimum *setbacks*:

Building Type	Interior *Lot* *Lane* Access[1]	*Corner Lot* *Lane* Access	Interior *Lot* No *Lane*	*Corner Lot* No *Lane*
Single Family Dwelling* with or without a *Secondary Suite				
Front Yard	6.5 m	6.5 m	6.5 m	6.5 m
Rear Yard	7.5 m	7.5 m	7.5 m	7.5 m
Side Yard	1.8 m	1.8 m	1.8 m	1.8 m
Street Side Yard	n/a	3.6 m	n/a	3.6 m
Duplex* with or without a *Secondary Suite				
Front Yard	6.0 m	6.0 m	6.0 m	6.0 m
Rear Yard	7.5 m	7.5 m	7.5 m	7.5 m
Side Yard	1.2 m	1.2 m	1.2 m	1.2 m
Street Side Yard	n/a	2.4 m	n/a	2.4 m
Houseplex				
Front Yard	3.5 m	3.5 m	Not Permitted	3.5 m
Rear Yard	7.5 m	7.5 m		7.5 m
Side Yard	1.2 m	1.2 m		1.2 m
Street Side Yard	n/a	2.4 m		2.4 m
Coach House				
Front Yard	Not Permitted	Not Permitted	Not Permitted	Not Permitted
Rear Yard	1.2 m	1.2 m		1.8 m
Side Yard	1.2 m	1.2 m		1.8m
Street Side Yard	2.4 m	2.4 m		2.4 m
Separation	5.0 m	5.0 m		5.0 m
Garden Suite				
Front Yard	Not Permitted	Not Permitted	Not Permitted	Not Permitted
Rear Yard	1.2 m	1.2 m	1.8 m	1.8 m
Side Yard	1.8 m	1.8m	1.8 m	1.8m
Street Side Yard	2.4 m	2.4 m	2.4 m	2.4 m
Separation	5.0 m	5.0 m	5.0 m	5.0 m

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

(f) Other *Accessory Buildings* and *Structures* > 10 sq. m

i. *Separation*:

a. A minimum *separation* of 5 m is required between the *single family dwelling* or *duplex* and any *accessory buildings* and *structures* exceeding 2.4 m in *building* height, including detached garage or carport regardless of *building height.* The minimum *separation* may be reduced to 3.0 m for stairs and for an outdoor space such as a *deck* or patio that occupies a maximum of 10 sq. m and may be covered by a roof.

G. Height of Buildings and Structures

1. *Building* and *structure* heights in this R3 Zone must be in accordance with the following requirements:

Building Type		Requirement
Single Family Dwelling with or without a *Secondary Suite*	*Building Height* with *sloped roof*	Must not exceed 9 m
	Building height where any portion of the roof has a slope less than < 1:4	Must not exceed 7.3 m
	Building height in floodplain, as referred to in Part 8 Floodproofing	Must not exceed 10 m[1]
Duplex with or without a *Secondary Suite*	*Building Height* with *sloped roof*	Must not exceed 3 storeys inclusive of the *basement*, up to a maximum of 11 m
	Building height where any portion of the roof has a slope less than < 1:4	Must not exceed 3 storeys inclusive of the *basement*, up to a maximum of 9.3 m
	Building height in floodplain, as referred to in Part 8 Floodproofing	Must not exceed 3 storeys inclusive of the *basement*, up to a maximum of 12 m[1]
Houseplex	*Building Height* with *sloped roof*	Must not exceed 3 storeys inclusive of the *basement*, up to a maximum of 9 m
	Building height where any portion of the roof has a slope less than < 1:4	Must not exceed 3 storeys inclusive of the *basement*, up to a maximum of 7.3 m
	Building height in floodplain, as referred to in Part 8 Floodproofing	Must not exceed 3 storeys inclusive of the *basement*, up to a maximum of 12 m[1]
Coach House or *Garden Suite*	*Building height* with *sloped roof*	Must not exceed 2 storeys inclusive of the *basement*, up to a maximum of 7.0 m and a maximum roof peak height of 8.3 m[1]
	Building height where any portion of the roof has a slope less than < 1:4	Must not exceed 2 storeys inclusive of the *basement*, up to a maximum of 6.5 m
	Building height in floodplain, as referred to in Part 8 Floodproofing	Must not exceed 2 storeys inclusive of the *basement*, up to a maximum of 8.5 m[1]

Accessory Building	Must not exceed 4, but may be increased to 5 m where the roof slope and construction materials of an *accessory building* are the same as that of the *principal building*
Structures	Must not exceed 4 m

1 The increased *building height* is permitted for *single family dwellings, duplexes, houseplexes, coach houses and garden suites* when the ground floor is used for parking or non-habitable space 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

1. For all areas:

Parking Calculation:

(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. Parking Areas:

Vehicle parking areas must be limited as follows:

(a) *Vehicle* parking is permitted in either the *front yard, rear yard, side yard*, or garage, carport or parking pad;

(b) *Parking spaces* must be located only on a *driveway* leading to a garage, carport or parking pad;

(c) Despite Section H.2(b), only *driveways* may accommodate parking within the *front yard* or *side yard,* to a maximum of 3 *vehicles*;

(d) For *duplexes*, a side-by-side garage for each *dwelling unit* is only permitted for *lots* 18 m or wider. Only single or tandem garages are permitted for *lots* under 18 m in width; and

(e) For *houseplexes*, garages must be detached with rear *lane* access.

3. Driveways:

Driveways are permitted as follows:

(a) *Driveways* may be constructed off either the *frontage* or *flanking street* of a *lot;*

(b) Every *lot* may have one *driveway* with a total surface or paved area as follows:

i. Uniform maximum width of 8.0 m extending from the *lot line* to the garage, carport or parking pad; and

ii. Width may be increased to a maximum of 55% of the total area of the required *front yard* or required *side yard* within which the *driveway* is located;

(c) Despite Section H.3(b) of this R3 Zone, a *driveway* width may be increased to provide access to additional *parking spaces* in a garage, carport or parking pad where those parking areas have more than 2 side-by-side *parking spaces*, provided that:

i. The increased width is a maximum of 3 m times the number of adjacent side-by-side *parking spaces*, measured at the required *front yard setback;* and

ii. The *driveway* is uniformly tapered over the required *front yard* to a maximum width of 8.0 m at the *front lot line*; and

(d) Where a *driveway* is constructed in a *side yard* off a *flanking street* all references to *front yard* within this Section must be read as *side yard*.

4. Outdoor Parking and Storage:

Outdoor parking or storage of *vehicles house trailers*, *utility trailers*, *campers or* boats ancillary to a residential use must be limited as follows:

(a) A maximum of 4 *vehicles* or 3 *vehicles* and 1 *house trailer*, *utility trailer*, *camper* or boat may be parked or stored outdoors but only if said *vehicles* are ancillary to a residential use;

(b) Outside parking or storage of a *house trailer* or boat is not permitted within the *front yard setback*, or within the required *side yards* adjacent to the *dwelling*

unit, or within 1 m of the *side lot line*;

(c) Despite Section H.4(b) of this R3 Zone, 1 *house trailer* or 1 boat may be parked a minimum of 1 m from the *front lot line* and/or *side lot line* in the front *driveway*, to the side of the front *driveway* or in the *side yard*, on *lots* that have no vehicular access to the *rear yard* or where access is not feasible through *landscaping* or fencing modifications; and

(d) Despite Section H.4(c) of this R3 Zone, *house trailers* or boats are not permitted to be parked on *corner lots* in the area bounded by the intersecting *lot lines* at a street corner and a straight-line joining points 9 m along the said *lot lines* from the point of intersection of the two *lot lines*.

I. Landscaping and Screening

1. General Landscaping:
   All developed portions of the *lot* not covered by *buildings, structures* or paved areas must be landscaped including the retention of mature trees. This *landscaping* must be maintained.
2. Porous and Non-Porous Surfaces:
   A minimum of 30% of the *lot* must be covered by porous surfaces.
3. Outdoor Parking and Storage:
   For outdoor parking or storage:
   (a) *House trailers* or boats parked or stored in any area of a *lot* other than a *driveway* or parking pad must be adequately screened as follows:
      i. All *Yards*: Compact evergreen trees or shrubs a minimum of 1.8 m high; except:
      ii. *Rear Yard*: A solid fence a minimum of 1.8 m high may be used in place of the trees or shrubs;
   (b) Screening required in Section I.3(a) of this Zone must be located between the *house trailer* or boat and any portion of the *lot line* within 7.5 m of the *house trailer* or boat in order to obscure the view from the abutting *lot* or street; and
   (c) Despite Section I.3(b) of this Zone, screening of a *house trailer* or boat on a *corner lot* must not be located in an area bounded by the intersecting *lot lines* at a street corner and a straight-line joining points 9 m along the said *lot lines* from the point of intersection of the 2 *lot lines.*

J. Special Regulations

1. 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, 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.

Part 16
Small Lot Residential Zone

R4

(BL 21281, 21390, 21474, 21595, 21701, 22014)

A. Intent

This R4 Zone is intended for small-scale multi-unit housing on small *lots* typically 336 sq. m or larger, which may accommodate 2 to 6 *dwelling units*, and is subject to the remainder of this Part 16.

B. Permitted Uses

1. Land, *buildings* and *structures* in this R4 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*	*Secondary Suite* *Garden Suite* *Coach House* *Short-Term Rental*[3]
(b) < 4,050 sq. m and ≥ 280 sq. m	i. Inside *Transit-Oriented Areas*[2]	Up to 2	*Single Family Dwelling*	
	ii. All areas, except B.1.(b)i and iii	Up to 4	*Single Family Dwelling* or *Duplex*	
	iii. Eligible *lots* within *Frequent Bus Stop Areas*	Up to 6	*Single Family Dwelling* or *Duplex*	
(c) < 280 sq. m	i. Inside *Transit-Oriented Areas*[2]	Up to 2	*Single Family Dwelling*	
	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, as amended*;
- (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, as amended;* 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 *Short-Term Rental* is only permitted in accordance with Section B.7 of Part 4 General Provisions.

C. Subdivision

1. Minimum Lot Sizes:

Lots created through subdivision in this R4 Zone must conform to the following minimum standards:

~~Size or Dimension~~	~~Minimum Requirement~~
~~*Lot* Area~~	~~8,094 sq. m~~
~~*Lot* Width~~	~~50 m~~
~~*Lot* Depth~~	~~60 m~~

Criteria	Minimum *Lot* Area	Minimum *Lot* Width	Minimum *Lot* Depth
Interior *Lot*	336 sq. m. (Type I, II)	12 m (Type I - narrow deep) 13.4 m (Type II - wide shallow)	28 m (Type I - narrow deep) 24 m (Type II - wide shallow)
Corner Lot	380 sq. m. (Type I, II)	14 m (Type I - narrow deep) 15.4 m (Type II - wide shallow)	28 m (Type I - narrow deep) 24 m (Type II - wide shallow)

D. Density

(BL 21701, 22014)

1. Subdivision:

For the purpose of subdivision, the maximum *lots* per hectare is 30.

2. Building Construction:

For *building* construction in the R4 Zone:

Building Type	*Floor Area Ratio*[1], Floor Area and *Building* Size Requirements
(a) *Single Family Dwelling*[2] with or without a *Secondary Suite*	i. The *floor area ratio* 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 *lots* within *Frequent Bus Stop Areas* 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. *Single family dwellings* must not exceed a maximum floor area of 266 sq. m.
(b) *Duplex*[3] with or without a *Secondary Suite*	i. *Duplexes* must not exceed a maximum floor area of 450 sq. m including *basements*.
(c) *Coach House*	i. The floor area of a *coach house* is permitted in addition to *the floor area ratio* permitted for *single family dwellings* and *duplexes* in Sections D.2.(a) and (b), provided that a *coach house* 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) *Garden Suite*	i. The floor area of a *garden suite* is permitted in addition to the *floor area ratio* permitted for *single family dwellings* and *duplexes* in Sections D.2.(a) and (b), provided that a *garden suite* 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.

4. Principal Building Second and Third Storey Floor Area

(a) For *single family dwellings*, 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*, 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*. The 10% offset may include a porch or veranda at the front that is covered by a roof at the second storey level.

E. Lot Coverage

1. The maximum *lot coverage* for all *buildings* and *structures* in this R4 Zone must be as follows:

Building Type	Maximum *Lot Coverage*
Single Family Dwelling with or without a *Secondary Suite*	50%
Single Family Dwelling with or without a *Secondary Suite, Coach House,* or *Garden Suite*	59%
Duplex with or without a *Secondary Suite*	60%
Duplex with or without a *Secondary Suite*, *Coach House,* or *Garden Suite*	65%

F. Yards and Setbacks

1. *Buildings* and *structures*, subject to Section F.2., must be sited in this R4 Zone in accordance with the following minimum *setbacks*:

Building Type	Interior *Lot* *Lane* Access	Corner *Lot* *Lane* Access	Interior *Lot* No *Lane*	Corner *Lot* No *Lane*
Single Family Dwelling* with or without a *Secondary Suite				
Front Yard	5.5 m	5.5 m	5.5 m	5.5 m
Rear Yard	7.5 m	7.5 m	7.5 m	7.5 m
Side Yard	1.2 m	1.2 m	1.2 m	1.2 m
Street Side Yard	n/a	2.4 m	n/a	2.4 m
Duplex* with or without a *Secondary Suite				
Front Yard	6.0 m	6.0 m	6.0 m	6.0 m
Rear Yard	6.0 m	6.0 m	6.0 m	6.0 m
Side Yard	1.2 m	1.2 m	1.2 m	1.2 m
Street Side Yard	n/a	2.4 m	n/a	2.4 m
Coach House				
Front Yard	Not Permitted	Not Permitted	Not Permitted	Not Permitted
Rear Yard	1.2 m	1.2 m		
Side Yard	1.2 m	1.2 m		
Street Side Yard	n/a	1.8 m		
Separation	5.0 m	5.0 m		
Garden Suite				
Front Yard	Not Permitted	Not Permitted	Not Permitted	Not Permitted
Rear Yard	1.2 m	1.2 m	1.8 m	1.8 m
Side Yard	1.2 m	1.2 m	1.8 m	1.8m
Street Side Yard	n/a	1.8 m	n/a	1.8 m
Separation	5.0 m	5.0 m	5.0 m	5.0 m
Other *Accessory Buildings* & *Structures* > 10 sq. m				
Front Yard	Not Permitted	Not Permitted	Not Permitted	Not Permitted
Rear Yard	1.0 m	1.0 m	1.0 m	1.0 m
Side Yard	0 m	0 m	0 m	0 m
Street Side Yard	n/a	1.2 m	n/a	1.2 m
Separation	5.0 m	5.0 m	5.0 m	5.0 m
Other *Accessory Buildings* & *Structures* ≤ 10 sq. m				
Front Yard	Not Permitted	Not Permitted	Not Permitted	Not Permitted
Rear Yard	1.0 m	1.0 m	1.0 m	1.0 m
Side Yard	0 m	0 m	0 m	0 m
Street Side Yard	n/a	1.2 m	n/a	1.2 m
Separation	n/a	n/a	n/a	n/a

2. <u>*Setback* Reductions and Variations</u>

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

(a) <u>*Single Family Dwelling* with or without *Secondary Suite*</u>

i. *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 r*ear 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) <u>*Duplex* with or without *Secondary Suites*</u>

i. *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*:

a. The *rear yard setback* of the *duplex* 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 *duplex* 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.

(c) <u>*Coach House*</u>

i. *Rear Yard*:

a. The *rear yard setback* of the *coach house* may be reduced to 1.0 m if the *coach house* is constructed above a garage or carport. A *coach house* is not permitted closer than 5.0 m from the *principal building* on the *lot*; and

ii. *Separation*:

b. The minimum *separation* may be reduced to 3.0 m for stairs and for an outdoor space such as a *deck* or patio that occupies a maximum of 14 sq. m. and may be covered by a roof.

(d) <u>*Garden Suite*</u>

i. *Separation*:

a. The minimum *separation* may be reduced to 3.0 m for stairs and for an outdoor space such as a *deck* or patio that occupies a maximum of 14 sq. m. and may be covered by a roof.

(e) <u>Other *Accessory Buildings* and *Structures* > 10 sq. m</u>

i. *Separation*:

a. A minimum *separation* of 5 m is required between the *single family dwelling* or *duplex* and any *accessory buildings* and *structures* exceeding 2.4 m in *building* height, including detached garage or carport regardless of *building height*. The minimum *separation* may be reduced to 3.0 m for stairs and for an outdoor space such as a *deck* or patio that occupies a maximum of 10 sq. m. and may be covered by a roof.

G. Height of Buildings and Structures

1. *Building* and *structure* heights in this R4 Zone must be in accordance with the following requirements:

Building Type		Requirement
Single Family Dwelling with or without a *Secondary Suite*	*Building height* with *sloped roof*	Must not exceed 9 m
	Building height where any portion of the roof has a slope less than < 1:4	Must not exceed 7.3 m
	Building height in floodplain, as referred to in Part 8 Floodproofing	Must not exceed 10 m[1]
Duplex with or without a *Secondary Suite*	*Building height* with *sloped roof*	Must not exceed 3 storeys inclusive of the *basement*, up to a maximum of 11 m
	Building height where any portion of the roof has a slope less than < 1:4	Must not exceed 3 storeys inclusive of the *basement*, up to a maximum of 9.3 m

	Building height in floodplain, as referred to in Part 8 Floodproofing	Must not exceed 3 storeys inclusive of the *basement*, up to a maximum of 12 m[1]
Coach House or *Garden Suite*	*Building height* with *sloped roof*	Must not exceed 2 storeys inclusive of the *basement*, up to a maximum of 7.0 m and a maximum roof peak height of 8.3 m
	Building height where any portion of the roof has a slope less than < 1:4	Must not exceed 2 storeys inclusive of the *basement*, up to a maximum of 6.0 m
	Building height in floodplain, as referred to in Part 8 Floodproofing	Must not exceed 2 storeys inclusive of the *basement*, up to a maximum of 8.5 m[1]
Accessory Building		Must not exceed 3 m, but may be increased to 5 m where the roof slope and construction materials of an accessory building are the same as the *principal building*
Structures		Must not exceed 3 m

1 The increased *building height* is permitted for *single family dwellings*, *duplexes*, *coach houses*, and *garden suites* when the ground floor is used for parking or non-habitable space 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

1. Parking Calculation:
   (a) Refer to Table D.1 of Part 5 Off-Street Parking and Loading/Unloading;
2. Driveways:
   (a) Where there is a *lane* up to or along the *rear lot line*, a *driveway* access is permitted only from the *lane*;
   (b) Any off-street *parking spaces* for the *secondary suite, coach house* or *garden suite* may be provided on the front *driveway* on the *lot* or at the *rear* of the *lot*;
   (c) Where a *coach house* is constructed on a *corner lot* with a rear *lane*, a *driveway* to the required additional *parking space* must be provided only from a rear *lane*; and
   (d) *Driveway* access is not permitted along the *side lot line.*
3. Driveway Width:
   (a) The width of a *driveway* on a *lot* must be a maximum of 6.0 m wide; and
   (b) Where there is a *coach house* or *garden suite* on a *lot* with rear *lane* access, the paved portion of a front *driveway* may be reduced to a maximum of 4.5 m wide when the said *driveway* provides access to a single garage located at the front of the *lot* that accommodates only one *vehicle*.
4. Garages and Carports:
   Garages and carports are limited as follows in this R4 Zone:
   (a) A side-by-side garage is only permitted for *lots* 13.4 m or wider, unless the garage or carport is accessed from the rear lane or side street. Only single or tandem garages are permitted for *lots* under 13.4 m in width;
   (b) Garage *parking spaces* must be measured pursuant to Section B.2.(a) of Part 5 Off-Street Parking and Loading/Unloading;

(c) Garage or carport *parking spaces* must meet the following dimensional requirements:
   i. Single Garage: Maximum 4.0 m wide; and
   ii. Side-By-Side Garage: Maximum 6.3 m wide; and

(d) A side-by-side garage door must be a minimum of 4.87 m wide.

5. Outdoor Parking and Storage:

(a) Outdoor parking ancillary to a residential use is limited to a maximum of 3 *vehicles*;

(b) Outdoor parking or storage of *campers, utility trailers,* boats, or *house trailers* is not permitted; and

(c) Parking is not permitted on a *corner lot* within an area bounded by the intersecting *lot lines* at a street corner and a straight-line joining points 6.0 m along the said *lot lines* from the point of intersection of the two *lot lines*.

I. Landscaping and Screening

1. General Landscaping:

(a) Any *landscaping* must not include any non-porous or paved surfaces; and

(b) All portions of the *lot* not covered by *buildings*, *structures*, and non-porous or paved surfaces must be landscaped. All *landscaping* must be maintained.

2. Porous and Non-Porous Surfaces:

Non-porous or paved surfaces, including *driveways,* drive aisles and walkways, may cover up to a maximum of 30% of the *lot* area not occupied by *buildings* or *structures*.

3. Front Yards:

Landscaping located within the *front yards* is required as follows:

(a) *Landscaping* must cover a minimum of 50% of the area of the required *front yard*; and

(b) *Landscaping* may be reduced up to a maximum of 30% of the area of the required *front yard* for pie-shaped *lots.*

J. Special Regulations

1. Floodplain:

For *lots* within a designated floodplain as referred to in Part 8 Floodproofing, 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 R4 Zone must be sited as follows:
   i. *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.

Part 17
Compact Residential Zone — R5

(BL 21281, 21474, 21701, 22014)

A. Intent

This R5 Zone is intended for small-scale multi-unit housing on compact and typically rear *lane* accessed lots 291 sq. m or larger, which may accommodate 2 to 6 *dwelling units*, and is subject to the remainder of this Part 17.

B. Permitted Uses

1. Land, *buildings* and *structures* in this R5 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*	*Secondary Suite* *Garden Suite* *Coach House* *Short-Term Rental*[3]
(b) < 4,050 sq. m and ≥ 280 sq. m	i. Inside *Transit-Oriented Areas*[2]	Up to 2	*Single Family Dwelling*	
	ii. All areas, except B.1.(b)i and iii	Up to 4	*Single Family Dwelling* or *Duplex*	
	iii. Eligible *lots* within *Frequent Bus Stop Areas*	Up to 6	*Single Family Dwelling* or *Duplex*	
(c) < 280 sq. m	i. Inside *Transit-Oriented Areas*[2]	Up to 2	*Single Family Dwelling*	
	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, as amended*;
- (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, as amended;* 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 *Short-Term Rental* is only permitted in accordance with Section B.7 of Part 4 General Provisions.

C. Subdivision

1. Minimum Lot Sizes:

Lots created through subdivision in this R5 Zone must conform to the following minimum standards:

Criteria	Minimum Area	Minimum *Lot* Width	Minimum *Lot* Depth
Interior *Lot*	291 sq. m. (Type I) 270 sq. m. (Type II) 324 sq. m. (Type III)	9.7 m (Type I - regular) 12.3 m (Type II - wide shallow) 9 m (Type III - narrow deep)	30 m (Type I - regular) 22 m (Type II - wide shallow) 36 m (Type III - narrow deep)
Corner Lot or *Lot* on flanking *lane*	369 sq. m. (Type I) 293 sq. m. (Type II) 363 sq. m. (Type III)	12.8 m (Type I - regular) 14.0 m (Type II - wide shallow) 10.5 m (Type III - narrow deep)	30 m (Type I - regular) 22 m (Type II - wide shallow) 36 m (Type III - narrow deep)

D. Density

(BL 21701, 22014)

1. Subdivision:

   For the purpose of subdivision, the maximum *lots* per hectare is 37.

2. Building Construction:

   For *building* construction in this R5 Zone:

Building Type	Floor Area and *Building* Size Requirements
(a) *Single Family Dwelling*[1] with or without a *Secondary Suite*	i. *Single family dwellings* must not exceed a maximum floor area of 217 sq. m, excluding *basements*, provided that 39 sq. m. of the total floor area is used only as a garage or carport, except for eligible *lots* within *Frequent Bus Stop Areas* where a garage or carport is not required.
(b) *Duplex*[2] with or without a *Secondary Suite*	i. *Duplexes* must not exceed a maximum floor area of 350 sq. m including *basements,* provided that 44 sq. m. of the total floor area is used only as a garage or carport, except for eligible *lots* within *Frequent Bus Stop Areas* where a garage or carport is not required.

(c) *Coach House*	i. The floor area of a *coach house* is permitted in addition to the floor area permitted for *single family dwellings* and *duplexes* in Sections D.2.(a) and (b), provided that a *coach house* 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) *Garden Suite*	i. The floor area of a *garden suite* is permitted in addition to the floor area permitted for *single family dwellings* and *duplexes* in Sections D.2.(a) and (b), provided that a *garden suite* must have a minimum floor area of 35 sq. m and a maximum total floor area of 75 sq. m.

1 For *single family dwellings* and *duplexes* in Sections D.2.(a) and (b), *accessory buildings* in excess of 10 sq. m are included in the calculation of the floor area.

E. Lot Coverage

1. The maximum *lot coverage* in this R5 Zone for all *buildings* and *structures* must be as follows:

Building Type	*Lot* Type	Maximum *Lot Coverage*
(a) *Single Family Dwelling* with or without a *Secondary Suite, Coach House,* or *Garden Suite*	Type I (regular) Type II (wide shallow)	52%
	Type III (narrow deep)	60%
(b) *Duplex* with or without a *Secondary Suite*, *Coach House,* or *Garden Suite*	Type I (regular) or Type II (wide shallow)	60%
	Type III (narrow deep)	65%

F. Yards and Setbacks

1. *Buildings* and *structures*, subject to Section F.2., must be sited in this R5 Zone in accordance with the following minimum *setbacks*:

***Building* Type**	**Interior *Lot* *Lane* Access**	**Corner *Lot* *Lane* Access**	**Interior *Lot* No *Lane***	**Corner *Lot* No *Lane***
Single Family Dwelling* with or without a *Secondary Suite				
Front Yard	3.5 m	3.5 m	3.5 m	3.5 m
Rear Yard	6.5 m	6.5 m	6.5 m	6.5 m
Side Yard	1.2 m	1.2 m	1.2 m	1.2 m
Street Side Yard	n/a	2.7 m	n/a	2.7 m
Duplex* with or without a *Secondary Suite				
Front Yard	3.5 m	3.5 m	3.5 m	3.5 m
Rear Yard	6.0 m	6.0 m	6.0 m	6.0 m
Side Yard	1.2 m	1.2 m	1.2 m	1.2 m
Street Side Yard	n/a	2.4 m	n/a	2.4 m
Coach House				
Front Yard	Not Permitted	Not Permitted	Not Permitted	Not Permitted
Rear Yard	0.5 m	0.5 m		
Side Yard	0 m	0 m		
Street Side Yard	n/a	1.2 m		
Separation	5.0 m	5.0 m		

Garden Suite				
Front Yard	Not Permitted	Not Permitted	Not Permitted	Not Permitted
Rear Yard	1.2 m	1.2 m	1.8 m	1.8 m
Side Yard	1.2 m	1.2 m	1.8 m	1.8m
Street Side Yard	n/a	1.8 m	n/a	1.8 m
Separation	5.0 m	5.0 m	5.0 m	5.0 m
Other *Accessory Buildings* & *Structures* > 10 sq. m				
Front Yard	Not Permitted	Not Permitted	Not Permitted	Not Permitted
Rear Yard	0.5 m	0.5 m	0.5 m	0.5 m
Side Yard	0 m	0 m	0 m	0 m
Street Side Yard	n/a	1.2 m	n/a	1.2 m
Separation	5.0 m	5.0 m	5.0 m	5.0 m
Other *Accessory Buildings* & *Structures* ≤ 10 sq. m				
Front Yard	Not Permitted	Not Permitted	Not Permitted	Not Permitted
Rear Yard	0.5 m	0.5 m	0.5 m	0.5 m
Side Yard	0 m	0 m	0 m	0 m
Street Side Yard	n/a	1.2 m	n/a	1.2 m
Separation	n/a	n/a	n/a	n/a

2. *Setback* Reductions and Variations

Despite Table F.1, the following *setback* reductions and variations in this R5 Zone are permitted:

(a) *Single Family Dwelling* with or without *Secondary Suite*

i. *Front Yard:*

a. The *front yard setback* of the *single family dwelling* may be reduced to a minimum of 2.0 m for the first storey by an unenclosed and uninhabitable space such as a porch or veranda provided that the said porch or veranda is a minimum of 1.5 m deep, covered from above and is an integral part of the *single family dwelling;* and

ii. *Street Side Yard*:

a. The *street side yard setback* of the *single family dwelling* may be reduced to a minimum of 1.2 m for the first storey by an unenclosed and uninhabitable space such as a porch or veranda provided that the said porch or veranda is a minimum of 1.5 m deep, covered from above and is an integral part of the *single family dwelling*. At any corner cut at the intersection of two roads, the *street side yard setback* of a minimum of 1.2 m must be applicable either to the veranda or to the portion of the *single family dwelling* other than a veranda.

iii. *Rear Yard:*

a. The *rear yard setback* measured to the face of a rear garage or carport attached to the *single family dwelling* may be a minimum of 0.5 m, and the *rear yard setback* of the remaining portion of the *single family dwelling* except the attached rear garage or carport may be a minimum of 6.5 m.

(b) <u>*Duplex* with or without *Secondary Suites*</u>

i. *Front Yard*:

a. The *front yard setback* of the *duplex* may be reduced to a minimum of 2.0 m for the first storey by an unenclosed and uninhabitable space such as a porch or veranda provided that the said porch or veranda is a minimum of 1.5 m deep, covered from above and is an integral part of the *duplex*; and

ii. *Street Side Yard*:

a. The *street side yard setback* of the *duplex* may be reduced to a minimum of 1.2 m for the first storey by an unenclosed and uninhabitable space such as a porch or veranda provided that the said porch or veranda is a minimum of 1.5 m deep, covered from above and is an integral part of the *duplex*. At any corner cut at the intersection of two roads, the *street side yard setback* of a minimum of 1.2 m must be applicable either to the veranda or to the portion of the *duplex* other than a veranda; and

iii. *Rear Yard:*

a. The *rear yard setback* measured to the face of a rear garage or carport attached to the *duplex* may be a minimum of 0.5 m, and the *rear yard setback* of the remaining portion of the *duplex* except the attached rear garage or carport may be a minimum of 6.5 m.

(c) <u>*Coach House*</u>

i. *Street Side Yard*:

a. At any corner cut at the intersection of a road and a rear *lane*, the *street side yard setback* may be reduced to a minimum of 0.5 m; and

ii. *Separation*:

a. The minimum *separation* may be reduced to 3.0 m for stairs and for an outdoor space such as a *deck* or patio that occupies a maximum of 10 sq. m and may be covered by a roof.

(d) <u>*Garden Suite*</u>

i. *Separation*:

a. The minimum *separation* may be reduced to 3.0 m for stairs and for an outdoor space such as a *deck* or patio that occupies a maximum of 10 sq. m. and may be covered by a roof.

(e) <u>Other *Accessory Buildings* and *Structures* > 10 sq. m</u>

i. *Street Side Yard*:

a. At any corner cut at the intersection of a road and a rear *lane*, the *street side yard setback* may be reduced to a minimum of 0.5 m; and

ii. *Separation*:

a. A minimum *separation* of 5 m is required between the *single family dwelling* or *duplex* and any *accessory buildings* and *structures* exceeding 2.4 m in *building* height, including detached garage or carport regardless of *building height.* The minimum *separation* may be reduced to 3.0 m for stairs and for an outdoor space such as a *deck* or patio that occupies a maximum of 10 sq. m. and may be covered by a roof.

G. Height of Buildings and Structures

1. *Building* and *structure* heights in this R5 Zone must be in accordance with the following requirements:

Building Type		Requirement
Single Family Dwelling with or without a *Secondary Suite*	*Building height* with *sloped roof*	Must not exceed 9.5 m
	Building height where any portion of the roof has a slope less than < 1:4	Must not exceed 7.3 m
	Building height in floodplain, as referred to in Part 8 Floodproofing	Must not exceed 10.5 m[1]
Duplex with or without a *Secondary Suite*	*Building height* with *sloped roof*	Must not exceed 3 storeys inclusive of the *basement*, up to a maximum of 11 metres
	Building height where any portion of the roof has a slope less than < 1:4	Must not exceed 3 storeys inclusive of the *basement*, up to a maximum of 9.3 metres
	Building height in floodplain, as referred to in Part 8 Floodproofing	Must not exceed 3 storeys inclusive of the *basement*, up to a maximum of 12 m[1]
Coach House or *Garden Suite*	*Building height* with *sloped roof*	Must not exceed 2 storeys inclusive of the *basement*, up to a maximum of 7.0 m and a maximum roof peak height of 8.3 m
	Building height where any portion of the roof has a slope less than < 1:4	Must not exceed 2 storeys inclusive of the *basement*, up to a maximum of 6.5 m
	Building height in floodplain, as referred to in Part 8 Floodproofing	Must not exceed 2 storeys inclusive of the *basement*, up to a maximum of 8.5 m[1]
Accessory Building		Must not exceed 3 m, but may be increased to 5 m where the roof slope and construction materials of an *accessory building* are the same as the *principal building*
Structures		Must not exceed 3 m

1 The increased *building height* is permitted for *single family dwellings*, *duplexes, coach houses* and *garden suites* when the ground floor is used for parking or non-habitable space 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

1. Parking Calculation:
   (a) Refer to Table D.1 of Part 5 Off-Street Parking and Loading/Unloading.
2. Parking Areas:
   (a) Off-street *parking spaces* for the *single family dwelling, duplex, secondary suite, coach house or garden suite* may be enclosed in a garage or carport, or provided outside on a parking pad on the *lot*, provided that the garage or carport is constructed in accordance with Section H.4.

3. Driveways:
   A *driveway* is permitted only from a rear *lane*.
4. Garages and Carports:
   Garages and carports are limited as follows:
   (a) *Lot* types for the purpose of determining garage and carport dimensions must be pursuant to Section C.2. of this R5 Zone and garage and carport *parking spaces* must be measured pursuant to Section B.2 of Part 5 Off-Street Parking and Loading/Unloading;
   (b) The floor area of a double garage or carport must not exceed a maximum of 39 sq. m, or 22 sq. m for a single garage or carport;
   (c) For Type I (regular) *lots* and Type III (narrow deep) *lots*, the *parking spaces* in a double garage to accommodate 2 *vehicles* parked side-by-side may be a minimum of 5.5 m wide; and the garage door must be a minimum of 4.87 m wide; and
   (d) For Type II (wide shallow) *lots*:
      i. Double Car Garage:
         For Type II (wide shallow) *lots*, where a garage or carport is accommodating a maximum of two *vehicles* parked side-by-side, a minimum of 75% of the length of the rear wall of the garage or rear side of the carport shall be either in common with the rear wall of the remaining portion of the *principal building* or located within the remaining portion of the *principal building*; and
      ii. Single Car Garage:
         For Type II (wide shallow) *lots*, where a garage or carport is constructed to accommodate a maximum of one *vehicle*, a minimum of 65% of the length of the rear wall of the garage or rear side of the carport must be either in common with the rear wall of the remaining portion of the *principal building* or located within the remaining portion of the *principal building*.
5. Outdoor Parking and Storage:
   (a) Outdoor parking is limited to a maximum of 2 *vehicles*; and
   (b) Outside parking or storage of *campers,* boats, *utility trailers* or *house trailers* is not permitted.

I. Landscaping and Screening

1. General Landscaping:
   (a) Any *landscaping* must not include any non-porous or paved surfaces; and
   (b) All portions of the *lot* not covered by *buildings*, *structures*, and non-porous or paved surfaces must be landscaped. All *landscaping* must be maintained.
2. Porous and Non-Porous Surfaces:
   Non-porous or paved surfaces, including a *driveway*, may cover up to a maximum of 30% of the *lot* area that is not occupied by *buildings* or *structures*.
3. Front Yards:
   Any *landscaping* within *front yards* must cover a minimum of 75% of the area of the required *front yard*.

J. Special Regulations

1. Floodplain:

   For *lots* within a designated floodplain as referred to in Part 8 Floodproofing, 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 R5 Zone must be sited as follows:

      i. *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 12 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.

Part 17A
Special Compact Residential Zone

R5-S

(BL 21281, 21474, 21595, 22014)

A. Intent

This R5-S Zone is intended for small-scale multi-unit housing on compact and typically rear *lane* accessed *lots* 291 sq. m or larger, which may accommodate 2 to 6 *dwelling units*, with optional limited commercial *accessory uses*, and is subject to the remainder of this Part 17A.

B. Permitted Uses

1. Land, *buildings* and *structures* in this R5-S 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*	*Personal Service Use*[3] Office Use[3] *General Service Use*[3] *Retail Store*[3] *Eating Establishment*[3] *Secondary Suite* *Garden Suite* *Coach House* *Short-Term Rental*[4]
(b) < 4,050 sq. m and ≥ 280 sq. m	i. Inside *Transit-Oriented Areas*[2]	Up to 2	*Single Family Dwelling*	
	ii. All areas, except B.1.(b)i and iii	Up to 4	*Single Family Dwelling* or *Duplex*	
	iii. Eligible *lots* within *Frequent Bus Stop Areas*	Up to 6	*Single Family Dwelling* or *Duplex*	
(c) < 280 sq. m	i. Inside *Transit-Oriented Areas*[2]	Up to 2	*Single Family Dwelling*	
	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, as amended*;
- (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, as amended;* and
- (c) Land that is not connected to a community water or a 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 Subject to Section B.2 and Section D.4.

4 *Short-Term Rental* is only permitted in accordance with Section B.7 of Part 4 General Provisions.

2. <u>*Accessory Uses*</u>:
Despite Table B.1., the following *accessory uses* are permitted only in association with a *single family dwelling* or *duplex*, provided that such uses are not a singular use on the *lot* and are operated by the occupant of the *single family dwelling* or *duplex*:

(a) *Personal services uses* excludes *body rub parlours*;
(b) Office uses excludes social *escort services* and *methadone clinics*;
(c) *General service uses* excludes funeral parlours, banks and *drive-through banks,* veterinary clinics, and *adult entertainment institutions*;
(d) *Retail stores* excludes *adult entertainment stores, secondhand stores* and *pawnshops*, *convenience stores, retail warehouses and flea markets;* and
(e) *Eating establishments* excludes a *drive-through restaurant* and an *eating establishment* licensed by the *Liquor Control and Licensing Act*.

C. Subdivision

1. Minimum Lot Sizes:
Lots created through subdivision in this R5-S Zone must conform to the following minimum standards:

Criteria	Minimum *Lot* Area	Minimum *Lot* Width	Minimum *Lot* Depth
Interior *Lot*	291 sq. m. (Type I) 324 sq. m. (Type II)	9.7 m (Type I - wide) 9.0 m (Type II - narrow)	30 m (Type I and II)
Corner Lot or *Lot* on Flanking *Lane*	369 sq. m. (Type I) 363 sq. m. (Type II)	12.8 m (Type I - wide) 10.5 m (Type II - narrow)	36 m (Type I and II)

D. Density

1. Subdivision:
For the purpose of subdivision, the maximum *lots* per hectare is 31.

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

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

E. Lot Coverage

1. The maximum *lot coverage* in this R5-S Zone for all *buildings* and *structures* must be as follows:

Building Type	Maximum *Lot Coverage*
Single Family Dwelling with or without a *Secondary Suite*	52%
Single Family Dwelling with or without a *Secondary Suite, Coach House,* or *Garden Suite*	60%
Duplex with or without a *Secondary Suite*	62%
Duplex with or without a *Secondary Suite*, *Coach House,* or *Garden Suite*	65%

F. Yards and Setbacks

1. *Buildings* and *structures*, subject to Section F.2., must be sited in this R5-S Zone in accordance with the following minimum *setbacks* for Type I and II *lots*:

Building Type	Interior *Lot* *Lane* Access	Corner *Lot* *Lane* Access	Interior *Lot* No *Lane*	Corner *Lot* No *Lane*
Single Family Dwelling* or *Duplex* with or without a *Secondary Suite				
Front Yard	3.5 m	3.5 m	3.5 m	3.5 m
Rear Yard	6.5 m	6.5 m	6.5 m	6.5 m
Side Yard	1.2 m	1.2 m	1.2 m	1.2 m
Street Side Yard	n/a	2.7 m	n/a	2.7 m
Duplex* with or without a *Secondary Suite				
Front Yard	3.5 m	3.5 m	3.5 m	3.5 m
Rear Yard	6.5 m	6.5 m	6.5 m	6.5 m
Side Yard	1.2 m	1.2 m	1.2 m	1.2 m
Street Side Yard	n/a	2.4 m	n/a	2.4 m
Coach House				
Front Yard	Not Permitted	Not Permitted	Not Permitted	Not Permitted
Rear Yard	0.5 m	0.5 m		
Side Yard	0 m	0 m		
Street Side Yard	n/a	1.2 m		
Separation	5.0 m	5.0 m		
Garden Suite				
Front Yard	Not Permitted	Not Permitted	Not Permitted	Not Permitted
Rear Yard	1.2 m	1.2 m	1.8 m	1.8 m
Side Yard	1.2 m	1.2 m	1.8 m	1.8 m
Street Side Yard	n/a	1.8 m	n/a	1.8 m
Separation	5.0 m	5.0 m	5.0 m	5.0 m
Other *Accessory Buildings* & *Structures* > 10 sq. m				
Front Yard	Not Permitted	Not Permitted	Not Permitted	Not Permitted
Rear Yard	0.5 m	0.5 m	0.5 m	0.5 m
Side Yard	0 m	0 m	0 m	0 m
Street Side Yard	n/a	1.2 m	n/a	1.2 m
Separation	5.0 m	5.0 m	5.0 m	5.0 m

2. *Setback* Reductions and Variations

Despite Table F.1, the following *setback* reductions and variations in this R5-S Zone are permitted:

(a) *Single Family Dwelling* with or without *Secondary Suite*

i. *Front Yard:*

(a) The *front yard setback* of the *single family dwelling* may be reduced to a minimum of 2.0 m for the main floor level by covered outdoor space such as a porch or veranda provided that the covered outdoor space is a minimum of 1.5 m deep, is not used as a *balcony* and is an integral part of the *single family dwelling*; and

ii. *Street Side Yard*:

a. The *single family dwelling setback* to a *street side yard* or flanking *lane* may be reduced to a minimum of 1.2 m for the main floor level by covered outdoor space such as a porch or veranda provided that the covered outdoor space is a minimum of 1.5 m deep, is not used as a *balcony* and is an integral part of the *single family dwelling*. At any corner cut at the intersection of two roads, the *setback* to a *street side yard* or flanking *lane* may be reduced to a minimum of 1.2 m; and

b. At any corner cut at the intersection of two roads, the *setback* to a *street side yard* or flanking *lane* may be reduced to a minimum of 0.5 m.

(b) *Duplex* with or without *Secondary Suites*

i. *Front Yard*:

a. The *front yard setback* of the *duplex* may be reduced to a minimum of 2.0 m for the main floor level by covered outdoor space such as a porch or veranda provided that the covered outdoor space is a minimum of 1.5 m deep, is not used as a *balcony* and is an integral part of the *duplex*.

ii. *Street Side Yard*:

a. The *duplex setback* to a *street side yard* or flanking *lane* may be reduced to a minimum of 1.2 m for the main floor level by covered outdoor space such as a porch or veranda provided that the covered outdoor space is a minimum of 1.5 m deep, is not used as a *balcony* and is an integral part of the *duplex*. At any corner cut at the intersection of two roads, the *setback* to a *street side yard* or flanking *lane* may be reduced to a minimum of 1.2 m; and

b. At any corner cut at the intersection of two roads, the *setback* to a *street side yard* or flanking *lane* may be reduced to a minimum of 0.5 m.

(c) *Coach House*

i. *Street Side Yard*:

a. At any corner cut at the intersection of a road and a rear *lane*, the *street side yard setback* may be reduced to a minimum of 0.5 m; and

ii. *Separation*:

a. The minimum *separation* may be reduced to 3.0 m for stairs and for an outdoor space such as a *deck* or patio that occupies a maximum of 10 sq. m and 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 for an outdoor space such as a *deck* or patio that occupies a maximum of 10 sq. m. and may be covered by a roof.

(e) Other *Accessory Buildings* and *Structures* > 10 sq. m

i. *Street Side Yard*:

a. At any corner cut at the intersection of a road and a rear *lane*, the *street side yard setback* may be reduced to a minimum of 0.5 m; and

ii. *Separation*:

a. A minimum *separation* of 5 m is required between the *single family dwelling* or *duplex* and any *accessory buildings* and *structures* exceeding 2.4 m in *building* height, including detached garage or carport regardless of *building height.* The minimum *separation* may be reduced to 3.0 m for stairs and for an outdoor space such as a *deck* or patio that occupies a maximum of 10 sq. m. and may be covered by a roof.

G. Height of Buildings and Structures

1. *Building* and *structure* heights in this R5-S Zone must be in accordance with the following requirements:

Building Type		Requirement
Single Family Dwelling with or without a *Secondary Suite*	*Building height* with *sloped roof*	Must not exceed 9.5 m
	Building height where any portion of the roof has a slope less than < 1:4	Must not exceed 7.3 m
	Building height in floodplain, as referred to in Part 8 Floodproofing	Must not exceed 10.5 m[1]
Duplex with or without a *Secondary Suite*	*Building height* with *sloped roof*	Must not exceed 3 storeys inclusive of the *basement*, up to a maximum of 11 metres
	Building height where any portion of the roof has a slope less than < 1:4	Must not exceed 3 storeys inclusive of the *basement*, up to a maximum of 9.3 metres
	Building height in floodplain, as referred to in Part 8 Floodproofing	Must not exceed 3 storeys inclusive of the *basement*, up to a maximum of 12 m[1]

Coach House or *Garden Suite*	*Building height* with *sloped roof*	Must not exceed 2 storeys inclusive of the *basement*, up to a maximum of 7.0 m and a maximum roof peak height of 8.3 m
	Building height where any portion of the roof has a slope less than < 1:4	Must not exceed 2 storeys inclusive of the *basement*, up to a maximum of 6.5 m
	Building height in floodplain, as referred to in Part 8 Floodproofing	Must not exceed 2 storeys inclusive of the *basement*, up to a maximum of 8.5 m[1]
Accessory Building		Must not exceed 3 m, but may be increased to 5 m where the roof slope and construction materials of an *accessory building* are the same as the *principal building*
Structures		Must not exceed 3 m

1 The increased *building height* is permitted for *single family dwellings*, *duplexes*, *coach houses* and *garden suites* when the ground floor is used for parking or non-habitable space 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

1. Parking Calculation:
   (a) Refer to Table D.1 of Part 5 Off-Street Parking and Loading/Unloading.
2. Driveways:
   (a) A *driveway* is permitted only from a rear *lane*.
3. Garages and Carports:
   (a) Where a garage or carport is provided on the *lot*, a maximum of 2 off-street *parking spaces* may be enclosed in a garage or carport.
4. Outdoor Storage and Parking:
   (a) Outdoor parking is limited to a maximum of 2 *vehicles*; and
   (b) Outdoor parking or storage of *campers,* boats, *utility trailers* or *house trailers* is not permitted.

