

Personal Service Use Definition

At the April 4, 2011 Regular Council – Public Hearing, while considering a proposed CD By-law amendment (Application No. 7911-0013-00), it was suggested that the definition of "Personal Service Use" be augmented with examples.

It is recommended that the definition for "Personal Service Use" be amended to include examples of commercial establishments that are personal service uses, which include uses that provide for the care and appearance of the body as well as the cleaning and repair of personal effects. The definition of "Personal Service Use" as documented in Appendix I, which provides specific examples of personal service uses, is being recommended to replace the current definition in the By-law.

Existing and Finished Grades

It has been the experience of the Building Division that applicants have often misinterpreted the terms "Existing Grade" and "Finished Grade" and used them interchangeably. To address this confusion, on June 7, 2010, at Regular Council – Public Hearing, amendments were made to the Zoning By-law to clarify the definitions of "Building Height" and "Finished Grade" and to include a new definition for the term "Existing Grade".

As a result, "Building Height" became two definitions - one definition for single family/duplex lots, and the other definition for lots that are not single family/duplex lots. It has been determined that applying these two separate definitions to those terms where currently only "finished grade" is referenced, would further clarify whether "Existing Grade" or "Finished Grade" should be used. These separate terms should be included in each of the following definitions and clauses:

- "Grade"
- "Basement"
- "Lot Coverage"
- "Parking Facility – Underground"
- "Sun Deck"
- Clause 4.E.17.(b)
- Clause 4.E.17.(c)

These amendments are documented in Appendix I.

Additionally, it is recommended that in the definition for "Parking Lot – At Grade", the term "*existing grade*" replace the term "*finished grade*", as documented in Appendix I, as the "existing grade" is actually used for at grade parking lots.

Shipping Containers

In recent years, due to an international surplus of inexpensive shipping containers, the Building Division has received many enquiries regarding shipping containers being used for alternative purposes, such as for office uses, sleeping accommodations, garages, sheds, and other non-shipping container uses. In some of these cases the shipping containers have been modified to include plumbing, electrical wiring, interior walls, drywall, furnishings, and household appliances. Modified shipping containers are becoming more common throughout the City.

Surrey's bylaw provisions regarding shipping containers are very limited. The Zoning By-law currently does not have a definition for "shipping container". The only mention of "shipping containers" is found in the Special Regulations section of the IL-1 (Light Impact Industrial 1) Zone. This section pertains to areas for outdoor display and storage of containers and describes the maximum lot coverage, siting, screening, and height restrictions for these areas.

It is recommended that the following changes be made to the Zoning By-law to more fully address the use and placement of shipping containers:

- A definition for "Shipping Container" should be added;
- A restriction on the use of shipping containers should be included in the General Provisions Division, under "C. Uses Prohibited in All Zones"; and
- The words "cargo containers" should be changed to "shipping containers" under "J. Special Regulations" in the Light Impact Industrial 1 (IL-1) Zone.

These proposed amendments are documented in Appendix I.

Floor Area Reserved for Attics

Some single family homes have recently been constructed in the RF-9 and RF-9C Zones that have large, extended "dormers" that add visibly to the building mass. These bulky "dormers" are effectively rooms that project out of a sloped roof, instead of being unobtrusive windows.

The Zoning By-law allows for additional floor area that is reserved for floor area within an attic for those dwellings constructed in the RF-9, RF-9C and RM-23 "small lot" residential zones. The intention of this provision was to allow for additional floor area within a sloped roof, which did not have a visual impact at street level. The City's experience has been that habitable floor area cannot be achieved within the attic of homes on these smaller sized lots because of the building footprint, roof slope and floor area occupied by stairs accessing the attic.

Recently, homebuilders have started to add large, extended "dormers" to increase ceiling heights and create rooms in the attic of single-family homes on lots in the RF-9 and RF-9C Zones. Given that the RF-9 and RF-9C Zones permit a smaller lot area and higher building height (9.5 metres compared with 9.0 metres height allowed in other single family Zones) than standard single-family lots in Surrey, the visual impact of these "dormers" is significant. To date, the City has not received building plans for habitable floor area within an attic in row housing in the RM-23 Zone.

To ensure that unsightly dormers are not built on small residential lots and to remove provisions for unachievable floor area with an attic, it is recommended that the following changes be made to the Zoning Bylaw:

- The provisions for additional floor area reserved for floor area within an attic be deleted in the RF-9, RF-9C and RM-23 Zones.

These proposed amendments are documented in Appendix I.

Reference in RF-SD Zone

A reference made in Sub-section D.2(c) of the Semi-Detached Residential (RF-SD) Zone is incorrect. To correct this reference, it is recommended that in Sub-section D.2(c), the words "Sub-section D.1(a)" be replaced with the words "Sub-section D.2(a)" as documented in Appendix I.

Sliding Density Scale in RM and RMC Zones

The Sliding Density Scale in most RM (Multiple Residential) Zones and in both RMC (Multiple Residential Commercial) Zones was intended to encourage consolidation of land by allowing a higher density on a site if the site is a minimum of 2.5 acres in area. Experience has shown that the sliding scale has not achieved its intended purpose as developers have applied for CD zoning on smaller lots to achieve higher densities. To address this circumstance, it is recommended that the density chart in Section "D. Density" of the RM-10, RM-15, RM-45, RM-70, RM-135, and RMC-135 Zones be amended such that the Floor Area Ratio (FAR) and units per hectare (UPHa) (if applicable) of the larger Lot Area of the density chart be the maximum density for all lot area sizes in these Zones, as documented in Appendix I.

