
TO: City Clerk

FROM: Acting General Manager, Planning & Development

DATE: November 18, 2024 FILE: 3900-30
6440-02

RE: Corporate Report No. R237 appearing on the Regular Council Public Hearing Agenda of November 18, 2024

Council will consider the following Corporate Report at the November 18, 2024 Regular Council Public Hearing Meeting:

Item No. R237 "Amendments to *Surrey Zoning By-law, 1993, No. 12000* and *Surrey Official Community Plan Bylaw, 2013, No. 18020* to Streamline Development and Permitting Processes: Part 1 – Definitions, Part 7A – Streamside Protection, Part 5 – Off-Street Parking and Loading/Unloading, and Sensitive Ecosystems Development Permits".

After finalizing the report, staff identified minor errors to be corrected, as shown in the redline version of the report, as attached. The report incorrectly references the Riparian Areas Protection Regulation ("RAPR") and prior Corporate Reports to Council (numbering error).

Further, the proposed corresponding bylaw amendments relating to *Surrey Zoning By-law, 1993, No. 12000* and *Surrey Official Community Plan Bylaw, 2013, No. 18020* were not finalized in time for the agenda publication deadline. As such, the proposed bylaw amendments are now included in the attachment.

Please update this item accordingly using the attached revised Corporate Report.



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

Attachment Redline Version of Corporate Report No. R237; 2024

Cc City Manager

NO: R237

COUNCIL DATE: November 18, 2024

REGULAR COUNCIL

TO: **Mayor & Council** DATE: **November 14, 2024**

FROM: **General Manager, Engineering** FILE: **3900-30**
Acting General Manager, Planning & Development **6440-02**

SUBJECT: **Amendments to Surrey Zoning By-law, 1993, No. 12000 and Surrey Official Community Plan Bylaw, 2013, No. 18020 to Streamline Development and Permitting Processes: Part 1 – Definitions, Part 7A – Streamside Protection, Part 5 – Off-Street Parking and Loading/Unloading, and Sensitive Ecosystems Development Permits**

RECOMMENDATION

The Engineering Department and Planning & Development Department recommend that Council:

1. Receive this report for information;
2. Direct the City Clerk to close and file *Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2024, No. 21186* and *Surrey Official Community Plan Bylaw, 2013, No. 18020, Bylaw, 2024, No. 21341*;
3. Direct staff to bring forward for the required readings amendments to the *Surrey Zoning By-law, 1993, No. 12000, as amended*, for Part 1 – Definitions and Part 7A – Streamside Protection, as shown in Appendix “I”;
4. Direct staff to bring forward for the required readings amendments to the *Surrey Zoning By-law, 1993, No. 12000, as amended*, for Part 5 – Off-Street Parking and Loading/Unloading, as shown in Appendix “II”;
5. Direct staff to bring forward for the required readings amendments to the Sensitive Ecosystems Development Permit Section of the *Surrey Official Community Plan Bylaw, 2013, No. 18020*, as shown in Appendix “III”; and
6. Direct staff to prepare an informational bulletin on the City’s streamside setbacks that will clearly indicate that variance requests to the City’s additional 5 metre setback on Class A and A/O natural streams and large ravine streams will generally not be supported.

INTENT

The intent of this report is to seek Council approval to close and file prior amending bylaws relating to *Surrey Zoning By-law, 1993, No. 12000, as amended* and *Surrey Official Community Plan*

Bylaw, 2013, No. 18020 and bring forward new bylaw amendments to Part 1 – Definitions, Part 7A – Streamside Protection, and Part 5 – Off-Street Parking and Loading/Unloading of *Surrey Zoning By-law, 1993, No. 12000, as amended*, as well as the Sensitive Ecosystems Development Permit Section of the *Surrey Official Community Plan Bylaw, 2013, No. 18020*. These new amendments support streamlining the City’s development and permitting processes, enhance the supply and affordability of housing in Surrey, and further align City bylaws with Provincial housing legislation.

Included in this report is a proposal to require an additional five-metre streamside setback on Class A and Class A/O natural and large ravine streams beyond the Provincial required setback, at the recommendation of the City’s Development Approval and Process Improvement Task Force, and in response to feedback received from the public on previously proposed streamside setback bylaw changes.

DISCUSSION

Streamside Setbacks

In response to October 30, 2023 Council direction, staff reviewed development processes associated with streamside setbacks in Part 7A of *Surrey Zoning By-law, 1993, No. 12000, as amended* (the “Zoning By-law”) with the goal of reducing negotiable aspects/guidelines, reducing regulatory overlap, and ensuring a consistent and transparent approach, which will subsequently reduce unnecessary restrictions on land development, increase housing supply and affordability, and expedite development timelines. Corporate Report No. R053; 2024 and Corporate Report No. R155; 2024 were previously considered by Council, and subsequent bylaw amendments were referred back to staff. In October 2024, Council directed staff undertake dialogue with the newly established Development Approval and Process Improvement Task Force on the matter.

Riparian areas and watercourses are regulated by the Federal Government, through the Fisheries Act, and the Provincial Government, through the Water Sustainability Act and Riparian Areas [Protection Regulations](#) (“RAPR”). The latter two pieces of legislation were established in 2016 and are seen as the principal laws for managing water resources. In essence, these regulations have the goal of preventing both direct disturbance and indirect impact on streams that support fish and fish habitat from development. Concurrently, the Province also enacted the Professional Governance Act (“PGA”) [that governs the regulatory bodies](#) which oversees, guides and regulates practicing professionals, including architects, engineers, and Qualified Environmental Professionals (“QEPs”).

For land development applications, under RAPR, the responsibility for determining the appropriate classification of a watercourse and the associated riparian setbacks are legislatively assigned to a QEP, following the PGA legislation, and the QEP is responsible for following the Province’s RAPR methodology and technical guidelines when carrying out assessments and reporting. Under Provincial legislation, local governments have the statutory duty to ensure that development approvals and permits granted comply with the provisions associated with RAPR to “ensure that its bylaws and permits provide a level of protection that, in the opinion of the local government is comparable to or exceeds that established by the regulation.” Essentially, a local government’s zoning by-law must “meet or beat” the provisions of RAPR, and in Surrey’s case, this compliance to meet RAPR can be achieved through the professional reliance of the QEPs assessment report and setback recommendations, and the legislative framework by which the QEP is governed.

Under the current Zoning By-law protocol, land development applications may include a Development Variance Permit (“DVP”) request to Council to reduce the Part 7A setback for the portion of the setback area that is “beyond RAPR” setbacks. Since 2016, an estimated 10-20% of applications adjacent to a watercourse have sought a DVP and in almost every one of these instances a DVP has been granted by Council. For clarity, these DVPs are based on a QEP assessment, are on private property land (non-public land), and are a portion of land that falls beyond the Province’s RAPR but within the City’s Zoning By-law. Local governments do not have legislative authority to vary RAPR setbacks.

In Fall 2024, the City’s Development Approval and Process Improvement Task Force supported:

- Aligning the Zoning By-law setbacks with federal and provincial legislation to avoid regulatory overlap.
- Changing the City’s Sensitive Ecosystem Development Permit process to streamline development reviews, as previously discussed in Corporate Report No. R053; 2024 and Corporate Report No. R15544; 2024.
- Adhering to RAPR setbacks for watercourses within road allowance, and infrastructure frontage works (road, utilities, sidewalk, street trees, etc.) being completed by a developer, on behalf of the City, because these works are considered municipal works consistent with municipal capital and operating activities.
- Considering an additional riparian setback, up to 5 metres, for “Natural Class A, salmon bearing watercourses and large ravines” (such as Serpentine River, Little Campbell River, Bear Creek, Fergus Creek, McNally Creek, etc.) within privately-owned property being proposed for development.
- Avoiding the potential for City professional overreach by implementing a professional reliance model and approach.
- Implementing a standardized City “sign-off” for each QEP assessment, wherein all QEPs are required to “acknowledge and certify that they are qualified professionals who have carried out the assessment following the federal and provincial legislation and proper methodology as set out in the Province’s RAPR Technical Manual”.
- An understanding and awareness that additional setbacks, such as geotechnical or slope stability, may be required for a development and these are beyond the scope and requirements of RAPR.