I. Landscaping and Screening

1. General Landscaping:
   (a) Any *landscaping* must not include any non-porous or paved surfaces; and
   (b) All portions of the *lot* not covered by *buildings*, *structures*, and non-porous or paved surfaces must be landscaped. All *landscaping* must be maintained.
2. Porous and Non-Porous Surfaces:
   A minimum of 30% of the *lot* must be covered by porous surfaces.
3. Front Yards:
   Landscaping located within *front yards* is required as follows:
   (a) *Landscaping* must cover a minimum of 70% of the area of the required *front yard;* and
   (b) *Landscaping* must cover a minimum of 32 sq. m of the area between the *principal building* and the *rear lot line* and must be a minimum of 4 m wide and 4 m deep, except at any corner cut at the intersection of two roads.

J. Special Regulations

1. Floodplain:

For *lots* within a designated floodplain as referred to in Part 8 Floodproofing, 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 R5-S Zone must be sited as follows:

i. *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 12 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.

Part 18
Semi-Detached Residential Zone — R6

(BL 21281, 21474, 21701, 22014)

A. Intent

This R6 Zone is intended for small-scale multi-unit housing on small narrow *lots* typically less than 280 sq. m, containing a zero-lot line *Semi-Detached Residential Building*, which may accommodate 2 to 3 *dwelling units*, or on *lots* larger than 280 sq m, containing a zero-lot line *Duplex*, which may accommodate 4 to 6 *dwelling units*, and is subject to the remainder of this Part 18.

B. Permitted Uses

1. Land, *buildings* and *structures* in this R6 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) ≥ 280 sq. m	i. Inside *Transit-Oriented Areas*[2]	Up to 2	*Semi-Detached Residential Building*	*Secondary Suite* *Garden Suite* *Coach House* *Short-Term Rental*[3]
	ii. All areas, except B.1.(b)i and iii	Up to 4	*Semi-Detached Residential Building* or *Duplex*	
	iii. Eligible *lots* within Frequent *Bus Stop Areas*	Up to 6	*Duplex*	
(b) < 280 sq. m	i. Inside *Transit-Oriented Areas*[2]	Up to 2	*Semi-Detached Residential Building*	
	ii. All areas, except B.1.(c)i	Up to 3	*Semi-Detached Residential Building*	

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, as amended*;
(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, as amended;* and
(c) Land that is not connected to a community water or a 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 *Short-Term Rental* is only permitted in accordance with Section B.7 of Part 4 General Provisions.

C. Subdivision

1. Minimum Lot Sizes:

Lots created through subdivision in this R6 Zone must conform to the following minimum standards:

Criteria	Minimum Area	Minimum *Lot* Width	Minimum *Lot* Depth
Interior *Lot*	200 sq. m	7.2 m	28 m
Corner Lot	226 sq. m	8.7 m	28 m

D. Density

(BL 21701, 22014)

1. Subdivision:

   For the purpose of subdivision, the maximum *lots* per hectare is 50.

2. Building Construction:

   For *building* construction in this R6 Zone:

Building Type	Floor Area and *Building* Size Requirements
(a) *Semi-Detached Residential Building* with or without a *Secondary Suite*	i. *Semi-detached residential buildings* must not exceed a maximum floor area of 310 sq. m, excluding *basements*, provided that 37 sq. m. of the total floor area is used only as a garage or carport, except for eligible *lots* within *Frequent Bus Stop Areas* where a garage or carport is not required.
(b) *Duplex* with or without a *Secondary Suite*	i. *Duplexes* must not exceed a maximum floor area of 310 sq. m, including *basements,* provided that 44 sq. m. of the total floor area is used only as a garage or carport, except for eligible *lots* within *Frequent Bus Stop Areas* where a garage or carport is not required.
(c) *Coach House*	i. The floor area of a *coach house* is permitted in addition to the floor area permitted for *semi-detached residential building* and *duplex* in Section D.2.(a) and (b), provided that a *coach house* 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) *Garden Suite*	i. The floor area of a *garden suite* is permitted in addition to the floor area permitted for *semi-detached residential building* and *duplex* in Section D.2.(a) and (b), provided that a *garden suite* must have a minimum floor area of 35 sq. m and a maximum total floor area of 75 sq. m.

E. Lot Coverage

The maximum *lot coverage* for all *buildings* and *structures* in this R6 Zone must be 60%.

F. Yards and Setbacks

1. *Buildings* and *structures,* subject to Section F.2., must be sited in this R6 Zone in accordance with the following minimum *setbacks*:

Building Type	All *Lots*		Other *Accessory Buildings* and *Structures* > 10 sq. m	Other *Accessory Buildings* and *Structures* ≤ 10 sq. m
Semi-Detached Residential Building* with or without a *Secondary Suite				
	Excluding Attached Garage	Including Attached Garage		
Front Yard	3.5 m	6.0 m	Not Permitted	Not Permitted
Rear Yard	6.5 m	6.5 m	0.5 m	0.5 m

Side Yard	1.2 m	3.5 m	3.0 m	0.0 m
Street Side Yard	2.7 m	5.9 m	1.2 m	1.2 m
Duplex* with or without a *Secondary Suite				
	Excluding Attached Garage	Including Attached Garage		
Front Yard	3.5 m	6.0 m	Not Permitted	Not Permitted
Rear Yard	6.5 m	6.5 m	0.5 m	0.5 m
Side Yard	1.2 m	3.5 m	3.0 m	0.0 m
Street Side Yard	1.2 m	1.2 m	1.2 m	1.2 m
Coach House or Garden Suite				
Front Yard	Not Permitted		Not Permitted	Not Permitted
Rear Yard	0.5 m		0.5 m	0.5 m
Side Yard	3.0 m		3.0 m	0.0 m
Street Side Yard	1.2 m		1.2 m	1.2 m
Separation	5.0 m		5.0 m	n/a

2. *Setback* Reductions and Variations

Despite Table F.1, the following *setback* reductions and variations in this R6 Zone are permitted:

(a) *Semi-Detached Residential Building* with or without *Secondary Suite*

i. *Front Yard:*

a. The *front yard setback* of the *semi-detached residential building* may be reduced to a minimum of 2.0 m for the first storey by an unenclosed and uninhabitable space such as a porch or veranda, provided that the said porch or veranda is a minimum of 1.5 m deep, is covered from above and is an integral part of the *semi-detached residential building*;

ii. *Side Yard*:

a. A *side yard* is not required at the common *side lot line* between two paired *lots* along which the *semi-detached residential building* is located; and

iii. *Street Side Yard:*

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

(b) <u>*Duplex* with or without *Secondary Suites*</u>

i. *Front Yard*:

a. The *front yard setback* of the *duplex* may be reduced to a minimum of 2.0 m for the first storey by an unenclosed and uninhabitable space such as a porch or veranda provided that the said porch or veranda is a minimum of 1.5 m deep, covered from above and is an integral part of the *duplex;*

ii. *Side Yard*:

a. A *side yard* of 0.0 m is permitted at the common *side lot line* between two paired *lots* along which two *duplexes* are located; and

iii. *Street Side Yard*:

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

(c) <u>*Coach House*</u>

i. *Side Yard*:

a. A *side yard setback* of 0 m is permitted at the common *side lot line* between two paired *lots* along which the *semi-detached residential building or duplex* is located;

ii. *Street Side Yard*:

a. At any corner cut at the intersection of a road and a rear *lane*, the *street side yard setback* may be reduced to a minimum of 0.5 m; and

iii. *Separation*:

a. The minimum *separation* may be reduced to 3.0 m for stairs and for an outdoor space such as a *deck* or patio that occupies a maximum of 10 sq. m and may be covered by a roof.

(d) <u>*Garden Suite*</u>

i. *Side Yard*:

a. A *side yard setback* of 0 m is permitted at the common *side lot line* between two paired *lots* along which the *semi-detached residential building or duplex* is located;

ii. *Street Side Yard*:

a. At any corner cut at the intersection of a road and a rear *lane*, the *street side yard setback* may be reduced to a minimum of 0.5 m; and

iii. *Separation*:

a. The minimum *separation* may be reduced to 3.0 m for stairs and for an outdoor space such as a *deck* or patio that occupies a maximum of 10 sq. m. and may be covered by a roof.

(e) <u>*Accessory Buildings* and *Structures* > 10 sq. m</u>

i. *Side Yard*:

a. A *side yard setback* of 0 m is permitted at the common *side lot line* between two paired *lots* along which the *semi-detached residential building or duplex* is located; and

ii. *Street Side Yard*:

a. At any corner cut at the intersection of a road and a rear *lane*, the *street side yard setback* may be reduced to a minimum of 0.5 m; and

iii. *Separation*:

a. A minimum *separation* of 5 m is required between the *semi-detached residential building* and *duplex* and *accessory buildings* and *structures* exceeding 2.4 m in *building* height, including detached garage or carport regardless of *building height.* The minimum *separation* may be reduced to 3.0 m for stairs and for an outdoor space such as a *deck* or patio that occupies a maximum of 10 sq. m. and may be covered by a roof.

G. Height of Buildings and Structures

1. *Building* and *structure* heights in this R6 Zone must be in accordance with the following requirements:

Building Type		Requirement
Semi-Detached Residential Building with or without a *Secondary Suite*	*Building height* with *sloped roof*	Must not exceed 11 m
	Building height where any portion of the roof has a slope less than < 1:4	Must not exceed 9.3 m
	Building height in floodplain, as referred to in Part 8 Floodproofing	Must not exceed 12 m[1]
Duplex with or without a *Secondary Suite*	*Building height* with *sloped roof*	Must not exceed 3 storeys inclusive of the *basement*, up to a maximum of 11 m
	Building height where any portion of the roof has a slope less than < 1:4	Must not exceed 3 storeys inclusive of the *basement*, up to a maximum of 9.3 m
	Building height in floodplain, as referred to in Part 8 Floodproofing	Must not exceed 3 storeys inclusive of the *basement*, up to a maximum of 12 m[1]

Coach House or *Garden Suite*	*Building height* with *sloped roof*	Must not exceed 2 storeys inclusive of the *basement*, up to a maximum of 7.0 m and a maximum roof peak height of 8.3 m
	Building height where any portion of the roof has a slope less than < 1:4	Must not exceed 2 storeys inclusive of the *basement*, up to a maximum of 6.5 m
	Building height in floodplain, as referred to in Part 8 Floodproofing	Must not exceed 2 storeys inclusive of the *basement*, up to a maximum of 8.5 m[1]
Accessory Building		Must not exceed 3 m, but may be increased to 5 m where the roof slope and construction materials of an accessory building are the same as the *principal building*
Structures		Must not exceed 3 m

1 The increased *building height* is permitted for *single family dwellings*, *duplexes*, *coach* houses and *garden* suites when the ground floor is used for parking or non-habitable space 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

1. Parking Calculations:
   (a) Refer to Table D.1 of Part 5 Off-Street Parking and Loading/Unloading;
2. Driveways:
   (a) Where there is a *lane* up to or along the *rear lot line* or *side lot line*, a *driveway* access is permitted only from the *lane*; and
   (b) *Driveway* access to the *dwelling units* within the same *semi-detached residential building* and *duplex* must be joined where the said *driveways* are within the required *front* yard, provided that the combined *driveways* must not be wider than 6 m.
3. Garages and Carports:
   (a) A double car garage or carport is only permitted for *lots* 9 m or wider, and two off-street *parking spaces* may be provided as follows:
      i. Provided as *tandem parking*; or
      ii. Provided in an enclosed side-by-side detached double garage or carport pursuant to Section H.3(b) of this Zone;
   (b) Where a detached garage or carport is provided on the *lot,* such detached garage or carport must:
      i. Be located at the rear of the *lot*;
      ii. Be located at a minimum of 6 m from the rear face of the *dwelling unit*;
      iii. Be located at 0 m *side yard setback* along the common *lot line* between the two *lots* on which the *semi-detached residential building* or *duplex* is located; and
      iv. Have the *driveway* access from a *rear lane* or side street and the *driveway* width must be a maximum 6 m wide.
4. Outdoor Storage and Parking:
   (a) Outdoor parking ancillary to a residential use must be limited to a maximum of 2 *vehicles*;
   (b) Outdoor parking or storage of *campers*, boats, *utility trailers*, or *house trailers* must not be permitted; and

(c) Outdoor parking or *driveway* is permitted on *corner lots* in an area bounded by the intersecting *lot lines* at a street corner and a straight-line joining points 6.0 m along the said *lot lines* from the point of intersection of the two *lot lines*.

I. Landscaping and Screening

1. General Landscaping:
   (a) Any *landscaping* must not include any non-porous or paved surfaces; and
   (b) All portions of the *lot* not covered by *buildings*, *structures*, and non-porous or paved surfaces must be landscaped. All *landscaping* must be maintained.
2. Non-Porous Surfaces:
   Non-porous or paved surfaces, excluding a *driveway,* may cover up to a maximum of 12 sq. m in area.

J. Special Regulations

1. Floodplain:
   For *lots* within a designated floodplain as referred to in Part 8 Floodproofing, 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 R6 Zone must be sited as follows:
      i. *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.

Part 18A
Cluster Residential Zone

R7

A. Intent

This Zone is intended to accommodate and regulate a range of residential development, from small-scale multi-unit housing, to townhouses, to low-rise apartments, that are clustered on portions of a site, and where open space is provided to protect natural features, that are developed in accordance with a comprehensive design.

B. Permitted Uses

1. Subject to Section C, land buildings and structures in this R7 Zone must only be used for the following Zones, or a combination of the following Zones:
   (a) *R3 Urban Residential Zone;*
   (b) *MR4 High Density Townhouse Zone; or*
   (c) MR6 Low-Rise (4 Storey) Apartment Zone.

C. Open Space Provisions

1. Open Space Requirements

   Subject to Section C.2, the minimum open space provisions for each Zone in Section B, are as follows:
   (a) R3 Urban Residential Zone – 0% open space is required;
   (b) MR4 High Density Townhouse Zone – a minimum of 15% open space is required;
   (c) MR6 Low-Rise (4 Storey) Apartment Zone – a minimum of 30% open space is required.
2. Open Space Calculations:

   For the purposes of open space calculations, the following apply:
   (a) If there is a combination of residential zones in Section C.1, the required open space is calculated on a proportionate basis, according to the area of land allocated to each applicable zone;
   (b) Open space must be calculated as a percentage of the gross site area, prior to subdivision, road or park dedication, or conveyance;
   (c) Open space must be provided in addition to the requirement for provision of park land or payment for parks purpose, in accordance with Section 510 of the *Local Government Act.*
3. Eligible Open Space:

   Open space must be preserved in a natural state in perpetuity on privately owned land and protected by a covenant, or conveyed to the *City* for natural area protection purposes, and may consist of the following:
   (a) *Undevelopable areas*, excluding utility rights-of-way;
   (b) Areas identified as part of the Green Infrastructure Network in the *OCP;*
   (c) Areas that include trees protected by the Surrey Tree Protection Bylaw;
   (d) Hazardous slopes with a slope of 15% or greater, as identified in the *OCP*; and/or
   (e) A contiguous area of a minimum 100 square meters and not less than 6.0 meters wide; or

(f) Other areas that promote biodiversity conservation or passive recreation opportunities, as determined by a Qualified Environmental Professional.

4. Open Space Exclusions

The following are not eligible to be included as open space:

(a) Driveways, parking areas, and manoeuvring aisles;
(b) Loading, service, and garbage areas;
(c) Private yards, access to *dwelling units*, patios, balconies, and rooftop amenity areas;
(d) *Private amenity space*; and
(e) Areas less than 100 square meters or less than 6.0 meters in width or length.

Part 19
Manufactured Home Residential Zone
RM-M

(BL 20058; 20300, 22014)

A. Intent

This Zone is intended for the provision of *manufactured home parks*.

B. Permitted Uses

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

Principal Uses:

1. *Manufactured home park,* subject to the Surrey Mobile Homes and Trailer Regulation and Control By-law, as amended; and
2. One *single family dwelling* for the manager of the *manufactured home park*.

C. Subdivision

1. Minimum Lot Sizes:

   Lots created through subdivision in this RM-M Zone must conform to the following minimum standards:

Criteria	Minimum Area	Minimum *Lot* Width	Minimum *Lot* Depth
Fee Simple *Lot*	2 ha	50 m	50 m
Bare Land Strata *Lot*	225 sq. m	12 m	15 m

D. Density

1. Subdivision:

   For the purpose of subdivision, the maximum *density* must be 22 *dwelling units* per hectare.
2. Building Construction:

   For the purpose of *building* construction, each *manufactured home space* must:

   (a) Have a minimum area of 225 sq. m; and

   (b) Be a minimum width of 12 m.

E. Lot Coverage

The maximum *lot coverage* for one *single family dwelling* and the indoor *amenity space building*, must be 5%.

F. Yards and Setbacks

(BL 17471)

1. *Buildings* and *structures* must be sited not less than 7.5 m from all *lot lines*.
2. In the case of a *manufactured home park* in a bare land strata development, Section F.1 does not apply to the placement of a *manufactured home* within a bare land strata *lot*, other than in the case of a bare land strata *lot line* which forms the boundary of the *manufactured home park*.
3. Where a *lot* abuts another *lot* zoned RM-M and which is used as a *manufactured home park*, the abutting *yards* may be reduced to not less than 3 m.

G. Height of Buildings

1. Manufactured Homes:
   Manufactured home building height must not exceed 4.5 m.
2. Single Family Dwellings:
   Single family dwelling building height ~~l~~ must not exceed 9 m.
3. Accessory Buildings:
   Accessory building height must not exceed 4 m.
4. Structures:
   Structure height must not exceed 4 m.

H. Off-Street Parking and Loading/Unloading

(BL 13774)

1. Parking Calculations:
   Refer to Part 5 Off-Street Parking and Loading/Unloading.
2. Parking Restrictions:
   No parking ~~shall~~ be permitted within the required *setbacks.*

I. Landscaping and Screening

1. General Landscaping:
   (a) All developed portions of the developed *lot* not covered by *buildings, structures*, parking areas, roadways and designated *manufactured home spaces* must be landscaped and maintained, including the retention of mature trees;
   (b) The required *setback* area must be fully landscaped and adequately maintained; and
   (c) *Highway* boulevards abutting a *lot* must be seeded or sodded with grass; except at *driveways*.
2. Refuse:
   Garbage containers and *passive recycling containers* must be completely screened by a minimum of a 2.5 m high *building*, solid decorative fence, *landscaping* screen, or combination thereof.

J. Special Regulations

Not Applicable.

Part 20
Low Density Townhouse Zone — MR1

(BL 20058; 20300, 21277, 21672, 22014)

A. Intent

This Zone is intended to accommodate and regulate the development of low *density* townhouses, that are developed in accordance with a *comprehensive design*.

B. Permitted Uses

(BL 13774, 21672)

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

Principal Uses:

1. *Single family dwellings* and *duplexes.*
2. *Ground-oriented multiple unit residential buildings*.

Accessory Uses:

3. *Child care centres*, subject to Section J.2.
4. *Short-Term Rental* in accordance with Part 4 General Provisions, Section B.7.
5. One *secondary suite*, provided it is an *accessory use* to a *single family dwelling* or *duplex*.

C. Subdivision

1. Minimum Lot Sizes:

Lots created through subdivision in this MR1 Zone must conform to the following minimum standards:

(a) Non-Bare Land Strata *Lot*:

Size or Dimension	Minimum Requirement
Lot Area	2,000 sq. m
Lot Width	30 m
Lot Depth	30 m

(b) Bare Land Strata *Lot*:

Size or Dimension	Minimum Requirement
Lot Area	325 sq. m
Lot Width	9 m
Lot Depth	27 m

D. Density

(BL 13155; 17462; 18414; 19073; 19995; 20275, 22014)

1. Base Density:
   (a) The permitted *dwelling units* per hectare is 49; and
   (b) The permitted *floor area ratio* is 0.7.
2. Floor Area Exclusions for Private Amenity Space:

For the purpose of *floor area ratio* calculations in Section D.1.(b) of this Zone, the *floor area ratio* excludes *private amenity space* in Section J.1 of this Zone.

E. Lot Coverage

(BL 17704)

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

F. Yards and Setbacks

(BL 17471, 22014)

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

USES:	SETBACKS: Front Yard	Rear Yard	Side Yard	Street Side Yard / Side Yard on Flanking Lane
Principal Building	4.5 m [1]	7.5 m [2]	6.0 m [2]	4.5 m [1]

1 The *front yard setback* and *street side yard setback* of the *principal building* may be reduced to a minimum of 3.0 m for a covered outdoor space such as a porch or veranda at the main floor level provided that the covered outdoor space is a minimum of 1.5 m deep and is an integral part of the *principal building*.

2 The *rear yard setback* and/or *side yard setback* of the *principal building* may be reduced to a minimum of 4.0 m for the main and second floor level outdoor space such as a *deck* or *balcony* provided that the covered space is a minimum of 1.5 m deep and is an integral part of the *principal building.*

G. Height of Buildings

(BL 13094; 17471, 22014)

1. Principal Buildings:
   Principal building height must not exceed 11 m.
2. Accessory Buildings*:*
   Accessory building height must not exceed 4 m.
3. Private Amenity Space Buildings:
   Despite Section G.2, *private amenity space building height* must not exceed 9 m.
4. Structures:
   Structure height must not exceed 4 m.

H. Off-Street Parking and Loading/Unloading

(BL 12333; 13094; 13774; 14120; 17471; 18414; 18434, 22014)

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

3. Underground Parking:
   50% of all required resident *parking spaces* must be provided as *underground parking* or as *parking within building envelope.*
4. Parking Areas:
   Parking within the required *setbacks* is not permitted.

I. Landscaping and Screening

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

J. Special Regulations

(BL 19945; 20058, 22014)

1. Private Amenity Spaces:
   Private a*menity space* must be provided on a *lot*, in accordance with Part 4 General Provisions, Section B.6.
2. Child Care Centres:
   Child care centres must be located on the *lot* such that these centres:
   (a) Are accessed from a *highway*, independent from the access to the residential uses permitted in this Zone;
   (b) Have direct access to an *open space* and play area within the *lot*; and
   (c) Do not exceed a total area of 3.0 sq. m per *dwelling unit.*

Part 21
Medium Density Townhouse Zone — MR2

(BL 20058; 20300, 21277, 21672, 22014)

A. Intent

This Zone is intended to accommodate and regulate the development of medium density townhouses, that are developed in accordance with a *comprehensive design*.

B. Permitted Uses

(BL 13774, 21672)

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

Principal Uses:

1. *Ground-oriented multiple unit residential buildings*.

Accessory Uses:

2. *Child care centres* subject to Section J.2.
3. *Short-Term Rental* in accordance with ~~Section B.7 of~~ Part 4 General Provisions, Section B.7.
4. One *lock-off suite*, pursuant to Section J.4 of this Zone, within *Transit-Oriented Areas* and *Frequent Bus Stop Areas.*
5. Section B.4 applies to *ground-oriented multiple unit residential buildings* in this Zone with building permits issued after May 12, 2025.

C. Subdivision

1. Minimum Lot Sizes:

Lots created through subdivision in this MR2 Zone must conform to the following minimum standards:

Size or Dimension	Minimum Requirement
Lot Area	2,000 sq. m
Lot Width	30 m
Lot Depth	30 m

D. Density

(BL 12333; 12824; 17462; 17471; 18414; 19073; 19491; 19995; 20275, 22014)

1. Base Density:
   (a) The permitted *dwelling units* per hectare is 62; and
   (b) The permitted *floor area ratio* is 0.9.
2. Floor Area Exclusions for Private Amenity Space:

For the purpose of *floor area ratio* calculations in Section D.1.(b) of this Zone, the *floor area ratio* excludes *private amenity space* in Section J.1 of this Zone.

E. Lot Coverage

(BL 12333; 17704)

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

F. Yards and Setbacks

(BL 17471, 22014)

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

USES:	SETBACKS:			
	Front Yard	*Rear Yard*	*Side Yard*	*Street Side Yard* / *Side Yard* on Flanking *Lane*
Principal Building	4.5 m [1]	6.0 m [2]	6.0 m [2]	4.5 m [1]

1 The *front yard setback* and *street side yard setback* of the *principal building* may be reduced to a minimum of 3.0 m for a covered outdoor space such as a porch or veranda at the main floor level provided that the covered outdoor space is a minimum of 1.5 m deep and is an integral part of the *principal building*.

2 The *rear yard setback* and/or *side yard setback* of the *principal building* may be reduced to a minimum of 4.0 m for the main and second floor level outdoor space such as a *deck* or *balcony* provided that the covered space is a minimum of 1.5 m deep and is an integral part of the *principal building.*

G. Height of Buildings

(BL 13094; 17471, 22014)

1. Principal Buildings:
   Principal building height must not exceed 13 m.
2. Accessory Buildings*:*
   Accessory building height must not exceed 4.5 m.
3. Private Amenity Space Buildings:
   Despite Section G.2, *private amenity space building height* must not exceed 11 m.
4. Structures:
   Structure height must not exceed 4.5 m.

H. Off-Street Parking and Loading/Unloading

(BL 12333; 13094; 13774; 14120; 17471; 18414; 18434; 18719, 21073, 22014)

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

I. Landscaping and Screening

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

J. Special Regulations

(BL 19945; 20058, 21073, 21672, 22014)

1. Private Amenity Spaces:
   Private a*menity space* must be provided on a *lot*, in accordance with Part 4 General Provisions, Section B.6.
2. Child Care Centres:
   Child care centres must be located on the *lot* such that these centres:
   (a) Are accessed from a *highway*, independent from the access to the residential uses permitted in this Zone;
   (b) Have direct access to an *open space* and play area within the *lot*~~.~~ ; and
   (c) Do not exceed a total area of 3.0 sq. m per *dwelling unit*.
3. Back-to-Back Units:
   Back-to-back dwelling units must not be permitted.
4. Lock-Off Suites:
   A *lock-off suite* must:
   (a) Be a minimum of 30 sq. m in floor area; and
   (b) Occupy less than 40% of the habitable floor area of the larger principal *dwelling unit*.

Part 21A
Rowhouse Zone — MR3

(BL 20058; 20300, 21277, 21672, 22014)

A. Intent

This Zone is intended to accommodate and regulate attached *dwelling units* on *lots* contained in a *row housing building.*

B. Permitted Uses

(BL 21672, 22014)

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

Principal Uses:

1. One *dwelling unit* on each *lot* contained within a *row housing building*.

Accessory Uses:

2. *Short-Term Rental* in accordance with Section B.7 of Part 4 General Provisions.
3. One *lock-off suite*, pursuant to Section J.2 of this Zone, within *Transit-Oriented Areas* and *Frequent Bus Stop Areas.*
4. Section B.3 applies to *ground-oriented multiple unit residential buildings* in this Zone with building permits issued after May 12, 2025.

C. Subdivision

1. Minimum Lot Sizes:

Lots created through subdivision in this MR3 Zone must conform to the following minimum standards:

Criteria	Minimum Area	Minimum *Lot* Width	Minimum *Lot* Depth
Internal *Lot*	165 sq. m	6.3 m	28 m
End Lot	200 sq. m	7.2 m	28 m
Corner Lot	226 sq. m.	8.7 m	28 m

D. Density

(BL 17462; 19073; 19995; 20275, 22014)

1. Base Density:

For the purposes of subdivision, the permitted number of *lots* per hectare is 57.

E. Lot Coverage

Lot types, for the purpose of calculating *lot coverage*, must be pursuant to Section C.1 of this Zone as follows:

Lot coverage, must be as follows:

1. Internal Lots:

Maximum *lot coverage* for all internal *lot buildings* and *structures* is 60%.

2. End or Corner Lots:

Maximum *lot coverage* for all *end lot* or *corner lot buildings* and *structures* is 50%.

F. Yards and Setbacks

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

USES:	SETBACKS: Front Yard	Rear Yard	Side Yard	Street Side Yard
Internal Dwelling Unit	3.5 m[1]	12.5 m	0 m	Not Applicable
End Dwelling Unit	3.5 m[1]	12.5 m	1.2 m[3]	Not Applicable
Corner Dwelling Unit	3.5 m[1]	12.5 m	0 m	2.7 m[5]
Accessory Buildings and *Structures*	Not Permitted	0.5 m[2]	0 m[4]	1.2 m[6]

1 The *front yard setback* of the *principal building* may be reduced to a minimum of 2.0 m for the first storey by an unenclosed and uninhabitable space such as a porch or veranda provided that the said porch or veranda is a minimum of 1.5 m deep, covered from above and is an integral part of the *principal building*.

2 *Accessory buildings* and *structures* exceeding 2.4 m in *building height* and any detached garage or carport regardless of the *building height* are not permitted within 6.0 m of the *principal building*.

3 A *side yard setback* is not required at the common *side lot line* between two *lots* along which the same *row housing building* is located.

4 The *side yard setback* of an *accessory building* and *structure* including a garage must be increased to a minimum of 2.7 m on the opposite side of the *lot*.

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

6 At any corner cut at the intersection of a road and a rear *lane*, the *street side yard setback* may be reduced to a minimum of 0.5 m.

G. Height of Buildings

1. Principal Buildings:
   Principal building height must not exceed 9.5 m.
2. Accessory Buildings:
   (a) *Accessory building height* must not exceed 3 m; and
   (b) *Accessory building height* may be increased to 5 m where the roof slope and construction materials of an *accessory building* are the same as that of the *principal building.*
3. Structures:
   Structure height must not exceed 3 m.

H. Off-Street Parking

1. Parking Calculations:
   Refer to Table D.1 of Part 5 Off-Street Parking and Loading/Unloading.
2. Parking Areas:
   A minimum of 2 off-street *parking spaces* must be provided for each *dwelling unit* at the rear of the *lot*.
3. Driveways:
   A *driveway* to the *lot* must be permitted only from a rear *lane*.
4. Garages and Carports:
   Where a garage or carport is provided on the *lot*, the following must apply:
   (a) No more than one off-street *parking space* must be within the garage or carport;
   (b) The floor area of the garage or carport must be a maximum of 22 sq. m; and

(c) Where a detached garage or carport is provided on the *lot*, such detached garage or carport ~~shall~~:

i. Be located at a minimum of 6 m from the rear face of the *dwelling unit*; and

ii. The *driveway* width must not exceed 6 m.

5. Outdoor Storage and Parking:

(a) Outside parking of *vehicles* ancillary to a residential use must be limited to a maximum of 2 cars or trucks;

(b) Outside parking or storage of *campers*, boats or *house trailers* must not be permitted; and

(c) No outside parking or *driveway* is permitted on *corner lots* in an area bounded by the intersecting *lot lines* at a street corner and a straight-line joining points 6.0 m along the said *lot lines* from the point of intersection of the two *lot lines*.

I. Landscaping and Screening

1. General Landscaping:

All portions of the *lot* not covered by *buildings*, *structures*, non-porous or paved surfaces must be landscaped, excludes *driveways*. All *landscaping* must be maintained.

2. Porous and Non-Porous Surfaces:

Non-porous or paved surfaces, excluding a *driveway*, must not cover more than 12 sq. m in area.

J. Special Regulation

(BL 21672, 22014)

1. Unit Clusters:

No more than six *dwelling units* must be attached in a row to one another within each *row housing building*.

2. Lock-Off Suites:

A *lock-off suite* must:

(a) Be a minimum of 30 sq. m in floor area; and

(b) Occupy less than 40% of the habitable floor area of the larger principal *dwelling unit*.

Part 22
High Density Townhouse Zone — MR4

(BL 20058; 20300, 21277, 21672, 22014, 22077)

A. Intent

This Zone is intended to accommodate and regulate the development of high *density* townhouses, that are developed in accordance with a *comprehensive design*.

B. Permitted Uses

(BL 13774; 17574, 21073, 21672, 22014)

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

Principal Uses:

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

Accessory Uses:

2. *Child care centres* subject to Section J.2.
3. *Short-Term Rental* in accordance with Section B.7 of Part 4 General Provisions.
4. One *lock-off suite*, pursuant to Section J.5 of this Zone, within *Transit-Oriented Areas* and *Frequent Bus Stop Areas.*
5. Section B.4 applies to *ground-oriented multiple unit residential buildings* in this Zone with building permits issued after May 12, 2025.

C. Subdivision

1. Minimum Lot Size:

Lots created through subdivision in this MR4 Zone must conform to the following minimum standards:

Size or Dimension	Minimum Requirement
Lot Area	2,000 sq. m
Lot Width	30 m
Lot Depth	30 m

D. Density

(BL 13155; 17574; 17704; 18414; 19073; 19491; 19995; 20275, 22014)

1. Base Density:
   (a) The permitted *dwelling units* per hectare is 75; and
   (b) The permitted *floor area ratio* is 1.0.
2. Floor Area Exclusions for Private Amenity Space:
   For the purpose of *floor area ratio* calculations in Section D.1.(b) of this Zone, the *floor area ratio* excludes *private amenity space* in Section J.1 of this Zone.

E. Lot Coverage

(BL 17574)

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

F. Yards and Setbacks

(BL 20058)

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

USES:	SETBACKS: *Front Yard*	*Rear Yard*	*Side Yard*	*Street Side Yard* / *Side Yard* on Flanking *Street*
Principal Building	4.5 m [1,2]	4.5 m [3]	4.5 m [3]	4.5 m [1,2]

1 The *front yard setback* and *street side yard setback* of the *principal building* may be reduced to a minimum of 2.5 m for a covered outdoor space such as a porch or veranda at the main floor level provided that the covered outdoor space is a minimum of 1.5 m deep and is an integral part of the *principal building*.

2 When a development is located adjacent to existing lower *density* development conforming with the existing area designation, the *front yard setback* should be the average *front yard setback* of the two adjacent properties. Where the average *front yard setback* of the two adjacent properties exceeds 7.5 m, the *front yard setback* is not required to exceed 7.5 m.

3 The *rear yard setback* and/or *side yard setback* of the *principal building* may be reduced to a minimum of 4.0 m for the main and second floor level outdoor space such as a *deck* or *balcony* provided that the covered space is a minimum of 1.5 m deep and is an integral part of the *principal building.*

G. Height of Buildings

(BL 13540)

1. Principal Buildings:
   Principal building height must not exceed 13 m.
2. Accessory Buildings*:*
   Excluding indoor *amenity space buildings*, *accessory building height* must not exceed 4.5 m.
3. Private Amenity Space Buildings:
   Despite Section G.2, *private amenity space building height* must not exceed 11 m.
4. Structures:
   Structure height must not exceed 4.5 m.

H. Off-Street Parking and Loading/Unloading

(BL 12333; 13094; 13540; 13774; 14120; 17471; 18414; 18434; 18719; 19817, 22014)

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

(b) Parking is not permitted in front of the main entrance of a non-*ground-oriented multiple unit residential building*, except for the purpose of short-term drop-off or pick-up and for accessible parking.

I. Landscaping and Screening

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

J. Special Regulations

(BL 19945; 20058, 21073, 21672, 22014)

1. Private Amenity Spaces:
   Private amenity space must be provided on a *lot*, in accordance with Part 4 General Provisions, Section B.6
2. Child Care Centres:
   Child care centres must be located on the *lot* such that these centres:
   (a) Are accessed from a *highway*, independent from the access to the residential uses permitted in this Zone;
   (b) Have direct access to an *open space* and play area within the *lot*; and
   (c) Do not exceed a total area of 3.0 sq. m per *dwelling unit*.
3. Balconies:
   Balconies are required for all *dwelling units* which are not *ground-oriented* and must be a minimum of 5% of the *dwelling unit* or 4.6 sq. m per *dwelling unit*, whichever is greater.
4. Back-to-Back Ground-Oriented Dwelling Units:
   Where *back-to-back ground-oriented dwelling units* are provided without *underground parking*, a maximum of 20% of all *dwelling units* may be provided as *back-to-back ground-oriented dwelling units* on a *lot*.
5. Lock-Off Suites:
   A *lock-off suite* must:
   (a) Be a minimum of 30 sq. m in floor area; and
   (b) Occupy less than 40% of the habitable floor area of the larger principal *dwelling unit*.

Part 22A
Stacked Townhouse Zone — MR5

A. Intent

This Zone is intended to accommodate and regulate the development of stacked townhouses, typically 3 to 4 storeys, that are developed in accordance with a *comprehensive design*.

B. Permitted Uses

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

Principal Uses:

1. *Stacked townhouse buildings*.
2. *Ground-oriented multiple unit residential buildings*.
3. *Ground-oriented back-to-back multiple unit residential buildings*.

Accessory Uses:

4. *Child care centres* subject to Section J.2.
5. *Short-Term Rental* in accordance with Section B.7 of Part 4 General Provisions.

C. Subdivision

1. Minimum Lot Sizes:

   Lots created through subdivision in this MR5 Zone must conform to the following minimum standards:

Size or Dimension	Minimum Requirement
Lot Area	1,000 sq. m
Lot Width	36 m
Lot Depth	30 m

D. Density

1. Base Density:

   The permitted *floor area ratio* is 1.5.

2. Floor Area Exclusions for Private Amenity Space:

   For the purpose of *floor area ratio* calculations in Section D.1. of this Zone, the *floor area ratio* excludes:

   (a) The required *private amenity space* in Section J.1 of this Zone; and

   (b) Up to a maximum of 170 sq. m of the secure bicycle parking area requirement in Section H.3 of this Zone.

E. Lot Coverage

1. The maximum *lot coverage* for all *buildings* and *structures* must be 50%.

F. Yards and Setbacks

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

USES:	SETBACKS: Front Yard	Rear Yard	Side Yard[3]	Street Side Yard / Side Yard on Flanking Street
Principal Building	4.5 m [1]	6.0 m [2]	6.0 m [2]	4.5 m [1]

1 The *front yard setback* and *street side yard setback* of the *principal building* may be reduced to a minimum of 2.5 m for a covered outdoor space such as a porch or veranda at the main floor level provided that the covered outdoor space is a minimum of 1.5 m deep and is an integral part of the *principal building*.

2 The *rear yard setback* and/or *side yard setback* of the *principal building* may be reduced to a minimum of 4.0 m for the main and second floor level outdoor space such as a *deck* or *balcony* provided that the covered space is a minimum of 1.5 m deep and is an integral part of the *principal building.*

G. Height of Buildings

1. Principal Buildings:
   Principal building height must not exceed the lesser of 4 storeys or 14 m.
2. Accessory Buildings:
   Accessory building height must not exceed 4.5 m.
3. Structures:
   Structure height must not exceed 4.5 m.

H. Off-Street Parking and Loading/Unloading

1. Parking Calculation:
   Refer to Table D.1 of Part 5 Off-Street Parking and Loading/Unloading.
2. Underground Parking:
   100% of all required resident *parking spaces* must be provided as *underground parking*.
3. Bicycle Parking:
   A *secure bicycle parking area* is required in a separate bicycle room located within a *building,* whether located at or above *finished grade*, with convenient access to the outside of the *building*.

I. Landscaping and Screening

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

J. Special Regulations

1. Private Amenity Spaces:

Private amenity space must be provided on a *lot,* in accordance with Section B.6 of Part 4 General Provisions.

2. Child Care Centres:

Child care centres must be located on the *lot* such that these centres:

(a) Are accessed from a *highway*, independent from the access to the residential uses permitted in this Zone;

(b) Have direct access to an *open space* and play area within the *lot*; and

(c) Do not exceed a total area of 3.0 sq. m per *dwelling unit*.

3. Balconies:

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

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

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

Part 23
Low-Rise (4 Storey) Apartment Zone — MR6

(BL 20058; 20300, 21277, 22014)

A. Intent

This Zone is intended to accommodate and regulate the development of low-rise apartment buildings, typically 3 to 4 storeys, with optional *accessory uses* such as commercial, that are developed in accordance with a *comprehensive design*.

B. Permitted Uses

(BL 13774; 17462, 22014)

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

Principal Uses:

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

Accessory Uses:

Subject to Section D.3, the following *accessory uses* are permitted:

2. *Child care centres*, subject to Section J.2.
3. *Short-Term Rental* in accordance with Part 4 General Provisions, Section B.7.
4. *Retail stores* excluding *adult entertainment stores*.
5. *Personal service uses* excluding *body rub parlours*.
6. *General service uses* excluding funeral parlours and *drive-through banks*.
7. *Eating establishments* excluding *drive-through restaurants*.
8. *Neighbourhood pubs*.
9. Office uses excluding *social escort services*, *methadone clinics*, and *cannabis dispensaries*.
10. Indoor *recreational facilities*.
11. *Entertainment uses* excluding *arcades* and *adult entertainment stores*.
12. *Community services*.

C. Subdivision

1. Minimum Lot Sizes:

Lots created through subdivision in this MR6 Zone must conform to the following minimum standards:

Size or Dimension	Minimum Requirement
Lot Area	2,000 sq. m
Lot Width	30 m
Lot Depth	30 m

2. Air Space Parcels:

Air space parcels and the remainder *lot* created through an air space subdivision in this Zone are not subject to Section C.1.

D. Density

(BL 12333; 13155; 17462; 17704; 18414; 19073; 19614; 19995; 20058; 20275, 22014)

1. Base Density:

The permitted *floor area ratio* is 1.4.

2. Bonus Density:

The permitted *floor area ratio* in Section D.1 may be increased by 0.2, up to a maximum of 1.6 if the bonus density conditions in Schedule G are met.

3. Accessory Use Density:
   Despite Sections D.1 and D.2, the maximum *floor area ratio* for *accessory uses* is 0.2, provided that no more than 232 sq. m of floor area for an *accessory use* is permitted in each building.
4. Floor Area Exclusions for Private Amenity Space:
   For the purpose of *floor area ratio* calculations in Section D. of this Zone, the *floor area ratio* excludes:
   (a) The required *private amenity space* in Section J.1 of this Zone; and
   (b) Up to a maximum of 170 sq. m of the secure bicycle parking area requirement in Section H.5 of this Zone.
5. Air Space Parcels:
   Despite the definition of *floor area ratio*, for an air space subdivision, the air space parcels and the remainder *lot* of the air space subdivision must be considered as one *lot* for the purpose of application of Section D. of this Zone, and further provided that the *floor area ratio* calculated from the cumulative floor areas of the *buildings* within all of the air space parcels and the remainder *lot* of the air space subdivision must not exceed the density specified in Section D of this Zone.

E. Lot Coverage

1. The maximum *lot coverage* for all *buildings* and *structures* is 60%.
2. Despite the definition of *lot coverage*, for an air space subdivision, the air space parcels and the remainder *lot* of the air space subdivision must be considered as one *lot* for the purpose of application of Section E. of this Zone, and further provided that the *lot coverage* within all of the air space parcels and the remainder *lot* of the air space subdivision must not exceed the maximum specified in Section E.1. of this Zone.

F. Yards and Setbacks

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

USES:	SETBACKS: Front Yard	Rear Yard	Side Yard	Street Side Yard / Side Yard on Flanking Street
Principal Building [1]	4.5 m	6.0 m	6.0 m	5.5 m

1 Despite Section F. of this Zone, the minimum *setbacks* of *principal buildings*, *accessory buildings* and *structures* for interior *lot lines* for *lots* created by an air space subdivision may be 0.0 m.

G. Height of Buildings

1. Principal Buildings:
   Principal building height must not exceed the lesser of 4 storeys or 15 m.
2. Accessory Buildings:
   Accessory building height must not exceed 4.5 m.
3. Structures:
   Structure height must not exceed 4.5 m.

H. Off-Street Parking and Loading/Unloading

(BL 12333; 13094; 13774; 14120; 17471; 18414; 18434; 18719; 19817, 22014)

1. Parking Calculation:
   Refer to Table D.1 of Part 5 Off-Street Parking and Loading/Unloading.
2. Tandem Parking:
   Tandem parking for *ground-oriented multiple unit residential buildings* must be permitted as follows:
   (a) A maximum of 10% of all required resident *parking spaces* may be provided as *tandem parking spaces*;
   (b) *Dwelling units* with *tandem parking spaces are* not permitted to have direct vehicular access to an adjacent *highway*;
   (c) *Tandem parking spaces* must be attached to each *dwelling unit*, excluding *parking spaces* provided as *underground parking*; and
   (d) Both *tandem parking spaces* must be held by the same owner.
3. Underground Parking:
   All required resident *parking spaces* must be provided as *underground parking* or as *parking within building envelope*.
4. Parking Areas:
   (a) Parking within the required *setbacks* is not permitted; and
   (b) Parking is not permitted in the front of the main entrance of a *multiple unit residential building*, except for the purpose of short-term drop-off or pick-up and for accessible parking.
5. Bicycle Parking
   A *secure bicycle parking area* must be provided in a separate bicycle room located within a *building,* whether located at or above *finished grade*, with convenient access to the outside of the *building*.

I. Landscaping and Screening

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

J. Special Regulations

(BL 19945; 20058, 22014)

1. Private Amenity Spaces:
   Private amenity space must be provided on a *lot,* in accordance with Part 4 General Provisions, Section B.6.
2. Child Care Centres:
   Child care centres must be located on the *lot* such that these centres:

(a) Are accessed from a *highway*, independent from the access to the residential uses permitted in this Zone;
(b) Have direct access to an *open space* and play area within the *lot*; and
(c) Do not exceed a total area of 3.0 sq. m per *dwelling unit*.

3. Balconies:

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

Part 23A
Low-Rise (4 Storey) Apartment with Commercial Zone — MR6-C

A. Intent

This Zone is intended to accommodate and regulate the development of low-rise mixed-use apartment *buildings*, typically 3 to 4 storeys, with required ground floor commercial, that are developed in accordance with a *comprehensive design*.

B. Permitted Uses

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

Principal Uses:

1. *Multiple unit residential buildings*, provided that:
   (a) *Multiple unit residential dwellings* do not constitute a singular use within the *building*; and
   (b) A minimum of 20% of the floor area of the ground floor is occupied by one or more of the uses in Sections B.3 to B.12 of this Zone and is directly accessible from the street.

Limited Principal Uses Subject to Section D.3:

2. *Child care centres* subject to Section J.2.
3. *Retail stores* excluding *adult entertainment stores*.
4. *Personal service uses* excluding *body rub parlours*.
5. *General service uses* excluding funeral parlours and *drive-through banks*.
6. *Eating establishments* excluding *drive-through restaurants*.
7. *Neighbourhood pubs*.
8. Office uses excluding *social escort services*, *methadone clinics*, and *cannabis dispensaries*.
10. Indoor *recreational facilities*.
11. *Entertainment uses* excluding *arcades* and *adult entertainment stores*.
12. *Community services*.

Accessory Uses:

13. *Short-Term Rental* in accordance with Part 4 General Provisions, Section B.7.

C. Subdivision

1. Minimum Lot Sizes:

Lots created through subdivision in this MR6-C Zone must conform to the following minimum standards:

Size or Dimension	Minimum Requirement
Lot Area	2,000 sq. m
Lot Width	30 m
Lot Depth	30 m

2. Air Space Parcels:

Air space parcels and the remainder *lot* created through an air space subdivision in this Zone are not subject to Section C.1.