Under Section "B. Permitted Uses" of the following listed Zones, it is also recommended that the permitted use "1. Multiple unit residential buildings" also include "Ground-Oriented Multiple Unit Residential Buildings":

- RM-45
- RM-70
- RM-135
- RMC-135
- RMC 150

as documented in Appendix I.

Ground-Oriented Units in Apartment Projects in RM and RMC Zones

Allowing ground-oriented units in apartment projects assists in achieving effective outcomes from a liveability perspective, On this basis, it is recommended that the following zones be amended to include "ground-oriented multiple unit residential buildings" as well as "multiple unit residential buildings":

- RM-45
- RM-70
- RM-135
- RMC-135
- RMC-150

as documented in Appendix I.

Size and Location of Beverage Container Return Centres and Recycling Depots

Encorp Pacific (Canada), the federally incorporated, not-for-profit, product stewardship corporation that collects from consumers and returns used beverage containers for recycling on behalf of beverage manufacturers, has minimum facility size requirements for persons wanting to open their own "Return-It Depot". Return-It Depots accept beverage, milk, and electronics returns. Encorp has advised that its optimal size for new Return-It Depot is 5000 to 6000 square feet to accommodate electronics returns. However, Return-It Depot facilities vary in size throughout the region as zoning requirements vary by municipality. Encorp recommends that a depot should be at least 4000 to 5000 square feet in area, which would only be large enough to accommodate beverage container returns and milk container returns. Many of Encorp's older depots are about 3000 square feet in area.

Currently, there are 14 Encorp depots in Surrey. Three of these accept all three return types (beverage container, milk container, and electronic returns), with one located in a C-8 Zone (Fleetwood Bottle Depot) and two in the IL Zones (Scott Road Bottle Depot and Sur-Del Bottle Depot). Surrey's C-8 (Community Commercial) and CHI (Highway Commercial Industrial) Zones allow Beverage Container Return Centres to a maximum area of 3,003 square feet as long as the use is confined to an enclosed building or is part of an enclosed building. Surrey's newest Return-It Depot, opened in October 2010 in Panorama Village in a CD zone based on C-8, and has a floor area of 2659 square feet but does not accept electronics returns.

Recycling depots in Surrey accept a wider range of items than Beverage Container Return Centres. Recycling Depots are found in IH (High Impact Industrial) zones and in the IL (Light Impact Industrial) and IL-1 (Light Impact Industrial 1) Zones but the use must be confined to an enclosed building. None of these three Zones specify a maximum area for the Recycling Depots.

To meet Encorp's recommended minimum floor area for Return-It Depots, it is recommended that the C-8 and CHI zones be amended to increase the permitted gross floor area for Beverage Container Return Centres from 3,003 square feet (279 square metres) to 4500 square feet (418 square metres). With a larger floor area, Beverage Container Return Centres will be able to offer sufficient facilities for beverage and milk container returns at convenient locations (C-8 and CHI zones) for local residents. As Beverage Container Return Centres are used frequently by local households, they should be located in commercial areas close to residential neighbourhoods, which will encourage recycling and assist in achieving the Region's waste reduction targets. Depots to accommodate the recycling of larger items, such as appliances, can be located in industrial zones (IH, IL, and IL-1) where they are currently permitted.

The proposed amendments for the C-8 and CHI zones are described above and are documented in Appendix I.

Child Care Zone

At the Regular Council – Public Hearing meeting on May 17, 2010, Council approved text amendments to change references in the Zoning By-law from "Community Care Facility Act, R.S.B.C." to "Community Care and Assisted Living Act, S.B.C., 2002, c.75, as amended". One particular reference in this regard was missed at that time. It is recommended that under Section "A. Intent" in the CCR Zone, the words "Community Care Facility Act" in the CCR Zone should be replaced with the words "Community Care and Assisted Living Act, S.B.C., 2002, c.75, as amended" as documented in Appendix I.

Italics

Terms that are defined in Part 1 Definitions (definitions) are italicized throughout the Zoning By-law to alert the reader of the By-law to the fact that there are definitions for these terms in the By-law. However, there are several circumstances in the By-law where such words have not been italicized correctly. The following table identifies words and terms that should be italicized throughout the Zoning By-law:

<ul style="list-style-type: none"> • accessory building • accessory use • agricultural land reserve • amenity space • arterial highway • assembly hall • bed and breakfast • bicycle space • building • building height • child care centre • city • City Centre • coach house • comprehensive design • corner lot • cultural uses • drive-through bank • dwelling unit • eating establishment • family • flanking street • front lot line • front yard • frontage 	<ul style="list-style-type: none"> • grade • gross floor area • ground-oriented • G.V.W. • highway • hobby kennel • home occupation • industrial equipment rental • landscaping • lodger • lot • lot coverage • lot line • manufactured home • marina • methadone clinic • mobile home • multiple unit residential building • municipal building • Official Community Plan • open space • parking facility • parking space 	<ul style="list-style-type: none"> • passive recycling container • principal building • private school • public school • purchase • railway • rear lot line • restaurant • secondary suite • setback • side lot line • side yard • single family dwelling • site area for subdivision • sleeping unit • social escort service • structure • theatre • tourist trailer park • Town Centre • undevelopable area • vehicle • wrecked vehicle
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It is also recommended that the italics be removed from the definition "Driveway".