Consistent with the recommendations of the Development Approval and Process Improvement Task Force, staff have updated the proposed changes to Part 7A of the Zoning By-law to include an additional 5 metre setback beyond the Provincial RAPR setback for Class A and Class A/O natural and large ravine streams. All other streamside setbacks are proposed to match the Provincial RAPR setbacks as determined through a QEP assessment, as originally proposed under Corporate Report No. R053; 2024 and Corporate Report No. R15544; 2024.

Previously proposed changes to the City’s Sensitive Ecosystem Development Permit process, included in *Surrey Official Community Plan Bylaw, 2013, No. 18020* (the OCP), intended to streamline development reviews as previously discussed in Corporate Report No. R053; 2024 and Corporate Report No. R15544; 2024 and remain included in this current report for Council’s further consideration.

Increased professional reliance in all aspects of the development application review and approval processes is a focus of the Development Approval and Process Improvement Task Force and is

also part of the City's Housing Accelerator Fund ("HAF") Action Plan. Staff will continue to work with the Development Approval and Process Improvement Task Force and through the various HAF initiatives to deliver a more focussed professional reliance-based approach, which is anticipated to significantly reduce application review timelines. Staff will report back to Council early in the new year with further findings.

Off-Street Parking Requirements

Between 2019 and 2023, the City initiated a series of parking studies to review off-street parking utilization and Zoning By-law requirements for multi-family residential, particularly six-storey condo and high-rise, along rapid transit corridors and for market rental developments across the City. These studies identified an over-supply of off-street parking, particularly in City Centre developments close to SkyTrain, and the observed demand for off-street parking increased in Guildford, Fleetwood, and Newton where rapid transit is not present. These studies led to reductions in parking requirements in City Centre and City-wide for market rentals, as discussed in Corporate Report No. R115; 2021 and Corporate Report No. R077; 2023, and through subsequent changes to the City's Zoning By-law.

Concurrently, the Province enacted a suite of housing legislation in November 2023, including elimination of off-street minimum parking requirements in Transit Orientated Areas ("TOAs"), which are defined as 800 metres from SkyTrain stations and 400 metres from a bus exchange (Newton and Guildford Bus Exchanges). This provincial legislation supersedes the City's previous studies, corporate reports, and Zoning By-law amendments. Portions of the City's Zoning By-law were updated to reflect the provincial legislation, through Corporate Report No. R044; 2024 and Corporate Report No. R089; 2024; however, minor additional housekeeping amendments remain, particularly for areas of City Centre and Fleetwood Plan Area (Appendices "IV" and "V" respectively) that are outside of a TOA and for the Guildford Plan Area and Newton Town Centre.

The provincial legislation focuses on creating denser, more complete communities around transit hubs that have less reliance on use of motor vehicles. In the TOAs, the Province eliminated off-street minimum parking requirements for residential developments, meaning municipalities cannot mandate off-street parking for residential units and individual developers have the ability to set the amount of underground residential parking. Municipalities may still require off-street parking for use by people with disabilities, as well as for non-residential uses.

For areas outside of a TOA, the City retains the ability to regulate minimum off-street parking requirements within the Zoning By-law. Previous City-led parking and utilization studies have confirmed high demand for off-street parking due to a lack of, or longer proximity to, transit. For properties just outside the border of a TOA, this can create a slight inequity in parking requirements; however, this equity is less prevalent where high order rapid transit does not exist because developers will likely not eliminate parking completely. As such, the recommended the amendments to off-street residential parking requirements in Guildford, Fleetwood, and Newton as summarized in Table 1.

Table 1. Off-Street Residential Parking Requirements

Area	Current (# / dwell unit)	Recommended (# / dwell. unit)
Multi Unit Residential, Ground Orientated (Townhouse)		
City Wide (except as noted below)	2	status-quo
Transit-Orientated Area (“TOA”)	0	status-quo
Multi Unit Residential, Non-Ground Orientated w/ underground parking (High-Rise)		
City Wide (except as noted below)	1.3 to 1.5	status-quo
Fleetwood Plan Area, Guildford Plan Area, Newton Town Centre (Schedule G) beyond TOA and 50-metre buffer	1.3 to 1.5	1.1 plus potential further 7% reduction with TDM
City Centre (outside TOA) or within 50-metre buffer of a TOA boundary (Schedule E)	0.9 to 1.5	0.90 plus potential further 7% reduction with TDM
Transit-Orientated Area (“TOA” – Schedule E)	0	status-quo

Alternative Parking Provisions

Alternative parking provisions are also referred to as Transportation Demand Management (“TDM”) – the implementation of transportation strategies, policies, or infrastructure measures as a means to reduce travel demand, patterns, and create more sustainable modes of transportation.

In 2019, the City introduced TDM into the Zoning By-law through Alternative Parking Provisions, focused in City Centre where a higher-density, pedestrian orientated land-use, and rapid transit network exist, providing more travel mode opportunities. At the same time, the Zoning By-law permitted up to a maximum 20% reduction in residential parking spaces in City Centre if adequate TDM measures are provided by the development (i.e., car sharing, cycling, minor capital works, and cash-in-lieu of \$20,000 per parking space).

Within TOAs, the City’s former approach to TDM can no longer be negotiated with developers because the legislation waives minimum parking requirements. TDMs can still be negotiated for developments outside TOAs, particularly those in City Centre and Fleetwood, which are serviced by SkyTrain (refer to Appendices “IV” and “V”) and the Guildford Plan Area and Newton Town Centre. Housekeeping amendments are required to the Zoning By-law to align with the new provincial legislation, and concurrently staff recommend other minor amendments such as a more prescriptive approach for TDMs to reduce the back-and-forth negotiations, which should expedite development timelines.

Electric Vehicle Charging/General Requirements

In February 2019, the City amended its Zoning By-law to require Electric Vehicle (“EV”) charging infrastructure in all new residential and commercial developments, and since then there have been significant advancements in the EV industry and the development of public and private EV charging facilities throughout the City.

In accordance with the current Zoning By-law, 100% of residential parking spaces in new residential developments must “pre-wire” the building with a 208-240V electrical outlet (Level 2) for each parking space, for single-family, townhouse and multi-family unit developments. Housekeeping amendments to the Zoning By-law are required to be explicit that electrical vehicle charging equipment/ports are not required at the time of occupancy as the charging equipment is the responsibility of the future homeowner/strata.

The current Zoning By-law stipulates that 50% of visitor parking spaces and 20% of commercial parking spaces in new buildings also require pre-wiring to the aforementioned Level 2 standard; with a lack of clarity as to the visitor parking being exclusive to multi-family residential developments with underground parking and the commercial parking spaces having an upset limit on pre-wiring. Staff recommend housekeeping amendments to be explicit as to the EV charging infrastructure requirements.

Legal Services Review

This report has been reviewed by Legal Services.

CONCLUSION

In response to Council direction, feedback from the development industry, and discussions with the Development Approval and Process Improvement Task Force, staff recommend amendments to the City’s Zoning By-law and OCP to bring them into alignment with provincial legislation, streamline the processing of development applications, and help address the housing affordability crisis.

Original signed by
Scott Neuman, P.Eng.
General Manager, Engineering

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

Appendix “I” Proposed Amendments to Parts 1 and 7A of *Surrey Zoning By-law, 1993, No. 12000*
~~*To be published prior to Council Meeting on November 18, 2024*~~

Appendix “II” Proposed Amendments to Part 5 of *Surrey Zoning By-law, 1993, No. 12000*
~~*To be published prior to Council Meeting on November 18, 2024*~~

Appendix “III” Proposed Amendments to *Surrey Official Community Plan Bylaw, 2013, No. 18020*
Sensitive Ecosystems Development Permit
~~*To be published prior to Council Meeting on November 18, 2024*~~

Appendix “IV” Transit-Orientated Areas in City Centre

Appendix “V” Transit-Orientated Areas in Fleetwood

Part 1 - Definitions

Part 1 Definitions	DEFNS
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The following definitions shall apply throughout this By-law:

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

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.