D. Density

1. Base Density:
   The permitted *floor area ratio* is 1.6.
2. Bonus Density:
   The *floor area ratio* in Section D.1 may be increased by 0.2, up to a maximum of 1.8, if the bonus density conditions in Schedule G are met.
3. Limited Principal Use Density:
   Despite Sections D.1 and D.2, no more than 60% of the floor area may be occupied by one or more of the uses in Sections B.2 to B.12.
4. Floor Area Exclusions for Private Amenity Space:
   For the purpose of *floor area ratio* calculations in Section D. of this Zone, the *floor area ratio* excludes:
   (a) The required *private amenity space* in Section J.1 of this Zone; and
   (b) Up to a maximum of 170 sq. m of the secure bicycle parking area requirement in Section H.5 of this Zone.
5. Air Space Parcels:
   Despite the definition of *floor area ratio*, for an air space subdivision, the air space parcels and the remainder *lot* of the air space subdivision must be considered as one *lot* for the purpose of application of Section D. of this Zone, and further provided that the *floor area ratio* calculated from the cumulative floor areas of the *buildings* within all of the air space parcels and the remainder *lot* of the air space subdivision must not exceed the density specified in Section D of this Zone.

E. Lot Coverage

1. The maximum *lot coverage* for all *buildings* and *structures* is 60%.
2. Despite the definition of *lot coverage*, for an air space subdivision, the air space parcels and the remainder *lot* of the air space subdivision must be considered as one *lot* for the purpose of application of Section E. of this Zone, and further provided that the *lot coverage* within all of the air space parcels and the remainder *lot* of the air space subdivision must not exceed the maximum specified in Section E.1. of this Zone.

F. Yards and Setbacks

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

USES:	SETBACKS: Front Yard	Rear Yard	Side Yard	Street Side Yard / Side Yard on Flanking Street
Principal Building [2]	4.5 m	6.0 m [1]	6.0 m [1]	4.5 m

1 The *side yard setback* and *rear yard setback* may be reduced to 0.0 m below the second floor if the *principal building* is adjacent to another property designated Low-Rise II, Mid-Rise II, or High-Rise II in the *OCP*.

2 Despite Section F. of this Zone, the minimum *setbacks* of *principal buildings*, *accessory buildings* and *structures* for interior *lot lines* for *lots* created by an air space subdivision may be 0.0 m.

G. Height of Buildings

1. Principal Buildings:
   Principal building height must not exceed the lesser of 4 storeys or 15 m.
2. Accessory Buildings:
   Accessory building height must not exceed 4.5 m.
3. Structures:
   Structure height must not exceed 4.5 m.

H. Off-Street Parking and Loading/Unloading

1. Parking Calculation:
   Refer to Table D.1 of Part 5 Off-Street Parking and Loading/Unloading.
2. Tandem Parking:
   Tandem parking for *ground-oriented multiple unit residential buildings* must be permitted as follows:
   (a) A maximum of 10% of all required resident *parking spaces* may be provided as *tandem parking spaces*;
   (b) *Dwelling units* with *tandem parking spaces are* not permitted to have direct vehicular access to an adjacent *highway*;
   (c) *Tandem parking spaces* must be attached to each *dwelling unit*, excluding *parking spaces* provided as *underground parking*; and
   (d) Both *tandem parking spaces* must be held by the same owner.
3. Underground Parking:
   All required resident *parking spaces* must be provided as *underground parking* or as *parking within building envelope*.
4. Parking Areas:
   (a) Parking within the required *setbacks* is not permitted; and
   (b) Parking is not permitted in the front of the main entrance of a *multiple unit residential building*, except for the purpose of short-term drop-off or pick-up and for accessible parking.
5. Bicycle Parking
   A *secure bicycle parking area* must be provided in a separate bicycle room located within a *building,* whether located at or above *finished grade*, with convenient access to the outside of the *building*.

I. Landscaping and Screening

1. General Landscaping:

(a) All developed portions of the *lot* not covered by *buildings*, *structures* or paved areas must be landscaped including the retention of mature trees. This *landscaping* must be maintained;

(b) Along the developed portions of the *lot* which abut a *highway*, a continuous *landscaping* strip a minimum of 1.5 m wide must be provided within the *lot*; and

(c) *Highway* boulevards abutting a *lot* must be seeded or sodded with grass; except at *driveways*.

2. Refuse:

Garbage containers and *passive recycling containers* must be completely screened by a minimum of a 2.5 m high *building*, solid decorative fence, *landscaping* screen, or combination thereof.

J. Special Regulations

1. Private Amenity Spaces:

Private amenity space must be provided on a *lot,* in accordance with Part 4 General Provisions, Section B.6.

2. Child Care Centres:

Child care centres must be located on the *lot* such that these centres:

(a) Are accessed from a *highway*, independent from the access to the residential uses permitted in this Zone;

(b) Have direct access to an *open space* and play area within the *lot*; and

(c) Do not exceed a total area of 3.0 sq. m per *dwelling unit*.

3. Balconies:

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

4. Buildings Fronting a Highway - Commercial Uses Required At Grade

Commercial uses listed in Sections B.3 through B.15 of this Zone that are located on the ground floor of a *building* must front any *highways* shown as commercial frontage in a secondary plan, and if there is no secondary plan, or there is no commercial frontage identified in the secondary plan, ground floor commercial must front at least one *highway* in the following order of precedence:

(a) an arterial road;

(b) a collector road; or

(c) a local road.

5. Buildings not Fronting a Highway - Commercial Uses Not Required:

A *building* that is not fronting a *highway,* in accordance with *comprehensive design*, is not required to provide any of the commercial uses listed in Sections B.3 through B.15, and is not subject to Sub-section B.1.(b) of this Zone.

Part 24
Multiple Residential 70 Zone
RM-70

(BL 20058; 20300, 21277, 21808, 22014)

A. Intent

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

B. Permitted Uses

(BL 13774; 17462)

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

Principal Uses:

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

Accessory Uses:

2. *Child care centres*, provided that such centres:
   (a) Do not constitute a singular use on the *lot*; and
   (b) Are regulated by the Community Care and Assisted Living Act, as amended, and the Child Care Licensing Regulations, as amended.
3. *Short-Term Rental* in accordance with Section B.7 of Part 4 General Provisions.

C. Lot Area

Not applicable to this Zone.

D. Density

(BL 17462; 18414; 19073; 19614; 19995; 20058; 20275, 22014)

1. Base Density:
   The permitted *floor area ratio* is 1.50.
2. Floor Area Exclusions for Private Amenity Space:
   For the purpose of *floor area ratio* calculations in Section D. of this Zone, the *floor area ratio* excludes:
   (a) The required *private amenity space* in Section J.1 of this Zone; and
   (b) Up to a maximum of 170 sq. m of the *secure bicycle parking area* requirement in Section H.5 of this Zone.

E. Lot Coverage

The maximum *lot coverage* for all *buildings* and *structures* shall be 33%.

F. Yards and Setbacks

Buildings and *structures* shall be sited not less than 7.5 m from all *lot lines.*

G. Height of Buildings

1. Principal Buildings:
   Principal building height shall not exceed 50 m.
2. Accessory Buildings:
   Accessory building height shall not exceed 4.5 m.
3. Structures:
   Structure height shall not exceed 4.5 m.

H. Off-Street Parking and Loading/Unloading

(BL 12333; 13094; 13774; 14120; 17471; 18434; 18719; 19817)

1. Parking Calculation:

   Refer to Table D.1 of Part 5 Off-Street Parking and Loading/Unloading.

2. Tandem Parking:

   Tandem parking for *ground-oriented multiple unit residential buildings* shall be permitted as follows:

   (a) A maximum of 50% of all required resident *parking spaces* may be provided as *tandem parking spaces,* excluding *underground parking;*

   (b) For *underground parking*, a maximum of 10% of all required resident *parking spaces* may be provided as *tandem parking spaces*;

   (b) *Dwelling units* with *tandem parking spaces* are not permitted to have direct vehicular access to an adjacent *highway*;

   (c) *Tandem parking spaces* must be attached to each *dwelling unit*, excluding *parking spaces* provided as *underground parking*; and

   (d) Both *tandem parking spaces* must be held by the same owner.

3. Underground Parking:

   50% of all required resident *parking spaces* shall be provided as *underground parking* or as *parking within building envelope*.

4. Parking Areas:

   (a) Parking within the required *setbacks* is not permitted; and

   (b) Parking is not permitted in the front of the main entrance of a *multiple unit residential building*, except for the purpose of short-term drop-off or pick-up.

5. Bicycle Parking

   A *secure bicycle parking area* is required in a separate bicycle room located within a *building,* whether located at or above *finished grade*, with convenient access to the outside of the *building*.

I. Landscaping and Screening

1. General Landscaping:

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

   (b) Along the developed portions of the *lot* which abut a *highway*, a continuous *landscaping* strip a minimum of 1.5 m wide shall be provided within the *lot*; and

   (c) *Highway* boulevards abutting a *lot* shall be seeded or sodded with grass; except at *driveways*.

2. Refuse:

   Garbage containers and *passive recycling containers* shall be completely screened by a minimum of a 2.5 m high *building*, solid decorative fence, *landscaping* screen, or combination thereof.

J. Special Regulations

(BL 19945; 20058, 22014)

1. Private Amenity Spaces:

   Private amenity space must be provided on a *lot,* in accordance with Part 4 General Provisions, Section B.6.

2. Child Care Centres:

   Child care centres shall be located on the *lot* such that these centres:

(a) Are accessed from a *highway*, independent from the access to the residential uses permitted in this Zone;
(b) Have direct access to an *open space* and play area within the *lot*; and
(c) Do not exceed a total area of 3.0 sq. m per *dwelling unit.*

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

K. Subdivision

Lots created through subdivision in this Zone shall conform to the following standards:
1. *Lot* Area: Minimum 2,000 sq. m;
2. *Lot* Width: Minimum 30 m; and
3. *Lot* Depth: Minimum 30 m.

L. Other Regulations

(BL 13657; 13774; 17181, 22014)

Deleted.

M. Non-Market Rental Development

The following special provisions apply exclusively to *non-market rental developments*. Where there is a conflict between these provisions and the provisions of Sections A through L of Part 24 Multiple Residential 70 Zone (RM-70), the provisions of this Section M apply.

1. Permitted Uses:
Section B of this Zone is replaced with the following:

B. Permitted Uses

Land, *buildings* and *structures* are used for the following uses, or a combination thereof, provided such combined uses are part of a *comprehensive design*:
Principal Uses:
1. *Non-market rental development*.
Accessory Uses:
2. The following *accessory uses* are permitted provided they do not constitute more than 30% of the total *gross floor area* of the *building*:
(a) *Child care centres* regulated by the Community Care and Assisted Living Act, and the Child Care Licensing Regulations; and
(b) *Places of worship*.

2. Density:
Section D of this Zone is replaced with the following:

D. Density

The maximum *floor area ratio* is 3.0, excluding:
1. The indoor *amenity space* requirement (pursuant to Section J.1. of this Zone); and
2. Up to a maximum of 170 sq. m of the *secure bicycle parking area* requirement (Section H.6. of this Zone).

3. Lot Coverage:
Section E of this Zone is replaced with the following:

E. Lot Coverage

Not applicable.

4. Yards and Setbacks:
Section F of this Zone is replaced with the following:

F. Yards and Setbacks

Buildings and *structures* are sited as follows:

1. *Front Yard*:
   (c) The *front yard setback* is 4.5 m.
2. *Rear Yard*:
   1. The *rear yard setback* is 7.5 m except it may be reduced to 4.5 m on a *lane*.
3. *Side Yard*:
   (a) The *side yard setback* is 7.5 m except it may be reduced to 4.5 m on a street or *lane*.
4. Despite the definition of *setback* in Part 1 Definitions, roof overhangs, vertical fins, *balconies* and canopies may encroach up to 2.0 m into the required *setbacks*.

5. Height of Buildings:
Section G of this Zone is replaced with the following:

G. Height of Buildings

1. Principal Buildings:
   Maximimum *principal building height* is 22 m for *lots* outside *Transit-Oriented Areas* and 28 m for *lots* inside *Transit-Oriented Areas*.
2. Accessory Buildings:
   Maximum *accessory building height* is 4.5 m.
3. Structures:
   Maximum *structure* height is 4.5 m.

Part 24A
Low-Rise (5-8 Storey) Apartment Zone — MR7

(BL 22094)

A. Intent

This Zone is intended to accommodate and regulate the development of low-rise apartment *buildings*, typically 5 to 8 storeys, with optional *accessory uses* such as commercial, that are developed in accordance with a *comprehensive design*.

B. Permitted Uses

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

Principal Uses:

1. *Multiple unit residential buildings* and *ground-oriented multiple unit residential buildings*.
2. *Non-market rental development*.

Accessory Uses:

Subject to Sub-section D.1.(a), the following *accessory uses* are permitted:

3. *Child care centres* subject to Section J.2.
4. *Short-Term Rental* in accordance with Part 4 General Provisions, Section B.7.
5. *Retail stores* excluding *adult entertainment stores*, *secondhand stores*, and *pawnshops*.
6. *Personal service uses* excluding *body rub parlours*.
7. *General service uses* excluding funeral parlours and *drive-through banks*.
8. *Eating establishments* excluding *drive-through restaurants*.
9. *Liquor store*.
10. *Neighbourhood pubs*.
11. Office uses excluding *social escort services*, *methadone clinics*, and *cannabis dispensaries*.
12. Indoor *recreational facilities*.
13. *Entertainment uses* excluding *arcades* and *adult entertainment stores*.
14. *Community services*.
15. *Cultural uses*.
16. *Places of worship*.

C. Subdivision

1. Minimum Lot Sizes:

Lots created through subdivision in this MR7 Zone must conform to the following minimum standards:

Size or Dimension	Minimum Requirement
Lot Area	2,000 sq. m
Lot Width	36 m
Lot Depth	30 m

3. Air Space Parcels:

Air space parcels and the remainder *lot* created through an air space subdivision in this Zone are not subject to Section C.1.

D. Density

1. Outside a Transit-Oriented Area:
   (a) Base Density:
   The permitted *floor area ratio* is 2.0.
   (b) Bonus Density:
   The permitted *floor area ratio* in Section D.1 may be increased by 0.5, up to a maximum of 2.5 if the bonus density conditions in Schedule G are met.
2. Inside a Transit-Oriented Area:
   (a) Base Density:
   The permitted *floor area ratio* is 3.0 if the inclusionary housing requirements as applicable for select *Transit-Oriented Areas* are met in accordance with Schedule L.
4. Non-Market Rental Development:
   Despite Section D.1, where an entire development is *non-market rental development*, the permitted base density *floor area ratio* is 3.0.
5. Accessory Use Density:
   Despite Sub-sections D.1.(a), D.1.(b), and D.2.(a) and Section D.3, the maximum *floor area ratio* for *accessory uses* is 0.2, provided that no more than 232 sq. m of floor area for an *accessory use* is permitted in each *building*.
6. Floor Area Exclusions for Private Amenity Space:
   For the purpose of *floor area ratio* calculations in Section D. of this Zone, the *floor area ratio* excludes:
   (a) The required *private amenity space* in Section J.1 of this Zone; and
   (b) Up to a maximum of 170 sq. m of the *secure bicycle parking area* requirement in Section H.5 of this Zone.
7. Air Space Parcels:
   Despite the definition of *floor area ratio*, for an air space subdivision, the air space parcels and the remainder *lot* of the air space subdivision must be considered as one *lot* for the purpose of application of Section D. of this Zone, and further provided that the *floor area ratio* calculated from the cumulative floor areas of the *buildings* within all of the air space parcels and the remainder *lot* of the air space subdivision must not exceed the density specified in Section D of this Zone.

E. Lot Coverage

1. The maximum *lot coverage* for all *buildings* and *structures* must be 60%.
2. Despite Section E.1, maximum *lot coverage* is not applicable to *non-market rental development*.
3. Despite the definition of *lot coverage*, for an air space subdivision, the air space parcels and the remainder *lot* of the air space subdivision must be considered as one *lot* for the purpose of application of Section E. of this Zone, and further provided that the *lot coverage* within all of the air space parcels and the remainder *lot* of the air space subdivision must not exceed the maximum specified in Section E.1. of this Zone.

F. Yards and Setbacks

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

USES:	SETBACKS: Front Yard	Rear Yard	Side Yard	Street Side Yard / Side Yard on Flanking Street
Principal Building [2]	5.5 m [1]	7.5 m	7.5 m	5.5 m

1 The *front yard setback* of the *principal building* of a *non-market rental development* may be reduced to a minimum of 4.5 m.
2 Despite Section F. of this Zone, the minimum *setbacks* of *principal buildings*, *accessory buildings* and *structures* for interior *lot lines* for *lots* created by an air space subdivision may be 0.0 m.

G. Height of Buildings

1. Principal Buildings:
   (a) Outside a Transit-Oriented Area:
   Principal building height must not exceed the lesser of 6 storeys or 22 m.
   (b) Inside a Transit-Oriented Area:
   Principal building height must not exceed the lesser of 8 storeys or 26 m.
2. Accessory Buildings:
   Accessory building height must not exceed 4.5 m.
3. Structures:
   Structure height must not exceed 4.5 m.

H. Off-Street Parking and Loading/Unloading

1. Parking Calculation:
   Refer to Table D.1 of Part 5 Off-Street Parking and Loading/Unloading.
2. Tandem Parking:
   Tandem parking for *ground-oriented multiple unit residential buildings* must be permitted as follows:
   (a) A maximum of 50% of all required resident *parking spaces* may be provided as *tandem parking spaces,* excluding *underground parking;*
   (b) For *underground parking*, a maximum of 10% of all required resident *parking spaces* may be provided as *tandem parking spaces*;
   (c) *Dwelling units* with *tandem parking spaces* are not permitted to have direct vehicular access to an adjacent *highway*;
   (d) *Tandem parking spaces* must be attached to each *dwelling unit*, excluding *parking spaces* provided as *underground parking*; and
   (e) Both *tandem parking spaces* must be held by the same owner.
3. Underground Parking:
   All required resident *parking spaces* for a *multiple unit residential building* must be provided as *underground parking* or as *parking within building envelope*.
4. Parking Areas:
   (a) Parking within the required *setbacks* is not permitted; and
   (b) Parking is not permitted in the front of the main entrance of a *multiple unit residential building*, except for the purpose of short-term drop-off or pick-up.
5. Bicycle Parking:
   A *secure bicycle parking area* is required in a separate bicycle room located within a *building,* whether located at or above *finished grade*, with convenient access to the outside of the *building*.

I. Landscaping and Screening

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

J. Special Regulations

1. Private Amenity Spaces:
   Private amenity space must be provided on a *lot,* in accordance with Part 4 General Provisions, Section B.6.
2. Child Care Centres:
   Child care centres must be located on the *lot* such that these centres:
   (a) Are accessed from a *highway*, independent from the access to the residential uses permitted in this Zone;
   (b) Have direct access to an *open space* and play area within the *lot*; and
   (c) Do not exceed a total area of 3.0 sq. m per *dwelling unit.*
3. Balconies:
   Balconies are required for all *dwelling units* which are not *ground-oriented* and must be a minimum of 5% of the *dwelling unit* size or 4.6 sq. m per *dwelling unit*, whichever is greater.

Part 24B
Low-Rise (5-8 Storey) Apartment with Commercial Zone — MR7-C

(BL 22094)

A. Intent

This Zone is intended to accommodate and regulate the development of low-rise mixed-use apartment *buildings*, typically 5 to 8 storeys, with required ground floor commercial, that are developed in accordance with a *comprehensive design*.

B. Permitted Uses

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

Principal Uses:

1. *Multiple unit residential buildings* subject to Sections J.4 and J.5 of this Zone, provided that:
   (a) *Multiple unit residential dwellings* do not constitute a singular use within the *building*;
   (b) A minimum of 25% of the floor area of the ground floor is occupied by one or more of the uses in Sections B.4 to B.15 of this Zone and is directly accessible from the street;
2. *Non-market rental development*.
3. *Child care centres* subject to Section J.2.
4. *Retail stores* excluding *adult entertainment stores*, *secondhand stores*, and *pawnshops*.
5. *Personal service uses* excluding *body rub parlours*.
6. *General service uses* excluding funeral parlours and *drive-through banks*.
7. *Eating establishments* excluding *drive-through restaurants*.
8. *Liquor store*.
9. *Neighbourhood pubs*.
10. Office uses excluding *social escort services*, *methadone clinics*, and *cannabis dispensaries*.
11. Indoor *recreational facilities*.
12. *Entertainment uses* excluding *arcades* and *adult entertainment stores*.
13. *Community services*.
14. *Cultural uses*.
15. *Places of worship*, provided that they do not constitute more than 30% of the total *gross floor area* of the *building*.

Accessory Uses:

16. *Short-Term Rental* in accordance with Part 4 General Provisions, Section B.7.

C. Subdivision

1. Minimum Lot Sizes:

   Lots created through subdivision in this MR7-C Zone must conform to the following minimum standards:

Size or Dimension	Minimum Requirement
Lot Area	2,000 sq. m

Lot Width	36 m
Lot Depth	30 m

2. Air Space Parcels:
Air space parcels and the remainder *lot* created through an air space subdivision in this Zone are not subject to Section C.1.

D. Density

1. Outside a Transit-Oriented Area:
   (a) Base Density:
   The permitted *floor area ratio* is 2.2.
   (b) Bonus Density:
   The *floor area ratio* in Section D.1 may be increased by 0.3, up to a maximum of 2.5 if the bonus density conditions in Schedule G are met.
2. Inside a Transit-Oriented Area:
   (a) Base Density:
   The permitted *floor area ratio* is 3.0 if the inclusionary housing requirements as applicable for select *Transit-Oriented Areas* are met in accordance with Schedule L.
3. Non-Market Rental Development:
Despite Sections D.1 and D.2, where an entire development is *non-market rental development*, the permitted base density *floor area ratio* is 3.0.
4. Floor Area Exclusions for Private Amenity Space:
For the purpose of *floor area ratio* calculations in Section D. of this Zone, the *floor area ratio* excludes:
   (a) The required *private amenity space* in Section J.1 of this Zone; and
   (b) Up to a maximum of 170 sq. m of the *secure bicycle parking area* requirement in Section H.5 of this Zone.
5. Air Space Parcels:
Despite the definition of *floor area ratio*, for an air space subdivision, the air space parcels and the remainder *lot* of the air space subdivision must be considered as one *lot* for the purpose of application of Section D. of this Zone, and further provided that the *floor area ratio* calculated from the cumulative floor areas of the *buildings* within all of the air space parcels and the remainder *lot* of the air space subdivision must not exceed the density specified in Section D of this Zone.

E. Lot Coverage

1. The maximum *lot coverage* for all *buildings* and *structures* must be 60%.
2. Despite Section E.1, maximum *lot coverage* is not applicable to *non-market rental development*.
3. Despite the definition of *lot coverage*, for an air space subdivision, the air space parcels and the remainder *lot* of the air space subdivision must be considered as one *lot* for the purpose of application of Section E. of this Zone, and further provided that the *lot coverage* within all of the air space parcels and the remainder *lot* of the air space subdivision must not exceed the maximum specified in Section E.1. of this Zone.

F. Yards and Setbacks

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

USES:	SETBACKS: Front Yard	Rear Yard	Side Yard	Street Side Yard / Side Yard on Flanking Street
Principal Building [3]	4.5 m [1]	7.5 m [3]	7.5 m [2]	4.5 m

1 The *front yard setback* of the *principal building* of a *non-market rental development* may be reduced to a minimum of 4.5 m.
2 The *side yard setback* and *rear yard setback* may be reduced to 0.0 m below the second floor if the *principal building* is adjacent to another property designated Low-Rise II, Mid-Rise II, or High-Rise II in the *OCP*.
3 Despite Section F. of this Zone, the minimum *setbacks* of *principal buildings*, *accessory buildings* and *structures* for interior *lot lines* for *lots* created by an air space subdivision may be 0.0 m.

G. Height of Buildings

1. Principal Buildings:
   (a) Outside a Transit-Oriented Area:
   Principal building height must not exceed the lesser of 6 storeys or 22 m.
   (b) Inside a Transit-Oriented Area:
   Principal building height must not exceed the lesser of 8 storeys or 26 m.
2. Accessory Buildings:
   Accessory building height must not exceed 4.5 m.
3. Structures:
   Structure height must not exceed 4.5 m.

H. Off-Street Parking and Loading/Unloading

(BL 12333; 13094; 13774; 14120; 17471; 18434; 18719; 19817)

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

A *secure bicycle parking area* is required in a separate bicycle room located within a *building,* whether located at or above *finished grade*, with convenient access to the outside of the *building*.

I. Landscaping and Screening

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

J. Special Regulations

1. Private Amenity Spaces:
   Private amenity space must be provided on a *lot,* in accordance with Part 4 General Provisions, Section B.6.
2. Child Care Centres:
   Child care centres must be located on the *lot* such that these centres:
   (a) Are accessed from a *highway*, independent from the access to the residential uses permitted in this Zone;
   (b) Have direct access to an *open space* and play area within the *lot*; and
   (c) Do not exceed a total area of 3.0 sq. m per *dwelling unit.*
3. Balconies:
   Balconies are required for all *dwelling units* which are not *ground-oriented* and must be a minimum of 5% of the *dwelling unit* size or 4.6 sq. m per *dwelling unit*, whichever is greater.
4. Buildings Fronting a Highway - Commercial Uses Required At Grade
   Commercial uses listed in Sections B.3 through B.15 of this Zone that are located on the ground floor of a *building* must front any *highways* shown as commercial frontage in a secondary plan, and if there is no secondary plan, or there is no commercial frontage identified in the secondary plan, ground floor commercial must front at least one *highway* in the following order of precedence:
   (d) an arterial road;
   (e) a collector road; or
   (f) a local road.
5. Buildings not Fronting a Highway - Commercial Uses Not Required:
   A *building* that is not fronting a *highway,* in accordance with *comprehensive design*, is not required to provide any of the commercial uses listed in Sections B.3 through B.15, and is not subject to Sub-section B.1.(b) of this Zone.

Part 25
Mid-Rise Apartment Zone — MR8

(BL 20058, 20300, 21277, 22014, 22094)

A. Intent

This Zone is intended to accommodate and regulate the development of mid-rise apartment buildings, typically 10 to 20 storeys, with optional *accessory uses* such as commercial, that are developed in accordance with a *comprehensive design*.

B. Permitted Uses

(BL 13774; 17462)

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

Principal Uses:

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

Accessory Uses:

Subject to Section D.3, the following *accessory uses* are permitted:

2. *Child care centres* subject to Section J.2.
3. *Short-Term Rental* in accordance with Part 4 General Provisions, Section B.7.
4. *Retail stores* excluding *adult entertainment stores*, *secondhand stores*, and *pawnshops*.
5. *Personal service uses* excluding *body rub parlours*.
6. *General service uses* excluding funeral parlours and *drive-through banks*.
7. *Eating establishments* excluding *drive-through restaurants*.
8. *Liquor store*.
9. *Neighbourhood pubs*.
10. Office uses excluding *social escort services*, *methadone clinics*, and *cannabis dispensaries*.
11. Indoor *recreational facilities*.
12. *Entertainment uses* excluding *arcades* and *adult entertainment stores*.
13. *Community services*.
14. *Cultural uses*.
15. *Places of worship*.

C. Subdivision

1. Minimum Lot Sizes:

Lots created through subdivision in this MR8 Zone must conform to the following minimum standards:

Size or Dimension	Minimum Requirement
Lot Area	2,000 sq. m
Lot Width	36 m
Lot Depth	30 m

2. Air Space Parcels:

Air space parcels and the remainder *lot* created through an air space subdivision in this Zone are not subject to Section C.1.

D. Density

(BL 17462; 18414; 19073; 19614; 19995; 20058; 20275, 22014, 22094)

1. Base Density:
   The permitted *floor area ratio* is 4.0 if the inclusionary housing requirements as applicable for select *Transit-Oriented Areas* are met in accordance with Schedule L.
2. Bonus Density:
   The permitted *floor area ratio* in Section D.1 may be increased by 1.0, up to a maximum of 5.0 if the bonus density conditions in Schedule G are met.
3. Accessory Use Density:
   Despite Sections D.1 and D.2, the maximum *floor area ratio* for *accessory uses* is 0.2, provided that no more than 232 sq. m of floor area for an *accessory use* is permitted in each *building*.
4. Floor Area Exclusions for Private Amenity Space:
   For the purpose of *floor area ratio* calculations in Section D. of this Zone, the *floor area ratio* excludes:
   (a) The required *private amenity space* in Section J.1 of this Zone; and
   (b) Up to a maximum of 170 sq. m of the *secure bicycle parking area* requirement in Section H.5 of this Zone.
5. Air Space Parcels:
   Despite the definition of *floor area ratio*, for an air space subdivision, the air space parcels and the remainder *lot* of the air space subdivision must be considered as one *lot* for the purpose of application of Section D. of this Zone, and further provided that the *floor area ratio* calculated from the cumulative floor areas of the *buildings* within all of the air space parcels and the remainder *lot* of the air space subdivision must not exceed the density specified in Section D of this Zone.

E. Lot Coverage

1. The maximum *lot coverage* for all *buildings* and *structures* must be 85%.
2. Despite the definition of *lot coverage*, for an air space subdivision, the air space parcels and the remainder *lot* of the air space subdivision must be considered as one *lot* for the purpose of application of Section E. of this Zone, and further provided that the *lot coverage* within all of the air space parcels and the remainder *lot* of the air space subdivision must not exceed the maximum specified in Section E.1. of this Zone.

F. Yards and Setbacks

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

USES:	SETBACKS: Front Yard	Rear Yard	Side Yard	Street Side Yard / Side Yard on Flanking Street
Principal Building [1]	5.5 m	7.5 m	7.5 m	5.5 m

1 Despite Section F. of this Zone, the minimum *setbacks* of *principal buildings*, *accessory buildings* and *structures* for interior *lot lines* for *lots* created by an air space subdivision may be 0.0 m.

G. Height of Buildings

1. Principal Buildings:
   Principal building height must not exceed the lesser of 25 storeys or 95 m.
2. Accessory Buildings:
   Accessory building height must not exceed 4.5 m.
3. Structures:
   Structure height must not exceed 4.5 m.

H. Off-Street Parking and Loading/Unloading

(BL 12333; 13094; 13774; 14120; 17471; 18434; 18719; 19817, 22014)

1. Parking Calculation:
   Refer to Table D.1 of Part 5 Off-Street Parking and Loading/Unloading.
2. Tandem Parking:
   Tandem parking for *ground-oriented multiple unit residential buildings* must be permitted as follows:
   (a) For *underground parking*, a maximum of 10% of all required resident *parking spaces* may be provided as *tandem parking spaces*;
   (b) *Dwelling units* with *tandem parking spaces are* not permitted to have direct vehicular access to an adjacent *highway*;
   (c) *Tandem parking spaces* must be attached to each *dwelling unit*, excluding *parking spaces* provided as *underground parking*; and
   (d) Both *tandem parking spaces* must be held by the same owner.
3. Underground Parking:
   All required resident *parking spaces* must be provided as *underground parking* or as *parking within building envelope*.
4. Parking Areas:
   (a) Parking within the required *setbacks* is not permitted; and
   (b) Parking is not permitted in front of the main entrance of a ~~*non-ground-oriented*~~ *multiple unit residential building*, except for the purpose of short-term drop-off or pick-up and for accessible parking.
5. Bicycle Parking
   A *secure bicycle parking area* is required in a separate bicycle room located within a *building,* whether located at or above *finished grade*, with convenient access to the outside of the *building*.

I. Landscaping and Screening

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

J. Special Regulations

(BL 19945; 20058, 22014)

1. Private Amenity Spaces:

   Private amenity space must be provided on a *lot,* in accordance with Part 4 General Provisions, Section B.6.

2. Child Care Centres:

   Child care centres must be located on the *lot* such that these centres:

   (a) Are accessed from a *highway*, independent from the access to the residential uses permitted in this Zone; ~~and~~

   (b) Have direct access to an *open space* and play area within the *lot*; and

   (c) Do not exceed a total area of 3.0 sq. m per *dwelling unit*.

3. Balconies:

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

Part 25A
Mid-Rise Apartment with Commercial Zone — MR8-C

(BL 22094)

A. Intent

This Zone is intended to accommodate and regulate the development of mid-rise mixed-use apartment *buildings*, typically up to 25 storeys, with required ground floor commercial, that are developed in accordance with a *comprehensive design*.

B. Permitted Uses

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

Principal Uses:

1. *Multiple unit residential buildings* subject to Sections J.4 and J.5 of this Zone, provided that:
   (a) *Multiple unit residential dwellings* do not constitute a singular use within the *building*;
   (b) A minimum of 25% of the floor area of the ground floor is occupied by one or more of the uses in Sections B.3 to B.14 of this Zone and is directly accessible from the street;
2. *Child care centres* subject to Section J.2.
3. *Retail stores* excluding *adult entertainment stores*, *secondhand stores*, and *pawnshops*.
4. *Personal service uses* excluding *body rub parlours*.
5. *General service uses* excluding funeral parlours and *drive-through banks*.
6. *Eating establishments* excluding *drive-through restaurants*.
7. *Liquor store*.
8. *Neighbourhood pubs*.
9. Office uses excluding *social escort services*, *methadone clinics*, and *cannabis dispensaries*.
10. Indoor *recreational facilities*.
11. *Entertainment uses* excluding *arcades* and *adult entertainment stores*.
12. *Community services*.
13. *Cultural uses*.
14. *Places of worship*, provided that they do not constitute more than 30% of the total *gross floor area* of the *building*.

Accessory Uses:

15. *Short-Term Rental* in accordance with Part 4 General Provisions, Section B.7.

C. Subdivision

1. Minimum Lot Sizes:

Lots created through subdivision in this MR8-C Zone must conform to the following minimum standards:

Size or Dimension	Minimum Requirement
Lot Area	2,000 sq. m
Lot Width	36 m
Lot Depth	30 m

2. Air Space Parcels:
Air space parcels and the remainder *lot* created through an air space subdivision in this Zone are not subject to Section C.1.

D. Density

1. Base Density:
The permitted *floor area ratio* is 4.3 if the inclusionary housing requirements as applicable for select *Transit-Oriented Areas* are met in accordance with Schedule L.
2. Bonus Density:
The *floor area ratio* in Section D.1 may be increased by 1.0, up to a maximum of 5.3 if the bonus density conditions in Schedule G are met.
3. Floor Area Exclusions for Private Amenity Space:
For the purpose of *floor area ratio* calculations in Section D. of this Zone, the *floor area ratio* excludes:
   (a) The required *private amenity space* in Section J.1 of this Zone; and
   (b) Up to a maximum of 170 sq. m of the *secure bicycle parking area* requirement in Section H.5 of this Zone.
4. Air Space Parcels:
Despite the definition of *floor area ratio*, for an air space subdivision, the air space parcels and the remainder *lot* of the air space subdivision must be considered as one *lot* for the purpose of application of Section D. of this Zone, and further provided that the *floor area ratio* calculated from the cumulative floor areas of the *buildings* within all of the air space parcels and the remainder *lot* of the air space subdivision must not exceed the density specified in Section D of this Zone.

E. Lot Coverage

1. The maximum *lot coverage* for all *buildings* and *structures* must be 85%.
2. Despite the definition of *lot coverage*, for an air space subdivision, the air space parcels and the remainder *lot* of the air space subdivision must be considered as one *lot* for the purpose of application of Section E. of this Zone, and further provided that the *lot coverage* within all of the air space parcels and the remainder *lot* of the air space subdivision must not exceed the maximum specified in Section E.1. of this Zone.

F. Yards and Setbacks

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

USES:	SETBACKS: Front Yard	Rear Yard	Side Yard	Street Side Yard / Side Yard on Flanking Street
Principal Building [3]	4.5 m	7.5 m [1]	7.5 m [1]	4.5 m

1 The *side yard setback* and *rear yard setback* may be reduced to 0.0 m if the *principal building* is adjacent to another property designated Low-Rise II, Mid-Rise II, or High-Rise II in the *OCP*.

2 Despite Section F. of this Zone, the minimum *setbacks* of *principal buildings*, *accessory buildings* and *structures* for interior *lot lines* for *lots* created by an air space subdivision may be 0.0 m.

G. Height of Buildings

1. Principal Buildings:
   Principal building height must not exceed the lesser of 25 storeys or 95 m.
2. Accessory Buildings:
   Accessory building height must not exceed 4.5 m.
3. Structures:
   Structure height must not exceed 4.5 m.

H. Off-Street Parking and Loading/Unloading

(BL 12333; 13094; 13774; 14120; 17471; 18434; 18719; 19817)

1. Parking Calculation:
   Refer to Table D.1 of Part 5 Off-Street Parking and Loading/Unloading.
2. Tandem Parking:
   Tandem parking for *ground-oriented multiple unit residential buildings* must be permitted as follows:
   (a) For *underground parking*, a maximum of 10% of all required resident *parking spaces* may be provided as *tandem parking spaces*;
   (b) *Dwelling units* with *tandem parking spaces are* not permitted to have direct vehicular access to an adjacent *highway*;
   (c) *Tandem parking spaces* must be attached to each *dwelling unit*, excluding *parking spaces* provided as *underground parking*; and
   (d) Both *tandem parking spaces* must be held by the same owner.
3. Underground Parking:
   All required resident *parking spaces* must be provided as *underground parking* or as *parking within building envelope*.
4. Parking Areas:
   (a) Parking within the required *setbacks* is not permitted; and
   (b) Parking is not permitted in front of the main entrance of a *multiple unit residential building*, except for the purpose of short-term drop-off or pick-up and for accessible parking.
5. Bicycle Parking
   A *secure bicycle parking area* is required in a separate bicycle room located within a *building,* whether located at or above *finished grade*, with convenient access to the outside of the *building*.

I. Landscaping and Screening

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

J. Special Regulations

1. Private Amenity Space:
   Private amenity space must be provided on a *lot,* in accordance with Part 4 General Provisions, Section B.6.
2. Child Care Centres:
   Child care centres must be located on the *lot* such that these centres:
   (a) Are accessed from a *highway*, independent from the access to the residential uses permitted in this Zone;
   (b) Have direct access to an *open space* and play area within the *lot*; and
   (c) Do not exceed a total area of 3.0 sq. m per *dwelling unit*.
3. Balconies:
   Balconies are required for all *dwelling units* which are not *ground-oriented* and must be a minimum of 5% of the *dwelling unit* size or 4.6 sq. m per *dwelling unit*, whichever is greater.
4. Buildings Fronting a Highway - Commercial Uses Required At Grade
   Commercial uses listed in Sections B.2 through B.14 of this Zone that are located on the ground floor of a *building* must front any *highways* shown as commercial frontage in a secondary plan, and if there is no secondary plan, or there is no commercial frontage identified in the secondary plan, ground floor commercial must front at least one *highway* in the following order of precedence:
   (a) an arterial road; or
   (b) a collector road; or
   (c) a local road.
5. Buildings not Fronting a Highway - Commercial Uses Not Required:
   A *building* that is not fronting a *highway,* in accordance with *comprehensive design*, is not required to provide any of the commercial uses listed in Sections B.2 through B.14, and is not subject to Sub-section B.1.(b) of this Zone.

Part 26
High-Rise Apartment Zone — MR9

(BL 20058; 20300, 21277, 22014, 22094)

A. Intent

This Zone is intended to accommodate and regulate the development of high-rise apartment *buildings*, typically up to 40 storeys, with optional *accessory uses* such as commercial, that are developed in accordance with a *comprehensive design*.

B. Permitted Uses

(BL 13564; 13774; 13769; 17462; 17471)

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

Principal Uses:

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

Accessory Uses:

Subject to Section D.3, the following *accessory uses* are permitted:

2. *Child care centres* subject to Section J.2.
3. *Short-Term Rental* in accordance with Part 4 General Provisions, Section B.7.
4. *Retail stores* excluding *adult entertainment stores*.
5. *Personal service uses* excluding *body rub parlours*.
6. *General service uses* excluding funeral parlours and *drive-through banks*.
7. *Eating establishments* excluding *drive-through restaurants*.
8. *Neighbourhood pubs*.
9. Office uses excluding *social escort services*, *methadone clinics*, and *cannabis dispensaries*.
10. Indoor *recreational facilities*.
11. *Entertainment uses* excluding *arcades* and *adult entertainment stores*~~;~~.
12. *Community services*.
13. *Places of worship*.

C. Subdivision

1. Minimum Lot Sizes:

Lots created through subdivision in this MR9 Zone must conform to the following minimum standards:

Size or Dimension	Minimum Requirement
Lot Area	2,000 sq. m
Lot Width	36 m
Lot Depth	30 m

2. Air Space Parcels:

Air space parcels and the remainder *lot* created through an air space subdivision in this Zone are not subject to Section C.1.

D. Density

(BL 17462; 18414; 19073; 19614; 19995; 20058; 20275, 22014, 22094)

1. Base Density:

The permitted *floor area ratio* is 5.0 if the inclusionary housing requirements as applicable for select *Transit-Oriented Areas* are met in accordance with Schedule L.

2. Bonus Density:
   The permitted *floor area ratio* in Section D.1 may be increased by 1.0, up to a maximum of 6.0 if the bonus density conditions in Schedule G are met.
3. Accessory Use Density:
   Despite Sections D.1 and D.2, the maximum *floor area ratio* for *accessory uses* is 0.2, provided that no more than 232 sq. m of floor area for an *accessory use* is permitted in each *building*.
4. Floor Area Exclusions for Private Amenity Space:
   For the purpose of *floor area ratio* calculations in Section D. of this Zone, the *floor area ratio* excludes:
   (a) The required *private amenity space* in Section J.1 of this Zone; and
   (b) Up to a maximum of 170 sq. m of the *secure bicycle parking area* requirement in Section H.5 of this Zone.
5. Air Space Parcels:
   Despite the definition of *floor area ratio*, for an air space subdivision, the air space parcels and the remainder *lot* of the air space subdivision must be considered as one *lot* for the purpose of application of Section D. of this Zone, and further provided that the *floor area ratio* calculated from the cumulative floor areas of the *buildings* within all of the air space parcels and the remainder *lot* of the air space subdivision must not exceed the density specified in Section D of this Zone.

E. Lot Coverage

1. The maximum *lot coverage* for all *buildings* and *structures* must be 85%.
2. Notwithstanding the definition of *lot coverage*, for an air space subdivision, the air space parcels and the remainder *lot* of the air space subdivision must be considered as one *lot* for the purpose of application of Section E. of this Zone, and further provided that the *lot coverage* within all of the air space parcels and the remainder *lot* of the air space subdivision must not exceed the maximum specified in Section E.1. of this Zone.
3. Despite the definition of *lot coverage*, for an air space subdivision, the air space parcels and the remainder *lot* of the air space subdivision must be considered as one *lot* for the purpose of application of Section E. of this Zone, and further provided that the *lot coverage* within all of the air space parcels and the remainder *lot* of the air space subdivision must not exceed the maximum specified in Section E.1. of this Zone.

F. Yards and Setbacks

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

USES:	SETBACKS: Front Yard	Rear Yard	Side Yard	Street Side Yard / Side Yard on Flanking Street
Principal Building [1]	5.5 m	7.5 m	7.5 m	5.5 m

1 Despite Section F. of this Zone, the minimum *setbacks* of *principal buildings*, *accessory buildings* and *structures* for interior *lot lines* for *lots* created by an air space subdivision may be 0.0 m.

G. Height of Buildings

1. Principal Buildings:
   Principal building height must not exceed the lesser of 40 storeys or 160 m.
2. Accessory Buildings:
   Accessory building height must not exceed 4.5 m.
3. Structures:
   Structure height must not exceed 4.5 m.

H. Off-Street Parking and Loading/Unloading

(BL 13774; 14120; 17471; 18434; 18719; 19817, 22014)

1. Parking Calculations:
   Refer to Table D.1 of Part 5 Off-Street Parking and Loading/Unloading.
2. Tandem Parking:
   Tandem parking for *ground-oriented multiple unit residential buildings* must be permitted as follows:
   (a) For *underground parking,* a maximum of 10% of all required resident *parking spaces* may be provided as *tandem parking spaces*;
   (b) *Dwelling units* with *tandem parking spaces* are not permitted to have direct vehicular access to an adjacent *highway*;
   (c) *Tandem parking spaces* must be attached to each *dwelling unit*, excluding *underground parking*;
   (d) Both *tandem parking spaces* must be held by the same owner; and
   (e) Where commercial uses are part of the development, required *parking spaces* for company fleet vehicles may be provided as *tandem parking*.
3. Underground Parking:
   All required resident *parking spaces* must be provided as *underground parking* or as *parking within building envelope*.
4. Parking Areas:
   (a) No parking must be permitted within 7.5 m from any *lot line*; and
   (b) Parking is not permitted in front of the main entrance of a *multiple unit residential building*, except for the purpose of short-term drop-off or pick-up and for accessible parking.
5. Bicycle Parking:
   A *secure bicycle parking area* is required in a separate bicycle room located within a *building,* whether located at or above *finished grade*, with convenient access to the outside of the *building*.

I. Landscaping and Screening

1. General Landscaping:
   (a) All developed portions of the *lot* not covered by *buildings*, *structures* or paved areas must be landscaped including the retention of mature trees. This *landscaping* must be maintained;
   (b) Along the developed portions of the *lot* which abut a *highway*, a continuous *landscaping* strip a minimum of 1.5 m wide must be provided within the *lot*; and
   (c) *Highway* boulevards abutting a *lot* must be seeded or sodded with grass; except at *driveways*.

2. Refuse:
   Garbage containers and *passive recycling containers* must be completely screened by a minimum of a 2.5 m high *building*, solid decorative fence, *landscaping* screen, or combination thereof.

J. Special Regulations

(BL 18414; 19945; 20058, 22014)

1. Private Amenity Space:
   Private amenity space must be provided on a *lot,* in accordance with Part 4 General Provisions, Section B.6.
2. Child Care Centres:
   Child care centres must be located on the *lot* such that these centres:
   (a) Are accessed from a *highway*, independent from the access to the residential uses permitted in this Zone;
   (b) Have direct access to an *open space* and play area within the *lot*; and
   (c) Do not exceed a total of 3.0 sq. m per *dwelling unit*.
3. Balconies
   Balconies are required for all *dwelling units* which are not *ground-oriented* and ~~shall~~ must be a minimum of 5% of the *dwelling unit* size or 4.6 sq. m per *dwelling unit*, whichever is greater.
4. Accessory Uses
   Accessory uses, excluding *child care centres*, must be located on the ground floor and second storey and must have access independent of the residential access.

Part 26A
High-Rise Apartment with Commercial Zone — MR9-C

(BL 22094)

A. Intent

This Zone is intended to accommodate and regulate the development of high-rise mixed-apartment *buildings*, typically up to 40 storeys, with required ground floor commercial, that are developed in accordance with a *comprehensive design*.