These proposed amendments are documented in Appendix I.

B.C. Assessment Act

It is recommended that references in the Zoning By-law to the B.C. Assessment Act be amended to read "B.C. Assessment Act, R.S.B.C. 1996" which is the current title of the Act. This applies to the following contents of the Zoning By-law:

- Definition of "Agri-tourism"
- Definition of "Farm Operation"
- Part 10 A-1 Zone, Sub-section L.12

- Part 11 A-2 Zone, Sub-section L.12

These proposed amendments are documented in Appendix I.

Grammatical Corrections

Some grammatical errors were identified in the Zoning By-law as well as the need to clarify language. It is recommended that the following terms be amended as described in Appendix I:

- Arcade
- Building Height for Buildings located on Single Family and Duplex Lots
- Building Height for Buildings not located on Single Family and Duplex Lots

These proposed amendments are documented in Appendix I.

Legal Services has reviewed this report and has no concerns.

CONCLUSION

Based on the above discussion, it is recommended that Council:

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

Original signed by
Jean Lamontagne
General Manager,
Planning and Development

FW:saw

Attachments:

Appendix I Proposed Amendments to Surrey Zoning By-law, 1993, No. 12000

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

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

AMENDMENTS TO PART 1 DEFINITIONS

1. Adult Educational Institution

Amend the definition of "Adult Educational Institution" by italicizing "public schools".

2. Agri-tourism

Amend the definition of "Agri-tourism" by inserting "B.C." between "the" and "Assessment".

3. Amenity Space

Amend the definition of "Amenity Space" by italicizing "structures".

4. Arcade

Amend the definition of "Arcade" as follows:

- Delete each "premise" and insert "premises" in their places.
- Delete the comma after the word "machines" and insert the word "is" before the word "mechanically".
- Add a comma after the word "operated".

5. Basement

Delete the definition "Basement" and insert the following in its place:

"Basement

means that portion of a *building* between two 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."

6. Bed and Breakfast

Amend the definition of "Bed and Breakfast" by italicizing "family" and "home occupation".

7. Beverage Container Return Centre

Amend the definition of "Beverage Container Return Centre" as follows:

- Move the definition "Beverage Container Return Centre" from between "Bicycle Storage" and "Bingo Hall" to between "Bed and Breakfast" and "Bicycle Space" so that the definitions are in alphabetical order.

8. Building

Amend the definition of "Building" by italicizing "structure".

9. **Building Height for Buildings located on Single Family and Duplex Lots**

Amend the definition of "Building Height for Buildings located on Single Family and Duplex Lots" as follows:

- Delete the heading "Building Height for Buildings located on Single Family and Duplex Lots" and insert "Building Height of Building on Single Family or Duplex Lot" in its place.

10. **Building Height for Buildings not located on Single Family and Duplex Lots**

Amend the definition of "Building Height for Buildings not located on Single Family and Duplex Lots" as follows:

- Delete the heading "Building Height for Buildings not located on Single Family and Duplex Lots" and insert "Building Height of Building not on Single Family or Duplex Lot" in its place.
- Delete the last paragraph and insert in its place "Elevator service rooms, air conditioners and similar equipment, and dormers and other similar roof elements shall not be included in the measurement of *building height* provided that, in aggregate, they do not exceed 25% of the plan view area of the roof on which they are located."

11. **Camper**

Amend the definition of "Camper" by italicizing "structure".

12. **Child Care Centre**

Amend the definition of "Child Care Centre" by italicizing "family".

13. **Coach House**

Amend the definition of "Coach House" by italicizing "grade".

14. **Commercial**

Amend the definition of "Commercial" by italicizing "Official Community Plan".

15. **Density – Floor Area Ratio**

Amend the definition of "Density – Floor Area Ratio", Sub-section (a), by italicizing "building".

Move the definition "Density – Floor Area Ratio" from between "Density – Unit" and "Distribution Centre" to between "Density" and "Density – Unit" so that the definitions are in alphabetical order.

16. **Driveway**

Amend the definition of "Driveway" by removing the italics from the word "Driveway".

17. **Dwelling – Single Family**

Move the definition "Dwelling – Single Family" from between "Duplex" and "Dwelling – Duplex" to between "Dwelling – Multiple Unit Residential" and "Dwelling Unit" so that the definitions are in alphabetical order.

18. **Farm Operation**

Amend the definition of "Farm Operation" as follows:

- Insert a comma after "Act".
- Delete "1979" and insert "1996" in its place.

19. **Finished Grade**

Amend the definition of "Finished Grade", in Sub-section (b), by italicizing "City".

20. **General Service Uses**

Amend the definition of "General Service Uses", by italicizing "industrial equipment rental".

21. **Grade**

Amend the definition of "Grade" by inserting "and "Existing Grade"" after "see "Finished Grade"".