Amenity Space

(BL 17471; 20058)

means an outdoor or indoor space provided in a multiple *unit* residential development specifically designed for use by all its residents for cultural, social and recreational activities and, except as specifically permitted in the zone, the said space shall not be used for commercial purposes and shall not contain *dwelling unit(s)*. Such spaces may include amenities such as community meeting space, sports and fitness facilities, cultural facilities, *artist studios*, workshops, tennis courts, outdoor swimming pool, vegetable garden patches, and children's play *structures*.

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*.

Automotive Service Uses

(BL 12333)

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

Balcony

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

Basement

(BL 17462; 18414)

means that portion of a *building* between two habitable interior floor levels which is partially or wholly underground with at least one-half of the volume of the said portion below the *finished grade* (on a single *family* or *duplex lot*) or *existing grade* (not on a single *family* or *duplex lot*) adjoining its exterior walls and includes cellars, and for the purpose of floor area and *floor area ratio* calculations shall be limited to one level only.

Bridgeview

(BL 20681)

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

Bed and Breakfast

(BL 17471, 21277)

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

Beverage Container Return Centre

(BL 13497; 15977; 17471; 18414)

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

Bicycle Maintenance Facilities

(Bylaw 20961)

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

Bicycle Space

(BL 13774; 18414; 18719)

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

Bicycle Storage

(BL 13774; 18414; 18719)

see "*Secure Bicycle Parking Area*"

Bingo Hall

(BL 13316; 13540)

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

Boarder

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

Body Rub Parlour

(BL 13564)

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

Buildable Area

(BL 19073; 19261)

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

Building

(BL 17471)

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

Building - Accessory

see "Accessory Building"

Building Height

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

means

(a) Single Family or Duplex Buildings

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

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

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

(b) All Other Building Types

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

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

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

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 *cannabis*, 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)

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

Density

(BL 18414; 20300)

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

Distribution Centre

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

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) *Cooking 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)

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

Family

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

Farm Alcohol Production Facility

(BL 15056; 20300, 20681)

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

Farm Operation

(BL 17471; 20300)

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

Farm Residential Footprint

(BL 17771; 18874)

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

Finished Grade

(BL 17181; 17471)

means:

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

Firearms Certification

(BL 17773)

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

Flanking Street

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

Floodplain Plant Species

(BL 18809)

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

Floor Area Ratio

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

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

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

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 an exclusive and direct front door access at grade, 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 unit*. The units do not have a *rear yard* with amenity area, and each unit has direct access from the outside at grade level, and access to a private open space area on the roof.

G.V.W.

(BL 20681)

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

Height – Building

see "Building Height"

High Water Mark

(BL 18809)

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

Highway

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

Hobby Kennel

(BL 17471)

see "Kennel - Hobby"

Home Occupation

(BL 17471)

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

Horticulture

(BL 17863; 19529)

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

Hospital

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

Houseplex

(BL 21281)

means a *multiple unit residential building* with a maximum of 4 principal *dwelling units*, that resembles a large house such as a triplex or a fourplex.

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)

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

Lodger

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

Lot

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

Lot – Corner

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

Lot Coverage

(BL 12101; 17462)

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

Lot – Internal

(BL 15166)

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

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.

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)

means a *parking facility* that:

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

Passive Recycling Container

(BL 20300)

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

Pawnshop

(BL 13251A)

means the business of taking goods and chattels in pawn.

Payday Loan Store

(BL 18199; 20300)

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

Personal Care Facility

see "Care Facility"

Personal Service Use

(BL 17462)

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

Piggery

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

Place of Worship

(BL 19817)

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

Poultry Farming

means the keeping of more than 12 head of poultry.

Primary Processing

(BL 20300, 21073)

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 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, Agrologist and/or an Applied Science Technologist or Certified Technician~~; 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)

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*.

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.

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 Protection and Enhancement Area (SPEA)

has the same meaning as in the Riparian Areas Protection Regulation B.C. Reg 178/2019, as amended from time to time.

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~~ **as shown in Section 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 of this bylaw.**

Street Side Yard

(BL 20300)

See "Yard – Street Side"

Structure

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

Tandem Parking

(BL 13774)

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

Tandem Parking Space

(BL 18434)

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

Telecommunications Antenna

(BL 20264; 20300)

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

Temporary Homeless Shelter

(BL 13847)

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

Temporary Winter Shelter

(BL 21073)

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

Theatre

(BL 20300)

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

Through Lot

see "Lot - Through"

Top of Bank

(BL 18809)

means

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

Tourist Accommodation

(BL 17471)

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

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

and excludes *tourist trailer parks* and *camp-sites*.**Tourist Trailer Park**means a *lot* which has been planned and improved, or is intended for the placement of *house trailers*, *campers* and other recreational *vehicles* for transient use.**Transit Exchange**

(BL 19261)

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

(BL 21276)

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

Transportation Industry

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)

means the portion of a *lot* containing the following features:

- (a) Utility rights-of-way, excluding *City* services; or
- (b) Ravine, swamps, river banks and similar features which make the said portion of the *lot* unsuitable for the placement of *buildings* and *structures* of which the boundary shall be determined by a line 5 m inland from the *top of bank*.

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 7A

Streamside Protection

STREAM SIDE

(BL 18809)

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 **Protection** Regulation, B.C. Reg. ~~376/2004~~ **2019**, 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.~~
- ~~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.~~
2. ~~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.
- 6.3. The entirety of this Part shall not be used to calculate *density* as described in *undevelopable area*.

B. Streamside Setback Areas

(BL 20300)

1. A streamside setback area ~~is~~ consists of:

- (a) ~~The SPEA~~ calculated by a Qualified Environmental Professional ~~using the minimum distance from the top of bank, as follows:~~ following either the simple assessment or detailed assessment methodology as prescribed in the Riparian Areas Protection Regulation B.C. Reg. 178/2019 and associated Technical Manual(s), as amended; and
- (b) If applicable, the additional setback area delineated in Table 1 below.

Minimum Distance From Top of Bank

STREAM TYPES:	STREAM CLASSIFICATIONS:	
	A or A/O	B
All Stream Types (except as shown below)	30 m[±]	20 m[±]
Channelized <i>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.</i>	25 m[±]SPEA	15 m[±]SPEA
Ditches <i>Stream that is a constructed drainage channel, carrying water that does not originate from a headwater or significant source of groundwater.</i>	10 m[±]SPEA	7 mSPEA
Natural <i>Stream predominantly in its natural state that is not significantly altered by human activity.</i>	30 m[±]SPEA + 5m	15 m[±]SPEA
Large Ravines <i>Stream with a narrow, steep-sided valley with a minimum of 60 m between the top of bank from either side of the stream.</i>	15 m[±]SPEA + 5m	15 m[±]SPEA

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.~~

2. ~~Despite Sections 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 TYPES:	STREAM CLASSIFICATIONS:	
	A or A/O	B
All Stream Types (except as shown below)	15 m	15 m
Ditches 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 5

Off-Street Parking and Loading/Unloading

PARKING

(BL 12333; 13474B; 13774; 16918; 17471; 18414; 18719; 20300, 20681, 21276, 21281, 21390)

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)

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*, ~~provided that any~~ **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, ~~can only take place on areas that are surfaced with an asphalt, concrete or similar pavement~~; 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)

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

- (a) Must construct and install an energized electrical outlet (**pre-wiring/ducting without charging equipment**) for 100% of residential ~~parking spaces, 50% of visitor parking spaces, and 20% of commercial parking spaces~~. Each energized electrical outlet must be capable of providing **208-240V (Level 2 or higher level of electric vehicle charging)**, as defined by SAE International's 11772 standard, ~~as amended or replaced from time to time~~; or
- (b) Must install an electric *vehicle* energy management system that controls electrical loads for the electrical *vehicle* supply equipment with a minimum performance standard ~~approved by the City to ensure a sufficient rate of electric~~ **of four (4) vehicle chargers sharing a 40 Amp breaker**; and
- (c) **Must construct and install an energized electrical outlet (pre-wiring/ducting without charging equipment) for 50% of visitor parking spaces (up to a maximum of 4 parking spaces). Each energized electrical outlet must be capable of providing 208-240V (Level 2), as defined by SAE International's 11772 standard;**
- (a) **Must construct and install an energized electrical outlet (pre-wiring/ducting without charging equipment) for 20% of commercial parking spaces (up to a maximum of 2 parking spaces). Each energized electrical outlet must be capable of providing 208-240V (Level 2), as defined by SAE International's 11772 standard; and**
- (ee) Must label each energized electrical outlet for its intended use for electric *vehicle* charging.