B. Permitted Uses

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

Principal Uses:

1. *Multiple unit residential buildings* subject to Sections J.4 and J.5 of this Zone, provided that:
   (a) *Multiple unit residential dwellings* do not constitute a singular use within the *building*; and
   (b) A minimum of 25% of the floor area of the ground floor is occupied by one or more of the uses in Sections B.3 to B.14 of this Zone and is directly accessible from the street;
2. *Child care centres* subject to Section J.2.
3. *Retail stores* excluding *adult entertainment stores*, *secondhand stores*, and *pawnshops*.
4. *Personal service uses* excluding *body rub parlours*.
5. *General service uses* excluding funeral parlours and *drive-through banks*.
6. *Eating establishments* excluding *drive-through restaurants*.
7. *Liquor store*.
8. *Neighbourhood pubs*.
9. Office uses excluding *social escort services*, *methadone clinics*; and *cannabis dispensaries*.
10. Indoor *recreational facilities*.
11. *Entertainment uses* excluding *arcades* and *adult entertainment stores*.
12. *Community services*.
13. *Cultural uses*.
14. *Places of worship*, provided that they do not constitute more than 30% of the total *gross floor area* of the *building*.

Accessory Uses:

15. *Short-Term Rental* in accordance with Part 4 General Provisions, Section B.7.

C. Subdivision

1. Minimum Lot Sizes:

Lots created through subdivision in this MR9-C Zone must conform to the following minimum standards:

Size or Dimension	Minimum Requirement
Lot Area	2,000 sq. m
Lot Width	36 m
Lot Depth	30 m

2. Air Space Parcels:

Air space parcels and the remainder *lot* created through an air space subdivision in this Zone are not subject to Section C.1.

D. Density

1. Base Density:
   The permitted *floor area ratio* is 5.3 if the inclusionary housing requirements as applicable for select *Transit-Oriented Areas* are met in accordance with Schedule L.
2. Bonus Density:
   The *floor area ratio* in Section D.1 may be increased by 1.0, up to a maximum of 6.3 if the bonus density conditions in Schedule G are met.
3. Floor Area Exclusions for Private Amenity Space:
   For the purpose of *floor area ratio* calculations in Section D. of this Zone, the *floor area ratio* excludes:
   (a) The required *private amenity space* in Section J.1 of this Zone; and
   (b) Up to a maximum of 170 sq. m of the *secure bicycle parking area* requirement in Section H.5 of this Zone.
4. Air Space Parcels:
   Despite the definition of *floor area ratio*, for an air space subdivision, the air space parcels and the remainder *lot* of the air space subdivision must be considered as one *lot* for the purpose of application of Section D. of this Zone, and further provided that the *floor area ratio* calculated from the cumulative floor areas of the *buildings* within all of the air space parcels and the remainder *lot* of the air space subdivision must not exceed the density specified in Section D of this Zone.

E. Lot Coverage

1. The maximum *lot coverage* for all *buildings* and *structures* must be 85%.
2. Despite the definition of *lot coverage*, for an air space subdivision, the air space parcels and the remainder *lot* of the air space subdivision must be considered as one *lot* for the purpose of application of Section E. of this Zone, and further provided that the *lot coverage* within all of the air space parcels and the remainder *lot* of the air space subdivision must not exceed the maximum specified in Section E.1. of this Zone.

F. Yards and Setbacks

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

USES:	SETBACKS: Front Yard	Rear Yard	Side Yard	Street Side Yard / Side Yard on Flanking Street
Principal Building [2]	4.5 m	7.5 m [1]	7.5 m [1]	4.5 m

1 The *side yard setback* and *rear yard setback* may be reduced to 0.0 m if the *principal building* is adjacent to another property designated Low-Rise II, Mid-Rise II, or High-Rise II in the *OCP*.
2 Despite Section F. of this Zone, the minimum *setbacks* of *principal buildings*, *accessory buildings* and *structures* for interior *lot lines* for *lots* created by an air space subdivision may be 0.0 m.

G. Height of Buildings

1. Principal Buildings:

Principal building height must not exceed the lesser of 40 storeys or 165 m.

2. Accessory Buildings:
   Accessory building height must not exceed 4.5 m.
3. Structures:
   Structure height must not exceed 4.5 m.

H. Off-Street Parking and Loading/Unloading

1. Parking Calculations:
   Refer to Table D.1 of Part 5 Off-Street Parking and Loading/Unloading.
2. Tandem Parking:
   Tandem parking for *ground-oriented multiple unit residential buildings* must be permitted as follows:
   (a) For *underground parking,* a maximum of 10% of all required resident *parking spaces* may be provided as *tandem parking spaces*;
   (b) *Dwelling units* with *tandem parking spaces* are not permitted to have direct vehicular access to an adjacent *highway*;
   (c) *Tandem parking spaces* must be attached to each *dwelling unit*, excluding *underground parking*;
   (d) Both *tandem parking spaces* must be held by the same owner; and
   (e) Where commercial uses are part of the development, required *parking spaces* for company fleet vehicles may be provided as *tandem parking*.
3. Underground Parking:
   All required resident *parking spaces* must be provided as *underground parking* or as *parking within building envelope*.
4. Parking Areas:
   (a) No parking must be permitted within 7.5 m from any *lot line*; and
   (b) Parking is not permitted in front of the main entrance of a *multiple unit residential building*, except for the purpose of short-term drop-off or pick-up and for accessible parking.
5. Bicycle Parking:
   A *secure bicycle parking area* is required in a separate bicycle room located within a *building,* whether located at or above *finished grade*, with convenient access to the outside of the *building*.

I. Landscaping and Screening

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

J. Special Regulations

1. Private Amenity Space:
   Private amenity space must be provided on a *lot,* in accordance with Part 4 General Provisions, Section B.6.
2. Child Care Centres
   Child care centres must be located on the *lot* such that these centres:
   (a) Are accessed from a *highway*, independent from the access to the residential uses permitted in this Zone;
   (b) Have direct access to an *open space* and play area within the *lot*; and
   (c) Do not exceed a total of 3.0 sq. m per *dwelling unit*.
3. Balconies
   Balconies are required for all *dwelling units* which are not *ground-oriented* and must be a minimum of 5% of the *dwelling unit* size or 4.6 sq. m per *dwelling unit*, whichever is greater.
4. Buildings Fronting a Highway - Commercial Uses Required At Grade
   Commercial uses listed in Sections B.2 through B.14 of this Zone that are located on the ground floor of a *building* must front any *highways* shown as commercial frontage in a secondary plan, and if there is no secondary plan, or there is no commercial frontage identified in the secondary plan, ground floor commercial must front at least one *highway* in the following order of precedence:
   (a) an arterial road; or
   (b) a collector road; or
   (c) a local road.
5. Buildings not Fronting a Highway - Commercial Uses Not Required:
   A *building* that is not fronting a *highway,* in accordance with *comprehensive design*, is not required to provide any of the commercial uses listed in Sections B.2 through B.14, and is not subject to Sub-section B.1.(b) of this Zone.

Part 27
City Centre High-Rise Apartment Zone — MR10

(BL 20058; 20300, 21277, 22014, 22094)

A. Intent

This Zone is intended to accommodate and regulate the development of high-*density* high-rise apartment *buildings* in City Centre, typically in tower form, with optional *accessory uses* such as commercial, that are developed in accordance with a *comprehensive design*.

B. Permitted Uses

(BL 13564; 13774; 13769; 17462; 17471, 22014)

Land located in City Centre (Map D.1 of Schedule D), *buildings* and *structures* must only be used for the following uses, or a combination thereof, provided such combined uses are part of a *comprehensive design*:

Principal Uses

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

Accessory Uses:

Subject to Section D.3, the following *accessory uses* are permitted:

2. *Child care centres* subject to Section J.2.
3. *Short-Term Rental* in accordance with Part 4 General Provisions, Section B.7.
4. *Retail stores* excluding *adult entertainment stores*.
5. *Personal service uses* excluding *body rub parlours.*
6. *General service uses* excluding funeral parlours and *drive-through banks*.
7. *Eating establishments* excluding *drive-through restaurants*.
8. *Neighbourhood pubs.*
9. Office uses excluding *social escort services*, *methadone clinics*, and *cannabis dispensaries*.
10. Indoor *recreational facilities*.
11. *Entertainment uses* excluding *arcades* and *adult entertainment stores*.~~;~~
12. *Community services*.

C. Subdivision

1. Minimum Lot Size:

Lots created through subdivision in this MR-10 Zone must conform to the following minimum standards:

Size or Dimension	Minimum Requirement
Lot Area	2,000 sq. m
Lot Width	36 m
Lot Depth	30 m

2. Air Space Parcels:

Air space parcels and the remainder *lot* created through an air space subdivision in this Zone are not subject to Section C.1.

D. Density

(BL 16918; 17462; 18414; 19073; 19614; 19995; 20058; 20275, 22014, 22094)

1. Base Density:

The permitted *floor area ratio* is 5.5 if the inclusionary housing requirements as applicable for select *Transit-Oriented Areas* are met in accordance with Schedule L.

2. Bonus Density:
   The permitted *floor area ratio* in Section D.1 may be increased by 3.5, to a maximum of 9.0 if the bonus density conditions in Schedule G are met.
3. Accessory Use Density:
   Despite Sub-sections D.1 and D.2, the maximum *floor area ratio* for *accessory uses* is 0.2, provided that no more than 232 sq. m of floor area for an *accessory use* is permitted in each *building.*
4. Floor Area Exclusions for Private Amenity Space
   For the purpose of *floor area ratio* calculations in Section D. of this Zone, the *floor area ratio* excludes:
   (a) The required *private amenity space* in Section J.1 of this Zone; and
   (b) Up to a maximum of 170 sq. m of the secure bicycle parking area requirement in Section H.5 of this Zone.
5. Air Space Parcels:
   Despite the definition of *floor area ratio*, for an air space subdivision, the air space parcels and the remainder *lot* of the air space subdivision must be considered as one *lot* for the purpose of application of Section D. of this Zone, and further provided that the *floor area ratio* calculated from the cumulative floor areas of the *buildings* within all of the air space parcels and the remainder *lot* of the air space subdivision must not exceed the density specified in Section D of this Zone.

E. Lot Coverage

1. The maximum *lot coverage* for all *buildings* and *structures* must be 85%.
2. Despite the definition of *lot coverage*, for an air space subdivision, the air space parcels and the remainder *lot* of the air space subdivision must be considered as one *lot* for the purpose of application of Section E. of this Zone, and further provided that the *lot coverage* within all of the air space parcels and the remainder *lot* of the air space subdivision must not exceed the maximum specified in Section E.1. of this Zone.

F. Yards and Setbacks

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

USES:	SETBACKS: Front Yard	Rear Yard	Side Yard	Street Side Yard / Side Yard on Flanking Street
Principal Building [1]	4.5 m	7.5 m	7.5 m	4.5 m

1 Despite Section F. of this Zone, the minimum *setbacks* of *principal buildings*, *accessory buildings* and *structures* for interior *lot lines* for *lots* created by an air space subdivision may be 0.0 m.

G. Height of Buildings

Not applicable to this Zone.

H. Off-Street Parking and Loading/Unloading

(BL 13774; 14120; 17471; 18719; 19817, 22014)

1. Parking Calculations

   Refer to Table D.1 of Part 5 Off-Street Parking and Loading/Unloading.

2. Tandem Parking:

   Tandem parking for *ground-oriented multiple unit residential buildings* must be permitted as follows:

   (a) For *underground parking*, a maximum of 10% of all required resident *parking spaces* may be provided as *tandem parking spaces*;

   (b) *Dwelling units* with *tandem parking spaces* are not permitted to have direct vehicular access to an adjacent *highway*;

   (c) *Tandem parking spaces* must be attached to each *dwelling unit*, excluding *parking spaces* provided as *underground parking*;

   (d) Both *tandem parking spaces* must be held by the same owner; and

   (e) Where commercial uses are part of the development, required *parking spaces* for company fleet vehicles may be provided as *tandem parking*.

3. Underground Parking

   All required resident *parking spaces* must be provided as *underground parking* or as *parking within building envelope.*

4. Parking Areas:

   (a) Parking within the required *setbacks* is not permitted; and

   (b) Parking is not permitted in front of the main entrance of a *multiple unit residential building*, except for the purpose of short-term drop-off or pick-up and for accessible parking.

5. Bicycle Parking:

   A *secure bicycle parking area* provided is required in a separate bicycle room located within a *building,* whether located at or above *finished grade*, with convenient access to the outside of the *building*.

I. Landscaping and Screening

1. General Landscaping:

   (a) All developed portions of the *lot* not covered by *buildings*, *structures* or paved areas must be landscaped including the retention of mature trees. This *landscaping* must be maintained;

   (b) Along the developed portions of the *lot* which abut a *highway*, a continuous *landscaping* strip a minimum of 1.5 m wide must be provided within the *lot*; and

   (c) *Highway* boulevards abutting a *lot* must be seeded or sodded with grass; except at *driveways*.

2. Refuse:

   Garbage containers and *passive recycling containers* must be completely screened by a minimum of a 2.5 m high *building*, solid decorative fence, *landscaping* screen, or combination thereof.

J. Special Regulations

(BL 19945; 20058, 22014)

1. Private Amenity Spaces:

   Private amenity space must be provided on a *lot,* in accordance with Part 4 General Provisions, Section B.6.

2. Child Care Centres

   Child care centres must be located on the *lot* such that these centres:

   (a) Are accessed from a *highway*, independent from the access to the residential uses permitted in this Zone;

   (b) Have direct access to an *open space* and play area within the *lot*; and

   (c) Do not exceed a total of 3.0 sq. m per *dwelling unit*.

3. Balconies:

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

4. Accessory Uses:

   Accessory uses, excluding *child care centres*, must be located on the ground floor and second storey and must have access independent of the residential access.

Part 27A
City Centre High-Rise Apartment with Commercial Zone — MR10-C

(BL 22094)

A. Intent

This Zone is intended to accommodate and regulate the development of high-density high-rise mixed-use apartment *buildings* in City Centre, typically in tower form, with required ground floor commercial, that are developed in accordance with a *comprehensive design*.

B. Permitted Uses

Land located in City Centre (Map D.1 of Schedule D), *buildings* and *structures* must only be used for the following uses, or a combination thereof, provided such combined uses are part of a *comprehensive design*:

Principal Uses:

1. *Multiple unit residential buildings* subject to Sections J.4 and J.5 of this Zone, provided that:
   (a) *Multiple unit residential dwellings* do not constitute a singular use within the *building*; and
   (b) A minimum of 25% of the floor area of the ground floor is occupied by one or more of the uses in Sections B.3 to B.14 of this Zone and is directly accessible from the street;
2. *Child care centres* subject to Section J.2.
3. *Retail stores* excluding *adult entertainment stores*, *secondhand stores*, and *pawnshops*.
4. *Personal service uses* excluding *body rub parlours*.
5. *General service uses* excluding funeral parlours and *drive-through banks*.
6. *Eating establishments* excluding *drive-through restaurants*.
7. *Liquor store*.
8. *Neighbourhood pubs*.
9. Office uses excluding *social escort services*, *methadone clinics*; and *cannabis dispensaries*.
10. Indoor *recreational facilities*.
11. *Entertainment uses* excluding *arcades* and *adult entertainment stores*.
12. *Community services*.
13. *Cultural uses*.
14. *Places of worship*, provided that they do not constitute more than 30% of the total *gross floor area* of the *building*.

Accessory Uses:

15. *Short-Term Rental* in accordance with Part 4 General Provisions, Section B.7.

C. Subdivision

1. Minimum Lot Sizes:

   Lots created through subdivision in this MR10-C Zone must conform to the following minimum standards:

Size or Dimension	Minimum Requirement
Lot Area	2,000 sq. m
Lot Width	36 m

Lot Depth	30 m

2. Air Space Parcels:
Air space parcels and the remainder *lot* created through an air space subdivision in this Zone are not subject to Section C.1.

D. Density

1. Base Density:
The permitted *floor area ratio* is 6.0 if the inclusionary housing requirements as applicable for select *Transit-Oriented Areas* are met in accordance with Schedule L.
2. Bonus Density:
The *floor area ratio* in Section D.1 may be increased by 4.0, up to a maximum of 10.0 if the bonus density conditions in Schedule G are met.
3. Floor Area Exclusions for Private Amenity Space:
For the purpose of *floor area ratio* calculations in Section D. of this Zone, the *floor area ratio* excludes:
   (a) The required *private amenity space* in Section J.1 of this Zone; and
   (b) Up to a maximum of 170 sq. m of the *secure bicycle parking area* requirement in Section H.5 of this Zone.
4. Air Space Parcels:
Despite the definition of *floor area ratio*, for an air space subdivision, the air space parcels and the remainder *lot* of the air space subdivision must be considered as one *lot* for the purpose of application of Section D. of this Zone, and further provided that the *floor area ratio* calculated from the cumulative floor areas of the *buildings* within all of the air space parcels and the remainder *lot* of the air space subdivision must not exceed the density specified in Section D of this Zone.

E. Lot Coverage

1. The maximum *lot coverage* for all *buildings* and *structures* must be 85%.
2. Despite the definition of *lot coverage*, for an air space subdivision, the air space parcels and the remainder *lot* of the air space subdivision must be considered as one *lot* for the purpose of application of Section E. of this Zone, and further provided that the *lot coverage* within all of the air space parcels and the remainder *lot* of the air space subdivision must not exceed the maximum specified in Section E.1. of this Zone.

F. Yards and Setbacks

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

USES:	SETBACKS: Front Yard	Rear Yard	Side Yard	Street Side Yard / Side Yard on Flanking Street
Principal Building [2]	4.5 m	7.5 m [1]	7.5 m [1]	4.5 m

1 The *side yard setback* and *rear yard setback* may be reduced to 0.0 m if the *principal building* is adjacent to another property designated Low-Rise II, Mid-Rise II, or High-Rise II in the *OCP*.

2 Despite Section F. of this Zone, the minimum *setbacks* of *principal buildings*, *accessory buildings* and *structures* for interior *lot lines* for *lots* created by an air space subdivision may be 0.0 m.

G. Height of Buildings

Not applicable to this Zone.

H. Off-Street Parking and Loading/Unloading

1. Parking Calculations:
   Refer to Table D.1 of Part 5 Off-Street Parking and Loading/Unloading.
2. Tandem Parking:
   Tandem parking for *ground-oriented multiple unit residential buildings* must be permitted as follows:
   (a) For *underground parking,* a maximum of 10% of all required resident *parking spaces* may be provided as *tandem parking spaces*;
   (b) *Dwelling units* with *tandem parking spaces* are not permitted to have direct vehicular access to an adjacent *highway*;
   (c) *Tandem parking spaces* must be attached to each *dwelling unit*, excluding *underground parking*;
   (d) Both *tandem parking spaces* must be held by the same owner; and
   (e) Where commercial uses are part of the development, required *parking spaces* for company fleet vehicles may be provided as *tandem parking*.
3. Underground Parking:
   All required resident *parking spaces* must be provided as *underground parking* or as *parking within building envelope*.
4. Parking Areas:
   (a) No parking must be permitted within 7.5 m from any *lot line*; and
   (b) Parking is not permitted in front of the main entrance of a *multiple unit residential building*, except for the purpose of short-term drop-off or pick-up and for accessible parking.
5. Bicycle Parking:
   A *secure bicycle parking area* is required in a separate bicycle room located within a *building,* whether located at or above *finished grade*, with convenient access to the outside of the *building*.

I. Landscaping and Screening

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

J. Special Regulations

1. Private Amenity Space:
   Private amenity space must be provided on a *lot,* in accordance with Part 4 General Provisions, Section B.6.
2. Child Care Centres
   Child care centres must be located on the *lot* such that these centres:
   (a) Are accessed from a *highway*, independent from the access to the residential uses permitted in this Zone;
   (b) Have direct access to an *open space* and play area within the *lot*; and
   (c) Do not exceed a total of 3.0 sq. m per *dwelling unit*.
3. Balconies
   Balconies are required for all *dwelling units* which are not *ground-oriented* and must be a minimum of 5% of the *dwelling unit* size or 4.6 sq. m per *dwelling unit*, whichever is greater.
4. Buildings Fronting a Highway - Commercial Uses Required At Grade
   Commercial uses listed in Sections B.2 through B.14 of this Zone that are located on the ground floor of a *building* must front any *highways* shown as commercial frontage in a secondary plan, and if there is no secondary plan, or there is no commercial frontage identified in the secondary plan, ground floor commercial must front at least one *highway* in the following order of precedence:
   (a) an arterial road; or
   (b) a collector road; or
   (c) a local road.
5. Buildings not Fronting a Highway - Commercial Uses Not Required:
   A *building* that is not fronting a *highway,* in accordance with *comprehensive design*, is not required to provide any of the commercial uses listed in Sections B.2 through B.14, and is not subject to Sub-sections B.1.(b) of this Zone.

Part 27B
Central Business District Zone — MR10-CBD

A. Intent

This Zone is intended to accommodate and regulate the development of high-density high-rise commercial, institutional, and office buildings in City Centre within the Central Business District in the OCP, typically in tower form, that are developed in accordance with a *comprehensive design*. Residential uses will be permitted only when minimum commercial, institutional, or office use requirements are met.

B. Permitted Uses

Land located in City Centre (Map D.1 of Schedule D) in the Central Business District (Figure C8.4-B) in the *OCP*, *buildings* and *structures* must only be used for the following uses, or a combination thereof, provided such combined uses are part of a *comprehensive design*:

Principal Uses:

1. *Retail stores* excluding *adult entertainment stores*.
2. *Personal service uses* excluding *body rub parlours*.
3. *General service uses* excluding *drive-through banks*.
4. *Eating establishments* excluding *drive-through restaurants*.
5. *Liquor stores*.
6. *Neighbourhood pubs*.
7. Office uses excluding *social escort services*, *methadone clinics*; and *cannabis dispensaries*.
8. *Tourist Accommodations.*
9. Indoor *recreational facilities*.
9. *Entertainment uses* excluding *arcades* and *adult entertainment stores*.
10. *Community services*.
11. *Cultural uses*.
12. *Assembly Halls*.
13. Universities under the *University Act*.
14. Colleges and Institutes under the *College and Institute Act*.
15. *Private Schools*.
16. *Multiple unit residential buildings*, subject to the *floor area ratio* of the uses in Sections B.1 to B.15 being provided in accordance with Sections D.3 or D.4.

Accessory Uses:

17. *Child care centres* subject to Section J.2.
18. *Short-Term Rental* in accordance with Section B.7 of Part 4 General Provisions.

C. Subdivision

1. Minimum Lot Size:

Lots created through subdivision in this MR10-CBD Zone must conform to the following minimum standards:

Size or Dimension	Minimum Requirement
Lot Area	2,000 sq. m
Lot Width	36 m
Lot Depth	30 m

2. Air space parcels and the remainder *lot* created through an air space subdivision in this Zone are not subject to Section C.1.

D. Density

1. Base Density:
   The *floor area ratio* is 7.5.
2. Bonus Density:
   The *floor area ratio* in Subsection D.1 may be increased by up to 4.5, to a maximum of 12.0, if the bonus density conditions in Schedule G are met.
3. Residential Density of Use in Central Business District Area 1:
   Within Central Business District Area 1 (Figure C8.4-B) in the *OCP*, despite Sub-sections D.1 and D.2, a *multiple unit residential building* use is not permitted unless:
   (b) One or a combination of the *principal uses* listed in Sections B.1 through B.15 occupy a minimum *floor area ratio* of 3.5; or
   (c) One or a combination of the *principal uses* listed in Sections B.1 through B.15 occupy a minimum *floor area ratio* of 3.0 provided within a standalone building (no residential) of at least 18,580 sq. m.
4. Residential Density of Use in Central Business District Area 2:
   Within Central Business District Area 2 (Figure C8.4-B) in the *OCP*, despite Sub-sections D.1 and D.2, a *multiple unit residential building* use is not permitted unless:
   (a) One or a combination of the *principal uses* listed in Sections B.1 through B.15 occupy a minimum *floor area ratio* of 2.0; or
   (b) One or a combination of the *principal uses* listed in Sections B.1 through B.15 occupy a minimum *floor area ratio* of 1.5 provided within a standalone building (no residential) of at least 9,290 sq. m.
5. Floor Area Exclusions for Indoor Amenity Space:
   For the purpose of *floor area ratio* calculations in Section D. of this Zone, the *floor area ratio* excludes:
   (a) The required *private amenity space* in Section J.1 of this Zone; and
   (b) Up to a maximum of 170 sq. m of the secure bicycle parking area requirement in Section H.5 of this Zone.
6. Air Space Parcels:
   Despite the definition of *floor area ratio*, for an air space subdivision, the air space parcels and the remainder *lot* of the air space subdivision must be considered as one *lot* for the purpose of application of Section D. of this Zone, and further provided that the *floor area ratio* calculated from the cumulative floor areas of the *buildings* within all of the air space parcels and the remainder *lot* of the air space subdivision must not exceed the density specified in Sub-section D.1. of this Zone.

E. Lot Coverage

1. The maximum *lot coverage* for all *buildings* and *structures* must be 85%.
2. Despite the definition of *lot coverage*, for an air space subdivision, the air space parcels and the remainder *lot* of the air space subdivision must be considered as one *lot* for the purpose of application of Section E. of this Zone, and further provided that the *lot coverage* within all of the air space parcels and the remainder *lot* of the air space subdivision must not exceed the maximum specified in Section E.1. of this Zone.

F. Yards and Setbacks

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

USES:	SETBACKS: Front Yard	Rear Yard	Side Yard	Street Side Yard / Side Yard on Flanking Street
Principal Building [3]	4.5 m	7.5 m [2]	7.5 m [2]	4.5 m

1 The *side yard setback* and *rear yard setback* may be reduced to 0.0 m if the *principal building* is adjacent to another property designated Low-Rise II, Mid-Rise II, or High-Rise II in the *OCP*.

2 Despite Section F. of this Zone, the minimum *setbacks* of *principal buildings*, *accessory buildings* and *structures* for interior *lot lines* for *lots* created by an air space subdivision may be 0.0 m

G. Height of Buildings

Not applicable to this Zone.

H. Off-Street Parking and Loading/Unloading

1. Parking Calculation:
   Refer to Table D.1 of Part 5 Off-Street Parking and Loading/Unloading.
2. Tandem Parking for Commercial Uses:
   Where commercial uses are part of the development, required *parking spaces* for company fleet vehicles may be provided as tandem parking.
3. Underground Parking:
   All required *parking spaces* must be provided as *underground parking* or as *parking within building envelope*.
4. Parking Areas:
   (a) Parking within the required *setbacks* is not permitted; and
   (b) Parking is not permitted in front of the main entrance of a *building*, except for the purpose of short-term drop-off or pick-up and for accessible parking.
5. Bicycle Parking
   A *secure bicycle parking area* is required in a separate bicycle room located within a *building,* whether located at or above *finished grade*, with convenient access to the outside of the *building*.

I. Landscaping and Screening

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

J. Special Regulations

1. Private Amenity Spaces:
   Private amenity space must be provided on a *lot,* in accordance with Part 4 General Provisions, Section B.6.
2. Child Care Centres:
   Child care centres must be located on the *lot* such that these centres:
   (a) Are accessed from a *highway*, independent from the access to the residential uses permitted in this Zone; and
   (b) Have direct access to an *open space* and play area within the *lot*; and
   (c) Do not exceed a total area of 3.0 sq. m per *dwelling unit*.
3. Balconies:
   Balconies are required for all *dwelling units* which are not *ground-oriented* and must be a minimum of 5% of the *dwelling unit* size or 4.6 sq. m per *dwelling unit*, whichever is greater.

Part 28
Special Care Housing 1 Zone
RMS-1

(BL 13474B; 20058; 20300, 22014)

A. Intent

(BL 17181; 17471)

This Zone is intended to accommodate and regulate outside Town Centres (see Schedule D), the development of *care facilities*, which may be subject to the Community Care and Assisted Living Act, as amended.

B. Permitted Uses

(BL 12333; 13769; 14835; 17471)

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

Principal Uses:

1. *Care facilities*, regulated by the Community Care and Assisted Living Act, as amended.
2. One *dwelling unit* per *lot* provided that the *dwelling unit* is:
   (a) Contained within the *principal building*; and
   (b) Occupied by the owner or the owner's employee for the operation of the *care facility*.

Accessory Uses:

3. *Personal service uses*, limited to barbershops and hair salons.
4. *Child care centres*, regulated by the Community Care and Assisted Living Act, as amended, and the Child Care Licensing Regulation, as amended.
5. Office uses limited to out-patient physical and mental health services, medical and dental offices, health clinics and counselling services, but excluding *methadone clinics*.
6. *Eating establishment* provided that the seating capacity shall not exceed 35 and the said *eating establishment* is not licensed by the Liquor Control and Licensing Act, as amended.
7. *Convenience store.*

C. Subdivision

Lots created through subdivision in this Zone shall conform to the following standards:

1. *Lot Area*: Minimum 2,000 sq. m.
2. *Lot* Width: Minimum 30 m.
3. *Lot* Depth: Minimum 30 m.

D. Density

(BL 12333; 13155; 18414; 19073; 19995, 22014)

1. Base Density:
   (a) Maximum combined *floor area ratio* for *principal uses* is 0.50; and
   (b) Maximum combined *density* for *accessory uses* is 20% of the *principal use density*.

E. Lot Coverage

The maximum *lot coverage* for all *buildings* and *structures* shall be 25%.

F. Yards and Setbacks

Buildings and *structures* shall be sited not less than 7.5 m from all *lot lines.*

G. Height of Buildings

1. Principal Buildings:
   Principal building height shall not exceed 9 m.
2. Accessory Buildings:
   Accessory building height shall not exceed 4.5 m.
3. Structures:
   Structure height shall not exceed 4.5 m.

H. Off-Street Parking and Loading/Unloading

(BL 13774; 18719)

1. Parking Calculations:
   Refer to Table D.1 of Part 5 Off-Street Parking and Loading/Unloading.

I. Landscaping and Screening

1. General Landscaping:
   (a) All developed portions of the *lot* not covered by *buildings, structures* or paved areas shall be landscaped including the retention of mature trees. This *landscaping* shall be maintained;
   (b) Continuous screen planting a minimum of 1.5 m high by 1.5 m wide, or a solid decorative fence a minimum of 1.5 m high, shall be provided along all *lot lines* separating the developed portions of the *lot* from any *lot* designated Residential in the *OCP*;
   (c) Along the developed portions of the *lot* abutting a *highway*, a continuous *landscaping* strip a minimum of 1.5 m wide shall be provided within the *lot*; and
   (d) *Highways* boulevards abutting a *lot* shall be seeded or sodded with grass; excludes *driveways*.
2. Refuse:
   Garbage containers and *passive recycling containers* shall be completely screened by a minimum of a 2.5 m high *building*, solid decorative fence, *landscaping* screen, or combination thereof.

J. Special Regulations

1. Child Care Centres:
   Child care centres shall be located on the *lot* such that these centres:
   (a) Are accessed from a *highway*, independent from the access to the residential uses permitted of this Zone; and
   (b) Have direct access to an *open space* and play area within the *lot*.

Part 28A
Special Care Housing 1A Zone

RMS-1A

(BL 20058; 20300, 20681, 22014)

A. Intent

This Zone is intended to accommodate and regulate *alcohol and drug recovery houses* and *single family dwellings.*

B. Permitted Uses

(BL 17471)

Land, *buildings* and *structures* shall only be used for one of the following uses:

Principal Uses

1. *Alcohol and drug recovery house* accommodating a maximum of 12 persons, subject to the Surrey Business License By-law, as amended.
2. One *single family dwelling*.

C. Subdivision

(BL 20681)

Lots created through subdivision in this Zone shall conform to the following standards:

1. *Lot Area*: *Bridgeview's* Designated Floodplain Area – Minimum 464 sq. m (for *lot* consolidation); and
   All Other Areas – Minimum 560 sq. m.
2. *Lot* Width: Minimum 15 m.
3. *Lot* Depth: *Bridgeview's* Designated Floodplain Area – No minimum (for *lot* consolidation); and
   All Other Areas – Minimum 28 m.

D. Density

(BL 18414; 19491; 20058)

1. Building Construction:
   For the purpose of *building* construction:
   (a) Maximum Density:
   The maximum *density* shall be 1 *dwelling unit*;
   (b) Minimum Single Family Dwelling Size:
   For any *lot* regardless of size, a *single family dwelling* shall have a minimum ground level floor area of 84 sq. m and a minimum *building* width of 7 m;
   (c) Floor Area and Floor Area Ratio Lots <= 560 sq. m:
   For *lots* <= 560 sq. m in area, the maximum *floor area ratio* shall be 0.52 and the maximum allowable floor area shall be 270 sq. m;
   (d) Floor Area and Floor Area Ratio Lots > 560 sq. m:
   For *lots* > 560 sq. in area:
   i. The maximum *floor area ratio* shall be 0.48, provided that 37 sq. m is only used for a garage or carport, and, where an *accessory building* is greater than 10 sq. m, the portion in excess of 10 sq. m is included in the calculation of *floor area ratio*; and
   ii. The maximum allowable floor area shall be as 330 sq. m;
   (e) Principal Building Second Storey Floor Area:
   The maximum permitted floor area of a second storey for a *principal building* must not exceed 80% of the floor area of the first storey including attached garage and

that portion of any porch or veranda at the front that is covered by a roof, but not including any portion of the *structure* located within 7.5 m of the *front lot line*. The reduced floor area of the second storey shall be accomplished by an offset at the second storey level from the wall at the first storey level from either the front or side walls or a combination thereof, such that the offset is fully visible anywhere along the *front lot line* and/or *flanking lot line* of the *lot*; and

(f) Floor Area Ratio Calculation:
In this Zone, all covered areas used for parking shall be included in the calculation of *floor area ratio.*

E. Lot Coverage

The maximum *lot coverage* for all *buildings* and *structures* shall be 40%.

F. Yards and Setbacks

(BL 17471; 17986; 18414)

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

USES:	SETBACKS: Front Yard[1]	Rear Yard[3]	Side Yard	Street Side Yard
Principal Building	7.5 m	7.5 m	1.8 m[2]	3.6 m
Accessory Buildings and *Structures* Greater Than 10 sq. m in size	18.0 m	1.8 m	1.0 m	7.5 m
Other *Accessory Buildings* and *Structures*	18.0 m	0 m	0.0 m	7.5 m

1 The *front yard setback* may be relaxed at a lower floor level only to 5.5 m for a maximum of 50% of the length of the front of the dwelling for all portions of the dwelling excluding the garage. If 50% of the *building* face is set back 9 m from the *front lot line*, the *setback* to an attached garage whose main access doors face the fronting street may be relaxed to 6.7 m, except that the *setbacks* for a garage whose main access doors face a *side yard* may be relaxed to 4.5 m.
With the exception of a garage whose main access doors face a *side yard*, an attached garage to the *principal building* shall not extend towards the *highway* for more than half the depth of the said garage, measured from the exterior front face of the *principal building*, excluding any front face of the exterior wall above the said garage.
If the aforesaid garage contains more than 2 parallel parking bays, the additional parking bay(s) and the garage entrance leading to the additional parking bay(s) shall be set back at least 0.9 m from the front of the said garage.

2 The *side yard* may be reduced to not less than 1.2 m provided that the opposite *side yard* on the *lot* is at least 2.4 m.

3 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, not including *decks* is *setback* at least 8.5 m from the *rear lot line*.

G. Height of Buildings

1. Principal Buildings:
   (a) *Principal building height* shall not exceed 9 m; and
   (b) *Principal building height* with a roof slope of less than 1:4 shall not exceed 7.3 m.
2. Accessory Buildings:
   (a) *Accessory building height* shall not exceed 4 m; and
   (b) *Accessory building height* may be increased to 5 m where the roof slope and construction materials of an *accessory building* are the same as that of the *principal building.*
3. Structures:
   Structure height shall not exceed 4 m.

H. Off-Street Parking

1. Parking Calculations:
   Refer to Table D.1 of Part 5 Off-Street Parking and Loading/Unloading.

I. Landscaping and Screening

(BL 17471)

1. General Landscaping:

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

2. Refuse:

   Garbage containers and *passive recycling containers* shall be screened to a height of at least 2.5 m by *buildings*, a *landscaping* screen, a solid decorative fence, or a combination thereof.

J. Special Regulations

(BL 17471)

1. Floodplain:

   For *lots* within designated floodplain in the *Bridgeview* area as referred to in Part 8 Floodproofing, the uses listed in this Zone shall be permitted only if the *lot* has a *frontage* of not less than 15 m and an area of not less than 464 sq. m.

Part 29
Special Care Housing 2 Zone
RMS-2

(BL 20058; 20300, 22014)

A. Intent

(BL 17181; 17471)

This Zone is intended to accommodate and regulate the development within Town Centres (see Schedule D), of *care facilities*, which may be subject to the Community Care and Assisted Living Act, as amended.

B. Permitted Uses

(BL 12333; 13769; 14835, 20551)

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

Principal Uses:

1. *Care facilities*, regulated by the Community Care and Assisted Living Act, as amended.

Accessory Uses:

2. *Caretaker unit,* which in this Zone, includes accommodation for the owner or owner's employee for the operation of the *care facility*.
3. *Personal service uses*, limited to barbershops and hair salons.
4. *Child care centres*, regulated by the Community Care and Assisted Living Act, as amended, and the Child Care Licensing Regulations, as amended.
5. Office uses limited to out-patient physical and mental health services, medical and dental offices, health clinics and counselling services, but excluding *methadone clinics.*
6. *Eating establishment* provided that the seating capacity shall not exceed 35 and the said *eating establishment* is not licensed by the Liquor Control and Licensing Act, as amended.
7. *Convenience store*.

C. Subdivision

Lots created through subdivision in this Zone shall conform to the following standards:

1. *Lot Area*: Minimum 2,000 sq. m.
2. *Lot* Width: Minimum 30 m.
3. *Lot* Depth: Minimum 30 m.

D. Density

(BL 12333; 13155; 18414; 19073; 19995, 22014)

1. Base Density:
   (a) Maximum *floor area ratio* of 1.00; and
   (b) Excluding *caretaker unit*, the maximum *density* for *accessory uses* is 20% of the *care facility density*.

E. Lot Coverage

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

F. Yards and Setbacks

Buildings and *structures* shall be sited not less than 7.5 m from all *lot lines.*

G. Height of Buildings

1. Principal Buildings:
   Principal building height shall not exceed 13 m.
2. Accessory Buildings:
   Accessory building height shall not exceed 4.5.
3. Structures:
   Structure height shall not exceed 4.5 m.

H. Off-Street Parking and Loading/Unloading

(BL 13774; 18719)

1. Parking Calculations:
   Refer to Table D1 of Part 5 Off-Street Parking and Loading/Unloading.

I. Landscaping and Screening

1. General Landscaping:
   (a) All developed portions of the *lot* not covered by *buildings, structures* or paved areas shall be landscaped including the retention of mature trees. This *landscaping* shall be maintained;
   (b) Continuous screen planting a minimum of 1.5 m high by 1.5 m wide, or a solid decorative fence a minimum of 1.5 m high, shall be provided along all *lot lines* separating the developed portions of the *lot* from any *lot* designated Residential in the *OCP*;
   (c) Along the developed portions of the *lot* abutting a *highway*, a continuous *landscaping* strip a minimum of 1.5 m wide shall be provided within the *lot*; and
   (d) H*ighways* boulevards abutting a *lot* shall be seeded or sodded with grass; excludes *driveways*.
2. Refuse:
   Garbage containers and *passive recycling containers* shall be completely screened by a minimum of a 2.5 m high *building*, solid decorative fence, *landscaping* screen, or combination thereof.

J. Special Regulations

1. Child Care Centres:
   Child care centres shall be located on the *lot* such that these centres:
   (a) Are accessed from a *highway*, independent from the access to the residential uses permitted in this Zone; and
   (b) Have direct access to an *open space* and play area within the *lot*.

Part 30
Cemetery Zone
PC

(BL 20058; 20300, 22014)

A. Intent

This Zone is intended to accommodate cemeteries and related uses, subject to the Cemetery and Funeral Services Act, as amended.

B. Permitted Uses

(BL 12333)

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

Principal Uses:

1. Cemetery including crematories, columbarium, mausoleums and mortuaries; subject to the Cemetery and Funeral Services Act, as amended.
2. *General service uses* limited to the following:
   (a) Funeral parlour; and
   (b) Memorial service facility, provided that such facility does not constitute a singular use on the *lot*.
3. Pet cemetery including pet crematories.

Accessory Uses:

4. *Caretaker unit*, which in this Zone, includes accommodation for an official, manager or caretaker of the *principal uses*.

C. Subdivision

Lots created through subdivision in this Zone shall conform to the following standards:

1. *Lot Area*: Minimum 2,000 sq. m.
2. *Lot* Width: Minimum 30 m.
3. *Lot* Depth: Minimum 2 times *lot* width.

D. Density

(BL 18414)

The maximum *density* for all *buildings* and *structures* shall not exceed a *floor area ratio* of 0.20.

E. Lot Coverage

(BL 12333)

The maximum *lot coverage* for all *buildings* and *structures* shall be 20%; excludes burial plots.

F. Yards and Setbacks

(BL 12333; 17471)

Buildings and *structures* shall be sited not less than 7.5 m from all *lot lines* excepting *internal lot lines.*

G. Height of Buildings

(BL 12333)

1. Principal Buildings:
   Principal building height shall not exceed 14.0 m.
2. Accessory Buildings:
   (a) *Accessory building height* shall not exceed 4 m; and

(b) *Accessory building height* may be increased to 5 m where the roof slope and construction materials of an *accessory building* are the same as that of the *principal building*.

3. Structures:
Structure height shall not exceed 5.0 m.

H. Off-Street Parking and Loading/Unloading
(BL 12333; 13774; 18719)

1. Parking Calculations:
(a) Refer to Table D.1 Part 5 Off-Street Parking and Loading/Unloading; and
(b) For the *caretaker unit,* 2 off-street *parking spaces* shall be provided.

I. Landscaping and Screening
(BL 12333; 17471)

1. General Landscaping:
(a) All developed portions of the *lot* not covered by *buildings, structures* or paved areas shall be landscaped including the retention of mature trees. This *landscaping* shall be maintained;
(b) Continuous screen planting a minimum of 3 m wide shall be provided along all *lot lines* excluding *internal lot lines*, and shall include trees and/or hedges; and
(c) *Highway* boulevards abutting a *lot* shall be seeded or sodded with grass; except at *driveways*.

J. Special Regulations
(BL 12333)

1. Cemeteries:
Where a pet cemetery and a human cemetery are located within the same cemetery operation, these two uses shall be separated by a minimum 10 m wide landscape buffer which shall include trees and/or hedges.

Part 31
Assembly Hall 1 Zone

PA-1

(BL 20058; 20300, 22014)

A. Intent

(BL 17181; 17471; 19817)

This Zone is intended for neighbourhood-scale *assembly halls*, including *places of worship*, *private schools* and *child care centres*.

B. Permitted Uses

(BL 12333; 19817)

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

Principal Uses:

1. *Assembly halls*, including *places of worship*, which accommodate a maximum of 300 seats.
2. *Private schools* provided that the enrollment is limited to 50 students, subject to the Independent School Act, as amended.
3. *Child care centres,* regulated by the Community Care and Assisted Living Act, as amended, and the Child Care Licensing Regulation, as amended provided that the enrollment at any one time is limited to 50 children.
4. *Community services*.

Accessory Uses:

5. *Caretaker units*, which in this Zone, includes accommodation for an official, manager or caretaker of the *principal use*, pursuant to Section D of this Zone.

C. Subdivision

Lots created through subdivision in this Zone shall conform to the following standards:

1. *Lot Area*: Minimum 1,000 sq. m.
2. *Lot* Width: Minimum 30 m.
3. *Lot* Depth: Minimum 30 m.

D. Density

(BL 13155; 18414; 19073; 19995, 22014)

1. Base Density:
   Maximum *floor area ratio* is 0.35.
2. Caretaker Unit:
   Notwithstanding Sections D.1 of this Zone, *density* for *caretaker units* shall be as follows:
   (a) *Caretaker units* are limited to a combined maximum floor area of 260 sq. m in one separate *building* or within the *principal building*; and
   (b) *Caretaker units* shall be included in the total calculation of *floor area ratio* for the Zone.

E. Lot Coverage

The maximum *lot coverage* for all *buildings* and *structures* shall be 35%.

F. Yards and Setbacks

1. All *front yard, rear yard* and *side yard setbacks* shall be greater than or equal to the measurement of the *height* of the highest *building* on the *lot*.
2. Notwithstanding Section F.1, *buildings* and *structures* shall be sited in accordance with the following minimum *setbacks*:

USES:	SETBACKS: Front Yard	Rear Yard	Side Yard	Street Side Yard
Principal and *Accessory Buildings* and *Structures*	7.5 m	7.5 m	3.6 m	7.5 m

G. Height of Buildings

1. Principal Buildings:
   Principal building height shall not exceed 9 m.
2. Accessory Buildings:
   Accessory building height shall not exceed 4 m.
3. Structures:
   Structure height shall not exceed 4 m.

H. Off-Street Parking and Loading/Unloading

(BL 13774; 18719)

1. Parking Calculations:
   Refer to Table D1 of Part 5 Off-Street Parking and Loading/Unloading.
2. Parking Area:
   No off-street parking shall be permitted within the *front yard setback* or the *side yard setback* along a *flanking street*.

I. Landscaping and Screening

(BL 12333; 17471)

1. General Landscaping:
   (a) All developed portions of the *lot* not covered by *buildings, structures* or paved areas shall be landscaped including the retention of mature trees. This *landscaping* shall be maintained;
   (b) Continuous screen planting a minimum of 3 m wide shall be provided along all *lot lines* of the developed portion of the *lot*, consisting of hedges, ground cover, a decorative fence, or a combination thereof; and
   (c) *Highways* boulevards abutting a *lot* shall be seeded or sodded with grass; excludes *driveways*.

J. Special Regulations

1. Child Care Centres:
   Child care centres shall be located on the *lot* such that these centres:
   (a) Are accessed from a *highway*, independent from the access to other uses permitted in this Zone; and
   (b) Have direct access to an *open space* and play area within the *lot*.

Part 32
Assembly Hall 2 Zone

PA-2

(BL 20058; 20300, 22014)

A. Intent

(BL 17181; 17471; 19817)

This Zone is intended for regional-scale *assembly halls*, including *places of worship*, *private schools* and *child care centres*.

B. Permitted Uses

(BL 12333; 19817)

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

Principal Uses:

1. *Assembly halls*, including *places of worship*.
2. *Private schools*, subject to the Independent School Act, as amended.
3. *Child care centres*, regulated by the Community Care and Assisted Living Act, as amended, and the Child Care Licensing Regulation, as amended.
4. *Community services*.

Accessory Uses:

5. *Caretaker unit*, which in this Zone, includes accommodation for an official, manager or caretaker of the *principal use*, pursuant to Section D.2 of this Zone.

C. Subdivision

Lots created through subdivision in this Zone shall conform to the following standards:

1. *Lot Area*: Minimum 2,000 sq. m.
2. *Lot* Depth: Minimum 30 m.
3. *Lot* Width: Minimum 30 m.

D. Density

(BL 13155; 18414; 19073; 19995, 22014)

1. Base Density:
   Maximum *floor area ratio* is 0.50.
2. Caretaker Unit:
   Notwithstanding Sections D.1 of this Zone, *density* for *caretaker units* shall be as follows:
   (a) A maximum of two *caretaker units* are permitted;
   (b) *Caretaker units* are limited to a combined maximum floor area of 260 sq. m in one separate *building* or within the *principal building*; and
   (c) *Caretaker units* shall be included in the total calculation of *floor area ratio* for this Zone.