22. **Home Occupation**

Move the definition "Home Occupation" from between "Home or Farm Identification Sign" and "Horticulture" to between "Hobby Kennel" and "Home or Farm Identification Sign" so that the definitions are in alphabetical order.

23. **Industrial Equipment Rental**

Amend the definition of "Industrial Equipment Rental" by italicizing "vehicles".

24. **Industry – Transportation**

Amend the definition of "Industry – Transportation" by italicizing "railway".

25. **Kennel – Hobby**

Amend the definition of "Kennel - Hobby" by italicizing "hobby kennel".

26. **Landscaping – Semiahmoo Trail**

Amend the definition of "Landscaping – Semiahmoo Trail" by italicizing the word "City", which is located before ", this".

27. **Lot Coverage**

Delete the definition "Lot Coverage" and insert the following in its place:

"Lot Coverage

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 metre [2 ft.] 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*."

28. Lot Line - Front

Amend the definition of "Lot Line – Front", in Sub-section (b), by italicizing "corner".

29. Lot Line – Side

Amend the definition of "Lot Line – Side" by italicizing "rear".

30. Manufactured Home

Amend the definition of "Manufactured Home", in Sub-section (b), by italicizing "mobile home".

31. Multiple Residential

Move the definition "Multiple Residential" from between "Multiple Unit Residential Dwelling" and "Municipal Building" to between "Mobile Home Park" and "Multiple Unit Residential Building" so that the definitions are in alphabetical order.

32. Multiple Unit Residential Building

Amend the definition of "Multiple Unit Residential Building" by italicizing "secondary".

33. Parking Facility

Amend the definition of "Parking Facility" by italicizing "building", "structure", and "vehicles".

34. Parking Facility - Underground

Delete the definition "Parking Facility – Underground" and insert the following in its place:

"Parking Facility – Underground

means a *structure* 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 metre [2.62 ft.] above the adjacent *finished grade* (on a single family or duplex *lot*) or *existing grade* (not on a single family or duplex *lot*)."

35. **Parking Lot – At Grade**

Delete the definition "Parking Lot - At Grade" and insert the following in its place:

"Parking Lot – At Grade, not on Single Family or Duplex Lot
means a *parking facility at existing grade.*"

36. **Parking Within Building Envelope**

Amend the definition of "Parking Within Building Envelope", in Sub-section (a), by italicizing "structure".

37. **Personal Service Use**

Delete the definition "Personal Service Use" and insert the following in its place:

"Personal Service Use
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."

38. **Railway Land**

Amend the definition of "Railway Land" by italicizing the "City".

39. **Shipping Container**

Amend Part 1 Definitions by inserting a definition for "shipping container" as follows:

"Shipping Container
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."

40. **Sign – Home or Farm Identification**

Amend the definition of "Sign – Home or Farm Identification", by italicizing "operation".

41. **Sign – Municipal Building and Assembly Hall**

Amend the definition of "Sign – Municipal Building and Assembly Hall", by italicizing "Municipal building", which is located between "a" and "or".

42. **Sun Deck**

Delete the definition "Sun Deck" and insert the following in its place:

"Sun Deck
means a *structure* attached to the *principal building* which is greater than 0.6 metre [2 ft.] above *finished grade* (on a single family or duplex lot) or *existing grade* (not on a single family or duplex lot)."

43. Tourist Accommodation

Amend the definition of "Tourist Accommodation" by italicizing "tourist", which is located between "excludes" and "trailer".

44. Video Lottery Gaming

Amend the definition of "Video Lottery Gaming", in Sub-section (a), by italicizing "purchase".

AMENDMENT TO PART 4 GENERAL PROVISIONS

1. Italics

Amend Section "A. Uses Permitted in All Zones" as follows:

- In Sub-section 1.(a)ii.b., italicize "building".
- In Sub-section 1.(a)iv., italicize "Municipal".
- In Sub-section 5.(b), italicize "gross floor area".

Amend Section "B. Uses Permitted in Specific Zones" as follows:

- In Sub-section 7.(b), italicize "Side Yard" and "Flanking Street" which are both located in the header of the last column of the chart.
- In Sub-section 8, italicize "accessory use".

Amend Section "E. Regulations Applicable to All Zones" as follows:

- In Sub-section 26, italicize "line", setback, and "City".

2. Shipping Containers

Under Section "C. Uses Prohibited in All Zones", insert the following:

"3. Shipping Containers:

A shipping container shall only be used, placed, stored, repaired, cleaned, upgraded, or modified on a lot in an industrial zone and in such cases the shipping container must comply with the requirements of the zone as if it were a building or structure. Where a shipping container is necessary and accessory to construction in progress and such construction is the subject of a current and valid building permit, the shipping container will be permitted."

3. Setbacks

Amend Section "E. Regulations Applicable to All Zones" as follows:

- In Sub-section 17.(b), insert "(on a single family or duplex lot) or existing grade (on a lot that is not zoned single family or duplex)" after the word "grade".

- In Sub-section 17.(c), insert "(on a single family or *duplex lot*) or *existing grade* (on a lot that is not zoned single family or *duplex*)" after the word "grade".

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

1. **General Requirements**

Amend Section "A. General Requirements" as follows:

- In Sub-section 2.(b), italicize "City" and "parking facility".
- In Sub-section 4, italicize "Bicycle Spaces".