B. Parking Space Dimensions and Standards

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

1. Parking Dimensions for Parking Facilities

(BL 14340; 19817; 19766; 20300)

Parking dimensions for *parking facilities* are as follows:

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

PARKING SPACE TYPE:	PARKING SPACE WIDTH:	PARKING SPACE LENGTH:	DRIVE AISLE WIDTH:	SHARED AISLE WIDTH:	TRAFFIC DIRECTION:
90 Degrees	2.9 m	5.5 m	6.1 m	-	Two-way
90 Degrees	2.75 m	5.5 m	6.7 m	-	Two-way
90 Degrees	2.6 m	5.5 m	7.0 m	-	Two-way
60 Degrees	2.75 m	5.5 m	5.5 m	-	One-way
45 Degrees	2.75 m	5.5 m	3.9 m	-	One-way
30 Degrees	2.75 m	5.5 m	3.3 m	-	One-way

Parallel	2.6 m	6.7 m	3.6 m	-	One-way
Parallel	2.6 m	6.7 m	6.0 m	-	Two-way
Tandem	2.6 m	6.7 m	6.0 m	-	Two-way
<i>Accessible Parking Space</i>	2.5 m	5.5 m	6.1 m	1.5 m	Two-way
<i>Van-Accessible Parking Space</i>	3.4 m	5.5 m	6.1 m	1.5 m	Two-way
<i>Parking Space for Shared Vehicles</i>	2.9 m	5.5 m	All	-	One-way & Two-way

- (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
<i>Tandem Parking Space</i> in a Garage	3.20 m	6.1 m
<i>Outdoor Tandem Parking Space, Parking Pad or Carport</i>	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)

1. Limited Application

(BL 20300)

Alternative parking ~~provision~~**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. Shared Vehicles**Transportation Demand Measures**

(BL 20300)

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 5 parking spaces for each shared vehicle that is provided for multiple unit residential buildings with underground parking ~~on lots located within City Centre (Schedule D, Map D.1);~~ **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 membership for each dwelling unit**
- (b) ~~Required residential~~**By up to 10** parking spaces ~~may be reduced by 1 additional parking space for each shared vehicle parking space provided that features an energized outlet capable of providing Level 2 charging, as defined by SAE International's 11772 standard, as amended, or higher, and where an electric vehicle and electric vehicle supply equipment are provided in accordance with the shared vehicle development permit requirements;~~ **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 1.5% for provision of additional 0.1 bicycle parking spaces per dwelling unit;**
- (cd) (c) **By 0.5% for E-Bike Charging, based on one 120V energized outlet for each 8 residential bike spaces;**
- (ee) No reduction in visitor *parking spaces* is permitted; and
- (df) 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)

1. Number of Required Off-Street Parking Spaces

(BL 19766; 20300)

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 **207%** in City Centre ~~(Schedule D, Map D-1)~~, **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*; and
 - v. *Medical offices*.
- (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.

2. Alternate Hours of Use

(BL 17875; 19766; 20300)

Alternate hours of use parking requirements are as follows:

- (a) Shared *parking facilities* for 2 or 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)

- (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 0.05 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)

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:
<i>Assembly Hall</i>	10 <i>parking spaces</i> per 100 sq. m of <i>G.F.A.</i>	Not applicable
Except: <i>Place of Worship</i>	7.5 <i>parking spaces</i> per 100 sq. m of <i>G.F.A.</i>	
Automobile Painting and Body Work	3 <i>parking spaces</i> per 100 sq. m of <i>G.F.A.</i>	Not applicable
Automotive Sales (≤ 5,000 kg <i>G.V.W.</i>)	3 <i>parking spaces</i> per 100 sq. m of floor area used for display, retail and office uses; plus 2 <i>parking spaces</i> per <i>vehicle</i> service bay where <i>automotive service</i> uses are provided.	Not applicable
<i>Automotive Service Use</i>	2 <i>parking spaces</i> per <i>vehicle</i> servicing bay; plus 1 <i>parking space</i> per car wash bay.	Not applicable
<i>Beverage Container Return Centre</i>	2 <i>parking spaces</i> per 100 sq. m of <i>G.F.A.</i> plus 3 <i>parking spaces</i> for short-term parking.	Not applicable
<i>Care Facility</i>	0.4 <i>parking spaces</i> per <i>sleeping unit</i>	Not applicable
Except: In City Centre (Schedule D, Map D.1) or Except: Where private transportation services are provided	0.3 <i>parking spaces</i> per <i>sleeping unit</i>	
<i>Child Care Centre</i>	0.70 <i>parking spaces</i> per employee, in accordance with the number of employees required under the <u>Community Care and Assisted Living Act</u> , as amended; plus 0.15 <i>parking spaces</i> per licensed child for drop-off, or 2 <i>parking spaces</i> , whichever is greater.	Not applicable
<i>Coach House</i>	1 <i>parking space</i> per <i>dwelling unit</i> .	Not applicable
Except: eligible <i>lots</i> within a <i>Frequent Bus Stop Area</i> (Schedule F)	No minimum <i>parking spaces</i> per <i>dwelling unit</i> .	Not applicable
<i>Community Service</i>	3.5 <i>parking spaces</i> per 100 sq. m of <i>G.F.A.</i>	Not applicable

USES:	PARKING SPACES:	BICYCLE SPACES:
<i>Cultural Use</i> (e.g. Museum, Art Gallery)	3 <i>parking spaces</i> per 100 sq. m of <i>G.F.A.</i>	Not applicable
<i>Distribution Centre</i>	See <i>Industry - Transportation.</i>	Not applicable
<i>Duplex</i>	1 <i>parking space</i> per <i>dwelling unit.</i>	Not applicable
Except: eligible <i>lots</i> within a <i>Frequent Bus Stop Area</i> (Schedule F)	No minimum <i>parking spaces</i> per <i>dwelling unit.</i>	Not applicable
<i>Eating Establishment</i> (e.g., <i>Coffee Shop, Restaurant, Banquet Hall</i>)	3 <i>parking spaces</i> where the sum of the <i>gross floor area, balconies, terraces and decks</i> is less than 150 sq. m or 10 <i>parking spaces</i> per 100 sq. m of <i>G.F.A. balconies, terraces and decks</i> , where this total area is greater than or equal to 150 sq. m but less than 950 sq. m or 14 <i>parking spaces</i> per 100 sq. m of <i>G.F.A. balconies, terraces and decks</i> , where this total area is greater than or equal to 950 sq. m	Where <i>G.F.A.</i> is \geq 2,000 sq. m: 0.06 <i>bicycle spaces</i> in a <i>secure bicycle parking area</i> per 100 sq. m of the <i>G.F.A.</i> plus Either: i) Within City Centre or Town Centres (Schedule D): 0.12 visitor <i>bicycle spaces</i> per 100 sq. m of <i>G.F.A.</i> ; or ii) Outside of City Centre or Town Centres (Schedule D): 0.06 visitor <i>bicycle spaces</i> per 100 sq. m of <i>G.F.A.</i>
Except: <i>Drive-Through Restaurant</i>	Parking requirements for <i>eating establishment</i> plus 8 <i>vehicle</i> queuing spaces in advance of the drive-through pick-up window	Not applicable
<i>Entertainment Use</i>	10 <i>parking spaces</i> per 100 sq. m of <i>G.F.A.</i>	Not applicable
Except: Cinema and Theatre	1 <i>parking space</i> per 4 seats.	Not applicable
Except: Mini-Golf	1 <i>parking space</i> per 2 golfing holes.	Not applicable
Except: Pool and Billiard Halls	2 <i>parking spaces</i> per table.	Not applicable