E. Lot Coverage

The maximum *lot coverage* for all *buildings* and *structures* shall be 40%.

F. Yards and Setbacks

1. All *front yard, rear yard* and *side yard setbacks* shall be greater than or equal to the measurement of the *height* of the highest *building* on the *lot*.
2. Notwithstanding Section F.1 of this Zone, *buildings* and *structures* shall be sited in accordance with the following minimum *setbacks*:

USES:	*SETBACKS:* *Front Yard*	*Rear Yard*	*Side Yard*	*Street Side Yard*
Principal and *Accessory Buildings* and *Structures*	7.5 m	7.5 m	3.6 m	7.5 m

G. Height of Buildings

1. Principal Buildings:
   Principal building height shall not exceed 9 m.
2. Accessory Buildings:
   Accessory building height shall not exceed 4 m.
3. Structures:
   Structure height shall not exceed 4 m.

H. Off-Street Parking and Loading/Unloading

(BL 13774; 18719)

1. Parking Calculations:
   Refer to Table D.1 of Part 5 Off-Street Parking and Loading/Unloading.
2. Parking Areas:
   No off-street parking shall be permitted within the *front yard setback* or the *side yard setback* along a *flanking street*.

I. Landscaping and Screening

(BL 12333; 17471)

1. General Landscaping:
   (a) All developed portions of the *lot* not covered by *buildings, structures* or paved areas shall be landscaped including the retention of mature trees. This *landscaping* shall be maintained;
   (b) Continuous screen planting a minimum of 3 m wide shall be provided along all *lot lines* of the developed portion of the *lot*, consisting of hedges, ground cover, a decorative fence, or a combination thereof; and
   (c) H*ighways* boulevards abutting a *lot* shall be seeded or sodded with grass; excludes *driveways*.

J. Special Regulations

1. Child Care Centres:
   Child care centres shall be located on the *lot* such that these centres:
   (a) Are accessed from a *highway*, independent from the access to other uses permitted in this Zone; and
   (b) Have direct access to an *open space* and play area within the *lot*.

Part 33
Institutional Zone

PI

(BL 20058; 20300, 22014)

A. Intent

This Zone is intended to accommodate public and private *hospitals* and public and private universities and colleges.

B. Permitted Uses

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

Principal Uses:

1. *Hospitals*, subject to the Hospital Act, as amended.
2. Universities named under the University Act, as amended.
3. Colleges and Institutes designated as such under the Colleges and Institutes Act, as amended.

Accessory Uses:

4. *Child care centres*, regulated by the Community Care and Assisted Living Act, as amended, and the Child Care Licensing Regulation, as amended.

C. Subdivision

Lots created through subdivision in this Zone shall conform to the following standards:

1. *Lot Area*: Minimum 2,000 sq. m.
2. *Lot* Width: Minimum 30 m.
3. *Lot* Depth: Minimum 30 m.

D. Density

(BL 14390; 19073; 19995, 22014)

1. Base Density:
   Maximum floor area ratio is 0.50.

E. Lot Coverage

The maximum *lot coverage* for all *buildings* and *structures* shall not exceed 40%.

F. Yards and Setbacks

Buildings and *structures* shall be sited not less than 7.5 m from all *lot lines.*

G. Height of Buildings

1. Principal Buildings:
   Principal building height shall not exceed 9 m.
2. Accessory Buildings:
   Accessory building height shall not exceed 4 m.
3. Structures:
   Structure height shall not exceed 4 m.

H. Off-Street Parking and Loading/Unloading

(BL 13774; 18719)

1. Parking Calculations
   Refer to Table D.1, Part 5 Off-Street Parking and Loading/Unloading.

I. Landscaping and Screening

1. General Landscaping:
   (a) All developed portions of the *lot* not covered by *buildings, structures* or paved areas shall be landscaped including the retention of mature trees. This *landscaping* shall be maintained;
   (b) Continuous screen planting a minimum of 3 m wide shall be provided along all *lot lines* and shall include trees;
   (c) Screen planting and/or a solid decorative fence a minimum of 1.5 m - high, shall be provided along all *lot lines* separating the developed portion of the *lot* from any *lot* designated Residential in the *OCP*; and
   (d) *Highways* boulevards abutting a *lot* shall be seeded or sodded with grass; excludes *driveways*.

J. Special Regulations

1. Child Care Centres:
   Child care centres shall be located on the *lot* such that these centres have direct open access to an *open space* and play area within the *lot*.

Part 34
Local Commercial Zone
C-4

(BL 20058; 20300, 22014)

A. Intent

This Zone is intended to accommodate and regulate the development of local small scale commercial developments.

B. Permitted Uses

(BL 14835)

Land, *buildings* and *structures* shall only be used for the following uses, or a combination thereof (pursuant to Section D.1.(b) of this Zone)**:**

Principal Uses:

1. *Retail store* limited to the following:
   - (a) *Convenience store*;
   - (b) Video rental; and
   - (c) Florist shop.
2. *Eating establishment* excluding the following:
   - (a) *Drive-through restaurant*; and
   - (b) *Eating establishment* licensed by the Liquor Control and Licensing Act, as amended.
3. *Personal service uses* limited to the following:
   - (a) Barbershop;
   - (b) Beauty parlour;
   - (c) Cleaning and repair of clothing; and
   - (d) Shoe repair shop.

Accessory Uses:

4. One *caretaker unit* per *lot.*

C. Subdivision

Lots created through subdivision in this Zone shall conform to the following standards:

1. *Lot Area*: Minimum 1,500 sq. m.
2. *Lot* Width: Minimum 30 m.
3. *Lot* Depth: Minimum 30 m.

D. Density

(BL 13155; 18414; 19073; 19995, 22014)

1. Base Density:
   - (a) Maximum *floor area ratio* is 0.40; and
   - (b) Maximum gross floor area of all *principal uses* are limited to 370 sq. m per individual business.

E. Lot Coverage

The maximum *lot coverage* for all *buildings* and *structures* shall be 40%.

F. Yards and 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
Principal and *Accessory Buildings* and *Structures*	7.5 m	7.5 m	6.0 m[1]	7.5 m

1 The *side yard setback* may be 3.0 m if the *side yard* adjoins a *lot* other than a *lot* designated Residential in the *OCP*.

G. Height of Buildings

1. Principal Buildings:
   Principal building height shall not exceed 9 m.
2. Accessory Buildings:
   Accessory building height shall not exceed 4 m.
3. Structures:
   Structure height shall not exceed 4 m.

H. Off-Street Parking and Loading/Unloading

(BL 13774; 18719)

1. Parking Calculations:
   Refer to Table D.1 of Part 5 Off-Street Parking and Loading/Unloading.
2. Tandem Parking:
   Where commercial uses are part of the development, required *parking spaces* for company fleet vehicles may be provided as *tandem parking.*

I. Landscaping and Screening

1. General Landscaping:
   (a) All developed portions of the *lot* not covered by *buildings, structures* or paved areas shall be landscaped including the retention of mature trees. This *landscaping* shall be maintained;
   (b) Except in those portions where a *building* abuts the *lot line*, continuous screen planting at least 1.5 m high in a strip at least 1.5 m-wide and a solid decorative fence at least 1.5 m high shall be provided along all *lot lines* separating the developed portion of the *lot* from any *lot* designated Residential in the *OCP*;
   (c) Along the developed portions of the *lot* abutting a *highway*, a continuous *landscaping* strip a minimum of 1.5 m wide shall be provided within the *lot*; and
   (d) *Highways* boulevards abutting a *lot* shall be seeded or sodded with grass; excludes *driveways*.
2. Loading and Refuse:
   Loading areas, garbage containers and *passive recycling containers* shall be screened from any adjacent *lot* designated Residential in the *OCP*, to a height of at least 2.5 m by *buildings*, a *landscaping* screen, a solid decorative fence, or a combination thereof.

J. Special Regulations

1. Outdoor Storage and Display:
   The outdoor storage or display of any goods, materials or supplies is specifically prohibited, notwithstanding any other provision in this Part.

Part 35
Neighbourhood Commercial Zone — C-5

(BL 20058; 20300, 22014)

A. Intent

This Zone is intended to accommodate and regulate the development of neighbourhood scale shopping nodes.

B. Permitted Uses

(BL 12333; 13251A; 13769; 17291; 17471)

Land, *buildings* and *structures* shall only be used for the following uses, or a combination thereof (pursuant to Section D.3 of this Zone):

Principal Uses:

1. *Retail stores* excluding the following:
   - i. *Adult entertainment stores*;
   - ii. Auction houses; and
   - iii. *Secondhand stores* and *pawnshops*.
2. *Personal service uses* limited to the following:
   - i. Barbershops;
   - ii. Beauty parlours;
   - iii. Cleaning and repair of clothing; and
   - iv. Shoe repair shops.
3. *Eating establishments* excluding *drive-through restaurants*.
4. *Neighbourhood pub*, regulated by the Liquor Control and Licensing Act, as amended.
5. Office uses excluding the following:
   - i. *Social escort services; and*
   - ii. *Methadone clinics.*
6. *General service uses* excluding funeral parlours, *drive-through banks* and *vehicle* rentals.
7. Indoor *recreational facilities.*
8. *Community services*.
9. *Child care centres*, regulated by the Community Care and Assisted Living Act, as amended, and the Child Care Licensing Regulation, as amended.

Accessory Uses:

10. One *caretaker unit* per *lot*.

C. Subdivision

Lots created through subdivision in this Zone shall conform to the following standards:

1. *Lot Area*: Minimum 2,000 sq. m.
2. *Lot* Width: Minimum 30 m.
3. *Lot* Depth: Minimum 30 m.

D. Density

(BL 13155; 18414; 19073; 19995, 22014)

1. Base Density:
   - (a) Maximum *floor area ratio* is 0.50; and
   - (b) Maximum gross floor area of all *principal uses* are limited to 370 sq. m per individual business.

E. Lot Coverage

The maximum *lot coverage* for all *buildings* and *structures* shall be 50%.

F. Yards and Setbacks

Buildings and *structures* shall be sited not less than 7.5 m from all *lot lines.*

G. Height of Buildings

1. Principal Buildings:
   Principal building height shall not exceed 9 m.
2. Accessory Buildings:
   Accessory building height shall not exceed 4 m.
3. *Structures*:
   Structure height shall not exceed 4 m.

H. Off-Street Parking and Loading/Unloading

(BL 13774; 18719)

1. Parking Calculations:
   Refer to Table D.1 of Part 5 Off-Street Parking and Loading/Unloading.
2. Tandem Parking:
   Where commercial uses are part of the development, required *parking spaces* for company fleet vehicles may be provided as *tandem parking.*

I. Landscaping and Screening

1. General Landscaping:
   (a) All developed portions of the *lot* not covered by *buildings, structures* or paved areas shall be landscaped including the retention of mature trees. This *landscaping* shall be maintained;
   (b) Except in those portions where a *building* abuts the *lot line*, continuous screen planting at least 1.5 m high in a strip at least 1.5 m wide and a solid decorative fence at least 1.5 m high shall be provided along all *lot lines* separating the developed portion of the *lot* from any *lot* designated Residential in the *OCP*;
   (c) Along the developed portions of the *lot* abutting a *highway*, a continuous *landscaping* strip a minimum of 1.5 m shall be provided within the *lot*; and
   (d) *Highways* boulevards abutting a *lot* shall be seeded or sodded with grass; excludes *driveways*.
2. Loading and Refuse:
   Loading areas, garbage containers and *passive recycling containers* shall be screened from any adjacent *lot* designated Residential in the *OCP*, to a height of at least 2.5 m by *buildings*, a *landscaping* screen, a solid decorative fence, or a combination thereof.

J. Special Regulations

1. Refuse:
   Garbage containers and *passive recycling containers* shall not be located within any required *setback* adjacent any *lot* designated Residential in the *OCP*.
2. Outdoor Storage and Display:
   The outdoor storage or display of any goods, materials or supplies is specifically prohibited, notwithstanding any other provision in this Part.
3. Child Care Centres:

Child care centres shall be located on the *lot* such that these centres have direct access to an *open space* and play area within the *lot*.

Part 36
Community Commercial Zone
C-8

(BL 20058; 20300, 22014)

A. Intent

This Zone is intended to accommodate and regulate the development of community shopping centres serving a community of several neighbourhoods.

B. Permitted Uses

(BL 12333; 12715; 13251A; 13497; 13564; 13769; 15064; 15977; 17462; 17687; 19073; 19261, 22014)

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

Principal Uses:

1. *Retail stores* excluding the following:
   (a) *Adult entertainment stores*; and
   (b) *Secondhand stores* and *pawnshops.*
2. *Personal service uses* excluding *body rub parlours.*
3. *General service uses* excluding funeral parlours and *drive-through banks*.
4. *Beverage container return centres* provided that the use is confined to an enclosed *building* or a part of an enclosed *building* and is pursuant to Section D.1.(b) of this Zone.
5. *Eating establishments* excluding *drive-through restaurants*.
6. *Neighbourhood pubs,* regulated under the Liquor Control and Licensing Act, as amended.
7. *Liquor store.*
8. Office uses excluding the following:
   (a) S*ocial escort services;*
   (b) *Methadone clinics;* and
   (c) *Marijuana dispensaries.*
9. *Parking facilities*.
10. *Automotive service uses* of *vehicles* less than 5,000 kg *G.V.W.*, provided that such use is associated with a *retail store* (Section B.1 of this Zone).
11. Indoor *recreational facilities*.
12. *Entertainment uses* excluding *arcades* and *adult entertainment stores*.
13. *Assembly halls*.
14. *Community services*.
15. *Child care centres*; regulated under the Community Care and Assisted Living Act, as amended, and the Child Care Licensing Regulation, as amended.
16. *Cultural Uses.*

Accessory Uses:

17. One *caretaker unit* per *lot*.

C. Subdivision

Lots created through subdivision in this Zone shall conform to the following standards:

1. *Lot Area*: Minimum 2,000 sq. m.
2. *Lot* Width: Minimum 30 m.
3. *Lot* Depth: Minimum 30 m.

D. Density

(BL 14390; 19073; 19995,22014)

1. Base Density:
   (a) Maximum *floor area ratio* is 0.80; and
   (b) Maximum gross floor area of *beverage container return centres* is limited to 418 sq. m.

E. Lot Coverage

The maximum *lot coverage* for all *buildings* and *structures* shall be 50%.

F. Yards and Setbacks

Buildings and *structures* shall be sited not less than 7.5 m from all *lot lines.*

G. Height of Buildings

1. Principal Buildings:
   Principal building height shall not exceed 12 m.
2. Accessory Buildings:
   Accessory building height shall not exceed 4.5 m.
3. Structures:
   Structure height shall not exceed 4.5 m.

H. Off-Street Parking and Loading/Unloading

(BL 13774; 18719)

1. Parking Calculations:
   Refer to Table D.1 of Part 5 Off-Street Parking and Loading/Unloading.
2. Tandem Parking:
   Where commercial uses are part of the development, required *parking spaces* for company fleet vehicles may be provided as *tandem parking*.

I. Landscaping and Screening

(BL 17471)

1. General Landscaping:
   (a) All developed portions of the *lot* not covered by *buildings, structures* or paved areas shall be landscaped including the retention of mature trees. This *landscaping* shall be maintained;
   (b) Except in those portions where a *building* abuts the *lot line*, continuous screen planting at least 1.5 m high in a strip at least 1.5 m-wide and a solid decorative fence at least 1.5 m high shall be provided along all *lot lines* separating the developed portion of the *lot* from any *lot* designated Residential in the *OCP;*
   (c) Along the developed portions of the *lot* abutting a *highway*, a continuous *landscaping* strip a minimum of 1.5 m wide shall be provided within the *lot;* and
   (d) *Highways* boulevards abutting a *lot* shall be seeded or sodded with grass; excludes *driveways*.
2. Loading and Refuse:
   Loading areas, garbage containers and *passive recycling containers* shall be completely screened from any adjacent *lot* designated Residential in the *OCP*, by a minimum of a 2.5 m high *building*, solid decorative fence, *landscaping* screen, or combination thereof.

3. Outdoor Storage and Display:
   (a) Outdoor storage or display shall be completely screened by a *landscaping* strip a minimum of 2.5 m high by 1.5 m wide, or a minimum of a 2.5 m high *building,* solid decorative fence, or combination thereof; and
   (b) No storage or display of material shall be piled higher than 2.5 m within 5 m of the screening fence and no higher than 3.5 m anywhere on the *lot*.

J. Special Regulations

(BL 13497)

1. Noise and Nuisance:
   No land, *building* or *structure is* permitted to have a use that:
   (a) Emits noise, measured at any point on any boundary of the lot on which the use is located that is:
      i. In excess of 70 decibels where a *lot* abuts a *lot* designated Industrial in the *OCP*; and
      ii. In excess of 60 decibels where a lot abuts a lot designated anything other than industrial in the OCP; and
   (b) Produces heat or glare perceptible from any boundary of the *lot* on which the use is located.
2. Refuse:
   Garbage containers and *passive recycling containers* shall not be located within any required *setback* adjacent any *lot* designated Residential in the *OCP*.
3. Outdoor Storage and Display:
   The outdoor storage or display of any goods, materials or supplies is specifically prohibited, notwithstanding any other provision in this Zone.
4. Child Care Centres:
   Child care centres shall be located on the *lot* such that these centres have direct access to an *open space* and play area within the *lot*.

Part 36A
Community Commercial A Zone — C-8A

(BL 20058; 20300, 22014)

A. Intent

(BL 17145)

This Zone is intended to accommodate and regulate the development of community shopping areas.

B. Permitted Uses

(BL 12333; 12715; 13251A; 13564; 13769; 17145)

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

Principal Uses:

1. *Retail stores,* excluding the following:
   (a) *Adult entertainment stores;*
   (b) *Secondhand stores*; and
   (c) *Pawnshops*.
2. *Personal service* uses, excluding *body rub parlours.*
3. *General service* uses, excluding funeral parlours and *drive-through banks*.
4. *Eating establishments,* excluding *drive-through restaurants*.
5. *Neighbourhood pubs*, regulated by the Liquor Control and Licensing Act, as amended.
6. Office uses, excluding the following:
   (a) *Social escort services; and*
   (b) *Methadone clinics.*
7. *Parking facilities*.
8. Indoor *recreational facilities*.
9. *Entertainment uses,* excluding *arcades*.
10. *Assembly halls*.
11. *Community services*.

Accessory Uses:

12. One *caretaker unit* per *lot*.

C. Subdivision

Lots created through subdivision in this Zone shall conform to the following standards:

1. *Lot Area*: Minimum 2,000 sq. m.
2. *Lot* Width: Minimum 30 m.
3. *Lot* Depth: Minimum 30 m.

D. Density

(BL 14390; 19073; 19995, 22014)

1. Base Density:
   Maximum *floor area ratio* is 0.80, includes *caretaker unit*.

E. Lot Coverage

The maximum *lot coverage* for all *buildings* and *structures* shall be 50%.

F. Yards and Setbacks

Buildings and *structures* shall be sited not less than 7.5 m from all *lot lines.*

G. Height of Buildings

1. Principal Buildings:
   Principal building height shall not exceed 12 m.
2. Accessory Buildings:
   Accessory building height shall not exceed 4.5 m.
3. Structures:
   Structure height shall not exceed 4.5 m.

H. Off-Street Parking and Loading/Unloading

(BL 13774; 18719)

1. Parking Calculations:
   Refer to Table D.1 of Part 5 Off-Street Parking and Loading/Unloading.
2. Tandem Parking:
   Where commercial uses are part of the development, required *parking spaces* for company fleet vehicles may be provided as *tandem parking*.

I. Landscaping and Screening

(BL 17471)

1. General Landscaping:
   (a) All developed portions of the *lot* not covered by *buildings, structures* or paved areas shall be landscaped including the retention of mature trees. This *landscaping* shall be maintained;
   (b) Except in those portions where a *building* abuts the *lot line*, continuous screen planting a minimum of 1.5 m high by 1.5 m wide, or a solid decorative fence a minimum of 1.5 m high, shall be provided along all *lot lines* separating the developed portions of the *lot* from any *lot* designated Residential in the *OCP*;
   (c) Along the developed portions of the *lot* abutting a *highway*, a continuous *landscaping* strip a minimum of 1.5 m wide shall be provided within the *lot*; and
   (d) *Highways* boulevards abutting a *lot* shall be seeded or sodded with grass; excludes *driveways*.
2. Loading and Refuse:
   Loading areas, garbage containers and *passive recycling containers* shall be completely screened from any adjacent *lot* designated Residential in the *OCP*, by a minimum of a 2.5 m high *building*, solid decorative fence, *landscaping* screen, or combination thereof.
3. Outdoor Storage and Display:
   (a) Outdoor storage or display shall be completely screened by a *landscaping* strip a minimum of 2.5 m high by 1.5 m wide, or a minimum of a 2.5 m high *building,* solid decorative fence, or combination thereof; and
   (b) No storage or display of material shall be piled higher than 2.5 m within 5 m of the screening fence and no higher than 3.5 m anywhere on the *lot*.

J. Special Regulations

1. Refuse:
   Garbage containers and *passive recycling containers* shall not be located within any required *setback* adjacent any *lot* designated Residential in the *OCP*.
2. Outdoor Storage and Display:
   The outdoor storage or display of any goods, materials or supplies is specifically prohibited, notwithstanding any other provision in this Zone.

Part 36B
Community Commercial B Zone
C-8B

(BL 13251B; 20058; 20300, 22014)

A. Intent

(BL 13564; 17145; 17421)

This zone is intended to accommodate and regulate the development of community shopping areas.

B. Permitted Uses

(BL 13564; 13769; 17145; 17421; 17863; 17773; 19529)

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

Principal Uses:

1. *Retail stores* including the following:
   (a) *Adult entertainment stores*, pursuant to Section D.2 of this Zone; and
   (b) *Secondhand stores* and *pawnshops*, subject to the Surrey Secondhand Dealers and Pawnbrokers By-law, as amended.
2. *Adult theatre*, pursuant to Section D.2 of this Zone
3. *Cannabis dispensary.*
4. *Cannabis production facility.*
5. *Firearms certification.*
6. *Personal service uses* including *body rub parlours.*
7. *General service uses* excluding funeral parlours and *drive-through banks*.
8. *Eating establishments* excluding *drive-through restaurants*.
9. *Neighbourhood pubs*, regulated by the Liquor Control and Licensing Act, as amended.
10. Office uses:
    (a) Including *social escort services*; and
    (b) Excluding *methadone clinics.*
11. *Parking facilities*.
12. Indoor *recreational facilities*.
13. *Entertainment uses* excluding *arcades*.
14. *Assembly halls*.
15. *Community services*.
16. *Child care centres*, regulated by the Community Care and Assisted Living Act, as amended, and the Child Care Licensing Regulation, as amended.

Accessory Uses:

17. One *caretaker unit* per *lot.*

C. Subdivision

Lots created through subdivision in this Zone shall conform to the following standards:

1. *Lot Area*: Minimum 2,000 sq. m.
2. *Lot* Width: Minimum 30 m.
3. *Lot* Depth: Minimum 30 m.

D. Density

(BL 14390; 19995, 22014)

Construction:

For the purpose of *building* construction:

1. Base Density:
   Maximum *floor area ratio* is 0.80, includes *caretaker unit*.

2. Adult Entertainment and Adult Theatre:
In this Zone, *adult entertainment stores* and *adult theatre* uses, including but not limited to a foyer, projection room and sales, seating, viewing and storage areas, shall not exceed a combined *gross floor area* of 186 sq. m on the *lot*.

E. Lot Coverage

The maximum *lot coverage* for all *buildings* and *structures* shall be 50%.

F. Yards and Setbacks

Buildings and *structures* shall be sited not less than 7.5 m from all *lot lines.*

G. Height of Buildings

1. Principal Buildings:
Principal building height shall not exceed 12 m.
2. Accessory Buildings:
Accessory building height shall not exceed 4.5 m.
3. Structures:
Structure height shall not exceed 4.5 m.

H. Off-Street Parking and Loading/Unloading

(BL 13774; 18719)

1. Parking Calculations:
Refer to Table D.1 of Part 5 Off-Street Parking and Loading/Unloading.
2. Tandem Parking:
Where commercial uses are part of the development, required *parking spaces* for company fleet vehicles may be provided as *tandem parking*.

I. Landscaping and Screening

(BL 17471)

1. General Landscaping:
   (a) All developed portions of the *lot* not covered by *buildings, structures*, or paved areas shall be landscaped including the retention of mature trees. This *landscaping* shall be maintained;
   (b) Except in those portions where a *building* abuts the *lot line*, continuous screen planting a minimum of 1.5 m high by 1.5 m wide, or a solid decorative fence a minimum of 1.5 m high, shall be provided along all *lot lines* separating the developed portions of the *lot* from any *lot* designated Residential in the *OCP*;
   (c) Along the developed portions of the *lot* abutting a *highway*, a continuous *landscaping* strip a minimum of 1.5 m wide shall be provided within the *lot*; and
   (d) *Highways* boulevards abutting a *lot* shall be seeded or sodded with grass; excludes *driveways*.
2. Loading and Refuse:
Loading areas, garbage containers and *passive recycling containers* shall be completely screened from any adjacent *lot* designated Residential in the *OCP*, by a minimum of a 2.5 m high *building*, solid decorative fence, *landscaping* screen, or combination thereof.
3. Outdoor Storage and Display:

(a) Outdoor storage and display, shall be completely screened by a *landscaping* strip a minimum of 2.5 m high by 1.5 m wide, or a minimum of a 2.5 m high *building,* solid decorative fencing, or combination thereof; and

(b) No storage or display of material shall be piled higher than 2.5 m within 5 m of the screening fence and no higher than 3.5 m anywhere on the *lot*.

J. Special Regulations

1. Refuse:

   Garbage containers and *passive recycling containers* shall not be located within any required *setback* adjacent any *lot* designated Residential in the *OCP*.

2. Outdoor Storage and Display:

   The outdoor storage or display of any goods, materials or supplies is specifically prohibited, notwithstanding any other provision in this Zone.

3. Child Care Centres:

   Child care centres shall be located on the *lot* such that these centres have direct access to an *open space* and play area within the *lot*.

Part 37
Town Centre Commercial Zone
C-15

(BL 20058; 20300, 21277, 22014)

A. Intent

This Zone is intended to accommodate and regulate the development of retail and service commercial facilities, offices, recreation and associated uses as well as residential uses developed in a comprehensive manner, serving a town of several communities.

B. Permitted Uses

(BL 12333; 12715; 13251A; 13564; 14120; 13769; 15064; 17687; 19073)

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

Principal Uses:

1. *Retail stores,* excluding the following:
   (a) A*dult entertainment stores*; and
   (b) S*econdhand stores* and *pawnshops*.
2. *Personal service uses,* excluding *body rub parlours.*
3. *General service uses,* excluding *drive-through banks*.
4. *Eating establishments,* excluding *drive-through restaurants*.
5. *Neighbourhood pubs*, regulated by the Liquor Control and Licensing Act, as amended.
6. *Liquor store.*
7. Office uses, excluding:
   (a) S*ocial escort services; and*
   (b) M*ethadone clinics.*
8. *Tourist accommodation*.
9. Indoor *recreational facilities*.
10. *Parking facilities*.
11. *Entertainment uses,* excluding *arcades.*
12. *Assembly halls.*
13. *Community services*.
14. *Child care centres*, regulated by the Community Care and Assisted Living Act, as amended, and the Child Care Licensing Regulation, as amended.
15. *Multiple unit residential building,* only if forming an integral part of the commercial uses on the *lot*.
16. *Cultural Uses.*

Accessory Uses:

1. *Short-Term Rental* in accordance with Section B.7 of Part 4 General Provisions.

C. Subdivision

Lots created through subdivision in this Zone shall conform to the following standards:

1. *Lot Area*: Minimum 2,000 sq. m.
2. Lot Width: Minimum 30 m.
3. *Lot* Depth: Minimum 30 m.

D. Density

(BL 14120; 14390; 19073; 19995; 20275, 22014)

1. Base Density:
   Maximum *floor area ratio* is 1.50, provided that the *multiple unit residential building* is no more than 67% of the developed *floor area*.

E. Lot Coverage

The maximum *lot coverage* for all *buildings* and *structures* shall be 80%.

F. Yards and 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
Principal and *Accessory Buildings* and *Structures*	2.0 m	7.5 m	3.0 m[1]	2.0 m

1 The *side yard setback* may be reduced to 0.0 m if the *side yard* adjoins a *lot* other than a *lot* designated Residential in the *OCP*.

G. Height of Buildings

1. Principal Buildings:
   Principal building height shall not exceed 14 m.
2. Accessory Buildings:
   Accessory building height shall not exceed 4.5 m.
3. Structures:
   Structure height shall not exceed 4.5 m.

H. Off-Street Parking and Loading/Unloading

(BL 13774; 18719)

1. Parking Calculations:
   Refer to Table D.1 of Part 5 Off-Street Parking and Loading/Unloading.
2. Parking Areas:
   No parking shall be permitted within the *front yard* or within any *side yard* which abuts a *flanking street*.
2. Tandem Parking:
   Where commercial uses are part of the development, required *parking spaces* for company fleet vehicles may be provided as *tandem parking*.

I. Landscaping and Screening

1. General Landscaping:
   (a) All developed portions of the *lot* not covered by *buildings, structures* or paved areas shall be landscaped including the retention of mature trees. This *landscaping* shall be maintained;
   (b) Except in those portions where a *building* abuts the *lot line*, continuous screen planting a minimum of 1.5 m high by 1.5 m wide, or a solid decorative fence a minimum of 1.5 m high, shall be provided along all *lot lines* separating the developed portions of the *lot* from any *lot* designated Residential in the *OCP*;
   (c) Along the developed portions of the *lot* abutting a *highway*, a continuous *landscaping* strip a minimum of 1.5 m wide shall be provided within the *lot*; and
   (d) *Highways* boulevards abutting a *lot* shall be seeded or sodded with grass; excludes *driveways*.
2. Loading and Refuse:
   Loading areas, garbage containers and *passive recycling containers* shall be completely screened from any adjacent *lot* designated Residential in the *OCP*, by a minimum of a 2.5 m high *building*, solid decorative fence, *landscaping* screen, or combination thereof.

J. Special Regulations

(BL 19945; 20058, 22014)

1. Refuse:

   Garbage containers and *passive recycling containers* shall not be located within any required *setbacks* adjacent to any *lot* designated Residential in the *OCP*.

2. Outdoor Storage and Display:

   The outdoor storage or display of any goods, materials or supplies is specifically prohibited, notwithstanding any other provision in this Zone.

3. Private Amenity Spaces:

   Private amenity space must be provided on a *lot,* in accordance with Section B.6 of Part 4 General Provisions.

4. Child Care Centres:

   Child care centres shall be located on the *lot* such that these centres have direct access to an *open space* and play area within the *lot*.

Part 38
Downtown Commercial Zone
C-35

(BL 20058; 20300, 21277, 22014)

A. Intent

(BL 12333; 13774)

This Zone is intended to accommodate and regulate the development of comprehensive commercial projects of retail, office, service, recreational and residential uses in City Centre (Schedule D, Map D.1).

B. Permitted Uses

(BL 12333; 12715; 13251A; 13564; 14120; 13769; 19073; 20058)

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

Principal Uses:

1. *Retail stores,* excluding the following:
   (a) A*dult entertainment stores*; and
   (b) S*econdhand stores* and *pawnshops.*
2. *Personal service uses,* excluding *body rub parlours.*
3. *General service uses,* excluding *drive-through banks.*
4. *Eating establishments,* excluding *drive-through restaurants*.
5. *Neighbourhood pubs*, regulated by the Liquor Control and Licensing Act, as amended.
6. Office uses, excluding:
   (a) S*ocial escort services; and*
   (b) *Methadone clinics.*
7. *Tourist accommodation*.
8. Indoor *recreational facilities*.
9. Parking facilities, provided that such parking is contained within a *structure*.
10. *Entertainment uses,* excluding *arcades.*
11. *Cultural uses*.
12. *Assembly halls*.
13. *Community services*.
14. *Child care centres*, regulated by the Community Care and Assisted Living Act, as amended and the Child Care Licensing Regulation, as amended.
15. *Multiple unit residential building*, only if forming an integral part of the commercial uses on the *lot*.

Accessory Uses:

1. *Short-Term Rental* in accordance with Section B.7 of Part 4 General Provisions.

C. Subdivision

Lots created through subdivision in this Zone shall conform to the following standards:

1. *Lot Area*: Minimum 2,000 sq. m.
2. *Lot* Width: Minimum 30 m.
3. *Lot* Depth: Minimum 30 m.

D. Density

(BL 12333; 14120; 18414; 19073; 19995; 20275, 22014)

1. Base Density:
   Maximum *floor area ratio* is 3.50, excluding the indoor *private amenity space* requirement (pursuant to Section J.3 of this Zone), provided that the *multiple unit residential building* is no more than 67% of the developed *floor area*.

E. Lot Coverage

The maximum *lot coverage* for all *buildings* and *structures* shall be 85%.

F. Yards and 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
Principal and *Accessory Buildings* and *Structures*	2.0 m	7.5 m	3.0 m[1]	2.0 m

1 The *side yard setback* may be reduced to 0.0 m if the *side yard* adjoins a lot which is designated Residential in the *OCP*.

G. Height of Buildings

Not applicable to this Zone.

H. Off-Street Parking and Loading/Unloading

(BL 13774; 18719)

1. Parking Calculations:
   Refer to Table D.1 of Part 5 Off-Street Parking and Loading/Unloading.
2. Tandem Parking:
   Where commercial uses are part of the development, required *parking spaces* for company fleet vehicles may be provided as *tandem parking*.
3. Underground Parking:
   All *parking* shall be located *underground* or within a *structure.*

I. Landscaping and Screening

1. General Landscaping:
   (a) All developed portions of the *lot* not covered by *buildings, structures* or paved areas shall be landscaped including the retention of mature trees. This *landscaping* shall be maintained;
   (b) Except in those portions where a *building* abuts the *lot line*, continuous screen planting a minimum of 1.5 m high by 1.5 m wide, or a solid decorative fence a minimum of 1.5 m high, shall be provided along all *lot lines* separating the developed portions of the *lot* from any *lot* designated Residential in the *OCP*;
   (c) Along the developed portions of the *lot* abutting a *highway*, a continuous *landscaping* strip a minimum of 1.5 m wide shall be provided within the *lot*; and
   (d) *Highways* boulevards abutting a *lot* shall be seeded or sodded with grass; excludes *driveways*.
2. Loading and Refuse:
   Loading areas, garbage containers and *passive recycling containers* shall be completely screened from any adjacent *lot* designated Residential in the *OCP*, by a minimum of a 2.5 m high *building*, solid decorative fence, *landscaping* screen, or combination thereof.

J. Special Regulations

(BL 19945; 20058)

1. Refuse:
   Garbage containers and *passive recycling containers* shall not be located within any required *setbacks* adjacent to any *lot* designated Residential in the *OCP*.
2. Outdoor Storage and Display:

Outdoor storage or display of any goods, materials or supplies is specifically prohibited, notwithstanding any other provision in this Zone.

3. Private Amenity Spaces:
   Private amenity space must be provided on a *lot,* in accordance with Section B.6 of Part 4 General Provisions.
4. Child Care Centres:
   Child care centres shall be located on the *lot* such that these centres have direct access to an *open space* and play area within the *lot*.

Part 39
Highway Commercial Industrial Zone — CHI

(BL 20058; 20300, 20681, 22014)

A. Intent

(BL 13774)

This Zone is intended to accommodate and regulate those commercial and related uses requiring large *lots* and exposure to major *highways*, which generally are not accommodated in *shopping centre*, Town Centre or City Centre (Schedule D) developments.

B. Permitted Uses

(BL 12333; 12523; 12715; 13201; 13316; 13251A; 13497; 15271; 15977; 17462; 17471; 19073; 19817, 20626, 21073)

Outside City Centre Sub-Area:

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

Principal Uses:

1. *Automotive service uses,* of *vehicles* less than 5,000 kg *G.V.W*.
2. *Eating establishments,* including *drive-through restaurants*.
3. *General service* uses, including *drive-through banks*.
4. *Beverage container return centres,* provided that the use is confined to an enclosed *building* or a part of an enclosed *building,* pursuant to Section D.1.(b) of this Zone.
5. Indoor *recreational facilities*, including *bingo halls*.
6. *Light impact industry,* including retail of products processed or manufactured on the *lot*.
7. *Tourist accommodation.*
8. *Parking facilities*.
9. *Retail stores,* limited to the following:
   - (a) Animal feed and tack shops;
   - (b) Appliance stores;
   - (c) Auction houses;
   - (d) Automotive parts (new);
   - (e) Building supply stores;
   - (f) *Convenience stores*;
   - (g) Used clothing stores or flea markets, provided that the operation is contained within a *building*;
   - (h) Furniture stores;
   - (i) Garden supply stores;
   - (j) Marine parts (new);
   - (k) *Retail warehouse uses*;
   - (l) Sales and rentals of boats;
   - (m) Sports card shops; and
   - (n) Sporting goods stores.
10. *Warehouse uses*.
11. Sales and rentals of *vehicles,* less than 5,000 kg *G.V.W*.
12. *Assembly halls*.
13. *Community services*.

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

Accessory Uses:

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

Within City Centre Sub-Area:

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

Principal Uses:

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

Accessory Uses:

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

C. Subdivision

Lots created through subdivision in this Zone shall conform to the following standards:

1. *Lot Area*: Minimum 1,000 sq. m.
2. *Lot* Width: Minimum 25 m.
3. *Lot* Depth: Minimum 30 m.

D. Density

(BL 14390; 19073; 19995, 22014)

1. Base Density:
   (a) Maximum *floor area ratio* is 1.00, provided that *tourist accommodation* comprises no more than 0.50 of the total *floor area ratio*; and
   (b) Maximum gross floor area of *beverage container return centres* is limited to 418 sq. m.

E. Lot Coverage

The maximum *lot coverage* for all *buildings* and *structures* shall be 50%.

F. Yards and Setbacks

(BL 12333; 19261)

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

USES:	SETBACKS: Front Yard	Rear Yard	Side Yard	Street Side Yard
Principal and *Accessory Buildings* and *Structures*	7.5 m	7.5 m	7.5 m[1]	7.5 m

1 One (1) *side yard setback* shall be 7.5 m or 0.0 m if the *side yard* abuts a *lot* which is designated Commercial, Mixed Employment or Industrial in the *OCP*.

G. Height of Buildings

1. Principal Buildings:
   Principal building height shall not exceed 9 m.
2. Accessory Buildings:
   Accessory building height shall not exceed 9 m.
3. Structures:
   Structure height shall not exceed 9 m.

H. Off-Street Parking and Loading/Unloading

(BL 13774; 18719)

1. Parking Calculations:
   Refer to Table D.1 of Part 5 Off-Street Parking and Loading/Unloading.
2. Tandem Parking:
   Where commercial uses are part of the development, required *parking spaces* for company fleet vehicles may be provided as *tandem parking*.

I. Landscaping and Screening

(BL 13201, 21073)

1. General Landscaping:
   (a) All developed portions of the *lot* not covered by *buildings, structures* or paved areas shall be landscaped including the retention of mature trees. This *landscaping* shall be maintained;
   (b) Except in the portions where a *building* abuts the *lot line*, continuous screen planting a minimum of 1.5 m high by 1.5 m wide, or a solid decorative fence a minimum of 1.5 m high, shall be provided along all *lot lines* separating the developed portions of the *lot* from any *lot* designated Residential in the *OCP*;
   (c) Along the developed portions of the *lot* abutting a *highway*, a continuous *landscaping* strip a minimum of 1.5 m wide shall be provided within the *lot*; and

2. Loading and Refuse:

Loading areas, garbage containers and *passive recycling containers* shall be screened from any adjacent *lot* designated Residential in the *OCP*, to a height of at least 2.5 m by *buildings*, a *landscaping* screen, a solid decorative fence, or a combination thereof.

3. Outdoor Storage and Display:

(a) Outdoor storage and display, including of damaged or *wrecked vehicles,* shall be completely screened by a *landscaping* strip a minimum of 2.5 m high by 1.5 m wide, or a minimum of a 2.5 m high *building,* solid decorative fencing, or combination thereof; and

(b) No storage or display of material shall be piled higher than 2.5 m within 5 m of the screening fence and no higher than 3.5 m anywhere on the *lot*.

J. Special Regulations

(BL 13201; 13497; 15271, 20626)

1. Safety, Noise and Nuisance:

Land and *structures* shall be used for the uses permitted in this Zone only if such uses:

(a) Constitute no unusual fire, explosion, or safety hazard;

(b) Do no emit noise, measured at any point on any boundary of the *lot* on which the use is located, that is:

i. In excess of 70 decibels where the *lot* abuts a *lot* designated Industrial in the *OCP*; and

ii. In excess of 60 decibels where the *lot* abuts a *lot* designated anything other than Industrial in the *OCP*; and

(c) Do not produce heat or glare perceptible from any boundary of the *lot* on which the use is located.

2. Refuse:

Garbage containers and *passive recycling containers* shall not be located along any required *setbacks* adjacent to any *lot* designated Residential in the *OCP*.

3. Outdoor Storage:

(a) Outdoor storage of any goods, materials, or supplies is specifically prohibited between the front of the *principal building* and the *highway*;

(b) The outdoor storage or display of any goods, materials or supplies at *beverage container return centres* is specifically prohibited; and

(c) For land and *structures* located within the City Centre Sub-Area, (Schedule D, Map D.1(a)), outdoor storage of any goods, materials or supplies is specifically prohibited.

4. Automobile Painting and Body Work:

Automobile painting and body work shall be limited as follows:

(a) Must be part of a business selling and renting *vehicles* less than 5,000 kg *G.V.W.*;

(b) Must ensure the storage of damaged or *wrecked vehicles* are completely enclosed within a *building* or approved walled or fenced area;

(c Must ensure *wrecked vehicles* are not visible from outside the *building* or the walled or fenced area in which they are stored;

(d) All automobile painting and body work shall be carried out only in an enclosed *building*; and

(e) The number of *wrecked vehicles* stored within the walled or fenced area shall not exceed 5 at any time.

5. Child Care Centres
   Child care centres shall be located on the *lot* such that these centres have direct access to an *open space* and play area within the *lot*.
6. *Liquor Manufacturing with an On-site Store Endorsement:*
   Retail sales within an on-site store endorsement shall be limited to the sale of liquor products manufactured on the premises, related non-liquor products, and liquor products that have been manufactured by another licensed manufacturer of the same license class on their behalf.

Part 40
Self-Service Gasoline Station Zone
CG-1

(BL 20058; 20300, 22014)

A. Intent

This Zone is intended to accommodate and regulate the development of self-service *gasoline stations* and *accessory uses*.

B. Permitted Uses

(BL 12333; 17703; 17704)

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

Principal Uses:

1. Self-service *gasoline station*, pursuant to Section J.1 of this Zone.
2. Full-service *gasoline station,* pursuant to Section J.1 of this Zone.

Accessory Uses:

3. *Retail stores,* limited to the following:
   (a) *Convenience store,* pursuant to Section D.1.(b) of this Zone; and
   (b) Sale of automotive accessories.
4. *Automotive service uses,* limited to car wash facilities.

C. Subdivision

Lots created through subdivision in this Zone shall conform to the following standards:

1. *Lot Area*: Minimum 1,400 sq. m.
2. *Lot* Width: Minimum 30 m.
3. *Lot* Depth: Minimum 30 m.

D. Density

(BL 13155; 18414; 19073; 19995, 22014)

1. Base Density:
   (a) Maximum *floor area ratio* is 0.30; and
   (b) Despite Section D.1.(a), the total sales and display floor area that may be open to the public in a convenience store shall be a maximum of 28 sq. m.

E. Lot Coverage

The maximum *lot coverage* for all *buildings* and *structures* shall be 30%.

F. Yards and Setbacks

(BL 17471)

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

USES:	SETBACKS: Front Yard	Rear Yard	Side Yard	Street Side Yard
Principal and *Accessory Buildings* and *Structures* Not Identified Below	12.0 m	4.0 m[1]	4.0 m[1]	12.0 m
Pump Islands and Kiosk[2]	4.5 m	4.0 m[1]	4.0 m[1]	4.5 m
Canopies	2.0 m	2.0 m	2.0 m	2.0 m

1 The *rear yard setback* and *side yard setback* shall be a minimum of 4.5 m if the *rear yard* or *side yard* abuts a *highway* or 12 m if the *rear yard* or *side yard* abuts any *lot* designated Residential in the *OCP*.

2 The kiosk shall not exceed a *gross floor area* of 5 sq. m.

G. Height of Buildings

1. Principal Buildings:
   Principal building height shall not exceed 6.0 m.
2. Accessory Buildings:
   Accessory building height shall not exceed 4.0 m.
3. Pump Island Canopies:
   Pump island canopy height shall not exceed 6.0 m.
4. Structures:
   Structure height shall not exceed 4.0 m.

H. Off-Street Parking and Loading/Unloading

(BL 13774; 18719)

1. Parking Calculations:
   Refer to Table D.1 of Part 5 Off-Street Parking and Loading/Unloading.
2. Tandem Parking:
   Where commercial uses are part of the development, required *parking spaces* for company fleet vehicles may be provided as *tandem parking*.

I. Landscaping and Screening

(BL 16957)

1. General Landscaping:
   (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;
   (b) Continuous screen planting a minimum of 1.5 m high by 1.5 m wide, or a solid decorative fence a minimum of 1.5 m high, shall be provided along all *lot lines* separating the developed portions of the *lot* from any *lot* designated Residential in the *OCP*;
   (c) Along the developed portions of the *lot* abutting a *highway*, a continuous *landscaping* strip a minimum of 1.5 m wide shall be provided within the *lot*; and
   (d) Along the developed portions of the *lot* abutting a *highway*, a continuous *landscaping* strip a minimum of 1.5 m wide shall be provided within the *lot*.

2. Loading and Refuse:
Loading areas, garbage containers and *passive recycling containers* shall be screened from any adjacent *lot* designated Residential in the *OCP*, to a height of at least 2.5 m by *buildings*, a *landscaping* screen, a solid decorative fence, or a combination thereof.

J. Special Regulations

1. Gasoline Stations:
Gasoline stations shall provide a*lternative fuel infrastructure* on the same *lot*.

Part 41
Combined Service Gasoline Station Zone — CG-2

(BL 20058; 20300, 22014)

A. Intent

This Zone is intended to accommodate and regulate the development of full-service *gasoline stations* or combined full-service and self-service *gasoline stations* and *accessory uses* including *convenience store* and automotive repair.

B. Permitted Uses

(BL 12333; 17703)

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

Principal Uses:

1. *Gasoline station,* pursuant to Section J.1 of this Zone.

Accessory Uses:

1. *Automotive service uses* of *vehicles* less than 5,000 kg *G.V.W.*;
2. *Retail stores,* limited to the following:
   (a) *Convenience store,* pursuant to Section D.1.(b) of this Zone; and
   (b) Sale of automotive accessories.