2. **Parking Dimensions and Standards**

Amend Section "B. Parking Dimensions and Standards" as follows:

- Under the footnote "*", in the first paragraph, italicize "multiple unit residential buildings".

3. **Table C.2: Parking Requirements for Commercial Uses**

Amend Table C.2: Parking Requirements for Commercial Uses as follows:

- Under the "Automotive Sales ($\leq 5,000$ kg. *G.V.W.*)" Use, italicize "G.V.W." in clause (b).
- Under the "*Eating Establishments, Excluding drive-through restaurants*" Use, italicize "restaurants" in clauses i. and ii.
- Under the "*Drive-through Restaurants*" Use, italicize "restaurants" in clauses i. and ii.
- Move the row "*Drive-through Restaurants*" from between the "*Eating Establishments, Excluding drive-through restaurants*" row and the "*Entertainment Uses*" row to between the "*Convenience Stores*" row and the "*Eating Establishments, Excluding drive-through restaurants*" row, so that the table is in alphabetical order.
- Under the "*Golf Courses*" Use, italicize "accessory uses" in clause iv.
- Under the "*Marinas*" Use, italicize "accessory uses" in clause iv.
- Under the "*Restaurants*" Use, italicize "Eating Establishment".
- Under the "*Tourist Accommodation – Hotels and Motels*" Use, italicize "sleeping unit" in clauses i. and ii.

4. **Table C.3: Parking Requirements for Industrial Uses**

Amend Table C.3: Parking Requirements for *Industrial Uses* as follows:

- Under the "Transportation Industries" Use, italicize "G.V.W." in clause (b).

5. **Table C.4: Parking Requirements for Institutional Uses**

Amend Table C.4: Parking Requirements for Institutional Uses as follows:

- Italicize "Assembly Halls" under the column "Use".
- Under the "Assembly Halls" Use, italicize "City Centre" in clause ii.
- Italicize "Cultural Uses" under the column "Use".
- Under the "Universities and Colleges" Use, italicize "assembly hall" in clause ii.

6. Additional Parking Requirements

Amend Section "D. Additional Parking Requirements" as follows:

- In Sub-section 1.(a), italicize "theatres".
- In Sub-section 2.(b), italicize "grade".

AMENDMENT TO AGRICULTURAL ZONES

1. Part 10 A-1 Zone

Amend Section "L. Other Regulations" as follows:

- In Sub-section 12, delete "1979" and insert "1996" in its place.

2. Part 11 A-2 Zone

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

- In Sub-section 2, italicize "lodgers".
- In Sub-section 4, italicize "G.V.W.".
- In Sub-section 4.(c), italicize "building" and "setbacks".

Amend Section "L. Other Regulations" as follows:

- In Sub-section 7, italicize "building" and "setbacks", which is located before "are".
- In Sub-section 9, italicize "Manufactured".
- In Sub-section 12, delete "B.C. Assessment Act R.S.B.C. 1979" and insert "B.C. Assessment Act, R.S.B.C. 1996" in its place.
- In Sub-section 12, italicize "farm operations".

3. Part 12 RA Zone

Amend Section "F. Yards and Setbacks" as follows:

- Italicize "Side Yard" and "Flanking Street" which are both located in the header of the last column of the chart.

Amend Section "G. Height of Buildings" as follows:

- In Sub-section 2, italicize "Accessory buildings" and "structures".

Amend Section "J. Special Regulations" as follows:

- In Sub-section 1, italicize "structure".

4. Part 13 RA-G Zone

Amend Section "B. Permitted Uses" as follows:

- In Sub-section 4.(a), italicize the "and" between "bed" and "breakfast".

Amend Section "F. Yards and Setbacks" as follows:

- Italicize "Side Yard" and "Flanking Street" which are both located in the header of the last column of the chart.

5. Part 14 RH Zone

Amend Section "A. Intent" as follows:

- Italicize "lots".

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

- In Sub-section 3.(a), italicize each "side".

6. Part 15 RH-G Zone

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

- In Sub-section 3.(a), italicize each "side".

7. Part 15A RC Zone

Amend Section "A. Intent" as follows:

- Italicize "comprehensive design".

Amend Section "B. Permitted Uses" as follows:

- Italicize "structures" and "comprehensive design".

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

- In Sub-section 1.(c)i., italicize "frontage".

- In Sub-section 1.(d)i., italicize each "side".
- In Sub-section 2.(c), italicize "setbacks".
- In Sub-section 2.(d)i., italicize "frontage".

Amend Section "I. Landscaping" as follows:

- In Sub-section 1.(b), italicize "open space".
- In Sub-section 2.(a), italicize "lot".

8. Part 15B RF-O Zone

Amend Section "A. Intent" as follows:

- Italicize "single family dwelling".

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

- In Sub-section 3, italicize each "side".

AMENDMENT TO SINGLE FAMILY RESIDENTIAL ZONES

1. Part 16 RF Zone

Amend Section "D. Density" as follows:

- In Sub-section 2.(b)iii.(a), italicize "City Centre".
- In Sub-section 2.(b)iii.(b), italicize "City Centre".
- In Sub-section 2.(b)iii.(c), italicize "City Centre".