USES:	PARKING SPACES:	BICYCLE SPACES:
Farm Alcohol production Facility	1 <i>parking space</i> per 100 sq. m of alcohol production area or per 100 sq. m of retail floor area and indoor/outdoor food and beverage service lounge, whichever is greater.	Not applicable
Farm – Sale of Products in the A-1 Zone	2.5 <i>parking spaces</i> per 100 sq. m of display and retail floor area or 4 <i>parking spaces</i> , whichever is greater.	Not applicable
<i>Gasoline Station</i>	2 <i>parking spaces</i> per 100 sq. m of retail floor area; plus 1 <i>parking space</i> per car wash bay; plus 2 <i>parking spaces</i> per <i>vehicle</i> service bay; plus 1 <i>parking space</i> per electric <i>vehicle</i> charging station connector.	Not applicable
<i>General Service Use</i> (e.g., Banks, Veterinary Clinics)	3 <i>parking spaces</i> per 100 sq. m of G.F.A.	Where G.F.A. is \geq 2,000 sq. m: 0.06 <i>bicycle spaces</i> in a <i>secure bicycle parking area</i> per 100 sq. m of the G.F.A. plus Either: i) Within City Centre or Town Centres (Schedule D): 0.12 visitor <i>bicycle spaces</i> per 100 sq. m of G.F.A.; or ii) Outside of City Centre or Town Centres (Schedule D): 0.06 visitor <i>bicycle spaces</i> per 100 sq. m of G.F.A.
<i>Golf Course</i>	4 <i>parking spaces</i> per hole; plus 1 <i>parking space</i> per tee for golf driving ranges; plus Parking requirements for <i>accessory uses</i> .	Not applicable
<i>Hospital</i>	1 <i>parking space</i> per 100 sq. m of G.F.A	0.1 <i>bicycle spaces</i> in a <i>secure bicycle parking area</i> per

USES:	PARKING SPACES:	BICYCLE SPACES:
		100 sq. m of G.F.A.; plus 6 visitor <i>bicycle spaces</i> at each public entrance.
<i>Houseplex</i>	1 <i>parking space</i> per <i>dwelling unit</i> .	Not applicable
Except: eligible lots within a <i>Frequent Bus Stop Area</i> (Schedule F)	No minimum <i>parking spaces</i> per <i>dwelling unit</i> .	Not applicable
<i>Industry - Light Impact</i>	1 <i>parking space</i> per 100 sq. m of G.F.A., excluding retail area; plus Parking requirements for office uses; plus Parking requirements for retail uses; plus 2 <i>parking spaces</i> per <i>dwelling unit</i> .	Not applicable
<i>Industry - High Impact</i>	1 <i>parking space</i> per 100 sq. m of G.F.A. plus Parking requirements for office uses; plus Parking requirements for retail uses; plus 2 <i>parking spaces</i> per <i>dwelling unit</i> .	Not applicable
<i>Industry - Salvage</i>	0.25 <i>parking space</i> per 100 sq. m of salvage yard up to 4,047 sq. m in area; plus 0.1 <i>parking space</i> per 100 sq. m of the portion of the salvage yard in excess of 4,000 sq. m	Not applicable
<i>Industry - Transportation</i> (e.g., Warehouses, <i>Distribution Centres</i>)	1 <i>parking space</i> per 100 sq. m of floor area used for warehousing and distribution; plus Parking requirements for office uses; plus Parking requirements for retail uses; plus 2 <i>parking spaces</i> per <i>vehicle servicing bay</i> .	Not applicable
Library	5 <i>parking spaces</i> per 100 sq. m used or intended to be used by visitors or patrons.	Not applicable
<i>Liquor Manufacturing</i>	1 <i>parking space</i> per 100 sq. m of G.F.A,	Not applicable

USES:	PARKING SPACES:		BICYCLE SPACES:
	plus Parking requirements for <i>liquor tasting lounge</i> .		
<i>Liquor Store</i>	See <i>Retail Store</i> .		Not applicable
<i>Liquor Tasting Lounge</i>	5 <i>parking spaces</i> per 100 sq. m		Not applicable
<i>Manufactured Home Park</i>	1 <i>parking space</i> per <i>dwelling unit</i> ; plus 0.25 <i>parking space</i> per <i>dwelling unit</i> for visitors.		Not applicable
<i>Marina</i>	1 <i>parking space</i> per boat moorage space; plus Parking requirements for all <i>accessory uses</i> .		Not applicable
<i>Multiple Unit Residential Dwelling</i> GROUND-ORIENTED	2 <i>parking spaces</i> per <i>dwelling unit</i> ; plus 0.2 <i>parking space</i> per <i>dwelling unit</i> for visitors.		6 visitor bicycle spaces per multiple unit residential building Not applicable
Except: In City Centre (Schedule D, Map D.1)	1.6 <i>parking spaces</i> per <i>dwelling unit</i> ; plus 0.16 <i>parking space</i> per <i>dwelling unit</i> for visitors.		6 visitor bicycle spaces per multiple unit residential building
Except: In City Centre (Schedule D, Map D.1) with <i>underground parking</i>	<u>Minimum</u> 0.9 <i>parking spaces</i> per <i>dwelling unit</i> ; plus 0.1 <i>parking space</i> per <i>dwelling unit</i> for visitors	<u>Maximum</u> 1.1 <i>parking spaces</i> per <i>dwelling unit</i> ; plus 0.2 <i>parking space</i> per <i>dwelling unit</i> for visitors	6 visitor bicycle spaces per multiple unit residential building
Except: In Transit-Oriented Areas (Schedule E)	No minimum <i>parking spaces</i> per <i>dwelling unit</i> except for accessible <i>parking spaces</i> in Part 5 Sub-section D.3(f)		6 visitor bicycle spaces per multiple unit residential building Not applicable

USES:	PARKING SPACES:	BICYCLE SPACES:
<p><i>Multiple Unit Residential Dwelling</i> NON-GROUND-ORIENTED</p>	<p>1.3 <i>parking spaces</i> per dwelling unit with 1 or no bedrooms; plus 1.5 <i>parking spaces</i> per dwelling unit with 2 or more bedrooms; plus 0.2 <i>parking space</i> per dwelling unit for visitors.</p>	<p>6 visitor <i>bicycle spaces</i> per multiple unit residential building; plus 1.2 0.2 <i>bicycle spaces</i> in a secure bicycle parking area per dwelling unit, up to a maximum of 40 bicycle spaces per building</p>
<p>Except: In City Fleetwood Plan Area, Guildford Plan Area and Newton Town Centre (Schedule D, Map D.1G) with <i>underground parking</i></p>	<p><u>Minimum</u> 0.9-1.1 parking spaces per dwelling unit, with potential for reduction through TDM;</p> <p>plus</p> <p><u>Maximum</u> 1.3 parking spaces per dwelling unit; plus 0.2 parking space per dwelling unit for visitors 0.1 parking space per dwelling unit for visitors</p>	<p>6 visitor <i>bicycle spaces</i> per multiple unit residential building; plus 1.2 <i>bicycle spaces</i> in a secure bicycle parking area per dwelling unit up to a maximum of 300 bicycle spaces per building</p>
<p>Except: Within 50 metre buffer of a Transit-Orientated Area (Schedule E)</p>	<p>0.9 parking spaces per dwelling unit, with potential for reduction through TDM;</p> <p>plus 0.1 parking space per dwelling unit for visitors</p>	<p>6 visitor bicycle spaces per multiple unit residential building; plus 1.2 bicycle spaces in a secure bicycle parking area per dwelling unit up to a maximum of 300 bicycle spaces per building</p>