C. Subdivision

Lots created through subdivision in this Zone shall conform to the following standards:

1. *Lot Area*: Minimum 1,400 sq. m.
2. *Lot* Width: Minimum 30 m.
3. *Lot* Depth: Minimum 30 m.

D. Density

(BL 13155; 18414; 19073; 19995, 22014)

1. Base Density:
   (a) Maximum *floor area ratio* is 0.30; and
   (b) Despite Section D.1.(a), the total sales and display floor area that may be open to the public in a convenience store shall be a maximum of 28 sq. m.

E. Lot Coverage

The maximum *lot coverage* for all *buildings* and *structures* shall be 30%.

F. Yards and Setbacks

(BL 17471)

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

USES:	SETBACKS: Front Yard	Rear Yard	Side Yard	Street Side Yard
Principal and *Accessory Buildings* and *Structures*	12.0 m	4.0 m[1]	4.0 m[1]	12.0 m
Pump Islands and Kiosk[2]	4.5 m	4.0 m[1]	4.0 m[1]	4.5 m
Canopies	2.0 m	2.0 m	2.0 m	2.0 m

1 The *rear yard setback* and *side yard setback* shall be a minimum of 4.5 m if the *rear yard* or *side yard* abuts a *highway* or 12 m if the *rear yard* or *side yard* abuts any *lot* designated Residential in the *OCP*.

2 The kiosk shall not exceed a *gross floor area* of 5 sq. m.

G. Height of Buildings

1. Principal Buildings:
   Principal building height shall not exceed 6.0 m.
2. Accessory Buildings:
   Accessory building height shall not exceed 4.0 m.
3. Pump Island Canopies:
   Pump island canopy height shall not exceed 6.0 m.
4. Structures:
   Structure height shall not exceed 4.0 m.

H. Off-Street Parking and Loading/Unloading

(BL 13774; 18719)

1. Parking Calculations:
   Refer to Table D.1 of Part 5 Off-Street Parking and Loading/Unloading.
2. Tandem Parking:
   Where commercial uses are part of the development, required *parking spaces* for company fleet vehicles may be provided as *tandem parking*.

I. Landscaping and Screening

(BL 16957)

1. General Landscaping:
   (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;
   (b) Continuous screen planting a minimum of 1.5 m high by 1.5 m wide, or a solid decorative fence a minimum of 1.5 m high, shall be provided along all *lot lines* separating the developed portions of the *lot* from any *lot* designated Residential in the *OCP*;
   (c) Along the developed portions of the *lot* which abuts a *highway*, a continuous *landscaping* strip of not less than 3 m in width shall be provided within the *lot*; and
   (d) 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. Loading and Refuse:
   Loading areas, garbage containers and *passive recycling containers* shall be completely screened from any adjacent *lot* designated Residential in the *OCP*, by a minimum of a 2.5 m high *building*, solid decorative fence, *landscaping* screen, or combination thereof.

J. Special Regulations

1. Gasoline Stations:

Gasoline stations shall be limited as follows:

(a) *Alternative fuel infrastructure* shall be available on the same *lot*; and

(b) Where self-service hoses are available, at least an equal number of full-service hoses shall be available on the same lot.

Part 42
Tourist Accommodation Zone

CTA

(BL 20058; 20300, 22014)

A. Intent

This Zone is intended to accommodate and regulate the development of *tourist accommodation, tourist trailer parks* and *camp-sites* and shall apply in conjunction with the Surrey Mobile Home and Trailer Regulations and Control By-law, as amended.

B. Permitted Uses

(BL 13564; 17471)

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

Principal Uses:

1. *Tourist accommodation*.
2. *Tourist trailer park* or *camp-site,* pursuant to Sections D.1.(b) and J.1 of this Zone.

Accessory Uses:

3. *Eating establishments*, excluding *drive-through restaurants*.
4. *Retail stores,* limited to the following:
   (a) *Convenience store*; and
   (b) Florist shop;
5. *Personal service uses,* excluding *body rub parlours.*
6. One *single family dwelling* for the manager of the *tourist trailer park* or *camp-site*, pursuant to Section D.3 of this Zone.

C. Subdivision

Lots created through subdivision in this Zone shall conform to the following standards:

1. *Lot Area*: Minimum 4,047 sq. m.
2. *Lot* Width: Minimum 40 m.
3. *Lot* Depth: Minimum 2 times *lot* width.

D. Density

(BL 12333; 14390; 19073; 19995, 22014)

1. Base Density:
   (a) Maximum *floor area ratio* is 0.50 for *tourist accommodation*, with or without *accessory uses*; and
   (b) Maximum floor area ratio is 0.1 and a maximum of 50 trailers and camping spaces per hectare for *tourist trailer park* and *camp-site* uses, with or without *accessory uses*.
2. Trailer or Camping Space Size:
   Despite Sections D.1 of this Zone, the minimum area for each trailer or camping space shall be 85 sq. m and a minimum width of 6 m.
3. Maximum Single Family Dwelling Floor Area:
   In this Zone, the *single family dwelling* shall be a maximum of 260 sq. m in floor area.

E. Lot Coverage

1. Tourist Accommodation:
   The portion of the *lot* used for *tourist accommodation*, including *accessory uses,* shall have a maximum *lot coverage* of 50%.
2. Trailer Park or Camp-Site:

The portion of the *lot* used for *tourist trailer park* or *camp-site*, including *accessory uses,* shall have a maximum *lot coverage of* 10%.

3. Combined Tourist Accommodation and Trailer Park or Camp-Site:
The portion of the lot that has a combined *tourist accommodation* with *tourist trailer park* or *camp-site*, including *accessory uses,* shall have a maximum *lot coverage* of 50%.

F. Yards and 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*
Principal and *Accessory Buildings* and *Structures*	20.0 m	7.5 m	7.5 m	20.0 m

G. Height of Buildings

1. Principal Building:
Principal building height shall not exceed 10.0 m.
2. Accessory Buildings:
Accessory building height shall not exceed 7.5 m.
3. Structures:
Structure height shall not exceed 7.5 m.

H. Off-Street Parking and Loading/Unloading

(BL 13774; 18719)

1. Parking Calculations:
Refer to Table D.1 of Part 5 Off-Street Parking and Loading/Unloading.
2. Parking Areas:
No parking shall be permitted within the required *setbacks*.
3. Tandem Parking:
Where commercial uses are part of the development, required *parking spaces* for company fleet vehicles may be provided as *tandem parking*.

I. Landscaping and Screening

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

J. Special Regulations

1. Trailer Park or Camp-Site Open Space:

   A *tourist trailer park* or *camp-site* shall devote a minimum of 7.5% of the total *lot* area or portion of the *lot* area designated or intended to be used for *tourist trailer park* or *camp-site* to a playground or *open space*.

2. Refuse:

   Garbage containers and *passive recycling containers* shall not be located along the boundary of any *lot* designated Residential in the *OCP*.

Part 43
Child Care Zone

CCR

(BL 20058; 20300, 22014)

A. Intent

(BL 17471)

This Zone is intended to accommodate and regulate the development of large *child care centres* within a *single family dwelling*.

B. Permitted Uses

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

Principal Uses:

1. One *single family dwelling*.

Accessory Uses:

2. *Child care centre*, regulated by the Community Care and Assisted Living Act, as amended, provided that:
   (a) The centre is licensed to accommodate a maximum of 25 children at any one time; and
   (b) The centre does not constitute a singular use on the *lot*.

C. Subdivision

Lots created through subdivision in this Zone shall conform to the following standards:

1. *Lot Area*: Minimum 560 sq. m.
2. *Lot* Width: Minimum 15 m.
3. *Lot* Depth: Minimum 28 m.

D. Density

(BL 18414; 19491)

1. Building Construction:
   For the purpose of *building* construction:
   (a) Floor Area and Floor Area Ratio Lots <= 560 sq m:
   Where a *lot* size is <= 560 sq. m in area the, maximum *floor area ratio* shall not exceed 0.52, provided that, of the allowable floor area, 44.6 sq. m is only used as a garage or carport, and 10 sq. m is only used as *accessory buildings* and *structures*; and
   (b) Floor Area and Floor Area Ratio Lots > 560 sq. m:
   Where a *lot* size > 560 sq. m in area, the maximum *floor area ratio* shall not exceed 0.48, provided that, of the allowable floor area, 45 sq. m is only used as a garage or carport; and 10 sq. m is only used as *accessory buildings* and *structures*.
2. Floor Area Ratio Calculation:
   In this Zone, all covered areas used for parking shall be included in the calculation of *floor area ratio*.

E. Lot Coverage

The maximum *lot coverage* for all *buildings* and *structures* shall be 40%.

F. Yards and Setbacks

(BL 17471)

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

USES:	*SETBACKS:* *Front Yard*	*Rear Yard*	*Side Yard*	*Street Side Yard*
Principal Building:				
Lot width:[1] [3] 30 m	7.5 m	7.5 m	4.5 m	7.5 m
Lot width:[1] [3] 24 m & < 30 m	7.5m	7.5 m	3.0 m	7.5 m
Lot width:[1] < 24 m	7.5 m	7.5 m	1.8 m[2]	7.5 m
Accessory Buildings and *Structures*	18.0 m	1.5 m	1.0 m	7.5 m

1 *Lot* width is measured 7.5 m from the *front property line*.
2 The *side yard* for the *principal building* may be reduced to 1.2 m if the combined *side yards* are at least 20% of the width of the *lot* measured 7.5 m from the *front property line*.

G. Height of Buildings

1. Principal Buildings:
   Principal building height shall not exceed 9 m.
2. Accessory Buildings:
   Accessory building height shall not exceed 4 m.
3. Structures:
   Structure height shall not exceed 4 m.

H. Off-Street Parking and Loading/Unloading

(BL 13774; 18719)

1. Parking Calculations:
   Refer to Table D.1 of Part 5 Off-Street Parking and Loading/Unloading.

I. Landscaping and Screening

1. General Landscaping
   (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) *Highway* boulevards abutting a *lot* shall be seeded or sodded with grass; excludes *driveways*.

J. Special Regulations

(BL 17471)

1. Child Care Centres:
   Child care centres shall:
   (a) Be located with direct access to an *open space* and play area within the *lot*; and
   (b) Have a minimum of a 1.8 m high fence around the designated outdoor play areas that is non-climbable, strong, and, if not solid, then have spacings small enough to prevent a child's head from going through them.

Part 44
Commercial Recreation Zone

CPR

(BL 20058; 20300, 22014)

A. Intent

This Zone is intended to accommodate and regulate commercial recreational uses.

B. Permitted Uses

(BL 15655; 17471)

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

Principal Uses:

1. *Recreational facilities*, excluding outdoor go-kart operations, drag racing and rifle ranges.
2. *Child care centres*, provided that such centres do not constitute a singular use on the lot, pursuant to Section J.2 of this Zone.
3. Drive-in *theatres,* pursuant to Section J.1 of this Zone.
4. *Retail stores,* limited to flea markets, provided that the flea market is contained within a drive-in *theatre lot*.
5. *Cultural uses*.
6. *Agriculture* and *horticulture* uses, excluding *kennels*, only where the *lot* is within the *Agricultural Land Reserve*, pursuant to Section D.2 of this Zone.

Accessory Uses:

7. One *caretaker unit* for the accommodation of an official, manager or caretaker of the *principal use.*
8. *Eating establishments,* excluding *drive-through restaurants.*
9. Clubhouse.
10. *Agriculture* and *horticulture accessory uses*, including 1 *single family dwelling*.

C. Subdivision

Lots created through subdivision in this Zone shall conform to the following standards:

1. *Lot* Area: Minimum 2,000 sq. m.
2. *Lot* Depth: Minimum 30 m.
3. *Lot* Width: Minimum 2 times *lot* width.

D. Density

(BL 14390; 19073; 19995, 22014)

1. Base Density:
   Maximum *floor area ratio* is 0.40.
2. Agriculture and Horticulture Uses:
   Agriculture and *horticulture* uses are only permitted on *lots* with a minimum area of 2 ha.

E. Lot Coverage

The maximum *lot coverage* for all *buildings* and *structures* shall be 40%.

F. Yards and Setbacks

(BL 12333)

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

USES:	SETBACKS: Front Yard	Rear Yard	Side Yard	Street Side Yard
Buildings & *Structures* for *Recreation Facilities*, *Child Care Centres*, Drive-in *Theatres*, Flea Markets and *Cultural Uses*	12.0 m	12.0 m	12.0 m	12.0 m
Buildings & Structures for *Agriculture* or *Horticulture* Uses	30.0 m	30.0 m	15.0 m	30.0 m
Accessory Buildings and *Structures*	7.5 m	7.5 m	7.5 m	7.5 m

G. Height of Buildings

Building height or *structure* height shall not exceed 12 m.

H. Off-Street Parking and Loading/Unloading

(BL 13774; 18719)

1. Parking Calculations:
   Refer to Table D.1 of Part 5 Off-Street Parking and Loading/Unloading.
2. Tandem Parking:
   Where commercial uses are part of the development, required *parking spaces* for company fleet *vehicles* may be provided as *tandem parking*.

I. Landscaping and Screening

1. General Landscaping:
   (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;
   (b) Continuous screen planting a minimum of 3 m wide shall be provided along all *lot lines* and shall include trees;
   (c) Screen planting and/or a solid decorative fence a minimum of 1.5 m high, shall be provided along all *lot lines* separating the developed portion of the *lot* from any *lot* designated Residential in the *OCP*; and
   (d) *Highways* boulevards abutting a *lot* shall be seeded or sodded with grass; excludes *driveways*.

J. Special Regulations

(BL 17471)

1. Drive-In Theatres:
   Drive-in *theatres* shall be permitted only if:
   (a) Reserves of off-street *vehicle* queuing space are provided for patrons awaiting admission, in an amount of not less than 5% of the *vehicular* capacity of the *theatre* and provided that such space shall be treated with a suitable material to provide a dust-free weed-free surface;
   (b) Ingress and egress from any *highway* are designed and constructed so as to provide for safe traffic movement. Exit and entrance will be permitted only onto a *frontage* road leading to the fronting *highway*;

(c) The *theatre* screen is located such that the picture shown thereon shall not be visible from any *arterial highway* abutting the *lot;* and

(d) *Vehicular* circulation is limited to only one-way traffic within the boundaries of the *lot*.

2. Child Care Centres:

Child care centres shall:

(a) Be located with direct access to an *open space* and recreation area within the *lot*, and

(b) Be regulated by the Community Care and Assisted Living Act, as amended, and the Child Care Licensing Regulation, as amended.

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Part 45
Golf Course Zone

CPG

(BL 20058; 20300, 20681, 22014)

A. Intent

This Zone is intended to accommodate and regulate *golf courses* as recreational commercial developments.

B. Permitted Uses

(BL 15655; 17471, 20681)

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

Principal Uses:

1. *Golf courses*.
2. Golf driving ranges.
3. *Agriculture* and *horticulture* uses, excluding *kennels*, only where the *lot* is a minimum of 2 ha in area and within the *Agricultural Land Reserve.*

Accessory Uses:

4. *Golf course* and golf driving range *accessory uses*, including the following:
   (a) One *caretaker unit* per *lot*, for the accommodation of an official, manager or caretaker of the *principal use*;
   (b) *Eating establishments*, excluding *drive-through restaurants*;
   (c) Clubhouse;
   (d) *Neighbourhood pub;*
   (e) Indoor *recreational facilities*; and
   (f) *Child care centres*, regulated by the Community Care and Assisted Living Act, as amended, and the Child Care Licensing Regulation, as amended.
5. *Agriculture* and *horticulture accessory uses*, including 1 *single family dwelling*.

C. Subdivision

Lots created through subdivision in this Zone shall conform to the following standards:

1. *Lot Area*: Minimum 4,000 sq. m.
2. *Lot* Width: Minimum 50 m.
3. *Lot* Depth: Minimum 60 m.

D. Density

(BL 14390; 19073; 19995, 22014)

1. Base Density:
   Maximum *floor area ratio* is 0.10.

E. Lot Coverage

The maximum *lot coverage* for all *buildings* and *structures* shall be 10%.

F. Yards and 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
Buildings and *Structures* for *Golf Courses*, Golf Driving Ranges and Associated *Accessory Uses*	12.0 m	12.0 m	12.0 m	12.0 m
Buildings and *Structures* for *Agriculture* and *Horticulture* Uses	30.0 m	30.0 m	15.0 m	30.0 m

G. Height of Buildings

Building height or *structure* height shall not exceed 12 m.

H. Off-Street Parking and Loading/Unloading

(BL 13774; 18719)

1. Parking Calculations:
   Refer to Table D.1 of Part 5 Off-Street Parking and Loading/Unloading.
2. Tandem Parking:
   Where commercial uses are part of the development, required *parking spaces* for company fleet vehicles may be provided as *tandem parking*.
3. Golf Courses:
   For *golf courses* and golf driving ranges and all associated *accessory uses*, parking is prohibited within the required *setbacks*.

I. Landscaping and Screening

1. General Landscaping:
   (a) A continuous buffer not less than 12 m wide, containing mature trees, natural bush and *landscaping*, shall be provided and maintained along all *lot lines*; and
   (b) *Highway* boulevards abutting a *lot* shall be seeded or sodded with grass; except at *driveways*.

J. Special Regulations

1. Golf Courses:
   Golf courses and golf driving ranges shall be permitted only if:
   (a) The *golf course* or golf driving range is situated and designed so that golf balls do not create a nuisance or a danger to any uses on an abutting *lot* or *highway*;
   (b) Lights are mounted so as to direct glare away from any *lot* designated Residential in the *OCP* or any *highway*; and
   (c) Stray golf ball control fences are located a minimum of 12 m away from any *lot line,* are kept in good repair, and are bordered with appropriate screening and *landscaping*.
2. Child Care Centres:
   Be located with direct access to an *open space* and play area within the *lot*.

Part 46
Marina Zone

CPM

(BL 20058; 20300, 22014)

A. Intent

(BL 17471)

This Zone is intended to accommodate and regulate *marinas* and associated uses as recreational commercial developments.

B. Permitted Uses

(BL 15655; 17471)

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

Principal Uses:

1. *Marinas*.
2. *Agriculture* and *horticulture* uses, excluding *kennels*, only where the *lot* is a minimum of 2 ha in area and within the *Agricultural Land Reserve*.

Accessory Uses:

3. *Marina accessory uses*, including the following:
   - (a) One *caretaker unit*, for the accommodation of an official, manager or caretaker of the *principal use*;
   - (b) *Retail stores,* pursuant to Section D.3 of this Zone*,* limited to the following:
     - i. Sale of marine and fishing supplies; and
     - ii. *Convenience store*;
   - (c) Marine repair and service station;
   - (d) Marine machine shop;
   - (e) *Eating establishments,* excluding *drive-through restaurants*;
   - (f) Clubhouse; and
   - (g) *Child care centres,* regulated by the Community Care and Assisted Living Act, as amended, and the Child Care Licensing Regulation, as amended.
4. *Agriculture* and *horticulture accessory uses*, including 1 *single family dwelling*.

C. Subdivision

Lots created through subdivision in this Zone shall conform to the following standards:

1. *Lot Area*: Minimum 4,000 sq. m.
2. *Lot* Depth: Minimum 50 m.
3. *Lot* Width: Minimum 60 m.

D. Density

(BL 18414; 19491, 22014)

1. Base Density:
   Maximum *density* shall be a *floor area ratio* of 0.40.
2. Retail Use Floor Area:
   Notwithstanding Section D.1 of this Zone, the combined floor area of all *retail* uses shall be a maximum of 140 sq. m.
3. Floor Area Ratio Calculation:
   In this Zone, any *building* or *structure* floating on water, excluding docks, shall be included in the calculation of *floor area ratio*.

E. Lot Coverage

The maximum *lot coverage* for all *buildings* and *structures* shall be 40%, including any portion of the *lot* covered by water.

F. Yards and 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*
Buildings and *Structures* for *Marina* and Accessory Uses (excluding *Agriculture* and *Horticulture* uses)	12.0 m	12.0 m[1]	12.0 m[1]	12.0 m
Buildings and *Structures* for *Agriculture* and *Horticulture* Uses and their *Accessory Uses*	30.0 m	30.0 m	15.0 m	30.0 m

1 The *rear yard* or *side yards* may be reduced to 7.5 m provided that such *yards* abut the shoreline.

G. Height of Buildings

1. Principal and Accessory Uses:
   Excluding *agriculture* or *horticulture* uses, *building height* and *structure* height for all *principal uses* and *accessory uses* shall not exceed 9 m.
2. Agriculture or Horticulture Uses:
   Building height or *structure* height for agriculture or horticulture uses shall not exceed 12 m.

H. Off-Street Parking and Loading/Unloading

(BL 13774; 18719)

1. Parking Calculations:
   Refer to Table D.1 of Part 5 Off-Street Parking and Loading/Unloading.
2. Parking Areas:
   For *marinas* and all associated *accessory uses*, all parking is prohibited within the required *setbacks*.

I. Landscaping and Screening

1. General Landscaping:
   (a) A continuous buffer not less than 12 m wide, containing mature trees, natural bush and *landscaping*, shall be provided and maintained along all *lot lines* other than a *lot line* abutting the shoreline; and
   (b) *Highway* boulevards abutting a *lot* shall be seeded or sodded with grass; except at *driveways*.

J. Special Regulations

1. Child Care Centres:
   Be located with direct access to an *open space* and play area within the *lot*.

Part 47
Business Park Zone

IB

(BL 20058; 20300, 21852, 22014, 22077)

A. Intent

This zone is intended to accommodate and regulate the *comprehensive design* of industrial business parks.

B. Permitted Uses

(BL 12333; 12715; 13564; 13703; 13970; 13769; 15664; 19817)

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

Principal Uses:

1. *Light impact industry,* including wholesale and retail sales of products produced on the *lot* or as part of the wholesale or warehouse operations.
2. Office uses, excluding
   (a) S*ocial escort services; and*
   (b) *Methadone clinics.*
3. *General service uses,* excluding *drive-through banks*.
4. *Warehouse uses*.
5. *Distribution centres.*
6. *Self-storage warehouse*.

Accessory Uses:

7. *Personal service uses,* limited to the following:
   (a) Barbershops;
   (b) Beauty parlours;
   (c) Cleaning and repair of clothing; and
   (d) Shoe repair shops;
8. *Recreational facilities*, excluding go-kart operations, drag racing and rifle ranges.
9. *Eating establishments*, excluding *drive-through restaurants*.
10. *Community services*.
11. *Assembly halls,* limited to *places of worship*, to a maximum of 300 seats, pursuant to Section D.2 of this Zone.
12. *Child care centre,* regulated by the Community Care and Assisted Living Act, as amended and the Child Care Licensing Regulation, as amended.
13. *Caretaker unit(s),* pursuant to Section D.3 of this Zone.

C. Subdivision

Lots created through subdivision in this Zone shall conform to the following standards:

1. *Lot Area*: Minimum 1,800 sq. m.
2. *Lot* Width: Minimum 30 m.
3. *Lot* Depth: Minimum 30 m.

D. Density

(BL 13155; 14541; 18414; 19073; 19995; 20058, 22014, 22077)

1. Base Density:
   Maximum floor area ratio is 1.00.
2. Places of Worship:
   Notwithstanding Section D.1 of this Zone, *density* for *places of worship* shall be as follows:
   (a) Maximum *gross floor area* of 700 sq. m; and

(b) The *places of worship* that are permitted, at any given time, shall be restricted as follows:
   i. No more than one *place of worship* shall be permitted on each *lot*;
   ii. All of the strata *lots* within a single strata plan may together contain no more than a single *place of worship*;
   iii. All of the bare land strata *lots* within a single bare land strata plan may together contain no more than a single *place of worship*; and
   iv. All of the air space parcels and the remainder *lot* within a single air space plan may together contain no more than a single *place of worship*.

(c) Where Sub-section D.2.(b) has been violated due to the presence of multiple *places of worship*, only the *place of worship* operated by the person(s) who commenced continuous operation at the earliest point in time shall be permitted.

3. Caretaker Unit:

Notwithstanding Section D.1 of this Zone, *density* for *caretaker units* shall be as follows:

(a) One *caretaker unit* is permitted in each *principal building* < 2,800 sq. m in floor area; and

(b) Two *caretaker units* are permitted in each *principal building* >= 2,800 sq. m in floor area; and

(c) Maximum of two *caretaker units* are permitted on *lots* < 4.0 ha in area; and

(d) Maximum of three *caretaker units* are permitted on *lots* >= 4.0 ha in area; and

(e) The first *caretaker unit* on a *lot* shall be a maximum floor area of 140 sq. m; and

(f) Any additional *caretaker units* on a *lot* shall be a maximum floor area of 90 sq. m each; and

(g) Notwithstanding Sections D.3(a) through (f) of this Zone, where a *lot* has been subdivided by a strata plan, only one *caretaker unit,* to a maximum of 140 sq. m in floor area*,* is permitted within the strata plan; and

(h) Notwithstanding Sections D.3(e) through (g) of this Zone, *caretaker unit* floor area shall be a maximum of 33% of the total floor area of each *principal building* within which the *caretaker unit* is contained.

E. Lot Coverage

(BL 16790)

The maximum *lot coverage* for all *buildings* and *structures* shall be 60%.

F. Yards and Setbacks

(BL 18455)

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

USES:	*SETBACKS:* *Front Yard*	*Rear Yard*	*Side Yard*	*Street Side Yard*
Principal and *Accessory Buildings* and *Structures*	7.5 m	7.5 m	7.5 m[1]	7.5 m

1 One (1) *side yard setback* may be reduced to 3.6 m if the *side yard* abuts land which is designated Commercial, Mixed Employment or Industrial in the *OCP.*

G. Height of Buildings

1. Principal Buildings:

Principal building height shall not exceed 12 m.

2. Accessory Buildings:
Accessory building height shall not exceed 6 m.

3. Structures:
Structure height shall not exceed 6 m.

H. Off-Street Parking and Loading/Unloading
(BL 13774; 18719)

1. Parking Calculations:
Refer to Table D.1 of Part 5 Off-Street Parking and Loading/Unloading.

2. Tandem Parking:
Where commercial or industrial uses are part of the development, required *parking spaces* for company fleet vehicles may be provided as *tandem parking*.

I. Landscaping and Screening
(BL 18414)

1. General Landscaping:
   (a) All developed portions of the *lot* not covered by *buildings, structures* or paved areas shall be landscaped including the retention of mature trees. This *landscaping* shall be maintained;
   (b) Continuous screen planting a minimum of 6.0 m wide shall be provided along all *lot lines* separating the developed portion of the *lot* from any *lot* designated Residential in the *OCP*; and
   (c) Along the developed portions of the *lot* abutting a *highway*, a continuous *landscaping* strip a minimum of 3 m wide shall be provided from back of curb or projected future curb location.

2. Loading and Refuse:
Loading areas, garbage containers and *passive recycling containers* shall be screened from any adjacent *lot* designated Residential in the *OCP*, to a height of at least 2.5 m by *buildings*, a *landscaping* screen, a solid decorative fence, or a combination thereof.

J. Special Regulations

1. Safety, Noise and Nuisance:
No land, *building* or *structure* is permitted to have a use that:
   (a) Constitutes an unusual fire, explosion or safety hazard;
   (b) Emits noise, measured at any point on any boundary of the *lot* on which the use is located, that is:
      i. In excess of 70 decibels where the *lot* abuts a *lot* designated Industrial in the *OCP*; and
      ii. In excess of 60 decibels where the *lot* abuts a *lot* designated anything other than Industrial in the *OCP*;
   (c) Produces heat or glare perceptible from any boundary of the *lot* on which the use is located; and
   (b) Stores or handles *special wastes* without:
      i. Conforming with the Surrey Fire Prevention By-law, as amended;
      ii. Conforming with the safety regulations as set out in the Health Act, as amended; and

iii. Operating without any required permits as set out in the Environmental Management Act, as amended.

2. Outdoor Storage and Display:
   Outdoor storage of any goods, materials or supplies is specifically prohibited.

3. Refuse:
   Garbage containers and *passive recycling containers* shall not be located within any required *setback* adjacent to any *lot* designated Residential in the *OCP*.

4. Child Care Centres:
   Child care centres shall be located on the *lot* such that these centres have direct access to an *open space* and play area within the *lot*.

Part 47A
Business Park 1 Zone
IB-1

(BL 15149; 20058; 20300, 21852, 22014)

A. Intent

(BL 16957)

This zone is intended to permit development of industrial business parks with a high standard of design forming part of a *comprehensive design*.

B. Permitted Uses

(BL 15664; 16957; 17704)

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

Principal Uses:

1. *Light impact industry,* including wholesale and retail sales of products produced within the business premises or as part of the wholesale or warehouse operations, pursuant to Section D.2 of this Zone.
2. *Warehouse uses*.
3. *Distribution centres.*
4. Office uses, excluding:
   (a) *Social escort services*;
   (b) *Methadone clinics*; and
   (c) Offices of professionals including without limitation, accountants, lawyers, doctors, dentists, chiropractors, physiotherapists, massage therapists and related health care practitioners and notary publics, and the offices of real estate, advertising and insurance.
5. *Self-storage warehouse*.

Accessory Uses:

6. *General service uses,* excluding *drive-through banks.*
7. *Eating establishments,* limited to a maximum of 200 seats and excluding *drive-through restaurants*.
8. *Community services*.
9. *Child care centre,* regulated by the Community Care and Assisted Living Act, and the Child Care Licensing Regulation, as amended.
10. Caretaker *unit(s),* pursuant to Section D.3 of this Zone.

C. Subdivision

Lots created through subdivision in this Zone shall conform to the following standards:

1. *Lot Area*: Minimum 1,800 sq. m.
2. *Lot* Width: Minimum 30 m.
3. *Lot* Depth: Minimum 30 m.

D. Density

(BL 19073; 19995, 22014)

1. Base Density:
   Maximum *floor area ratio* is 1.00.
2. Light Impact Retail Sales Industry Floor Area:
   Despite Section D.1 of this Zone, the total floor area used, or intended to be used, for retail sales and display to the public for *light impact industry* uses, shall be the lesser of 460 sq. m or 20% of the *gross floor area* for each individual business or establishment.
3. Caretaker Unit:

Despite Sections D.1 of this Zone, *density* for *caretaker units* shall be as follows:

(a) One *caretaker unit* is permitted in each *principal building* < 2,800 sq. m in floor area; and

(b) Two *caretaker units* are permitted in each *principal building* >= 2,800 sq. m in floor area; and

(c) Maximum of two *caretaker units* are permitted on *lots* < 4.0 ha in area; and

(d) Maximum of three *caretaker units* are permitted on *lots* >= 4.0 ha in area; and

(e) The first *dwelling unit* on a *lot* shall be a maximum floor area of 140 sq. m; and

(f) Any additional *caretaker units* on a *lot* shall be a maximum floor area of 90 sq. m each; and

(g) Despite Sections D.4(a) through (f) above, where a *lot* has been subdivided by a strata plan, only one *caretaker unit,* to a maximum of 140 sq. m in floor area*,* is permitted within the strata plan; and

(h) Despite Sections D.4(e) through (g) above, *caretaker unit* floor area shall be a maximum of 33% of the total floor area of each *principal building* within which the *caretaker unit* is contained.

E. Lot Coverage

(BL 16790)

The maximum *lot coverage* for all *buildings* and *structures* shall be 60%.

F. Yards and Setbacks

(BL 18455)

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

USES:	*SETBACKS:* *Front Yard*	*Rear Yard*	*Side Yard*	*Street Side Yard*
Principal and *Accessory Buildings* and *Structures*	16.0 m[1]	7.5 m	7.5 m[2]	9.0 m[3]

1 The *front yard setback* may be reduced to 7.5 m if the area between the front face of any *building* or *structure* and a *highway* is not used for parking and is landscaped.

2 One (1) *side yard setback* may be reduced to 3.6 m if the *side yard* abuts land which is designated Commercial, Mixed Employment or Industrial in the *OCP*.

3 The *street side yard setback* may be reduced to 7.5 m if the area between the *flanking street* face of any *building* or *structure* and a *highway* is not used for parking and is landscaped.

G. Height of Buildings

1. Principal Buildings:
   Principal building height shall not exceed 14 m.
2. Accessory Buildings:
   Accessory building height shall not exceed 6 m.
3. Structures:
   Structure height shall not exceed 6 m.

H. Off-Street Parking and Loading/Unloading

(BL 18719)

1. Parking Calculations:
   Refer to Table D.1 of Part 5 Off-Street Parking and Loading/Unloading.
2. Truck and Trailer Parking:
   In this Zone, additional areas for parking of trucks and trailers associated with the uses and operations allowed on the *lot* may be permitted within the designated loading/unloading areas provided that:

(a) The number of *parking spaces* shall not exceed the number of loading spaces and/or shipping/receiving doors; and

(b) The *parking spaces* shall not be visible from the *highways* abutting the *lot*.

I. Landscaping and Screening

(BL 17471; 18414; 18455, 20551)

1. General Landscaping:

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

(b) Continuous screen planting a minimum of 6.0 m wide shall be provided along all *lot lines* separating the developed portion of the *lot* from any *lot* designated Residential in the *OCP*;

(c) A continuous *landscaping* strip of a minimum of 1.5 m wide shall be provided along all *side lot lines* between a *highway* and up to 3.0 m from the front face of the closest *principal building* fronting a *highway*; and

(d) Pursuant to Surrey Subdivision and Development By-law, as amended and to Schedule D, Surrey Road Classification Map R-91, the following continuous *landscaping* strip is required within and along the developed portions of the *lot* as follows:

i. Abutting an Arterial or Collector Road – Minimum 6.0 m; and

ii. Abutting all other *highway* types – Minimum 3.0 m.

2. Loading and Refuse:

(a) Loading areas, garbage containers and *passive recycling containers* shall be completely screened from any adjacent *lot* designated Residential in the *OCP*, by a minimum of a 2.5 m high *building*, solid decorative fence, *landscaping* screen, or combination thereof; and

(b) Loading areas shall not be located within any of the following areas:

i. Required *setbacks* adjacent to any *lot* designated Residential in the *OCP*; and

ii. A required *front yard setback* or *flanking street setback* abutting an Arterial Road or Collector Road shown in Schedule D, Surrey Road Classification Map R-91 or in the Subdivision and Development of Land By-law, as amended.

J. Special Regulations

(BL 17471; 17704; 18414)

1. Safety, Noise and Nuisance:

No land, *building* or *structures* is permitted to have a use that:

(a) Constitutes an unusual fire, explosion or safety hazard;

(b) Emits noise, measured at any point on any boundary of the *lot* on which the use is located, that is:

i. In excess of 70 decibels where the *lot* abuts a *lot* designated Industrial in the *OCP*; and

ii. In excess of 60 decibels where the *lot* abuts a *lot* designated anything other than Industrial in the *OCP*; and

(c) Produces heat or glare perceptible from any boundary of the *lot* on which the use is located.

2. Outdoor Storage and Display:

(a) Outdoor storage of any goods, materials or supplies is specifically prohibited; and
(b) For *light impact industry* and *warehouse uses*, parking, storage or service of trucks and trailers on any portion of the *lot* not associated with these uses or their permitted operations is specifically prohibited.

3. Refuse:
Garbage containers and *passive recycling containers* shall not be located within any required front or *flanking street setback* or any required *setback* adjacent to any *lot* designated Residential in the *OCP*.

4. Child Care Centres:
Child care centres shall be located with direct access to an *open space* and play area within the *lot*.

Part 47B
Business Park 2 Zone

IB-2

(BL 15149; 20058; 20300, 21852, 22014)

A. Intent

(BL 16957)

This Zone is intended to accommodate and regulate the development of industrial business park uses that are generally compatible with one another and with adjoining zones and with a high standard of design.

B. Permitted Uses

(BL 15664; 16957; 17471; 17704)

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

Principal Uses:

1. *Light impact industry,* including the wholesale and retail sale of products produced within the business premises or as part of the wholesale or warehouse operations, pursuant to Section D.2 of this Zone.
2. *Warehouse uses.*
3. *Distribution centres.*
4. Office uses, excluding:
   (a) *Social escort services*;
   (b) *Methadone clinics*; and
   (c) Offices of professionals including without limitation, accountants, lawyers, doctors, dentists, chiropractors, physiotherapists, massage therapists and related health care practitioners and notary publics, and the offices of real estate, advertising and insurance.
5. *Self-storage warehouse.*

Accessory Uses:

6. *Coffee shops* provided that the seating capacity shall not exceed 35 and the said *coffee shop* is not licensed by the Liquor Control and Licensing Act, as amended.
7. *General service uses* excluding *drive-through banks.*
8. *Child care centres,* regulated by the Community Care and Assisted Living Act, as amended, and the Child Care Licensing Regulation, as amended.
9. *Caretaker unit(s),* pursuant to Section D.3 of this Zone.

C. Subdivision

Lots created through subdivision in this Zone shall conform to the following standards:

1. *Lot Area*: Minimum 1,800 sq. m.
2. *Lot* Width: Minimum 30 m.
3. *Lot* Depth: Minimum 30 m.

D. Density

(BL 18414; 19073; 19995, 22014)

1. Base Density:
   Maximum floor area ratio is 1.00.
2. Light Impact Industry Retail Sales Floor Area:
   Despite Section D.1 of this Zone, the total floor area used, or intended to be used, for retail sales and display to the public for *light impact industry* uses, shall be the lesser of 460 sq. m or 20% of the *gross floor area* for each individual business or establishment.
3. Caretaker Unit:
   Despite Sections D.1 of this Zone, the *density* for *caretaker units* shall be as follows:
   (a) One *caretaker unit* is permitted in each *principal building* < 2,800 sq. m in floor area; and
   (b) Two *caretaker units* are permitted in each *principal building* >= 2,800 sq. m in floor area; and
   (c) Maximum of two *caretaker units* are permitted on *lots* < 4.0 ha in area; and
   (d) Maximum of three *caretaker units* are permitted on *lots* >= 4.0 ha in area; and
   (e) The first *caretaker unit* on a *lot* shall be a maximum floor area of 140 sq. m; and
   (f) Any additional *caretaker units* on a *lot* shall be a maximum floor area of 90 sq. m each; and
   (g) Notwithstanding Sections D.4(a) through (f) above, where a *lot* has been subdivided by a strata plan, only one *caretaker unit,* to a maximum of 140 sq. m in floor area*,* is permitted within the strata plan; and
   (h) Notwithstanding Sections D.4(e) through (g) above, *caretaker unit* floor area shall be a maximum of 33% of the total floor area of each *principal building* within which the *caretaker unit* is contained.

E. Lot Coverage

The maximum *lot coverage* for all *building* and *structures* shall be 60%.

F. Yards and Setbacks

(BL 17471; 18455)

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

USES:	SETBACKS: Front Yard	Rear Yard	Side Yard	Street Side Yard
Principal and *Accessory Buildings* and *Structures*	16 m[1]	7.5 m	7.5 m[2]	9.0 m[3]

1 The *front yard setback* may be reduced to 7.5 m if the area between the front face of any *building* or *structure* and a *highway* is not used for parking and is landscaped.

2 One (1) *side yard setback* shall be 7.5 m or 0.0 m if the said *side yard* abuts land which is designated Commercial, Mixed Employment, or Industrial in the *OCP*.

3 The *street side yard setback* may be reduced to 7.5 m if the area between the *flanking street* face of any *building* or *structure* and a *highway* is not used for parking and is landscaped.

G. Height of Buildings

1. Principal Buildings:
   Principal building height shall not exceed 14 m.
2. Accessory Buildings:
   Accessory building height shall not exceed 6 m.
3. Structures:
   Structure height shall not exceed 6 m.

H. Off-Street Parking and Loading/Unloading

(BL 18719)

1. Parking Calculations:
   Refer to Table D.1 of Part 5 Off-Street Parking and Loading/Unloading.
2. Truck and Trailer Parking:
   In this Zone, additional areas for parking of trucks and trailers associated with the uses and operations allowed on the *lot* may be permitted within the designated loading/unloading areas provided that:
   (a) The number of *parking spaces* does not exceed the number of loading spaces and/or shipping/receiving doors; and
   (b) The *parking spaces* are not visible from the *highways* abutting the *lot*.

I. Landscaping and Screening

(BL 17471; 18414; 18455)

1. General Landscaping:
   (a) All developed portions of the *lot* not covered by *buildings, structures* or paved areas shall be landscaped including the retention of mature trees. This *landscaping* shall be maintained;
   (b) Continuous screen planting a minimum of 6.0 m wide shall be provided along all *lot lines* separating the developed portion of the *lot* from any *lot* designated Residential in the *OCP*;
   (c) A continuous *landscaping* strip of a minimum of 1.5 m wide shall be provided along all *side lot lines* between a *highway* and up to 3.0 m from the front face of the closest *principal building* fronting a *highway*;
   (d) *Highway* boulevards abutting a *lot* shall be seeded or sodded with grass; except at *driveways*; and
   (e) Pursuant to Surrey Subdivision and Development By-law, as amended and pur to Schedule D, Surrey Road Classification Map R-91, the following continuous *landscaping* strip is required within and along the developed portions of the *lot* as follows:
      i. Abutting an Arterial or Collector Road – Minimum 6.0 m; and
      ii. Abutting all other *highway* types – Minimum 3.0 m.
2. Loading and Refuse:
   Loading areas, garbage containers and *passive recycling containers* shall be completely screened from and adjacent *lot* designated Residential in the *OCP*, by a minimum of a 2.5 m *building*, decorative fence, *landscaping* screen, or combination thereof.
3. Outdoor Storage and Display:
   (a) Outdoor storage and display areas shall be completely screened by a *landscaping* strip a minimum of 2.5 m high by 1.5 m wide and/or by a minimum of a 2.5 m *building,* solid decorative fencing, or combination thereof; and
   (b) No storage or display of material shall be piled higher than 2.5 m within 5 m of the screening fence or *landscaping* and no higher than 3.5 m anywhere on the *lot*.

J. Special Regulations

(BL 17471; 17704, 20551)

1. Safety, Noise and Nuisance:
   In this Zone:
   (a) No land, *building* or *structures* is permitted to have a use that:
      i. Constitutes an unusual fire, explosion or safety hazard;

ii. Emits noise, measured at any point on any boundary of the *lot* on which the use is located, that is:
   a. In excess of 70 decibels where the *lot* abuts a *lot* designated Industrial in the *OCP*; and
   b. In excess of 60 decibels where the *lot* abuts a *lot* designated anything other than Industrial in the *OCP*; and
iii. Produces heat or glare perceptible from any boundary of the *lot* on which the use is located.

2. Outdoor Storage and Display:

(a) Outdoor storage and display of any containers, goods, materials or supplies, and areas for parking of trucks and trailers associated with the uses and operations allowed on the *lot* other than the loading spaces in front of loading doors shall:
   i. Not exceed a total area greater than the *lot* area covered by the *principal building*; and
   ii. Not be located within any *front yard* or *side yard*; and

(b) Truck and Trailer Parking:
   For *light impact industry and warehouses uses,* parking, storage or service of trucks and trailers on any portion of the *lot* not associated with the uses or operations permitted thereof is specifically prohibited.

3. Loading and Refuse:

Loading areas, garbage containers and *passive recycling containers* shall not be located within any required *front yard setback, flanking street setback* or any required *setback* adjacent to any *OCP* designated Residential *lot*.

4. Child Care Centres:

Child care centres shall:

(a) Be located with direct access to an *open space* and play area within the *lot*; and

(b) Operate in accordance with the Community Care and Assisted Living Act, as amended, and the Child Care Licensing Regulation, as amended.

Part 47C
Business Park 3 Zone

IB-3

(BL 17936; 20058; 20300, 21852, 22014, 22077)

A. Intent

This zone is intended to accommodate and regulate the *comprehensive design* of industrial business parks.

B. Permitted Uses

(BL 19817, 20626)

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

Principal Uses:

1. *Light impact industry.*
2. Office uses, excluding:
   (a) *Social escort services*; and
   (b) *Methadone clinics*.
3. *Warehouse uses*.
4. *Distribution centres*.
5. *Liquor manufacturing,* provided that:
   (a) If there is a *liquor tasting lounge* it shall not exceed 40% of the *gross floor area* of the entire *liquor manufacturing* business or 150 sq. m., whichever is lesser;
   (b) If there is an on-site store endorsement it must be included in the calculation of the maximum area permitted for the *liquor tasting lounge* in Sub-section B.5(a); and
   (c) If there is an outdoor patio associated with the *liquor tasting lounge* it must not exceed the total area of the permitted *liquor tasting lounge* in Sub-section B.5(a), or 80 sq. m., whichever is lesser.
6. *Self-storage warehouse.*

Accessory Uses:

7. *Eating establishments*, excluding *drive-through restaurants,* to a maximum of 100 seats, pursuant to Section D.2 of this Zone.
8. *Personal service uses,* limited to the following:
   (a) Barbershops;
   (b) Beauty parlours;
   (c) Cleaning and repair of clothing; and
   (d) Shoe repair shops.
9. *General service uses,* excluding *drive-through banks*.
10. *Community services*.
11. *Assembly halls,* limited to *places of worship*, to a maximum of 300 seats, pursuant to Section D.3 of this Zone.
12. *Child care centres,* pursuant to Section J.4 of this Zone.
13. *Caretaker unit(s)*, pursuant to Section D.4 of this Zone.

C. Subdivision

Lots created through subdivision in this Zone shall conform to the following standards:

1. *Lot Area*: Minimum 1,800 sq. m.
2. *Lot* Width: Minimum 30 m.
3. *Lot* Depth: Minimum 30 m.

D. Density

(BL 18414; 19073; 19995, 22014, 22077)

1. Base Density:
   Maximum floor area ratio is 1.00.
2. Eating Establishments Floor Area:
   Notwithstanding Section D.1 of this Zone, *density* for *eating establishments* shall be as follows:
   (a) *Eating establishments* with a *gross floor area* between 150 – 200 sq m. are limited to a maximum of one on a *lot*; and
   (b) The *eating establishments* that are permitted, at any given time, shall be further restricted as follows:
      i. All of the strata *lots* within a single strata plan may together contain no more than a single *eating establishment* to a maximum *gross floor area* of 150 sq. m;
      ii. All of the bare land strata *lots* within a single bare land strata plan may together contain no more than a single *eating establishment* to a maximum *gross floor area* of 150 sq. m; and
      iii. All of the air space parcels and the remainder *lot* within a single air space plan may together contain no more than a single *eating establishment* to a maximum *gross floor area* of 150 sq. m.
   (c) Where Sub-section D.2.(b) has been violated due to the presence of multiple *eating establishments*, only the *eating establishment* operated by the person(s) who commenced continuous operation at the earliest point in time shall be permitted.
3. Places of Worship Floor Area:
   Notwithstanding Sections D.1 of this Zone, *density* for *places of worship* shall be as follows:
   (a) A *place of worship* shall not exceed a *gross floor area* of 700 sq. m; and
   (b) The *places of worship* that are permitted, at any given time, shall be restricted as follows:
      i. No more than one *place of worship* shall be permitted on each *lot*;
      ii. All of the strata *lots* within a single strata plan may together contain no more than a single *place of worship*;
      iii. All of the bare land strata *lots* within a single bare land strata plan may together contain no more than a single *place of worship*; and
      iv. All of the air space parcels and the remainder *lot* within a single air space plan may together contain no more than a single *place of worship*.
   (c) Where Sub-section D.3.(b) has been violated due to the presence of multiple *places of worship*, only the *place of worship* operated by the person(s) who commenced continuous operation at the earliest point in time shall be permitted.