Amend Section "F. Yards and Setbacks" as follows:

- Under the footnote "*", in the first paragraph, italicize "building", "setbacks", and "side yard".

2. Part 16A RF-SS

Amend Section "F. Yards and Setbacks" as follows:

- Under the footnote "*", in the first paragraph, italicize "setbacks".

3. Part 17 RF-G Zone

Amend Section "A. Intent" as follows:

- Italicize "lots", "lot", "Official Community Plan", and each "open space".

Amend Section "B. Permitted Uses" as follows:

- Italicize "structures".
- In Sub-section 2, italicize "open space".
- In Sub-section 2.(a), italicize "open space".
- In Sub-section 2.(b), italicize "open space".

Amend Section "C. Lot Area" as follows:

- Italicize "site area for subdivision", "lots", and each "lot".

Amend Section "D. Density" as follows:

- In Sub-section 3, italicize "Undevelopable areas" and "open space".
- In Sub-section 4.(b), italicize "building" (located before "construction"), "lot", and "accessory building".
- In Sub-section 4.(c), italicize "principal building", "structure", "front lot line", and "setback".

4. Part 17A RF-12

Amend Section "F. Yards and Setbacks" as follows:

- Under the footnote "1", italicize "front yard", which is located after "[13 ft.]", and italicize "setbacks".

5. Part 17B RF-12C

Amend Section "F. Yards and Setbacks" as follows:

- Under the column "Use", italicize the word "Buildings", which is located between "Accessory" and "and".
- Under the footnote "1", italicize "front yard", which is located after "[13 ft.]", and italicize "setbacks".

Amend Section "K. Subdivision" as follows:

- In Sub-section 2, under "Type I", italicize "Lot".

6. Part 17C RF-9 Zone

Amend Section "D. Density" as follows:

- In Sub-section 2.(a)i., delete "a combined floor area within an attic and for a utility room" and insert "floor area for a utility room" in its place.
- Delete Sub-section 2.(a)ii. and insert the following in its place:

"Where the *lot* is a Type II *lot* pursuant to Section K.2 of this Zone, the maximum allowable floor area of the *principal building* shall be 132 sq. m. [1,420 sq. ft.], excluding any garage, carport, and *accessory buildings* and *structures*."

Amend Section "H. Off-Street Parking" as follows:

- In Sub-section 1, italicize "arterial".

Amend Section "K. Subdivision" as follows:

- In Sub-section 2, under "Type II", italicize "lots".

7. **Part 17D RF-9C Zone**

Amend Section "D. Density" as follows:

- In Sub-section 2(a)i., delete "a combined floor area for an attic and for a utility room" and insert "floor area for a utility room" in its place.

Amend Section "F. Yards and Setbacks" as follows:

- Under the footnote "4", italicize "corner lot", "grade", each "lot", each "side yard", each "setback", and each "coach house".

Amend Section "H. Off-Street Parking" as follows:

- In Sub-section 1, italicize "arterial".

Amend Section "J. Special Regulations" as follows:

- In Sub-section 1, italicize each "lot".

8. **Part 17E RF-9S Zone**

Amend Section "D. Density" as follows:

- In Sub-section 2.(a)iii., italicize the word "coach house", which is located between "the" and "shall".
- In Sub-section 2.(a)iv., italicize "grade" and italicize "coach house", which is located between "the" and "shall".

Amend Section "G. Height of Buildings" as follows:

- In Sub-section 2.(b), italicize "building height".

AMENDMENT TO MULTIPLE FAMILY RESIDENTIAL ZONES

1. **Part 17F RF-SD Zone**

Amend Section "D. Density" as follows:

- In Sub-section 2.(c), delete "Sub-section D.1(a)" and insert "Sub-section D.2(a)" in its place.

Amend Section "K. Subdivision" as follows:

- In Sub-section 2, italicize "lots".

2. **Part 19 RM-M Zone**

Amend Section "F. Yards and Setbacks" as follows:

- In Sub-section 1, italicize "lines".
- In Sub-section 2, italicize "line".

3. **Part 20 RM-10 Zone**

Delete Sub-section D.3 and insert the following in its place:

"3. *Single Family Dwellings and Duplexes*: The maximum *density* shall not exceed a *floor area ratio* of 0.5 and 25 *dwelling units* per hectare [10 u.p.a.].

Amend Section "F. Yards and Setbacks" as follows:

- Italicize each "lines".

Amend Section "G. Height of Buildings" as follows:

- In Sub-section 2.(b), italicize "accessory buildings" and "structures".

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

- In Sub-section 2, italicize "building".
- In Sub-section 4.(a)iii., italicize "frontage".

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

Amend Section "D. Density" as follows:

- In Sub-section 1, italicize "building".
- Delete Sub-section 2 and insert the following in its place:

"2. *Ground-Oriented Multiple Unit Residential Buildings*: The maximum *density* shall not exceed a *floor area ratio* of 0.6 and 37 *dwelling units* per hectare [15 u.p.a.].

Amend Section "F. Yards and Setbacks" as follows:

- Italicize "lines".

Amend Section "G. Height of Buildings" as follows:

- In Sub-section 2.(a), italicize "amenity space" and "buildings".
- In Sub-section 2.(b), italicize "accessory buildings" and "structures".