USES:	PARKING SPACES:		BICYCLE SPACES:
<p>Except: In <i>Transit-Oriented Areas</i> (Schedule E)</p>	<p>No minimum <i>parking spaces</i> per <i>dwelling unit</i> except for accessible <i>parking spaces</i> in Part 5 Sub-section D.3(f)</p>		<p>6 visitor <i>bicycle spaces</i> per <i>multiple unit residential building</i>; plus 1.2 <i>bicycle spaces</i> in a <i>secure bicycle parking area</i> per <i>dwelling unit</i> up to a maximum of 300 bicycle spaces per building</p>
<p><i>Multiple Unit Residential Building</i> GROUND-ORIENTED and NON-GROUND-ORIENTED with housing agreement for rental and <i>underground parking</i></p>	<p><u>Minimum</u> 1.0 <i>parking spaces</i> per <i>dwelling unit</i>; plus 0.1 <i>parking space</i> per <i>dwelling unit</i> for visitors</p>	<p><u>Maximum</u> 1.2 <i>parking spaces</i> per <i>dwelling unit</i>; plus 0.2 <i>parking space</i> per <i>dwelling unit</i> for visitors</p>	<p>6 visitor <i>bicycle spaces</i> per <i>multiple unit residential building</i>; plus 1.2 <i>bicycle spaces</i> in a <i>secure bicycle parking area</i> per <i>dwelling unit</i> up to a maximum of 300 bicycle spaces per building</p>
<p>Except: In <i>City Centre</i> (Schedule D, Map D.1)</p>	<p><u>Minimum</u> 0.6 0.60 <i>parking spaces</i> per <i>dwelling unit</i>; plus 0.1 <i>parking spaces</i> per <i>dwelling unit</i> for visitors</p>	<p><u>Maximum</u> 0.9 <i>parking spaces</i> per <i>dwelling unit</i>; plus 0.2 <i>parking spaces</i> per <i>dwelling unit</i> for visitors</p>	<p>6 visitor <i>bicycle spaces</i> per <i>multiple unit residential building</i>; plus 1.2 <i>bicycle spaces</i> in a <i>secure bicycle parking area</i> per <i>dwelling unit</i> up to a maximum of 300 bicycle spaces per building</p>

USES:	PARKING SPACES:	BICYCLE SPACES:
Except: In <i>Transit-Oriented Areas</i> (Schedule E)	No minimum <i>parking spaces</i> per <i>dwelling unit</i> except for accessible <i>parking spaces</i> in Part 5 Sub-section D.3(f)	6 visitor <i>bicycle spaces</i> per <i>multiple unit residential building</i> ; plus 1.2 <i>bicycle spaces</i> in a <i>secure bicycle parking area</i> per <i>dwelling unit</i> up to a maximum of 300 bicycle spaces per building
<i>Neighbourhood Pub</i>	10 <i>parking spaces</i> per 100 sq. m of <i>gross floor area</i> .	Not applicable
Office Use	2.5 <i>parking spaces</i> per 100 sq. m of <i>G.F.A.</i> of a <i>building</i>	Not applicable
Except: In <i>City Centre</i> (Schedule D, Map D.1)	1.4 <i>parking space</i> per 100 sq. m of <i>G.F.A.</i> of all floors of a <i>building</i>	Not applicable
Except: Medical Office	3.5 <i>parking spaces</i> per 100 sq. m of <i>G.F.A.</i>	Not applicable
<i>Personal Service Use</i>	3 <i>parking spaces</i> per 100 sq. m of <i>G.F.A.</i>	Not applicable
<i>Public School and Private School Elementary</i>	1.75 <i>parking space</i> per classroom; plus 9 <i>parking spaces</i> for drop-off; plus 2 <i>parking spaces</i> for loading/unloading of buses (<i>private schools</i> only).	4 visitor <i>bicycle spaces</i> per classroom
<i>Public School and Private School Secondary</i>	3.8 <i>parking spaces</i> per classroom; plus 9 <i>parking spaces</i> for drop-off; plus 2 <i>parking spaces</i> for loading/unloading of buses (<i>public schools</i>) and 4 <i>parking spaces</i> for loading/unloading of buses (<i>private schools</i>).	8 visitor <i>bicycle spaces</i> per classroom
<i>Recreational Facility</i>	3.6 <i>parking spaces</i> per 100 sq. m of floor area; plus Parking requirements for all <i>accessory uses</i> .	Not applicable
Except: Skating Rink	2.5 <i>parking spaces</i> per 100 sq. m of floor area used as a skating rink.	Not applicable

USES:	PARKING SPACES:	BICYCLE SPACES:
Except: Curling Rink	4 <i>parking spaces</i> per sheet of ice.	Not applicable
Except: Racquet or Ball Court	3 <i>parking spaces</i> per court.	Not applicable
<i>Recycling Depot</i>	5 <i>parking spaces</i> .	Not applicable
<i>Recycling Plant</i>	1 <i>parking space</i> per 100 sq. m of <i>G.F.A.</i>	Not applicable
<i>Retail Store</i> (e.g., <i>Convenience Store, Drug Store</i>)	2.75 <i>parking spaces</i> per 100 sq. m of <i>G.F.A.</i> where the <i>G.F.A.</i> is less than 372 sq. m or 3 <i>parking spaces</i> per 100 sq. m of <i>G.F.A.</i> where the <i>G.F.A.</i> is greater than or equal to 372 sq. m but less than 4,645 sq. m or 2.5 <i>parking spaces</i> per 100 sq. m of <i>G.F.A.</i> where the <i>G.F.A.</i> is greater than or equal to 4,645 sq. m.	0.1 visitor <i>bicycle spaces</i> per 100 sq. m of <i>G.F.A.</i> where the <i>G.F.A.</i> is >= 4,645 sq. m
Except: Garden Supply Store and/or Building Supply Store	3 <i>parking spaces</i> per 100 sq. m of <i>G.F.A.</i> plus 1 <i>parking space</i> per 100 sq. m of <i>outdoor display area</i>	Not applicable
<i>Secondary Suite</i>	1 <i>parking space</i> per <i>dwelling unit</i>	Not applicable
Except: eligible <i>lots</i> within a <i>Frequent Bus Stop Area</i> (Schedule F)	No minimum <i>parking spaces</i> per <i>dwelling unit</i> .	Not applicable
<i>Self-Storage Warehouse</i>	0.5 <i>parking space</i> per 100 sq. m of <i>G.F.A.</i>	Not applicable
<i>Semi-Detached Residential Building</i>	1 <i>parking space</i> per <i>dwelling unit</i>	Not applicable
Except: eligible <i>lots</i> within a <i>Frequent Bus Stop Area</i> (Schedule F)	No minimum <i>parking spaces</i> per <i>dwelling unit</i> .	Not applicable
<i>Single Family Dwelling</i>	2 <i>parking spaces</i>	Not applicable
Except: eligible <i>lots</i> within a <i>Frequent Bus Stop Area</i> (Schedule F)	No minimum <i>parking spaces</i> per <i>dwelling unit</i> .	Not applicable
<i>Tourist Accommodation</i>	1 <i>parking space</i> per <i>sleeping unit</i> ; plus Parking requirements for <i>accessory uses</i> .	1 visitor <i>bicycle space</i> per 30 rooms
<i>Tourist Trailer Park & Camp-Site</i>	1 <i>parking space</i> per <i>house trailer</i> or <i>camping site</i> ; plus Parking requirements for all <i>accessory uses</i> .	Not applicable

USES:	PARKING SPACES:	BICYCLE SPACES:
University and College	3 <i>parking spaces</i> per 100 sq. m of floor area used as classrooms; plus 11 <i>parking spaces</i> per 100 sq. m of G.F.A. for associated <i>assembly hall/gymnasium</i> .	8 visitor <i>bicycle spaces</i> per classroom
<i>Warehouse Use</i>	See <i>Industry – Transportation</i> .	Not applicable

E. Bicycle Parking Requirements

(BL 20300, 20961, 21276)

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. Secure Bicycle Parking Area Requirements

(BL 20300)

- (a) All required *bicycle spaces* in a *secure bicycle parking area* must be provided in:
 - i. A separate bicycle room located within a *building*; or
 - ii. An expanded metal mesh compound within a *building*; or
 - iii. Numbered bicycle lockers in a *building* or private parking area;
- (b) *Secure bicycle parking area* must be located:
 - i. At *finished grade*, or one level or below *finished grade*, or one level above *finished grade*, with convenient access to the outside; and
 - ii. Within ~~30~~60 m of an entrance to the *building* or within a shared *secure bicycle parking area*; and
- (c) Bicycle maintenance facilities are required in a *secure bicycle parking area*.