4. Caretaker Unit:

Notwithstanding Section D.1 of this Zone, *density* for caretaker *units* shall be as follows:

(a) One *caretaker unit* is permitted in each *principal building* < 2,800 sq. m in floor area; and

(b) Two *caretaker units* are permitted in each *principal building* >= 2,800 sq. m in floor area; and

(c) Maximum of two *caretaker units* are permitted on *lots* < 4.0 ha in area; and

(d) Maximum of three *caretaker units* are permitted on *lots* >= 4.0 ha in area; and

(e) The first *caretaker unit* on a *lot* shall be a maximum floor area of 140 sq. m; and

(f) Any additional *caretaker units* on a *lot* shall be a maximum floor area of 90 sq. m each; and

(g) Notwithstanding Sections D.4(a) through (f) above, where a *lot* has been subdivided by a strata plan, only one *caretaker unit,* to a maximum of 140 sq. m in floor area*,* is permitted within the strata plan; and

(h) Notwithstanding Sections D.4(e) through (g) above, *caretaker unit* floor area shall be a maximum of 33% of the total floor area of each *principal building* within which the *caretaker unit* is contained.

E. Lot Coverage

The maximum *lot coverage* for all *buildings* and *structures* shall be 60%.

F. Yards and Setbacks

(BL 18455; 19261; 20058)

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

USES:	*SETBACKS:* *Front Yard*	*Rear Yard*	*Side Yard*	*Street Side Yard*
Principal Buildings and *Accessory Buildings* and *Structures*	7.5 m	7.5 m	7.5 m[1]	7.5 m

1* One (1) *side yard setback* may be reduced to 3.6 m if the *side yard* abuts land which is designated Commercial, Mixed Employment or Industrial in the *OCP*.

2. Notwithstanding Section F.1 of this Zone, all *buildings* and *structures* on lands described and outlined in Schedule G, Section E.17 (Campbell Heights Business Park), shall be sited in accordance with the following minimum *setbacks*:

USES:	*SETBACKS:* *Front Yard*	*Rear Yard*	*Side Yard*	*Street Side Yard*
Principal Buildings and *Accessory Buildings* and *Structures*	16 m[1]	7.5 m	7.5 m[2]	9.0 m[3]

1 The *front yard setback* may be reduced to 7.5 m if the area between the front face of any *building* or *structure* and a *highway* is not used for parking and is landscaped.

2 One (1) *side yard setback* shall be 7.5 m or 0.0 m if the said *side yard* abuts land which is designated Commercial, Mixed Employment, or Industrial in the *OCP*.

3 The s*treet side yard setback* may be reduced to 7.5 m if the area between the *flanking street* face of any *building* or *structure* and a *highway* is not used for parking and is landscaped.

G. Height of Buildings

1. Principal Buildings:

Principal building height shall not exceed 14 m.

2. Accessory Buildings:
   Accessory building height shall not exceed 6 m.
3. Structures:
   Structure height shall not exceed 6 m.

H. Off-Street Parking and Loading/Unloading

(BL 18719)

1. Parking Calculations:
   Refer to Table D.1 of Part 5 Off-Street Parking and Loading/Unloading.
2. Tandem Parking:
   Tandem parking is permitted for company fleet *vehicles*.

I. Landscaping and Screening

(BL 18414; 18455; 20058)

1. General Landscaping:
   (a) All developed portions of the *lot* not covered by *buildings, structures* or paved areas shall be landscaped including the retention of mature trees. This *landscaping* shall be maintained;
   (b) Continuous screen planting a minimum of 6.0 m wide shall be provided along all *lot lines* separating the developed portion of the *lot* from any *lot* designated Residential in the *OCP*;
   (c) Along the developed portions of the *lot* abutting a *highway*, a continuous *landscaping* strip a minimum of 3 m wide shall be provided from the back of curb or projected future curb location; and
   (d) Notwithstanding Section I.1(c) of this Zone, for those lands outlined in Schedule G, Section E.17 (Campbell Heights Business Park) and pursuant to Surrey Subdivision and Development By-law, as amended, Schedule D, Surrey Road Classification Map R-91, the following continuous *landscaping* strip is required within and along the developed portions of the *lot* as follows:
      i. Abutting an Arterial or Collector Road – minimum 6.0 m; and
      ii. Abutting all other *highway* types – minimum 3.0 m.
2. Loading and Refuse:
   Loading areas, garbage containers and *passive recycling containers* shall be completely screened from any adjacent *lot* designated Residential in the *OCP*, by a minimum of a 2.5 m high *building*, solid decorative fence, *landscaping* strip, or combination thereof.

J. Special Regulations

(BL 20626)

1. Safety, Noise and Nuisance:

   In this Zone:

   (a) No land, *building* or *structure* is permitted to have a use that:

      i. Constitutes an unusual fire, explosion or safety hazard;

      ii. Emits noise, measured at any point on any boundary of the *lot* on which the use is located, that is:

         a. In excess of 70 decibels where the *lot* abuts a *lot* designated Industrial in the *OCP*; and

         b. In excess of 60 decibels where the *lot* abuts a *lot* designated anything other than Industrial in the *OCP*; and

      iii. Produces heat or glare perceptible from any boundary of the *lot* on which the use is located.

2. Outdoor Storage and Display:

   Outdoor storage and display of any containers, goods, materials or supplies is specifically prohibited.

3. Loading and Refuse:

   Loading and garbage containers and *passive recycling containers* shall not be located within any required *front yard setback, flanking street setback* or any required *setback* adjacent to any *lot* designated Residential in the *OCP*.

4. Child Care Centres:

   Child care centres shall:

   (a) Be located with direct access to an *open space* and play area within the *lot*; and

   (b) Operate in accordance with the Community Care and Assisted Living Act, as amended, and the Child Care Licensing Regulation, as amended.

5. *Liquor Manufacturing* with an On-site Store Endorsement:

   Retail sales within an on-site store endorsement shall be limited to the sale of liquor products manufactured on the premises, related non-liquor products, and liquor products that have been manufactured by another licensed manufacturer of the same license class on their behalf.

Part 48
Light Impact Industrial Zone

IL

(BL 20058; 20300, 22014, 22077)

A. Intent

(BL 16957)

This Zone is intended to accommodate and regulate the development of *light impact industry, transportation industry, warehouses, distribution centres* and limited office and service uses.

B. Permitted Uses

(Bl 12333; 12715; 13201; 13212; 13703; 13970; 14835; 15664; 17704; 18487; 19817, 20626)

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

Principal Uses:

1. *Light impact industry*.
2. *Recycling depots,* pursuant to Section J.5 of this Zone.
3. *Transportation industry.*
4. *Automotive service uses.*
5. Automobile painting and body work.
6. *Vehicle* storage, including recreational *vehicle* storage.
7. *Industrial equipment rentals.*
8. *General service uses,* limited to the following:
   (a) Driving schools;
   (b) Fleet dispatch offices;
   (c) Industrial first aid training; and
   (d) Trade schools.
9. *Warehouse uses.*
10. *Distribution centres.*
11. Office uses, limited to the following:
   (a) Architectural and landscape architectural offices;
   (b) Engineering and surveying offices;
   (c) General contractor offices;
   (d) Government offices; and
   (e) Utility company offices.
12. *Self-Storage Warehouse.*
13. *Liquor manufacturing,* provided that:
   (a) If there is a *liquor tasting lounge* it shall not exceed 40% of the *gross floor area* of the entire *liquor manufacturing* business or 150 sq. m., whichever is lesser;
   (b) If there is an on-site store endorsement it must be included in the calculation of the maximum area permitted for the *liquor tasting lounge* in Sub-section B.13(a); and
   (c) If there is an outdoor patio associated with the *liquor tasting lounge* it must not exceed the total area of the permitted *liquor tasting lounge* in Sub-section B.13(a), or 80 sq. m., whichever is lesser.

Accessory Uses:

14. *Coffee shops,* limited to a maximum of 35 seats, pursuant to Section J.6 of this Zone.
15. *Recreation facilities*, excluding go-kart operations, drag racing and rifle ranges.
16. *Community services*.
17. *Assembly halls,* limited to *places of worship*, to a maximum of 300 seats, pursuant to Section D.2 below.

18. *Child care centres,* pursuant to Section J.7 of this Zone.
19. *Caretaker unit*, pursuant to Section D.3 of this Zone.
20. Sales of rebuilt *vehicles* < 5,000 kg *G.V.W.* provided that:
    (a) It is part of an automobile painting and body work business;
    (b) The number of rebuilt *vehicles* ready for sale shall not exceed 5 at any time;
    (c) The business operator holds a current and valid Motor Dealer's certificate; and
    (d) The business operator is an approved Insurance Corporation of British Columbia Salvage Buyer.

C. Subdivision

(BL 17471)

Lots created through subdivision in this Zone shall conform to the following standards:

1. *Lot Area*: Minimum 1,800 sq. m.
2. *Lot* Width: Minimum 30 m.
3. *Lot* Depth: Minimum 30 m.

D. Density

(BL 13155; 18414; 19073; 19995, 22014, 22077)

1. Base Density:
   Maximum floor area ratio is 1.00.
2. Places of Worship:
   Despite Section D.1 of this Zone, *density* for *places of worship* shall be as follows:
   (a) A *place of worship* shall not exceed a *gross floor area* of 700 sq. m; and
   (b) The *places of worship* that are permitted, at any given time, shall be restricted as follows:
      i. No more than one *place of worship* shall be permitted on each *lot*;
      ii. All of the strata *lots* within a single strata plan may together contain no more than a single *place of worship*;
      iii. All of the bare land strata *lots* within a single bare land strata plan may together contain no more than a single *place of worship*; and
      iv. All of the air space parcels and the remainder *lot* within a single air space plan may together contain no more than a single *place of worship*.
   (c) Where Sub-section D.2.(b) has been violated due to the presence of multiple *places of worship*, only the *place of worship* operated by the person(s) who commenced continuous operation at the earliest point in time shall be permitted."

3. Caretaker Unit:
   Despite Section D.1 of this Zone, *density* for a *caretaker unit* shall be as follows:
   (a) One *caretaker unit* is permitted in each *principal building* that is < 2,800 sq. m in floor area; and
   (b) Two *caretaker units* are permitted in each *principal building* that is >= 2,800 sq. m in floor area; and
   (c) Maximum of two *caretaker units* are permitted on *lots* < 4.0 ha in area; and
   (d) Maximum of three *caretaker units* are permitted on *lots* >= 4.0 ha in area; and
   (e) The first *caretaker unit* on a *lot* shall be a maximum floor area of 140 sq. m; and

(f) Any additional *caretaker units* on a *lot* shall be a maximum floor area of 90 sq. m each; and

(g) Despite Sections D.3(a) through (f) of this Zone, where a *lot* has been subdivided by a strata plan, only one *caretaker unit,* to a maximum of 140 sq. m in floor area*,* is permitted within the strata plan; and

(h) Despite Sections D.3(e) through (g) of this Zone, *caretaker unit* floor area shall be a maximum of 33% of the total floor area of each *principal building* within which the *caretaker unit* is contained.

E. Lot Coverage

The maximum *lot coverage* for all *buildings* and *structures* shall be 60%.

F. Yards and Setbacks

(BL 12333; 17471; 19261)

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

USES:	*SETBACKS:* *Front Yard*	*Rear Yard*	*Side Yard*	*Street Side Yard*
Principal and *Accessory Buildings* and *Structures*	7.5 m	7.5 m	7.5 m[1]	7.5 m

1 One (1) *side yard setback* shall be 7.5 m or 0.0 m if the said *side yard* abuts land which is designated Commercial, Mixed Employment or Industrial in the *OCP*.

G. Height of Buildings

1. Principal Buildings:
   Principal building height shall not exceed 18 m.
2. Accessory Buildings:
   Accessory building height shall not exceed 6 m.
3. Structures:
   Structure height shall not exceed 6 m.

H. Off-Street Parking and Loading/Unloading

(BL 13774; 18719)

1. Parking Calculations:
   Refer to Table D.1, Part 5 Off-Street Parking and Loading/Unloading.
2. Tandem Parking:
   Where commercial and industrial uses are part of the development, required *parking spaces* for company fleet vehicles may be provided as *tandem parking*.

I. Landscaping and Screening

(BL 13201; 17471; 18487)

1. General Landscaping:
   (a) All developed portions of the *lot* not covered by *buildings, structures* or paved areas shall be landscaped including the retention of mature trees. This *landscaping* shall be maintained;
   (b) Continuous screen planting a minimum of 1.5 m high by 1.5 m wide, or a solid decorative fence a minimum of 1.5 m high, shall be provided along all *lot lines* separating the developed portions of the *lot* from any *lot* designated Residential in the *OCP*;

(b) Along the developed portions of the *lot* abutting a *highway*, a continuous *landscaping* strip a minimum of 1.5 m wide shall be provided within the *lot*; and

(c) *Highways* boulevards abutting a *lot* shall be seeded or sodded with grass; excludes *driveways*.

2. Loading and Refuse:

Loading areas, garbage containers and *passive recycling containers* shall be completely screened from any adjacent *lot* designated Residential in the *OCP*, by a minimum of a 2.5 m high *building*, solid decorative fence, *landscaping* screen, or combination thereof.

3. Outdoor Storage and Display:

(a) Outdoor storage and display, including of damaged or *wrecked vehicles,* shall be completely screened by a *landscaping* strip a minimum of 2.5 m high by 1.5 m wide, or a minimum of a 2.5 m high *building,* solid decorative fencing, or combination thereof; and

(b) No storage or display of material shall be piled higher than 2.5 m within 5 m of the screening fence and no higher than 3.5 m anywhere on the *lot*.

4. Truck Parking Facilities:

Truck parking facilities must be screened by a minimum of a 1.5 m high *building*, solid fence, *landscaping* strip, or combination thereof, along the *lot lines* that abut a *highway,* excluding *driveways,* or along any *lot* designated Residential in the *OCP;* screening must be maintained.

J. Special Regulations

(BL 13657; 17471, 20626)

1. Safety, Noise and Nuisance:

In this Zone:

(a) No land, *building* or structure is permitted to have a use that:

i. Constitutes an unusual fire, explosion or safety hazard;

ii. Emits noise, measured at any point on any boundary of the *lot* on which the use is located, that is:

a. In excess of 70 decibels where the *lot* abuts a *lot* designated Industrial in the *OCP*; and

b. In excess of 60 decibels where the *lot* abuts a *lot* designated anything other than Industrial in the *OCP*; and

iii. Produces heat or glare perceptible from any *lot line* of the *lot* on which the use is located; and

(b) Uses that store or handle *special wastes* are required to:

i. Conform with the Surrey Fire Prevention By-law, as amended;

ii. Conform with the safety regulations as set out in the Health Act, as amended; and

iii. Operate with any required permits as set out in the Environmental Management Act, as amended.

2. Outdoor Storage and Display:

Outdoor storage and display of any containers, goods, materials or supplies is specifically prohibited between the front of the *principal building* and the *highway;* excluding *vehicles* > 5,000 kg *G.V.W.* intended for sale.

3. Wrecked Vehicles:

The storage of damaged or *wrecked vehicles* shall be completely enclosed within, and not visible from the outside of, a *building* or approved walled or fenced area.

4. Loading and Refuse:
   Loading areas, garbage containers and *passive recycling containers* shall not be located within any required *front yard setback*, *flanking street setback*, or any required *setback* adjacent to any *lot* designated Residential in the *OCP*.
5. Recycling Depots:
   In this Zone*, recycling depots* are prohibited from storing used tires and shall be confined to an enclosed *building*.
6. Coffee Shops:
   In this Zone, *coffee shops* are not permitted to be licensed by the Liquor Control and Licensing Act, as amended.
7. Child Care Centres:
   Child care centres shall:
   (a) Be located with direct access to an *open space* and play area within the *lot*; and
   (b) Operate in accordance with the Community Care and Assisted Living Act, as amended, and the Child Care Licensing Regulation, as amended.
8. *Liquor Manufacturing* with an On-site Store Endorsement:
   Retail sales within an on-site store endorsement shall be limited to the sale of liquor products manufactured on the premises, related non-liquor products, and liquor products that have been manufactured by another licensed manufacturer of the same license class on their behalf.

Part 48A
Light Impact Industrial 1 Zone

IL-1

(BL 15664; 20058; 20300, 22014, 22077)

A. Intent

This Zone is intended to accommodate and regulate the development of *light impact industry* and limited office and service uses with a high standard of design.

B. Permitted Uses

(BL 19817)

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

Principal Uses:

1. *Light impact industry*.
2. *Recycling depots,* pursuant to Section J.5 of this Zone.
3. *Warehouse uses*.
4. *Distribution centres*.
5. *General service uses,* limited to the following:
   (a) Industrial first aid training; and
   (b) Trade schools.
6. Office uses, limited to the following:
   (a) Architectural and landscape architectural offices;
   (b) Engineering and surveying offices;
   (c) General contractor offices;
   (d) Government offices; and
   (e) Utility company offices.
7. *Self-Storage Warehouse.*

Accessory Uses:

8. *Coffee shops,* limited to a maximum of 35 seats, pursuant to Section J.6 of this Zone.
9. *Indoor recreation facilities.*
10. *Community services.*
11. *Assembly halls,* limited to *places of worship*, to a maximum of 300 seats, pursuant to Section D.2 of this Zone.
12. *Child care centres,* pursuant to Section J.7 of this Zone.
13. *Caretaker unit*, pursuant to Section D.3 of this Zone.

C. Subdivision

(BL 17471)

Lots created through subdivision in this Zone shall conform to the following standards:

1. *Lot Area*: Minimum 1,800 sq. m.
2. *Lot* Width: Minimum 30 m.
3. *Lot* Depth: Minimum 30 m.

D. Density

(BL 19073; 19995, 22014, 22077)

1. Base Density:
   Maximum floor area ratio is 1.00.
2. Place of Worship:
   Despite Section D.1 of this Zone, the *density* for *places of worship* shall be as follows:
   (a) A *place of worship* shall not exceed a *gross floor area* of 700 sq. m; and

(b) The *places of worship* that are permitted, at any given time, shall be restricted as follows:
   i. No more than one *place of worship* shall be permitted on each *lot*;
   ii. All of the strata *lots* within a single strata plan may together contain no more than a single *place of worship*;
   iii. All of the bare land strata *lots* within a single bare land strata plan may together contain no more than a single *place of worship*; and
   iv. All of the air space parcels and the remainder *lot* within a single air space plan may together contain no more than a single *place of worship*.

(c) Where Sub-section D.2.(b) has been violated due to the presence of multiple *places of worship*, only the *place of worship* operated by the person(s) who commenced continuous operation at the earliest point in time shall be permitted.

3. Caretaker Unit:

Despite Section D.1 of this Zone, the *density* for a *caretaker unit* shall be as follows:

(a) One *caretaker unit* is permitted in each *principal building* that is < 2,800 sq. m in floor area; and

(b) Two *caretaker units* are permitted in each *principal building* that is >= 2,800 sq. m in floor area; and

(c) Maximum of two *caretaker units* are permitted on *lots* < 4.0 ha in area; and

(d) Maximum of three *caretaker units* are permitted on *lots* >= 4.0 ha in area; and

(e) The first *caretaker unit* on a *lot* shall be a maximum floor area of 140 sq. m; and

(f) Any additional *caretaker units* on a *lot* shall be a maximum floor area of 90 sq. m each; and

(g) Despite Sections D.3(a) through (f) of this Zone, where a *lot* has been subdivided by a strata plan, only one *caretaker unit,* to a maximum of 140 sq. m in floor area*,* is permitted within the strata plan; and

(h) Despite Sections D.3(e) through (g) of this Zone, the *caretaker unit* floor area shall be a maximum of 33% of the total floor area of each *principal building* within which the *caretaker unit* is contained.

E. Lot Coverage

The maximum *lot coverage* for all *buildings* and *structures* shall be 60%.

F. Yards and Setbacks

(BL 17471; 19261)

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

USES:	*SETBACKS:* *Front Yard*	*Rear Yard*	*Side Yard*	*Street Side Yard*
Principal and *Accessory Buildings* and *Structures*	7.5 m	7.5 m	7.5 m[1]	7.5 m

1 One (1) *side yard setback* shall be 7.5 m or 0.0 m if the said *side yard* abuts land which is designated Commercial, Mixed Employment or Industrial in the *OCP*.

G. Height of Buildings

1. Principal Buildings*:*

Principal building height shall not exceed 18 m.

2. Accessory Buildings*:*

Accessory building height shall not exceed 6 m.

3. Structures:
Structure height shall not exceed 6 m.

H. Off-Street Parking
(BL 18719)

1. Parking Calculations:
   (a) Refer to Table D.1 of Part 5 Off-Street Parking and Loading/Unloading;
   (b) In this Zone, the parking requirements for *warehouse uses* and *distribution centres* shall be the same as those for *light impact industry*; and
   (c) In this Zone, required *parking spaces* shall be provided on the same *lot* as the uses they serve.
2. Tandem Parking:
Tandem parking is permitted for company fleet *vehicles*.
3. Commercial Vehicles:
Parking of fleet *vehicles* and *vehicles* > 5,000 *G.V.W,* excluding employee and customer parking, is permitted provided the area for the *vehicles*:
   (a) Occupies a maximum of 1.5 times the *lot* area covered by the *principal building*; and
   (b) Is not located between the front of the *principal building* and the *highway*.

I. Landscaping and Screening
(BL 17471; 18414; 19261)

1. General Landscaping:
   (a) All developed portions of the *lot* not covered by *buildings*, *structures*, or paved areas shall be landscaped, including the retention of mature trees. This *landscaping* shall be maintained;
   (b) Continuous screen planting a minimum of 6.0 m wide shall be provided along all *lot lines* separating the developed portion of the *lot* from any *lot* designated Residential in the *OCP*;
   (c) Along all *side lot lines* between a *highway* and up to 3.0 m from the front face of the closest *principal building* fronting a *highway*, a continuous *landscaping* strip a minimum of 1.5 m wide shall be provided within the *lot*;
   (d) *Highway* boulevards abutting a *lot* shall be seeded or sodded with grass; excluding driveways; and
   (e) Pursuant to Surrey Subdivision and Development By-law, Schedule D, Surrey Road Classification Map R-91, as amended, the following continuous *landscaping* strip is required within and along the developed portions of the *lot* as follows:
      i. Abutting an Arterial or Collector Road – Minimum 6.0 m; and
      ii. Abutting all other *highway* types – Minimum 3.0 m.
2. Loading and Refuse:
Loading areas, garbage containers and *passive recycling containers* shall be completely screened from any adjacent *lot* designated Residential in the *OCP*, by a minimum of a 2.5 m high *building*, solid decorative fence, *landscaping* strip, or a combination thereof.
3. Outdoor Storage and Display:
   (a) Outdoor storage and display in the *rear yard* and *side yard* shall be completely screened by a *landscaping* strip a minimum of 2.5 m high by 1.5 m wide, or by a minimum of a 2.5 m high *building,* solid decorative fence, or combination thereof;

and

(b) No storage or display of materials shall be piled higher than 2.5 m within 5 m of the screening fence or *landscaping* strip and no higher than 3.5 m anywhere on the *lot*; excludes *shipping containers.*

4. Vehicle Parking:

Vehicle parking areas shall be completely screened by a minimum of a 2.5 m high *building,* decorative fence, *landscaping* strip, or combination thereof.

J. Special Regulations

(BL 17471, 20551)

1. Safety, Noise and Nuisance:

In this Zone:

(a) No land, *building* or *structure* is permitted to have a use that:

i. Constitutes an unusual fire, explosion or safety hazard;

ii. Emits noise, measured at any point on any boundary of the *lot* on which the use is located, that is:

a. In excess of 70 decibels where the *lot* abuts a *lot* designated Industrial in the *OCP*; and

b. In excess of 60 decibels where the *lot* abuts a *lot* designated anything other than Industrial in the *OCP*; and

iii. Produces heat or glare perceptible from any *lot line* of the *lot* on which the use is located; and

(b) Uses that store or handle *special wastes* are required to:

i. Conform with the Surrey Fire Prevention By-law, as amended;

ii. Conform with the safety regulations as set out in the Health Act, as amended; and

iii. Operate with any required permits as set out in the Environmental Management Act, as amended.

2. Outdoor Storage and Display:

(a) Outdoor storage and display of any containers, goods, materials or supplies shall:

i. Occupy a maximum area of 1.5 times the *lot* area covered by the *principal building* up to a maximum of 40% *lot coverage*;

ii. Not be used for storage of *vehicles* > 5,000 kg *G.V.W.* or trailers that are not associated with the business on the *lot*; and

iii. Not be located within any *front yard* or *side yard*;

(b) Storage, parking or service of trucks and trailers on any portion of the *lot* not associated with the uses or operations permitted in Section B of this Zone is specifically prohibited; and

(c) 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.

3. Loading and Refuse:

Loading areas, garbage containers and *passive recycling containers* shall not be located within any required *front yard setback*, *flanking street setback* or any required *setback* adjacent to any *lot* designated Residential in the *OCP*.

4. Recycling Depots:

In this Zone*, recycling depots* are prohibited from storing used tires and shall be confined to an enclosed *building*.

5. Coffee Shops:
   In this Zone, *coffee shops* are not permitted to be licensed by the Liquor Control and Licensing Act, as amended.
6. Child Care Centres:
   Child care centres shall:
   (a) Be located with direct access to an *open space* and play area within the *lot*; and
   (b) Operate in accordance with the Community Care and Assisted Living Act, as amended, and the Child Care Licensing Regulation, as amended.

Part 49
High Impact Industrial Zone — IH

(BL 20058; 20300, 22014)

A. Intent

(BL 20300)

This Zone is intended to accommodate and regulate the development of all *industrial uses*, including high impact industry and incidental sales activities.

B. Permitted Uses

(BL 13703; 17704; 18414; 18487; 19817)

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

Principal Uses:

1. High impact uses, limited to the following:
   - (a) Abattoir;
   - (b) Asphalt, tar and tar products manufacturing;
   - (c) Cement, lime gypsum, plaster of paris manufacturing;
   - (d) Chemical plant;
   - (e) Distillation of bones;
   - (f) Fat rendering;
   - (g) Fertilizer manufacturing;
   - (h) Garbage, dead animal reduction;
   - (i) Petroleum refining and storage;
   - (j) Planer mills;
   - (k) Stockyard or feeding pens; and
   - (l) Tannery or curing and storage of hides.
2. Heliport.
3. *Light impact industry*.
4. *Recycling depots*, excluding the storage of used tires.
5. *Recycling plant*.
6. *Soil processing.*
7. Storage and handling of *dangerous goods* and *special wastes*, pursuant to Section J.1 of this Zone.
8. *Transportation industry,* including warehouses, distributing centres, port and *railway* facilities, bus terminals, truck refueling facilities, and the sales and service of *vehicles* > 5,000 kg *G.V.W.*
9. *Automotive service uses.*
10. Automobile painting and body work.
11. *Vehicle* storage, including recreational *vehicle* storage.
12. *Warehouse uses.*
13. *Distribution centres.*
14. General contractor offices.
15. *Self-Storage Warehouse.*

Accessory Uses:

16. *Recreation facilities.*
17. *Caretaker unit*, pursuant to Section D.2 of this Zone.

C. Subdivision

Lots created through subdivision in this Zone shall conform to the following standards:

1. *Lot Area*: Minimum 4,000 sq. m.
2. *Lot* Width: Minimum 40 m.
3. *Lot* Depth: Minimum 60 m.

D. Density

(BL 22014)

1. Base Density:
   Maximum floor area ratio is 1.00.
2. Caretaker Unit:
   Despite Section D.1 of this Zone, *density* for the *caretaker unit* shall be as follows:
   (a) One *caretaker unit* is permitted in each *principal building* that is < 2,800 sq. m in floor area; and
   (b) Two *caretaker units* are permitted in each *principal building* that is >= 2,800 sq. m in floor area; and
   (c) Maximum of two *caretaker units* are permitted on *lots* < 4.0 ha in area; and
   (d) Maximum of three *caretaker units* are permitted on *lots* >= 4.0 ha in area; and
   (e) The first *caretaker unit* on a *lot* shall be a maximum floor area of 140 sq. m; and
   (f) Any additional *caretaker units* on a *lot* shall be a maximum floor area of 90 sq. m each; and
   (g) Despite Sections D.2(a) through (f) of this Zone, where a *lot* has been subdivided by a strata plan, only one *caretaker unit,* to a maximum of 140 sq. m in floor area*,* is permitted within the strata plan; and
   (h) Despite Sections D.2(e) through (g) of this Zone, *caretaker unit* floor area shall be a maximum of 33% of the total floor area of each *principal building* within which the *caretaker unit* is contained.

E. Lot Coverage

The maximum *lot coverage* for all *buildings* and *structures* shall be 60%.

F. Yards and Setbacks

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

USES:	*SETBACKS:*[1]			
	Front Yard	*Rear Yard*	*Side Yard*	*Street Side Yard*
Principal and *Accessory Buildings* and *Structures*	7.5 m	7.5 m	3.6 m	7.5 m

1 Notwithstanding the above *setbacks*, the use and *structure* shall be located not less than 150 m from the boundary of a *lot* designated Residential in the *OCP* and not less than 25 m from any other Zone where such uses as permitted under this Zone are prohibited.

G. Height of Buildings

1. Principal Buildings:
   Principal building height shall not exceed 18 m.
2. Accessory Buildings:
   Accessory building height shall not exceed 18 m.
3. Structures:
   Structure height shall not exceed 18 m.

H. Off-Street Parking and Loading/Unloading

(BL 13774; 18719)

1. Parking Calculations:
   Refer to Table D.1 of Part 5 Off-Street Parking and Loading/Unloading.
2. Tandem Parking:
   Where commercial uses are part of the development, required *parking spaces* for company fleet vehicles may be provided as *tandem parking*.

I. Landscaping and Screening

(BL 18487

1. General Landscaping:
   (a) All developed portions of the *lot* not covered by *buildings, structures* or paved areas shall be landscaped including the retention of mature trees. This *landscaping* shall be maintained;
   (b) Continuous screen planting a minimum of 1.5 m high by 1.5 m wide, or a solid decorative fence a minimum of 1.5 m high, shall be provided along all *lot lines* separating the developed portions of the *lot* from any *lot* designated Residential in the *OCP*;
   (c) Along the developed portions of the *lot* abutting a *highway*, a continuous *landscaping* strip a minimum of 1.5 m wide shall be provided within the *lot*; and
   (d) *Highway* boulevards abutting a *lot* shall be seeded or sodded with grass; excludes *driveways*.
2. Loading and Refuse:
   Loading areas, garbage containers and *passive recycling containers* shall be completely screened from any adjacent *lot* designated Residential in the *OCP*, by a minimum of a 2.5 m high *building*, solid decorative fence, *landscaping* strip, or combination thereof.
3. Outdoor Storage and Display:
   Outdoor storage and display in the *rear* and *side yards* shall be completely screened by a *landscaping* strip a minimum of 2.5 m high by 1.5 m wide, or by a minimum of a 2.5 m high *building,* solid decorative fence, or combination thereof.
4. Truck Parking Facilities:
   Truck parking facilities must be screened by a minimum of a 1.5 m high *building,* solid fence, *landscaping* strip, or combination thereof, along the *lot lines* that abut a *highway,* excluding *driveways,* or along any *lot* designated Residential in the *OCP;* screening must be maintained.

J. Special Regulations

1. Safety, Noise and Nuisance:
   In this Zone:
   (a) No land, *building* or *structure* is permitted to have a use that emits noise, measured at any point on any boundary of the *lot* on which the use is located, that is:
      i. In excess of 70 decibels where the *lot* abuts a *lot* designated Industrial in the *OCP*; and
      ii. In excess of 60 decibels where the *lot* abuts a *lot* designated anything other than Industrial in the *OCP*; and

(b) Uses that store or handle *dangerous goods* and *special wastes* are required to:

i. Be authorized and operate in compliance with permits issued by the Environmental Standards Branch of the Ministry of Environment;

ii. Conform with the regulations of the Surrey Fire Prevention By-law, as amended;

iii. Conform with the safety regulations as set out in the Health Act, as amended; and

iv. Operate with any required permits as set out in the Environmental Management Act, as amended.

2. Outdoor Storage and Display:

Outdoor storage and display of any containers, goods, materials or supplies is specifically prohibited between the front of the *principal building* and the *highway*.

Part 50
Office Employment Zone

O1

A. Intent

This Zone is intended to accommodate and regulate the development of low-rise, mid-rise, or high-rise office, institutional, or employment *buildings*, with a wide range of heights between 4 and 40 storeys, that are developed in accordance with a *comprehensive design*.

B. Permitted Uses

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

Principal Uses:

1. Office uses excluding *social escort services*, *methadone clinics*, and *cannabis dispensaries*.
2. *Retail stores* excluding *adult entertainment stores* and *secondhand stores* and *pawnshops*.
3. *General service uses* excluding *drive-through banks*.
4. *Personal service uses excluding body rub parlours*.
5. *Eating establishments* excluding *drive-through restaurants*.
6. *Neighbourhood pubs*.
7. *Liquor stores*.
8. Universities under the *University Act*.
9. Colleges and Institutes under the *College and Institute Act*.
10. *Private Schools*.
11. *Community services*.
12. *Child care centres* subject to Section J.2.
13. *Light impact industry* only if designated Employment in the Metro 2050 Regional Growth Strategy.

Accessory Uses:

14. *Multiple unit residential building* subject to Sub-section D.4.(c) and the following:
    (a) The *lot* being within 200 m of a SkyTrain Station listed in Schedule E; and
    (b) The residential use being above the ground floor.

C. Subdivision

1. Minimum Lot Size:

   Lots created through subdivision in this O1 Zone must conform to the following minimum standards:

Size or Dimension	Minimum Requirement
Lot Area	2,000 sq. m
Lot Width	36 m
Lot Depth	30 m

2. Air Space Parcels:

   Air space parcels and the remainder *lot* created through an air space subdivision in this Zone are not subject to Section C.1.

D. Density

1. Outside a Transit-Oriented Area:
   (a) Base Density:
   The *floor area ratio* is 2.0.
   (b) Bonus Density:
   The *floor area* ratio in Section D.1(a) may be increased by up to 1.0, to a maximum of 3.0, if the bonus density conditions in Schedule G are met.
2. Inside a Transit-Oriented Area – Tier 3:
   (a) Base Density:
   The *floor area ratio* is 3.0.
   (b) Bonus Density:
   The *floor area ratio* in Sub-section D.2(a) may be increased by 0.5, to a maximum of 3.5, if the bonus density conditions in Schedule G are met.
3. Inside a Transit-Oriented Area – Tier 2:
   (a) Base Density:
   The *floor area ratio* is 4.0.
   (b) Bonus Density:
   The *floor area ratio* in Sub-section D.3(a) may be increased by 1.0, to a maximum of 5.0, if the bonus density conditions in Schedule G are met.
4. Inside a Transit-Oriented Area – Tier 1:
   (a) Base Density:
   The *floor area ratio* is 5.0.
   (b) Bonus Density:
   The *floor area ratio* in Section D.4(a) may be increased by 1.0, to a maximum of 6.0, if the bonus density conditions in Schedule G are met.
   (c) For the *multiple unit residential building accessory use* in Section B.14, the maximum *floor area ratio* is 35% of the total floor area.
5. Floor Area Exclusions for Indoor Amenity Space:
   For the *multiple unit residential building* use in Sub-section D.4.(c), the *floor area ratio* excludes the following for the purpose of *floor area ratio* calculations:
   (a) The required *private amenity space* in Section J.1 of this Zone; and
   (b) Up to a maximum of 170 sq. m of the secure bicycle parking area requirement in Section H.5 of this Zone.
6. Air Space Parcels:
   Despite the definition of *floor area ratio*, for an air space subdivision, the air space parcels and the remainder *lot* of the air space subdivision must be considered as one *lot* for the purpose of application of Section D. of this Zone, and further provided that the *floor area ratio* calculated from the cumulative floor areas of the *buildings* within all of the air space parcels and the remainder *lot* of the air space subdivision must not exceed the density specified in Section D of this Zone.

E. Lot Coverage

1. The maximum *lot coverage* for all *buildings* and *structures* must be 85%.
2. Despite the definition of *lot coverage*, for an air space subdivision, the air space parcels and the remainder *lot* of the air space subdivision must be considered as one *lot* for the purpose of application of Section E. of this Zone, and further provided that the *lot coverage* within all of the air space parcels and the remainder *lot* of the air space subdivision must not exceed the maximum specified in Section E.1. of this Zone.

F. Yards and Setbacks

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

USES:	*SETBACKS:* *Front Yard*	*Rear Yard*	*Side Yard*	*Street Side Yard* *Side Yard* on *Flanking Street*
Principal Building [2]	4.5 m	7.5 m [1]	7.5 m [1]	4.5 m

1 The *side yard setback* and *rear yard setback* may be reduced to 0.0 m if the *principal building* is adjacent to another property designated Low-Rise II, Mid-Rise II, or High-Rise II in the *OCP*.

2 Despite Section F. of this Zone, the minimum *setbacks* of *principal buildings*, *accessory buildings* and *structures* for interior *lot lines* for *lots* created by an air space subdivision may be 0.0 m.

G. Height of Buildings

1. Principal Buildings:
   (a) Outside a Transit-Oriented Area:
   Principal building height must not exceed the lesser of 6 storeys or 22 m.
   (b) Inside a Transit-Oriented Area – Tier 3:
   Principal building height must not exceed the lesser of 8 storeys or 26 m.
   (c) Inside a Transit-Oriented Area – Tier 2:
   Principal building height must not exceed the lesser of 25 storeys or 95 m.
   (d) Inside a Transit-Oriented Area – Tier 1:
   Principal building height must not exceed the lesser of 40 storeys or 160 m.
2. Accessory Buildings and Structures:
   Accessory building and *structure* height must not exceed 4.5 m.
3. Structures:
   Structure height must not exceed 4.5 m.

H. Off-Street Parking and Loading/Unloading

1. Parking Calculation:
   Refer to Table D.1 of Part 5 Off-Street Parking and Loading/Unloading.
2. Tandem Parking:
   Where commercial uses are part of the development, required *parking spaces* for company fleet vehicles may be provided as tandem parking.
3. Underground Parking:
   All parking must be provided as *underground parking* or as *parking within building envelope*.
5. Bicycle Parking:
   A *secure bicycle parking area* is required in a separate bicycle room located within a *building,* whether located at or above *finished grade*, with convenient access to the outside of the *building*.

I. Landscaping and Screening

1. General Landscaping:
   (a) All developed portions of the *lot* not covered by *buildings*, *structures* or paved areas must be landscaped including the retention of mature trees. This *landscaping* must be maintained; and

(c) *Highway* boulevards abutting a *lot* must be seeded or sodded with grass; except at *driveways*.

2. Refuse:

Garbage containers and *passive recycling containers* must be located within the *underground parking* or *parking within building envelope*.

J. Special Regulations

1. Private Amenity Spaces:

Private Amenity Space must be provided on a *lot,* in accordance with Part 4 General Provisions Section B.6 Private Amenity Space.

2. Child Care Centres:

Child care centres must be located on the *lot* such that these centres:

(a) Are accessed from a *highway*, independent from the access to the residential uses permitted in this Zone; and

(b) Have direct access to an *open space* and play area within the *lot*; and

(c) Do not exceed a total area of 3.0 sq. m per *dwelling unit*.

3. Balconies:

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

Part 50A
City Centre Office Employment Zone — O2

A. Intent

This Zone is intended to accommodate and regulate the development of high-density mid-rise to high-rise office, institutional, or employment *buildings* with optional lower level commercial, inside City Centre, typically in tower form, that are developed in accordance with a *comprehensive design*.

B. Permitted Uses

Land located inside City Centre (Schedule D.1), *buildings* and *structures* must only be used for the following uses, or a combination thereof, provided such combined uses are part of a *comprehensive design*:

Principal Uses:

1. Office uses excluding *social escort services*.
2. *Hospitals* under the *Hospital Act*.
3. Private surgical centres and associated diagnostic and imaging services, and recovery facilities with overnight stays, under the *Medical Practitioners Act*.
4. *Care facilities*.
5. Universities under the *University Act*.
6. Colleges and Institutes under the *College and Institute Act*.
7. *Private Schools*.

Accessory Uses:

8. Student housing managed by a University or a Colleges and Institute.
9. *Retail stores* excluding *adult entertainment stores* and *secondhand stores* and *pawnshops*.
10. *General service uses* excluding *drive-through banks*.
11. *Personal service uses excluding body rub parlours*.
12. *Eating establishments* excluding *drive-through restaurants*.
13. *Neighbourhood pubs*.
14. *Liquor stores*.
15. *Community services*.
16. *Child care centres* subject to Section J.1.
17. *Tourist Accommodation.*

C. Subdivision

1. Minimum Lot Size:

Lots created through subdivision in this O2 Zone must conform to the following minimum standards:

Size or Dimension	Minimum Requirement
Lot Area	2,000 sq. m
Lot Width	36 m
Lot Depth	30 m

2. Air Space Parcels:

Air space parcels and the remainder *lot* created through an air space subdivision in this Zone are not subject to Section C.1.

D. Density

1. Base Density:
   The permitted *floor area ratio* is 7.5.
2. Bonus Density:
   The *floor area ratio* in Section D.1 may be increased by 2.5, up to a maximum of 10 if the bonus density conditions in Schedule G are met.
3. Air Space Parcels:
   Despite the definition of *floor area ratio*, for an air space subdivision, the air space parcels and the remainder *lot* of the air space subdivision must be considered as one *lot* for the purpose of application of Section D. of this Zone, and further provided that the *floor area ratio* calculated from the cumulative floor areas of the *buildings* within all of the air space parcels and the remainder *lot* of the air space subdivision must not exceed the density specified in Section D of this Zone.

E. Lot Coverage

1. The maximum *lot coverage* for all *buildings* and *structures* is 100%.
2. Despite the definition of *lot coverage*, for an air space subdivision, the air space parcels and the remainder *lot* of the air space subdivision must be considered as one *lot* for the purpose of application of Section E. of this Zone, and further provided that the *lot coverage* within all of the air space parcels and the remainder *lot* of the air space subdivision must not exceed the maximum specified in Section E.1. of this Zone.

F. Yards and Setbacks

1. All *buildings* and *structures* must be sited not less than 4.5 m from all *lot lines*.
2. Despite Section F. of this Zone, the minimum *setbacks* of *principal buildings*, *accessory buildings* and *structures* for interior *lot lines* for *lots* created by an air space subdivision may be 0.0 m.

G. Height of Buildings

Not applicable to this Zone.

H. Off-Street Parking and Loading/Unloading

1. Parking Calculation:
   Refer to Table D.1 of Part 5 Off-Street Parking and Loading/Unloading.
2. Tandem Parking:
   Where commercial uses are part of the development, required *parking spaces* for company fleet vehicles may be provided as tandem parking.
3. Underground Parking:
   All parking must be provided as *underground parking* or as *parking within building envelope*.
4. Bicycle Parking
   A *secure bicycle parking area* is required in a separate bicycle room located within a *building,* whether located at or above *finished grade*, with convenient access to the outside of the *building*.

I. Landscaping and Screening

1. General Landscaping:
   (a) All developed portions of the *lot* not covered by *buildings*, *structures* or paved areas must be landscaped including the retention of mature trees. This *landscaping* must be maintained; and
   (c) *Highway* boulevards abutting a *lot* must be seeded or sodded with grass; except at *driveways*.
2. Refuse:
   Garbage containers and *passive recycling containers* must be located within the *underground parking* or *parking within building envelope*.

J. Special Regulations

1. Child Care Centres:
   Child care centres must be located on the *lot* such that these centres:
   (a) Are accessed from a *highway*, independent from the access to the residential uses permitted in this Zone; and
   (b) Have direct access to an *open space* and play area within the *lot*; and
   (c) Do not exceed a total area of 3.0 sq. m per *dwelling unit*.

Part 51
Agro-Industrial Zone

IA

(BL 20300, 22014)

A. Intent

This Zone is intended to accommodate and regulate industries which process agricultural products or provide services to *agriculture.*

B. Permitted Uses

(BL 13703)

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

Principal Uses:

1. *Light impact industry,* limited to the following:
   - (a) Bottling of beverages;
   - (b) Packaging, canning, freezing, manufacturing or processing of:
     - i. Bakery products and goods;
     - ii. Bulbs and flowers;
     - iii. Dairy products and goods;
     - iv. Eggs and egg products;
     - v. Fruits and fruit products;
     - vi. Jams, jellies and honey;
     - vii. Meat, fish, poultry and products;
     - viii. Nuts and nut products;
     - ix. Pickled and spiced food stuffs;
     - x. Tobacco products; and
     - xi. Vegetables and vegetable products; and
   - (c) Cold storage facilities.
2. *Agriculture*, *horticulture* and associated uses, excluding any use involving the keeping or raising of animals and birds.
3. Processing, storage and sales of soil.
4. Office uses, limited to government agencies related to *agriculture*.
5. *Recreation facilities*, excluding go-kart operations, drag racing and rifle ranges.

Accessory Uses:

6. *Caretaker unit*, pursuant to Section D.2 of this Zone.

C. Subdivision

Lots created through subdivision in this Zone shall conform to the following standards:

1. *Lot Area*: Minimum 1 ha.
2. *Lot* Width: Minimum 50 m.
3. *Lot* Depth: Minimum 2 times the *lot* width.

D. Density

(BL 18414, 22014)

1. Base Density:
   Maximum floor area ratio is 1.00.

2. Caretaker Unit:

Despite Section D.1 of this Zone, the *density* of the *caretaker unit* shall be as follows:

(a) One *caretaker unit* is permitted in each *principal building* that is < 2,800 sq. m in floor area; and

(b) Two *caretaker units* are permitted in each *principal building* that is >= 2,800 sq. m in floor area; and

(c) Maximum of two *caretaker units* are permitted on *lots* < 4.0 ha in area; and

(d) Maximum of three *caretaker units* are permitted on *lots* >= 4.0 ha in area; and

(e) The first *caretaker unit* on a *lot* shall be a maximum floor area of 140 sq. m; and

(f) Any additional *caretaker units* on a *lot* shall be a maximum floor area of 90 sq. m each; and

(g) Despite Sections D.2(a) through (f) of this Zone, where a *lot* has been subdivided by a strata plan, only one *caretaker unit,* to a maximum of 140 sq. m in floor area*,* is permitted within the strata plan; and

(h) Despite Sections D.2(e) through (g) of this Zone, *caretaker unit* floor area shall be a maximum of 33% of the total floor area of each *principal building* within which the *caretaker units* are contained.

E. Lot Coverage

The maximum *lot coverage* for all *buildings* and *structures* shall be 60%.