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

- In Sub-section 2, italicize "building" and delete the extra "." at the end of the sentence.
- In Sub-section 4.(a).iii., italicize "frontage".

5. Part 21A RM-23 Zone

Amend Section "D. Density" as follows:

- Delete Sub-section 2 and insert the following in its place:

"For *building* construction within a *lot* the maximum allowable floor area of the *dwelling unit* shall be 144 sq. m. [1,550 sq. ft.], excluding any *basement*, garage, carport, or *accessory buildings* and *structures*."

6. Part 22 RM-30 Zone

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

- In Sub-section 2, italicize "building".
- In Sub-section 5.(a).iii., italicize "frontage".
- In Sub-section 5.(b), italicize "dwelling units", which is located between "the" and "are", and italicize "ground-oriented".

7. Part 23 RM-45 Zone

Amend Section "B. Permitted Uses" as follows:

- In Sub-section 1, insert "and *Ground-Oriented Multiple Unit Residential Buildings*" after "1. *Multiple unit residential buildings*".

Delete Sub-section D.3 and insert the following in its place:

"3. *Multiple Unit Residential Buildings* and *Ground-Oriented Multiple Unit Residential Buildings*: The maximum *density* shall not exceed a *floor area ratio* of 1.30 and 111 *dwelling units* per hectare [45 u.p.a.].

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

- In Sub-section 2, italicize "building".
- In Sub-section 5.(a).iii., italicize "frontage".
- In Sub-section 5.(b), italicize "ground-oriented".

8. Part 24 RM-70 Zone

Amend Section "B. Permitted Uses" as follows:

- In Sub-section 1, insert "and *Ground-Oriented Multiple Unit Residential Buildings*" after "1. *Multiple unit residential buildings*".

Delete Sub-section D.1 and insert the following in its place:

- "1. *Multiple Unit Residential Buildings and Ground-Oriented Multiple Unit Residential Buildings*: The floor area ratio shall not exceed 1.50.

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

- In Sub-section 2, italicize "building".
- In Sub-section 5.(a)iii., italicize "frontage".

9. Part 25 RM-135 Zone

Amend Section "B. Permitted Uses" as follows:

- In Sub-section 1, insert "and *Ground-Oriented Multiple Unit Residential Buildings*" after "1. *Multiple unit residential buildings*".

Delete Sub-section D.1 and insert the following in its place:

- "1. *Multiple Unit Residential Buildings and Ground-Oriented Multiple Unit Residential Buildings*: The floor area ratio shall not exceed 2.50.

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

- In Sub-section 2, italicize "building" and delete the extra "." at the end of the sentence.
- In Sub-section 5.(a)iii., italicize "frontage".

10. Part 26 RMC-135 Zone

Amend Section "B. Permitted Uses" as follows:

- In Sub-section 1, insert "and *Ground-Oriented Multiple Unit Residential Buildings*" after "1. *Multiple unit residential buildings*".
- In Sub-section 3.(c), italicize "drive-through banks".

Delete Sub-section D.1 and insert the following in its place:

"For the purpose of *building* construction:

1. *Multiple Unit Residential Buildings and Ground-Oriented Multiple Unit Residential Buildings*: The floor area ratio shall not exceed 2.50."

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

- In Sub-section 2, italicize "building".
- In Sub-section 5, italicize "buildings".
- In Sub-section 5.(a)iii., italicize "frontage".

11. Part 27 RMC-150 Zone

Amend Section "B. Permitted Uses" as follows:

- In Sub-section 1, insert "and *Ground-Oriented Multiple Unit Residential Buildings*" after "1. *Multiple unit residential buildings*".
- In Sub-section 3.(c), italicize "drive-through banks".

Delete Sub-section D.1 and insert the following in its place:

"For the purpose of *building* construction:

1. *Multiple Unit Residential Buildings and Ground-Oriented Multiple Unit Residential Buildings*: The *floor area ratio* shall not exceed 3.50."

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

- In Sub-section 2, italicize "building".
- In Sub-section 5.(a)iii., italicize "frontage".

12. Part 28A RMS-1 Zone

Amend Section "A. Intent" by italicizing "Town Centre".

13. Part 28A RMS-1A Zone

Amend Section "B. Permitted Uses" as follows:

- Italicize "structures".

Amend Section "F. Yards and Setbacks" as follows:

- Under the footnote "*", in the first paragraph, italicize "building" and "setback".
- Under the footnote "***", italicize "lot".
- Under the footnote "****", italicize the "line" before "provided".

Amend Section "I. Landscaping" as follows:

- In Sub-section 1, italicize "lot".
- In Sub-section 2, italicize "buildings".

14. Part 29 RMS-2 Zone

Amend Section "A. Intent" by italicizing "Town Centre".

15. Part 30 PC Zone

Amend Section "F. Yards and Setbacks" as follows:

- Italicize each "lines".

Amend Section "I. Landscaping" as follows:

- In Sub-section 2, italicize each "lines".

16. Part 31 PA-1 Zone

Amend Section "A. Intent" as follows:

- Italicize "private schools".

Amend Section "I. Landscaping" as follows:

- In Sub-section 2, italicize "lines".

17. Part 32 PA-2 Zone

Amend Section "A. Intent" as follows:

- Italicize "private schools".

Amend Section "I. Landscaping" as follows:

- In Sub-section 2, italicize "lines".