4. Mixed-Use Developments

Where 2 or more uses occur on a *lot*, the total number of *bicycle spaces* must be the **sum 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.

DEVELOPMENT PERMITS (cont.)

DP3: Sensitive Ecosystems

BL 18784
BL 18787

APPLICATION

Local Government Act Section 488, Category (a):

Protection of the Natural Environment, its Ecosystems and Biological Diversity

A Development Permit will be required prior to development activities for any of the following scenarios:

- ⇒ Subdivision of land
- ⇒ Construction, addition or alteration of a building or structure
- ⇒ Construction of roads and trails
- ⇒ Disturbance of soils, land alteration or land clearing
- ⇒ Installing non-structural surfaces with semi-pervious or impervious materials

AREA

Development Permit Area #3, for the protection of sensitive ecosystems, is designated as follows:

- a) all parcels of property where any portion of the property falls within 5030 m of the Green Infrastructure Area, as shown in Figure 67; and
- b) all parcels of property where any portion of the property falls within 5030 m of the top of bank of ~~either one or both sides of~~ a Class A, A/O or B stream containing fish habitat, as generally including those shown in Figure 68. ~~Should a stream not illustrated in Figure 68 be identified,~~ It is the responsibility of the applicant to contact the City of Surrey to determine whether or not the area in question if a stream falls within this Development Permit Area, whether illustrated in Figure 68 or not.

IMPLEMENTATION

Unless otherwise indicated, and in accordance with the Surrey Development Permit Procedures and Delegation Bylaw, as amended, authority to issue a Sensitive Ecosystem Development Permit is delegated to the Planning and Development Department except where the Development Permit application is accompanied by another application requiring City Council approval. Where the content of a Development Permit cannot be agreed upon between the Planning and Development Department and an applicant, authority to issue a Development Permit remains with City Council.

DEVELOPMENT PERMITS (cont.)

BL18784

DP3: Sensitive Ecosystems

JUSTIFICATION

Lands of significant ecological value, including riparian areas, fall within Surrey's boundaries. The use of a Development Permit Area for these areas are justified as follows:

- a) Green Infrastructure Areas: Surrey's *Ecosystem Management Study* and *Biodiversity Conversation Strategy* (BCS) identify Surrey's sensitive ecosystem areas. These areas provide natural environment and ecosystem protection as well as biological diversity. The hubs, sites and corridors identified in the BCS provide a contiguous area of ecological importance because they function as habitat and movement systems for wildlife and other natural habitat preservation; offer increased biodiversity in urban areas; provide natural water storage and drainage; and act as natural purification systems that work to reduce erosion and sedimentation. The purpose of the Sensitive Ecosystem Development Permit Guidelines for Green Infrastructure is to ensure that the protection of these high quality plant communities and wildlife habitat areas occurs concurrently with development. Retaining large, contiguous sensitive ecosystem areas helps to retain habitat diversity and quality of life and provides for an overall healthy community for Surrey residents.
- b) Streamside Areas: Rivers, streams, lakes and ponds provide fish habitat and aquatic habitat for wildlife. Streamside areas, where in a natural state, have dense and structurally-complex vegetation that:
 - have high biodiversity and support a large number of vegetation and wildlife species;
 - contribute to the ecological health of the adjacent stream and its fish habitat;
 - prevent the loss of riparian land due to bank instability and soil erosion;
 - provide natural habitat;
 - provide natural corridor links between ecosystem hubs and sites throughout Surrey and neighbouring communities.

The purpose of establishing a Sensitive Ecosystem Development Permit Area for Streamside Areas is to:

- support development while ensuring these areas remain in a largely natural and undisturbed state;
- satisfy requirements of local government to ensure development compliance with the Riparian Areas [Regulation, B.C. Reg. 376/2004](#) [Protection Act, SBC 1997, c. 21](#); and
- Maintain the safe conveyance of stormwater following the City of Surrey's [Natural Storm Drainage Management](#) Policy.

DEVELOPMENT PERMITS (cont.)

DP3: Sensitive Ecosystems

BL18784

OBJECTIVES

The City of Surrey's objectives for establishing a Sensitive Ecosystem Development Permit Area for Green Infrastructure and Streamside Areas are to:

- a) Green Infrastructure Areas
 - Maintain and enhance ecosystems and critical habitat for at-risk species and generate opportunities that support and enhance biological diversity;
 - Integrate ecological systems and processes into urban areas and assess conservation values and enhance-priorities equally with land development, growth management and infrastructure planning; and
 - Identify and minimize the disturbance of development on the Green Infrastructure Network, as defined in Surrey's *Biodiversity Conservation Strategy*.
- B) Streamside Areas
 - Conserve, protect and enhance aquatic areas and associated riparian habitat;
 - Encourage ecosystem processes and biodiversity and ensure development activity does not encroach upon or alter riparian and aquatic habitats; and
 - Provide for: drainage maintenance access; potential public trails; beaver habitat accommodation; tree health; natural stream dynamics; and slope stability risk minimization.

EXEMPTIONS

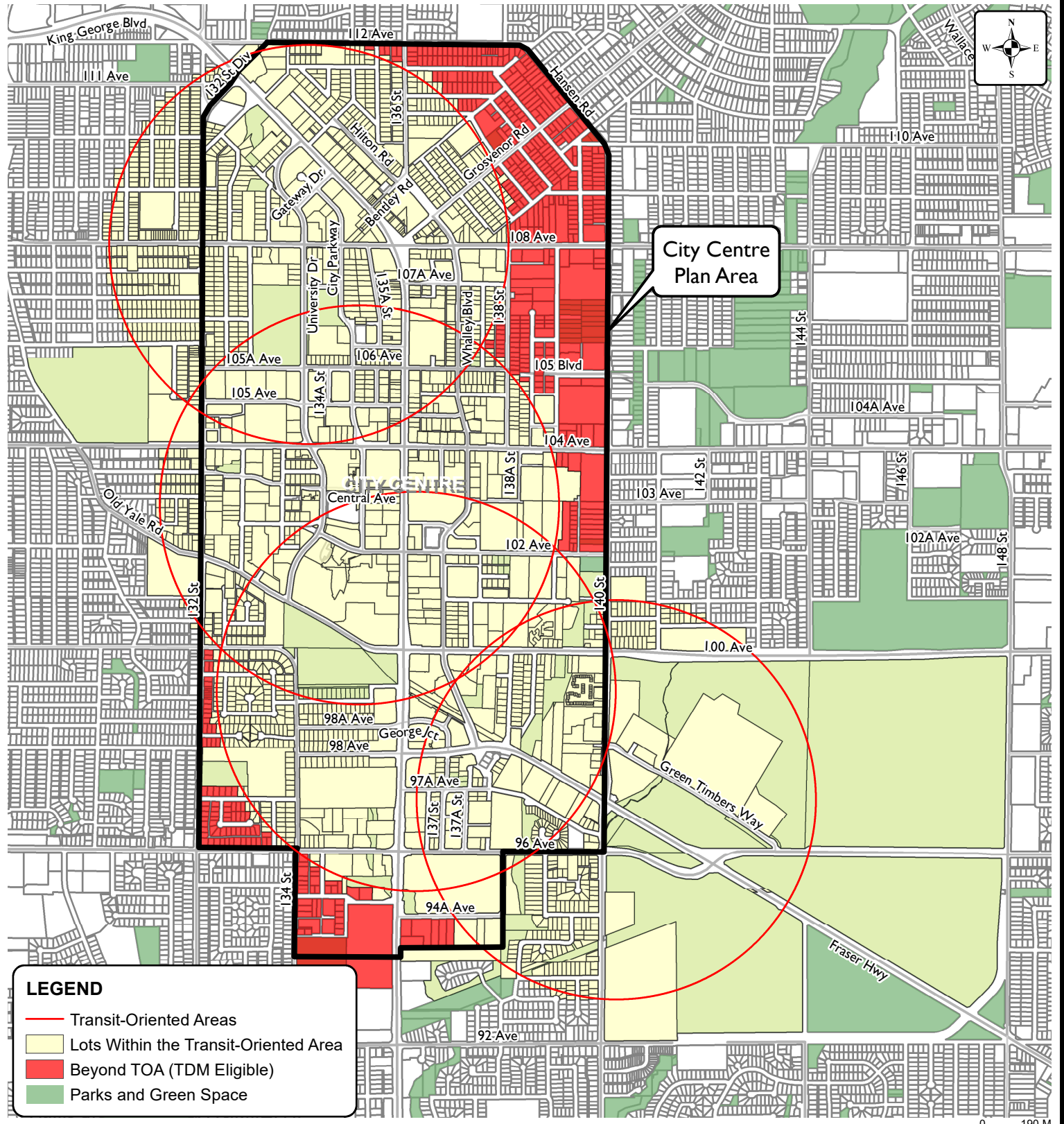
The following scenarios shall NOT require a Development Permit:

- i. Emergency actions required to prevent, control or reduce an immediate threat to human life and safety, the natural environment and/or property, as authorized by the General Manager, Engineering Department, or their designate.
- ii. Interior renovations within an existing building footprint not resulting in any change to the external structure of a building or causing any disturbance to a site.
- iii. Ecological restoration and enhancement projects authorized by the General Manager, Engineering Department or of the Parks, Recreation and Culture Department, or their designate.
- iv. Construction, maintenance or operation of municipal or public utility **and road** works and services.
- v. Regular and general yard maintenance activities within an existing landscaped area, such as mowing laws, pruning trees and shrubs (in accordance with Surrey Tree Protection Bylaw, as amended), planting vegetation and minor soil disturbances that do not alter the general grade of the land or existing approved landscaped buffers.
- vi. Permitted farm activity within the Agricultural Land Reserve (ALR).
- vii. Where there is an existing agreement with the Federal or Provincial governments and the proposed activities are consistent with those agreements.

viii. Where a parcel of property within a Development Permit Area #3:

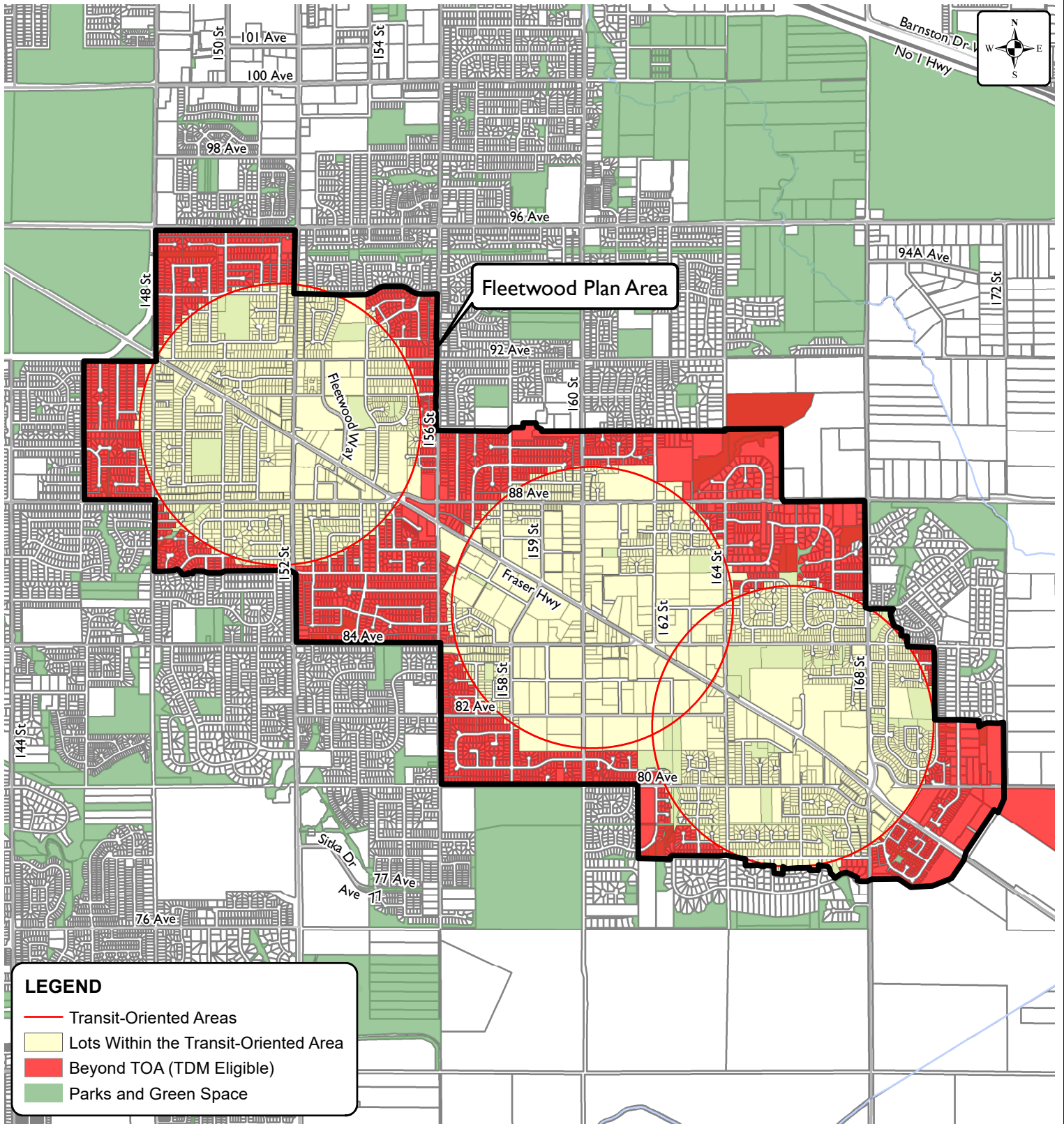
- Does not include a streamside setback area related to a Class A stream; AND
- Does not involve a subdivision, rezoning, or Development Permit (DP1 Form and Character or DP2 Hazard Lands); AND
- No environmental protection measures are required in respect of Provincial or Federal regulations; AND
- No structures, vegetation removal, or regrading of land are proposed within the *streamside setback areas* defined in Part 7A of the Zoning By-law or within a Green Infrastructure Area, as determined by a Qualified Environmental Professional and confirmed by a site survey conducted by a registered BC Land Surveyor.

- viii.ix.** Where information is provided, to the satisfaction of the General Manager, Planning and Development Department, that illustrates that portions of a property falling within the Sensitive Ecosystem Development Permit Area do not impact its objectives.



Transit-Oriented Area in City Centre

ENGINEERING
DEPARTMENT



LEGEND

- Transit-Oriented Areas
- Lots Within the Transit-Oriented Area
- Beyond TOA (TDM Eligible)
- Parks and Green Space

Produced by GIS Section: 13-Nov-2024

Scale: 1:30,000 0 280 M



Transit-Oriented Area in Fleetwood

ENGINEERING DEPARTMENT

The data provided is compiled from various sources and IS NOT warranted as to its accuracy or sufficiency by the City of Surrey. This information is provided for information and convenience purposes only. Lot sizes, Legal descriptions and encumbrances must be confirmed at the Land Title Office.