F. Yards and Setbacks

Buildings and *structures* shall be sited not less than 10 m from all *lot lines.*

G. Height of Buildings

1. Principal Buildings:

Principal building height shall not exceed 12 m.

2. Accessory Buildings*:*

Accessory building height shall not exceed 6 m.

3. Structures:

Structure height shall not exceed 6 m.

H. Off-Street Parking and Loading/Unloading

(BL 13774)

1. Parking Calculations:

Refer to Table D.1, Part 5 Off-Street Parking and Loading/Unloading.

2. Tandem Parking:

Where commercial uses are part of the development, required *parking spaces* for company fleet vehicles may be provided as *tandem parking*.

I. Landscaping and Screening

1. General Landscaping:

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

(b) Continuous screen planting a minimum of 1.5 m high by 1.5 m wide, or a solid decorative fence a minimum of 1.5 m high, shall be provided along all *lot lines* separating the developed portions of the *lot* from any *lot* designated Residential in the *OCP*;

(c) Along the developed portions of the *lot* abutting a *highway*, a continuous

landscaping strip a minimum of 1.5 m wide shall be provided within the *lot*; and

(d) *Highway* boulevards abutting a *lot* shall be seeded or sodded with grass; excluding *driveways*.

2. Loading and Refuse:

Loading areas, garbage containers and *passive recycling containers* shall be completely screened from any adjacent *lot* designated Residential in the *OCP*, by a minimum of a 2.5 m high *building*, solid decorative fence, *landscaping* strip, or combination thereof.

3. Outdoor Storage and Display:

(a) Outdoor storage and display in the *rear yard* and *side yards* shall be completely screened by a *landscaping* strip a minimum of 2.5 m high by 1.5 m wide, or a minimum of a 2.5 m high *building,* solid decorative fence, or combination thereof; and

(b) No display or storage of materials shall be piled higher than 2.5 m within 5 m of the screening fence or *landscaping* strip, nor within 90 m of a *lot* designated Residential in the *OCP*.

J. Special Regulations

1. Safety, Noise and Nuisance:

In this Zone:

(a) No land, *building* or structure is permitted to have a use that emits noise, measured at any point on any boundary of the *lot* on which the use is located, that is:

i. In excess of 70 decibels where the *lot* abuts a lot designated Industrial in the OCP; and

ii. In excess of 60 decibels where the *lot* abuts a lot designated anything other than Industrial in the OCP; and

(b) Uses that store or handle *special waste* may need a permit in accordance with the Environmental Management Act, as amended.

2. Outdoor Storage and Display:

Outdoor storage and display of any containers, goods, materials or supplies is specifically prohibited between the front of the *principal building* and the *highway*.

3. Loading and Refuse:

Loading areas, garbage containers and *passive recycling containers* shall not be located within any required *front yard setback, flanking street setback* or any required setback adjacent to any *lot* designed Residential in the *OCP*.

Part 52
Comprehensive Development Zone — CD

(BL 20300, 21085, 21277, 21281)

A. Intent

This Zone is intended to accommodate and regulate the development of uses on one *lot* or defined area based on a comprehensive plan that conforms to the *OCP* and corresponding Secondary Plan. Comprehensive Development (CD) Zones shall be attached to and form part of this By-law.

B. Zoning Map Designations

All CD Zones are identified on an individual *lot* basis on the Zoning Map, Schedule A of this By-law.

C. Secondary Suite Use – Schedule K

In the CD Zones listed in Schedule K of this By-law, 1 *secondary suite* may be added to 1 *single family dwelling* as long as the *secondary suite* is contained within the *single family dwelling*.

D. Short-Term Rental

In CD Zones that permit a *multiple unit residential dwelling*, *lock-off suite*, *single family dwelling*, *secondary suite*, or *coach house*, *short-term rental* is permitted in accordance with Section B.7 of Part 4 General Provisions.

E. Small-scale multi-family housing requirements for all Existing CD Bylaws

1. For the purposes of Part 52 Section D. "Existing CD Bylaws" means those adopted up to and including July 8, 2024 and not after, including those adopted prior to September 27, 2021, listed in Part 52 Section E and in Schedule K.
2. For all Existing CD Bylaws with a principal use of either a *single family dwelling* or *duplex* the following applies:
   (a) the prescribed minimum number of housing units for each parcel of land that is 280 m^2 or smaller is 3; and
   (b) the prescribed minimum number of housing units for each parcel of land that is larger than 280 m^2 is 4.
3. Despite E.2.(a) and (b) if the parcel of land is an eligible *lot* within a *frequent bus stop area* the prescribed minimum number of housing units is 6.
4. In the event of an inconsistency or conflict between Existing CD Bylaws and Section E.2 and E.3, for *single family dwellings*, *duplexes*, or *secondary suites*, the Existing CD Bylaw provisions govern and take precedence.
5. Construction of additional *dwelling units* in accordance with Sections E.2 or E.3, is permitted based on the *lot* size of each *lot* regulated by Existing CD Bylaws, as follows:

Applicable Zone	RA	R1	R2	R3	R4	R5
Lot Size	≥4,050 m^2	<4,050 m^2 to 1,858 m^2	<1,858 m^2 to 775 m^2	<775 m^2 to 464 m^2	<464 m^2 to 320 m^2	<320 m^2

6. For any additional *dwelling units* to be constructed on a *lot* regulated by Existing CD Bylaws, the applicable zone based on the *lot* size in section E.5 applies.

F. List of Comprehensive Development (CD) Zones

CD Zones adopted prior to September 27, 2021 are not listed in this By-law. CD Zones adopted as of September 27, 2021 are listed below:

CD ID NO.	CIVIC ADDRESS	PARCEL IDENTIFIER OR LEGAL DESCRIPTION	CD BYLAW NO.	REPLACES BYLAW NO(S)
CD.01	12505 22 Avenue	000-624-292	20283	13430
CD.02	12549 25 Avenue	019-098-626	20284	12392
CD.03	1777 Ocean Park Rd	002-642-077	20285	14684
CD.04	13464, 13472 and 13484 13A Avenue	023-827-319, 023-827-289, 023-827-181	20286	13465
CD.05	2175 123 Street	010-337-695	20287	15254
CD.06	13078 13 Ave	001-050-915	20288	15448
CD.07	12532 23 Ave	008-453-357	20289	16066
CD.08	12579 27 Ave	005-333-687	20290	16636
CD.09	(a) 13406, 13418, 13426 and 13438 63 Avenue (b) 6288 134 Street	(a) 019-136-463, 019-136-480, 019-136-498 and 019-136-501 (b) 019-136-471	20332	12065
CD.10	(a) 13338 58B Avenue (b) 13348 58B Avenue	(a) 023-754-087 (b) 023-754-095	20333	12657
CD.11	(a) 6749, 6755, 6761, 6769, 6777, 6785 and 6793 128 Street (b) 12685, 12691, 12699, 12692, 12686 and 12678 67A Ave (c) 12703, 12711, 12717, 12721, 12729, 12735, 12741, 12749, 12755, 12763 and 12768 67B Avenue (d) 12681, 12693, 12697, 12696, 12688 and 12680 67B Ave (e) 12698, 12690 and 12682 68 Avenue (f) 12772, 12766, 12756, 12748, 12738, 12732, 12726, 12716, 12708 and 12702 68 Ave	(a) Lots 1 – 7, Section 18, Township 2, NWD, Plan LMP36578 (b) Lots 10 – 15, Block 2, Section 18, Township 2, NWD, Plan LMP53716 (c) Lots 18 – 28, Section 18, Township 2, NWD, Plan LMP36578 (d) Lots 4 – 9, Block 2, Section 18, Township 2, NWD, Plan LMP53716 (e) Lots 1 – 3, Block 2, Section 18, Township 2, NWD, Plan LMP53716 (f) Lots 8 – 17, Section 18, Township 2, NWD, Plan LMP36578	20334	13242
CD.12	(a) 6745, 6741, 6737 and 6733 128 Street (b) 12705, 12713, 12719, 12727, 12733, 12743, 12751, and 12759 67A Avenue (c) 12767 and 12777 67A Avenue (d) 12787, 12758, 12750, 12742, 12736, 12728, 12718, 12712 and 12706 67A Avenue (e) 12786 67A Avenue	(a) Lots 11 – 14, Section 18, Township 2, NWD, Plan LMP40442 (b) Lots 1 – 8, Section 18, Township 2, NWD, Plan LMP40442 (c) Lots 9 and 10, Section 18, Township 2, NWD, Plan LMP40442 (d) Lots 15, 19 – 26, Section 18, Township 2, NWD, Plan LMP40442 (e) Lot 16, Section 18, Township 2, NWD, Plan LMP40442 except Part in Plan EPP70858	20335	13388

CD ID NO.	CIVIC ADDRESS	PARCEL IDENTIFIER OR LEGAL DESCRIPTION	CD BYLAW NO.	REPLACES BYLAW NO(S)
	(f) 12776 and 12768 67A Avenue	(f) Lots 17 and 18, Section 18, Township 2, NWD, Plan LMP40442		13030 & 13388
CD.13	(a) 13791, 13787, 13783, 13779 and 13775 58A Avenue (b) 5852, 5856, 5860, 5866, 5872, 5882 and 5892 137B Street (c) 5946, 5942, 5938, 5932, 5926, 5922, 5918, 5912, 5908, 5900, 5894, 5890, 5884, 5878, 5874, 5868, 5864, 5862, 5858, 5854, 5915, 5903, 5897, 5891, 5879, 5867, 5941 and 5933 138 Street	(a) Lots 27 – 31, Section 9, Township 2, NWD, Plan LMP45101 (b) Lots 32 – 38, Section 9, Township 2, NWD, Plan LMP45101 (c) Lots 1 – 26 and 39, 40, Section 9, Township 2, WD, Plan LMP45101	20336	13438
CD.14	12704, 12714, 12720, 12726, 12732, 12738, 12746, 12752, and 12760 67B Avenue	Lots 1-9, Section 18, Township 2, NWD, Plan LMP41909	20337	13686
CD.15	12515, 12525, 12535 and 12543 61A Avenue	024-815-268, 024-815-284, 024-815-292 and 024-815-306	20338	13935
CD.16	8162 and 8156 156 Street	025-712-365 and 025-712-373	20339	14798
CD.17	(a) 12707, 12715, 12725, 12733, 12739, 12747, 12753, 12761, 12773 and 12781 67 Avenue (b) 6681, 6689, 6695 and 6703 128 Street (c) 12769 67 Avenue	(a) Lots 1 – 8, 10 and 11, Section 18, Township 2, NWD, Plan LMP37099 (b) Lots 12 – 15, Section 18, Township 2, NWD, Plan LMP37099 (c) Lot 28, Section 18, Township 2, NWD, Plan LMP40442	20385	13030
CD.18	(a) 15919, 15929, 15939, 15949, 15959, 15969, 15960, 15950, 15940, 15930, 15920 and 15910 91A Avenue (b) 9176 159 Street	(a) Lots 2 – 13, Section 35, Township 2, NWD, Plan LMP51430 (b) Lot 1, Section 35, Township 2, NWD, Plan LMP51430	20386	14209
CD.19	(a) 15516, 15528, 15558, 15566, 15572, 15582 and 15590 89A Avenue (b) 15591, 15581, 15573, 15565, 15557, 15556, 15564, 15570, 15578 and 15588 89 Avenue (c) 8947, 8941 and 8935 155A Street	(a) Lots 1 – 2 and 6 – 10, Section 35, Township 2, NWD, Plan LMP53257 (b) Lots 11 – 19, Section 35, Township 2, NWD, Plan LMP53257 (c) Lots 3 – 5, Section 35, Township 2, NWD, Plan LMP53257	20387	14535
CD.20	(a) 6149, 6141, 6135, 6127, 6121 and 6119 128 Street (b) 6116, 6130, 6152, 6160, 6168 and 6172 127 Street (c) 12716, 12728, 12738, 12742, 12750, 12760, 12735 and 12723 61A Avenue	(a) Lots 1 – 6, Section 7, Township 2, NWD, Plan BCP7842 (b) Lots 7 – 8 and 26 – 29, Section 7, Township 2, NWD, Plan BCP7842 (c) Lots 9 – 14 and 24 – 25, Section 7, Township 2, NWD, Plan BCP7842	20388	14818

CD ID NO.	CIVIC ADDRESS	PARCEL IDENTIFIER OR LEGAL DESCRIPTION	CD BYLAW NO.	REPLACES BYLAW NO(S)
	(d) 6158, 6162, 6164, 6170, 6178, 6175, 6169, 6161, 6155, and 6181 127A Street	(d) Lots 15 – 23 and 30, Section 7, Township 2, NWD, Plan BCP7842		
CD.21	(a) 6670 127 Street (b) 6683 and 6673 127A Street (c) 12708, 12720, 12730, 12740, 12756, 12766, 12778, 12788 67 Avenue (d) 6677, 6671, 6663, 6657 128 Street	(a) Lot 1, Section 18, Township 2, NWD, Plan BCP6164 (b) Lots 6 – 7, Section 18, Township 2, NWD, Plan BCP6164 (c) Lots 2 – 5 and 8 – 11, Section 18, Township 2, NWD, Plan BCP6164 (d) Lots 12 - 15, Section 18, Township 2, NWD, Plan BCP6164	20389	14919
CD.22	(a) 14758 57 Avenue (b) 5698 147 Street (c) 14703, 14725, 14746 and 14730 56B Avenue (d) 14733, 14755, 14756, 14742, 14736 and 14728 56A Avenue	(a) Lot 1, Section 10, Township 2, NWD, Plan BCP32480 (b) Lot 2, Section 10, Township 2, NWD, Plan BCP32480 (c) Lots 3 – 6, Section 10, Township 2, NWD, Plan BCP32480 (d) Lots 7 – 12, Section 10, Township 2, NWD, Plan BCP32480	20390	15909
CD 23	15945 107A Avenue	026-991-268	20391	16498
CD 26	17395 – No. 10 (56 Ave) Hwy	Lot 2, Plan BCP47842	20480	Portion of 19496
CD 47	10232 Whalley Boulevard	Lot 66, Plan 38420	20589	N/A
CD 59	15055, 15061 and 15063 – 54A Avenue	Strata Lots 1 – 41, Strata Plan EPS6077	20654	N/A
CD 60	(a) Portion of 13102 - 112A Avenue Portion of 13105 - 112 Avenue	(a) Portion of Lot 1, Plan 480 Portion of Lot "A", Plan 480	20656	N/A
CD.24	(a) 10474 132 Street (b) 13228 105 Avenue (c) 13240 and 13248 105 Avenue (d) 13256 and 13272 105 Avenue	(a) Lot 3, Section 22, Block 5, North Range 2 West, NWD, Plan 19897 (b) Lot 6, Section 22, Block 5, North Range 2 West, NWD, Plan 19897 (c) Lots 161 and 162, Section 22, Block 5, North Range 2 West, NWD, Plan 29669 (d) Lots 175 and 176, Section 22, Block 5, North Range 2 West, NWD, Plan 39842	20472	N/A
CD.41	(a) 13454 95 Avenue (b) 13460 95 Avenue (c) 13474 95 Avenue	(a) Lot 6, Plan 14014 (b) Lot 7, Plan 14014 (c) Lot 8, Plan 14014	20571	N/A
CD.42	6611 – 152A Street	Lot 4, Plan BCP49715	20566	N/A
CD.47	10232 Whalley Boulevard	Lot 66, Plan 38420	20589	N/A
CD.51	(a) 16483 89 Avenue (portion of)	(a) Lot 2, Plan LMP20848 (portion of)	20612	N/A

CD ID NO.	CIVIC ADDRESS	PARCEL IDENTIFIER OR LEGAL DESCRIPTION	CD BYLAW NO.	REPLACES BYLAW NO(S)
	(b) 16487 89 Avenue (portion of	(b) Lot 3, Plan LMP20848 (portion of)		
CD.61	(a) 9674, 9682, and portion of 9692 137 Street (b) 9671, 9677, and portion of 9687 137A Street	(a) Lots 20, 22 and 24 Plan 14725 (b) Lots 21, 23 and 25 Plan 14725	20650	N/A
CD.66	1938 - 152 Street	Lot 205, Plan 57178	20676	N/A
CD 37	17700 No. 10 Highway (56 Avenue)	Lot 36, Plan 57691	20531	N/A
CD 65	(a) 9759 and 9775 - 137A Street (b) 13748 Fraser Hwy (c) Portion of Road	(a) Lot 20 and 21 Plan 13110 (b) Lot 5 Plan EPP32216	20679	N/A
CD 89	3017 McBride Avenue	Lot 15, Plan 2200	20745	N/A
CD 97	(a) 12823 No. 10 (58 Avenue) Highway (b) Portion of12841 No. 10 (58 Avenue) Highway)	(a) Parcel "A", Explanatory Plan 14195 (b) Portion of Lot 21, Plan 31460	20806	N/A
CD 103	13826 – 18 Avenue	Lot 59, Plan 62342	20853	N/A
CD 27	(a) 12534, 12538, 12542, 12548, 12560, 12568, 12572, 12580 and 12588 - 64 Avenue (b) 6308 and 6298 - 125A Street (c) 6278, 6288, 6292, 6318, 6326, 6332, 6340, 6352, 6360, 6372, 6380, 6386, 6390, 6398, 6395, 6385, 6377, 6361, 6355, 6341, 6333, 6325, 6319, 6303, 6297, 6291, 6289, 6283, 6277 and 6271 - 125A Street (d) 6301 and 6299 - 126 Street (e) 6389, 6321, 6315, 6297 and 6287 - 126 Street (f) 12599, 12589, 12579, 12550, 12558, 12566, 12572, 12582, 12588 and 12596 - 62B Avenue (g) 12545 - 62A Avenue	(a) Lots 1-9, Plan LMP37067 (b) Lots 1 and 4, Plan LMP38325 (c) Lots 20-22 and 25-51, Plan LMP37067 (d) Lots 2-3, Plan LMP38325 (e) Lots 10-12 and 15-16, Plan LMP 37067 (f) Lots 17-19, 52-58, Plan LMP37067 (g) Lot 59, Plan LMP3706	20517	13186
CD 28	(a) 14601, 14607, 14615, 14621, 14627, 14633 14639, 14645, 14653, 14661, 14669, 14675, 14681, 14687, 14693, 14697, 14690, 14682, 14668, 14660, 14652, 14646, 14640, 14632, 14628, 14622, 14614, 14608 and 14602 - 81A Avenue (b) 14693, 14699, 14711, 14719, 14725, 14733,	(a) Lots 1-16 and 85-97, Plan LMP49293 (b) Lots 17-18, 25-66, 68-70 and 81-84, Plan LMP49293 (c) Lots 19-24, Plan LMP49293 (d) Lots 67 and 98-103 Plan LMP49293 (e) Lots 71-80, Plan LMP49293 (f) Lots 1-9 and 26-34, Plan LMP42576 (g) Lots 10-21 and 23-25, Plan LMP42576	20518	13528

CD ID NO.	CIVIC ADDRESS	PARCEL IDENTIFIER OR LEGAL DESCRIPTION	CD BYLAW NO.	REPLACES BYLAW NO(S)
	14739, 14745, 14753, 14768, 14762, 14756, 14750, 14742, 14738, 14734, 14730, 14726, 14720, 14714, 14708, 14702, 14696, 14692, 14688, 14684, 14682, 14674, 14670, 14666, 14662, 14658, 14654, 14650, 14644, 14638, 14634, 14630, 14626, 14620, 14616, 14610, 14606, 14602, 14609, 14617, 14625, 14651, 14659, 14663 and 14667 - 80A Avenue (c) 8067, 8075, 8083, 8082, 8076 and 8070 - 147 Street (d) 8068, 8128, 8118, 8108, 8098, 8088 and 8078 - 146 Street (e) 8051, 8057, 8063, 8071, 8079, 8086, 8080, 8072, 8066 and 8058 - 146A Street (f) 14591, 14583, 14575, 14567, 14559 14551, 14543, 14529, 14517, 14518, 14536, 14544, 14552, 14560, 14568, 14576, 14584, 14592 - 82 Avenue (g) 8212, 8215, 8209, 8203, 8195, 8187, 8183, 8177, 8171, 8165, 8159, 8153, 8168, 8174 and 8182 - 145 Street (h) 14515, 14593, 14581 and 14571 - 81A Avenue (i) 8185, 8175 and 8163 - 146 Street (j) 8158, 8164, 8169, 8161 and 8151 - 145B Street (k) 8022 - 146 Street (l) 8149 - 145 Street	(h) Lots 22 and 38-40, Plan LMP42576 (i) Lots 35-37, Plan LMP42576 (j) Lots 41-45, Plan LMP42576 (k) Lot 104, Plan LMP49293 (l) Lot 46, Plan LMP42576		
CD 29	(a) 15611, 15619, 15631, 15641, 15649, 15657, 15665, 15675, 15683, and 15693 - 102B Avenue 10296 - 156 Street	a) Lots 1-10, Plan LMP45159 Dedicated Park, Plan LMP45159	20519	13762
CD 30	(a) 6590, 6582, 6576, 6568, 6560, 6552, 6546, 6538, 6537, 6545, 6551, 6557, 6565, 6571, 6579, 6585 and 6593 -125A Street (b) 12506 66 Avenue	(a) Lots 1 – 17, Plan LMP47007 (b) Lot 18, Plan LMP47007	20520	13960

CD ID NO.	CIVIC ADDRESS	PARCEL IDENTIFIER OR LEGAL DESCRIPTION	CD BYLAW NO.	REPLACES BYLAW NO(S)
CD 31	(a) 6521, 6497 and 6495 - 142 Street (b) 14198, 14188, 14176, 14170, 14166, 14162 and 14158 - 65 Avenue (c) 6476, 6488, 6477, 6483, 6491, 6505, 6511, 6527, 6539, 6530, 6520 and 6510 - 141A Street (d) 6519, 6525, 6533, 6538, 6522, and 6518 - 141B Street	(a) Lots 2, 4 and 5, Plan LMP50252 (b) Lots 3 and 6-10 and 13 Plan LMP50252 (c) Lots 11-12 and 14-23 Plan LMP50252 (d) Lots 24-29, Plan LMP50252	20521	14140
CD 32	(a) 8115 and 8109 - 145 Street (b) 14502, 14510, 14518, 14532, 14546, 14558, 14566, 14572, 14580, 14588, 14598, 14595, 14589, 14577, 14561, 14555 and 14533 - 80B Avenue (c) 8045, 8111, 8099 and 8089 - 146 Street (d) 8043 - 146 Street	(a) Lots 1 and 2, Plan LMP53759 (b) Lots 3 – 13 and 18-23, Plan LMP53759 (c) Lots 14-17, Plan LMP53759 (d) Lot 26, Plan LMP53759	20522	14425
CD 33	(a) 14466, 14478, 14488, 14498, 14508, 14520, 14530 and 14554 - 68 Avenue (b) 6791, 6785, 6779, 6771, 6782 and 6790 - 144B Street (c) 14470, 14476, 14482, 14490, 14496, 14499, 14493, 14487 and 14481 - 67B Avenue (d) 6789, 6781, 6773, 6767, 6761, 6753, 6745, 6739, 6733, 6727, 6724, 6732, 6738, 6744, 6750, 6756, 6762, 6768, 6774, 6780 and 6788 - 145A Street (e) 14555 - 67 Avenue	(a) Lots 1, 17-22 and 44, Plan BCP450 (b) Lots 2-5 and 15-16, Plan BCP450 (c) Lots 6-14, Plan BCP450 (d) Lots 23-43, Plan BCP450 (e) Lot 45, Plan BCP450	20523	14444
CD 34	(a) 12190, 12208, 12216, 12220, 12228, 12232, 12240 and 12246 - 92 Avenue (b) 12245, 12237, 12223, 12215, 12209, 12201, 12242 and 12238 - 91A Avenue (c) 9159, 9151, 9147, 9141, 9135, 9129, 9119, 9111, 9105, 9108, 9116, 9122, 9130, 9136, 9150, 9142 - 122 Street (d) 9113 - 122 Street	(a) Lots 1-8, Plan BCP93 (b) Lots 9-14, and 29-30, Plan BCP93 (c) Lots 15-28 and 31-32, Plan BCP93 (e) Dedicated Park, Plan BCP93	20524	14523
CD 103	13826 – 18 Avenue	Lot 59, Plan 62342	20853	N/A

CD ID NO.	CIVIC ADDRESS	PARCEL IDENTIFIER OR LEGAL DESCRIPTION	CD BYLAW NO.	REPLACES BYLAW NO(S)
CD 115	13352 Old Yale Road	(a) Lot 150 Section 27 Block 5 North Range 2 West New Westminster District Plan 45770	20922	N/A
CD 54	16263 – 10 Avenue	Parcel "A", Plan 2817	20633	N/A
CD 50	Portion of 15624 24 Avenue	Parcel A, Plan NWP13126	20605	N/A
CD 122	(a) 1693, 1681, 1667, 1653 and 1641 - 137 Street (b) 13697 - 16 Avenue	(a) Lots 1-5, Plan LMP47186 (b) Lot 6, Plan LMP47186	20947	13785
CD 123	3345, 3339, 3331, 3323, 3315 and 3307 Rosemary Heights Crescent	Lots 1-6, Plan LMP50713	20948	14388

CD ID NO.	CIVIC ADDRESS	PARCEL IDENTIFIER OR LEGAL DESCRIPTION	CD BYLAW NO.	REPLACES BYLAW NO(S)
CD 124	(a) 3753, 3759, 3765, 3771, 3777, 3783, 3789, 3797, 3803, 3811, 3817, 3825, 3831, 3837, 3843, 3849, 3855, 3861, 3867, 3873, 3879, 3885, 3891, 3895, 3899, 3896, 3888, 3882, 3876, 3870, 3864, 3860, 3856, 3850, 3844, 3836, 3822, 3810, 3800, 3794, 3788, 3782, 3776, 3770, 3764, and 3758 154 Street (b) 3832, 3826, 3818, 3812, 3806, 3796, 3790, 3784, 3778, 3773, 3779, 3785, 3791, 3795, 3799, 3805 and 3813 154A Street (c) 15467, 15479, 15489, 15499, 15596, 15586, 15576, 15566, 15556, 15546, 15536, 15526, 15516, 15506, 15496, 15488, 15478, 15468, 15462, 15456 and 15450 -37B Avenue (d) 15439, 15447, 15459, 15469, 15477, 15485, 15491, 15497, 15507, 15517, 15527, 15537, 15547, 15557, 15567, 15577, 15587, 15597 - 37A Avenue (e) 3765, 3773, 3779 and 3787 - 156 Street (f) 3793 - 156 Street (g) 15496 - 40 Avenue	(a) Lots 1-30, 69-84, Plan LMP BCP1910 (b) Lots 31-39 and 61-68, Plan LMP BCP1910 (c) Lots 40-60, Plan BCP1910 (d) Lots 85-102, Plan BCP1910 (e) Lots 103-106, District Lots 244 Group 2 Plan LMP BCP1910 (f) Lot 107, Plan BCP1910 (g) Dedicated Park, Plan BCP1910	20949	14608
CD 125	1961, 1955 and 1947 Ocean Park Road	Lots 1-3, Plan BCP8251	20950	15073
CD 126	2830 Ohara Lane	Lot 34, Plan 2200	20951	16978

CD ID NO.	CIVIC ADDRESS	PARCEL IDENTIFIER OR LEGAL DESCRIPTION	CD BYLAW NO.	REPLACES BYLAW NO(S)
CD 127	(a) 2889, 2881, 2861 and 2851 - 162 Street (b) 16188 - 28A Avenue	(a) Lots 93-96, Plan BCP49118 (b) Lot 119, Plan BCP49118	20952	17284
CD 128	(a) 12604 - 68 Avenue (b) 6788 and 6758 - 126 Street (c) 12613, 12605, 12606 and 12616 - 67B Avenue (d) 12619, 12600, 12608, 12618 and 12622 - 67A Avenue (e) 12621 and 12620 - 67B Street (f) 12625 - 67A Avenue	(a) Lot 2, Plan LMP34520 (b) Lots 1 and 35, Plan LMP34520 (c) Lots 16-19, Plan LMP34520 (d) Lots 34 and 42-45, Plan LMP34520 (e) Lots 15 and 20, Plan LMP34520 (f) Lot 33, Plan LMP34520	20953	13068 12918 and 13068
CD 129	(a) 12486 - 80 Avenue (b) 7989 - 125 Street	(a) Lot 1, Plan BCP44645 (b) Lot 2, Plan BCP44645	20954	17013
CD 88	16537 – 28 Avenue	Lot 68, Plan 67389	20742	N/A
CD 75	15290 - 66 Avenue	Lot 5, Plan 1442	20726	N/A
CD 62	5956 – 176A Street	Lot B, Plan 14117	20657	N/A
CD 78	10261 - 166A Street (portion of)	Portion of Lot 6, Plan EPP60087	20723	N/A
CD 72	(a) Portion of 10375 - 133 Street (b) 13252 - 104 Avenue (c) 13242 - 104 Avenue	(a) Portion of Lot 4, Plan LMP 12491 (b) Lot 5, Plan LMP 12491 (c) Lot 6, Plan LMP 12491	20706	N/A
CD 99	(a) 2981 - 192 Street (b) 2898 - 190 Street (c) 2825 - 192 Street	(a) Lot 6, Plan 16954 (b) Parcel A, Explanatory Plan 15837 (c) Part of Parcel A, Explanatory Plan 15837	20851	N/A

CD ID NO.	CIVIC ADDRESS	PARCEL IDENTIFIER OR LEGAL DESCRIPTION	CD BYLAW NO.	REPLACES BYLAW NO(S)
CD 69	(a) 14774 - 106 Avenue (b) 14764 - 106 Avenue (c) 14754 - 106 Avenue (d) 14744 - 106 Avenue	(a) Lot 134, Plan 41515 (b) Lot 135, Plan 41515 (c) Lot 136, Plan 41515 (d) Lot 137, Plan 41515	20696	N/A
CD 63	13868 - 104 Avenue	Lot 1, Plan BCP15711	20652	N/A
CD 133	10164 - 177A Street	Lot 28, Plan EPP 122313	20971	N/A
CD 131	(a) 2383 – 153 St (b) 15280 – 24 Ave (c) 15268 – 24 Ave (d) 15262 – 24 Ave (e) 2372 – 152A St (f) 2369 – 153 St (g) 2350 – 152A St (h) 2360 – 152A St (i) 2355 – 153 St (j) 2365 – 153 St	(a) East Half Lot 29 Except Part in Plan BCP20809 Section 14 Township 1 NWD Plan 8492 (b) West Half of Lot 29 Except Part Dedicated Road on Plan BCP20554, Section 14 Township 1 NWD, Plan 8492 (c) East Half Lot 32 Except Part in Plan BCP20809 Section 14 Township 1 NWD Plan 8492 (d) West Half Lot 32 Except Part in Plan20809 Section 14 Township 1 NWD Plan 8492 (e) North Half Lot 31 Section 14 Township 1 NWD Plan 8492 (f) North Half of Lot 30 Section 14 Township 1 NWD 8492 (g) Lot 78 Section 14 Township 1 NWD Plan 13327 (h) South Half Lot 31 Section 14 Township 1 NWD Plan 8492 (i) Lot 79, Section 14 Township 1 NWD Plan 13327 (j) South Half Lot 30 Section 14 Township 1 NWD Plan 8492	20967	N/A
CD 25	5650 146A Street	Lot 53, Plan NWP 50725	20479	N/A
CD 183	(a)10275 City Parkway (b)10261 City Parkway	(a) Lot 3, LMP46320 Except BCP48957 (b) Lot 3, Plan EPP116246	21169	13882
CD 94	(a) 10077 - 133 Street (b) 13277 - 100A Avenue (c) 10055 - 133 Street	(a) Lot 21, Plan 20923 (b) Lot 22, Plan 20923 (c) Lot 23, Plan 20923	20791	N/A

CD ID NO.	CIVIC ADDRESS	PARCEL IDENTIFIER OR LEGAL DESCRIPTION	CD BYLAW NO.	REPLACES BYLAW NO(S)
CD 39	(a) Portion of 8293 King George Boulevard (b) 8345 135A Street (c) Portion of Road	(a) Lot 67, Plan 51521 (b) Lot 71, Plan 57624 (c) That portion of closed road containing 54.3 sq. m.	20548	N/A
CD 40	Portion of 8293 King George Boulevard	Lot 67, Plan 51521	20549	N/A
CD 119	(a) 11037 Ravine Road (b) 11049 Ravine Road (c) 11057 Ravine Road (d) 11069 Ravine Road (e) 11054 - 132 Street (f) 11066 - 132 Street (g) 11080 - 132 Street	(a) Lot 80, Plan 34840 (b) Lot 5, Plan 9739 (c) Lot 4, Plan 9739 (d) Lot 3, Plan 9739 (e) Lot 1, Plan 8791 (f) Lot 2, Plan 8791 (g) Lot 3, Plan 8791	20959	N/A
CD 86	14683 - 104 Avenue	Lot 148, Plan 60926	20760	N/A
CD 49	19209 – 96 Avenue	Lot 1, Plan 3966	20609	N/A
CD 102	(a) 10628 - 138A Street (b) 10631 - 139 Street (c) 10620 - 138A Street 10619 - 139 Street	(a) Lot 81, Plan 57467 (b) Lot 82, Plan 57467 (c) Lot 74, Plan 49290 Lot 75, Plan 49290	20844	N/A
CD 106	5937 – 144 Street	Lot C, Plan 16821	20897	N/A
CD 120	(a) 13453 – 94A Avenue (b) 13461 – 94A Avenue 13473 – 94A Avenue	(a) Lot 17, Plan 18175 (b) Lot 18, Plan 18175 Lot 19, Plan 18175	20955	N/A
CD 224	16300 – 104 Avenue	Portion of Section 26, Plan 28411	21297	N/A
CD 213	10441 – 132 Street	Lot 1, Plan LMP49629	21268	N/A
CD 187	(a) 13561 Bentley Road (b) 13569 Bentley Road	(a) Lot 1, Plan 9938 (b) Lot 2, Plan 9938	21175	N/A

CD ID NO.	CIVIC ADDRESS	PARCEL IDENTIFIER OR LEGAL DESCRIPTION	CD BYLAW NO.	REPLACES BYLAW NO(S)
CD 105	(a) 12759 – 76 Avenue (b) Portion of 12725 – 76 Avenue (c) 12749 – 76 Avenue (d) Portion of 12741 – 76 Avenue	(a) East 50 Feet of Lot 19 Plan 7067 (b) East 100 Feet of Lot 20 Plan 7067 (c) Lot 21, Plan NWP25918 (d) Lot 22, Plan NWP25918	20901	N/A
CD 225	12666 - 72 Avenue	Lot A, Plan LMP37958	21295	N/A
CD 252	(a) 8127 – 168A Street (b) 8128 – 168A Street (a) 16860 – 81A Street	(a) Lot 7, Plan EPP112552 (b) Lot 8, Plan EPP112552 (c) Lot 11, Plan EPP112552	21406	N/A
CD 253	(a) 8122 – 168 Street (b) 8136 – 168 Street (c) 8148 – 168 Street (d) 16832 – 81A Avenue (e) 8145 – 168A Street (f) 8139 – 168A Street (g) 16852 – 81A Avenue (h) 16856 – 81A Avenue (d) 16864 – 81A Avenue	(a) Lot 1, Plan EPP122552 (b) Lot 2, Plan EPP112552 (c) Lot 3, Plan EPP112552 (d) Lot 4, Plan EPP112552 (e) Lot 5, Plan EPP112552 (f) Lot 6, Plan EPP112552 (g) Lot 9, Plan EPP112552 (h) Lot 10, Plan EPP112552 (c) Lot 12, Plan EPP112552	21407	N/A
CD 196	(a) 14784 – 106 Avenue (b) 14794 - 106 Avenue (c) 10563 - 148 Street (c) 10573 - 148 Street	(a) Lot 2, Plan EPP127075 (b) Lot 131, Plan 41515 (c) Lot 133, Plan 41515 (c) Lot 132, Plan 41515	21250	N/A
CD 113	(a) 14518 – 104A Avenue (b) 14528 – 104A Avenue (c) 14538 – 104A Avenue (b) 14548 – 104A Avenue	(d) Lot "C", Plan 17992 (e) Lot 124, Plan 41196 (f) Lot 125, Plan 41196 (c) Lot 126, Plan 41196	20924	N/A
CD 150	6605 – 140 Street	Lot 1, Plan 59731	21059	N/A
CD 81	(a) 9482 – 134 Street (b) 9470 – 134 Street (c) 9492 – 134 Street (d) 13428 – 95 Avenue	(a) Lot 2, Plan 14014 (b) Lot 3, Plan 14014 (c) Strata Lot 1, Plan NW2481 (g) Strata Lot 2, Plan NW2481	20756	N/A
CD 107	7112 – 128 Street	South Half Lot 1, Plan 1183	20895	N/A
CD 162 CD 163 CD 164	7850 King George Boulevard (Portion of)	Parcel B, Plan 55111 (Portion of)	21097 21098 21099	N/A

CD ID NO.	CIVIC ADDRESS	PARCEL IDENTIFIER OR LEGAL DESCRIPTION	CD BYLAW NO.	REPLACES BYLAW NO(S)
CD 159 CD 160 CD 161	7790 King George Blvd (portion of)	Lot 60 Plan 46548 (portion of)	21100 21101 21102	N/A
CD 199	(a) 13773 - 108 Avenue (b) 13753 - 108 Avenue (c) 13733 - 108 Avenue (d) 13758 Larner Road 13764 Larner Road	(a) Lot 1, Plan 6002 (b) Parcel "A" of Lot 1, Plan 6002 and Lot 3, Plan 4269 (c) Parcel "2", Plan 7904 (d) Lot 8, Plan 13580 Lot 9, Plan 13580	21198	N/A
CD 257	10611 – 150 Street (Portion of)	Lot 59, Plan 41907	21445	N/A
CD 104	(a) 10984 Ravine Road 10970 - 132 Street	(a) Lot 4, Plan 19758 Lot 5, Plan 19758	20846	N/A
CD 190	1651 – 128 Street	Parcel "One" Section 18 Township 1 NWD Reference Plan 57949	21189	N/A
CD 168	14723 – 104 Avenue	Lot 149 Plan 60926	21113	N/A
CD 243	3310 - 144 Street	Lot 10, Plan BCP10129	21376	N/A
CD 231	8468 - 140 Street	Lot 1, Plan 86398	21313	N/A
CD 210	Portion of 11358 – 128 Street	Lot 2, Plan Epp51766	21241	N/A
CD 260	13585 – 95 Avenue	Lot A, Plan EPP65742	21436	20416
CD 264	9714 - 137 Street	Lot 2, Plan EPP121104	21468	N/A

CD ID NO.	CIVIC ADDRESS	PARCEL IDENTIFIER OR LEGAL DESCRIPTION	CD BYLAW NO.	REPLACES BYLAW NO(S)
CD 258	Portion of 2513 – 140 Street	Lot 66, Plan 66900	21431	N/A
CD 249	3394 – 168 Street	South West Quarter Except Reference Plan 3982 Plan 8866 and Bylaw Plan 67257	21384	N/A
CD 300	17023 – 88 Avenue	Lot 4, Plan 7546	21641	N/A
CD 287	10383 – 150 Street	Lot 92, Plan 48172	21586	N/A
CD 288	9014 - 152 Street	Lot A, Section 35, Plan 76734	21587	N/A
CD 289	10310 - 152 Street	Lot 39, Plan 47979	21585	N/A
CD 290	13650 - 102 Avenue	Lot 1, Plan BCP39750	21588	N/A
CD 291	15148 Fraser Highway	Lot 265, Plan 58219	21589	N/A
CD 292	19555 Fraser Highway	Lot 12, Plan 27347	21592	N/A
CD 293	5828 - 176 Street	Lot 22, Plan 4112	21638	N/A
CD 259	17850 - 56 Avenue	Lot 57, Plan 59700	21441	N/A

CD ID NO.	CIVIC ADDRESS	PARCEL IDENTIFIER OR LEGAL DESCRIPTION	CD BYLAW NO.	REPLACES BYLAW NO(S)
CD 294	19416 - 94 Avenue	Lot 54, Plan 61528	21583	N/A
CD 302	15010 Ashby Place	Lot 200, Plan 49378	21658	N/A
CD 93	(a) 14037 - 103A Avenue (b) 14047 - 103A Avenue (c) 14057 – 103A Avenue	(a) Lot 15, Plan 14650 (b) Lot 16, Plan 14650 (c) Lot 17, Plan 14650	20788	N/A
CD 189	(a) 2828- Croydon Drive (b) 2868 – Croydon Drive	(a) Lot 18, Plan 39782 (b) Lot "M", Plan 25810	21191	N/A
CD 238	(a) 18074 – 72 Avenue (b) 18088 – 72 Avenue (c) 18003 Fraser Highway (d) 18036 – 72 Avenue	(a) Lot 35, Plan 33929 (b) Lot 36, Plan 33929 (c) Lot 37, Plan 34641 (d) Lot 38, Plan 34641	21351	N/A
CD 297	19109 – 59 Avenue	Lot 58, Plan 64309	21712	N/A
CD 303	6227 – 150 Street (portion of)	Parcel B, Plan 15577 (portion of)	21664	N/A
CD 263	5722 – 146A Street	Lot 59, Plan 50724	21451	N/A
CD 295	16248 – 20 Avenue 16272 – 20 Avenue	Lot 44, Plan 55337 Lot 45, Plan 55337	21631	N/A
CD 330	18962 – 62 Avenue	Lot 7, Plan EPP119361	21752	N/A
CD 310	10449 King George Boulevard	South Half Lot 6, Plan 10610	21695	N/A

CD ID NO.	CIVIC ADDRESS	PARCEL IDENTIFIER OR LEGAL DESCRIPTION	CD BYLAW NO.	REPLACES BYLAW NO(S)
CD 327	7298 – 141A Street	Lot 9, Plan 21798	21753	N/A
CD 70	13939 - 104 Avenue	Lot 7, Plan 8054	20698	N/A
CD 347	19340 – 94 Avenue	Lot 7, Plan 59401	21837	N/A
CD 221	(a) 15273 - 16 Avenue (b) 15265 - 16 Avenue	(a) West Half Lot 6, Plan 2015 (b) Lot A, Plan EPP92634	21285	N/A
CD 90	9537 Prince Charles Boulevard	Lot 577, Plan 50869	20749	N/A
CD 343	19211 Fraser Highway	Lot A, Plan EPP49579	21823	17113
CD 276	(a) 13567 - 95 Avenue (b) 13531 - 95 Avenue	(a) Lot B, Plan EPP65742 (b) Lot C, Plan EPP65742	21494	20416
CD 242	17378 – 60 Avenue	North 132 Feet Lot 9, Plan 10080	21324	N/A
CD 334	(a) 10725, 10735, 10747 and 10757 University Drive (b) 13310 - 108 Avenue (c) 13326 - 108 Avenue (d) 10744 - 133 Street (e) 13330 - 108 Avenue (f) 13350 - 108 Avenue (g) Portion of Road	(a) Lot 4 – 7 Plan 9117 (b) Lot 169, Plan 34215 (c) Lot 170, Plan 34215 (d) Lot 186, Plan 63399 (e) Lot A, Plan LMP17336 (f) Lot B, Plan LMP17336 Except BCP5436	21785	N/A
CD 173	(a) 12716 (12742) King George Boulevard (b) 12750 King George Boulevard	(a) Parcel One, Plan 84049 (b) Lot 1, Plan 84079	21130	N/A

CD ID NO.	CIVIC ADDRESS	PARCEL IDENTIFIER OR LEGAL DESCRIPTION	CD BYLAW NO.	REPLACES BYLAW NO(S)
CD 230	(a) 2459 – 156 Street (b) 2469 – 156 Street (c) 2479 – 156 Street (d) Lane (portion of)	(a) Lot 5, Plan 19124 (b) Lot 6, Plan 19124 (c) Lot 7, Plan 19124	21308	N/A
CD 331	9948 – 181 Street	Lot 23, Plan 59957	21761	21371
CD 48	9933 Barnston Drive East	Lot 1, Plan BCP49206	20597	Portion of 17018
CD 270	(a) 12767 – 76 Avenue (b) 7615 – 128 Street (c) 7631 – 128 Street	(a) Lot 1, Plan 18701 (b) Lot 1, Plan 76196 (c) Lot 2, Plan 76196	21493	N/A
CD 371	13826 – 66 Avenue	Lot 16, Plan 71630	21919	N/A
CD 53	(a) 13866 and 13876 – 100 Avenue (b) 13884 – 100 Avenue (c) Portion of 13896 – 100 Avenue (d) 9968 and 9954 – 138A Street 2.	(a) Lot 3 and 4, Plan 10377 (b) Lot A, Plan 13971 (c) Portion of Parcel B, Plan 3352 (d) Lot 6 and 7, Plan 10377	20630	N/A
CD 137	16485 – 18 Avenue	Lot 37, Plan 54810	20983	N/A
CD 362	18226 – 20 Avenue	Lot 1, Plan EPP52613	21935	N/A
CD 82	(a) 3050 Croydon Drive (b) 2960 Croydon Drive (c) 2950 Croydon Drive (d) 3010 Croydon Drive (e) 3038 Croydon Drive	(a) Lot 2, Plan 9266 (b) Lot 9, Plan 35390 (c) Lot 10, Plan 35390 (d) Lot 1, Plan EPP43507 (e) Strata Lots 1-5, Plan EPS7092	20779	19297
CD 381	8852 Launder Drive	Lot 136, Plan 46149	22003	N/A

CD ID NO.	CIVIC ADDRESS	PARCEL IDENTIFIER OR LEGAL DESCRIPTION	CD BYLAW NO.	REPLACES BYLAW NO(S)
CD 342	8395 King George Boulevard	Lot 26, Plan 11298	21822	N/A
CD 382	12209 – 70A Avenue	Lot 21, Plan 84574	22007	N/A
CD 402	8776 – 140 Avenue	Lot A, Plan LMP24340	22078	12526

Part 53
Severability and Repeal of Previous By-law

SEVERABILITY

(BL 20300)

A. Severability

If any Part, Section, Sub-section, clause or phrase of this By-law is held to be invalid by a court of competent jurisdiction, the invalid portion shall be severed and the remainder of the By-law shall be deemed to have been enacted without the invalid portion.

B. Repeal of Previous By-law

City of Surrey Zoning By-law, 1979, No. 5942 and all amendments thereto, is hereby repealed, except:

1. In so far as it applies to all *lots* specified in Section B, Part 3 Zones of this By-law.
2. In the case of a Land Use Contract or Comprehensive Development Zone adopting all or any portion of By-law No. 5942, the portion of the said By-law adopted by reference in the Land Use Contract or Comprehensive Development Zone shall remain in force for the purposes of the said Land Use Contract or Comprehensive Development Zone.

Part 54
Adoption Date

ADOPTION

A. Adoption Date

READ A FIRST AND SECOND TIME on the 28th day of June 1993.

PUBLIC HEARING HELD thereon on the 22nd day of July 1993.

READ A THIRD TIME on the 27th day of July 1993.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk and sealed with the Corporate Seal on the 13th day of September 1993.

_____MAYOR

_____CLERK