AMENDMENT TO COMMERCIAL ZONES

1. Part 35 C-5 Zone

Amend Section "B. Permitted Uses" as follows:

- In Sub-section 1, italicize "gross floor area".

2. Part 36 C-8 Zone

Amend Section "B. Permitted Uses" as follows:

- In Sub-section 4.(b), delete "279 square metres (3,003 sq.ft.)" and insert "418 sq. metres (4,500 sq.ft.)" in its place.

Amend Section "I. Landscaping" as follows:

- In Sub-section 2, italicize "landscaping".

3. **Part 36A C-8A**

Amend Section "I. Landscaping" as follows:

- In Sub-section 2, italicize "landscaping".

4. **Part 36B C-8B**

Amend Section "I. Landscaping" as follows:

- In Sub-section 2, italicize "landscaping".

5. **Part 39 CHI Zone**

Amend Section "B. Permitted Uses" as follows:

- In Sub-section 4.(b), delete "279 square metres (3,003 sq.ft.)" and insert "418 sq. metres (4,500 sq.ft.)" in its place.
- In Sub-section 16.(b)v., italicize "wrecked".
- In Sub-section 17, italicize "structures".
- In Sub-section 17.(c)ii., delete "279 square metres (3,003 sq.ft.)" and insert "418 sq. metres (4,500 sq.ft.)" in its place.

6. **Part 40 CG-1 Zone**

Amend Section "F. Yards and Setbacks" as follows:

- Under the footnote "***", italicize "gross floor area".

7. **Part 41 CG-2 Zone**

Amend Section "F. Yards and Setbacks" as follows:

- Under the footnote "***", italicize "gross floor area".

AMENDMENT TO RECREATIONAL ZONES

1. **Part 42 CTA**

Amend Section "B. Permitted Uses" as follows:

- In Sub-section 2.(b), italicize "open space".

2. **Part 43 CCR Zone**

Amend Section "A. Intent" as follows:

- Italicize "child care centres".

- Delete "Community Care Facility Act" and insert "Community Care and Assisted Living Act, S.B.C., 2002, c.75, as amended" in its place.

Amend Section "F. Yards and Setbacks" as follows:

- Under the footnote "***", italicize "side yards".

Amend Section "J. Special Regulations" as follows:

- In Sub-section 1, italicize "open space".

3. Part 44 CPR Zone

Amend Section "B. Permitted Uses" as follows:

- In Sub-section 3, italicize "theatres" and "theatre".
- In Sub-section 6, italicize "Agricultural Land Reserve".

Amend Section "J. Special Regulations" as follows:

- In Sub-section 1, italicize "theatres".
- In Sub-section 1.(a), italicize "theatre".
- In Sub-section 1.(b), italicize "frontage".
- In Sub-section 1.(c), italicize "theatre".

4. Part 45 CPG Zone

Amend Section "B. Permitted Uses" as follows:

- In Sub-section 4, italicize "Agricultural Land Reserve".

5. Part 46 CPM Zone

Amend Section "A. Intent" as follows:

- Italicize "marinas".

Amend Section "B. Permitted Uses" as follows:

- In Sub-section 3, italicize "Agricultural Land Reserve".

AMENDMENT TO INDUSTRIAL ZONES

1. Part 47A IB-1 Zone

Amend Section "I. Landscaping" as follows:

- In Sub-section 3, italicize "lot", which is before "which".

Amend Section "J. Special Regulations" as follows:

- In Sub-section 3, italicize "front" and "flanking street".

2. **Part 47B IB-2 Zone**

Amend Section "B. Permitted Uses" as follows:

- In Sub-section 4.(a), italicize "Social escort services".
- In Sub-section 4.(b), italicize "Methadone clinics".
- In Sub-section 5.(b), italicize "drive-through banks".

Amend Section "F. Yards and Setbacks" as follows:

- Under the footnote "*", italicize "front yard", "setback", "building", "structure", and "highway".

Amend Section "I. Landscaping" as follows:

- In Sub-section 3, italicize the "lot" at the end of the sentence.
- In Sub-section 5, italicize "landscaping".
- In Sub-section 6, italicize "landscaping".

Amend Section "J. Special Regulations" as follows:

- In Sub-section 4, italicize "passive".

3. **Part 48A IL-1 Zone**

Amend Section "F. Yards and Setbacks" as follows:

- Under the footnote "*", italicize "setback".

Amend Section "I. Landscaping" as follows:

- In Sub-section 2, italicize the "lot" before "which".
- In Sub-section 3, italicize the "lot" before "which" and italicize "highways".

Amend Section "J. Special Regulations" as follows:

- In Sub-section 1.(a), italicize the "lot" before "area".
- In Sub-section 1.(b), italicize "G.V.W.".
- In Sub-section 1.(d), delete "cargo" and insert "*shipping*" in its place.

- In Sub-section 2, delete "cargo" and insert "*shipping*" before each "containers".

Amend Section "K. Subdivision" as follows:

- Italicize "Lots".

Amend Section "L. Other Regulations" as follows:

- In Sub-section 12, italicize "child care centres".

4. Part 52 CD Zone

Amend Section "J. Special Regulations" as follows:

- In Sub-section 2.(c), italicize "grades".