

NO: **R022**

COUNCIL DATE: **FEBRUARY 2, 2015**

REGULAR COUNCIL

TO: **Mayor & Council**

DATE: **February 2, 2015**

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

FILE: **3900-30**

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

RECOMMENDATION

The Planning and Development Department recommends that Council:

1. Receive this report as information;
2. Approve amendments to Surrey Zoning By-law, 1993, No. 12000, as documented in Appendices I and II of this report; and
3. 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.

INTENT

The purpose of this report is to obtain Council approval of housekeeping and text amendments to Surrey Zoning By-law, 1993, No. 12000 (the "Zoning By-law") as documented in Appendices I and II of this report, which will clarify zoning regulations and ensure consistency with City policies.

BACKGROUND

The Zoning By-law was adopted in 1993 and has undergone several housekeeping and text amendments since it was adopted so as to keep the By-law current and to address issues that are identified through the on-going administration of the By-law.

DISCUSSION

The following sections describe amendments that are being recommended to the Zoning By-law.

Text Amendments

Basement Definition

Floor area of a basement is not counted in the calculation of density, including building floor area ratios and maximum permitted floor area. Some builders wishing to take advantage of this exclusion will excavate extended habitable basements that project beyond the above-grade house

footprint. These builders argue that by placing a deck above the extended basement, the resulting space meets the current definition of a basement as habitable space "between two floor levels." In other cases, on very steeply sloped lots, builders will propose more than one "basement" level as a way of maximizing the habitable area of a house without it counting toward density. In order to prevent these practices and to clarify the regulation, it is proposed that the definition of *basement* be amended to emphasize that a basement is that portion of a building between two *habitable interior* floor levels, rather than simply between two floor levels. It is also proposed that a phrase be added to the definition that states that a basement is limited to one level only, for the purpose of floor area and floor area ratio calculations. The proposed amendments are documented in Appendix I.

Basement Access and Basement Wells

Large basement access wells that take up much of the back and side yards are a challenge in various single family residential zones. Previous amendments to the Single Family Residential (RF) Zone, Single Family Residential (10) (RF-10) Zone, Special Single Family Residential (10) (RF-10S) Zone, Single Family Residential (12) (RF-12) Zone and Single Family Residential (12) Coach House (RF-12C) Zone, limited the size and location of such basement access wells.

Consultation with several house designers indicated that the restrictions on basement access well sizes in the RF-10, RF-10S, RF-12 and RF-12C Zones are impractical, as they do not allow for the location of exit stairs from a basement suite in a safe manner in the event of a fire, do not allow sufficient light into approved basement suites, and do not align with the size of permitted decks in these zones.

To address these concerns while also limiting the extent of basement access wells and preventing multiple basement entries, it is proposed that basement access and basement wells not exceed a maximum area of:

- 10 square metres (108 square feet), including access stairs, in the RF-10 and RF-10S Zones.
- 14 square metres (150 square feet), including access stairs, in the RF-12 and RF-12C Zones; and

The proposed amendments are documented in Appendix I.

City Centre Definition

It is recommended that the definition of City Centre be simplified to mean "City Centre area as shown in Schedule D.1" rather than its current definition of "for the purpose of Part 5 Off-Street Parking and Loading/Unloading City Centre means the area as shown in Schedule D.1". The proposed amendment is documented in Appendix I.

Specific provisions in the Highway Commercial Industrial (CHI) Zone and the Single Family Residential (RF) Zone refer to a sub-area of the City Centre. In order to clarify these references it is recommended that they align with a revised map of this sub- area of the City Centre shown in Schedule D.1.(a) attached as Appendix II.

Town Centre Definition and Maps

The definition of Town Centre should be consistent with the definition of City Centre, so it is recommended that the definition of Town Centre be amended from "land designated Town Centre in the Surrey *Official Community Plan*" to "a Town Centre area as shown in Schedule D.2 to D.6". The proposed amendment is documented in Appendix I.

The Town Centre maps for Guildford Town Centre (Schedule D.2), Newton Town Centre (Schedule D.3), Fleetwood Town Centre (Schedule D.4), Cloverdale Town Centre (Schedule D.5), and Semiahmoo Town Centre (Schedule D.6) have been updated. It is recommended that Schedules D.2 to D.6 be replaced with the updated maps attached as Appendix II.

Open-to-Below and Covered Deck Floor Area

On July 29, 2013, Council approved amendments to the Single Family Residential (RF) Zone to address the issue of building mass associated with extensive covered decks and double-height rooms (open-to-below). These amendments were adopted and subsequently updated by Text Amendment By-laws, 2013, No. 17989 and 18050. Prior to the amendments and updates, the floor area ratio calculation did not include any floor area in unenclosed covered outdoor areas or extended height rooms. The following items must now be included in the calculation of floor area ratio:

- covered area used for parking unless the covered parking is located within the *basement*;
- the area of an *accessory building* in excess of 10 square metres [105 square feet];
- covered outdoor space with a height of 1.8 metres [6 feet] or greater, except for a maximum of 10% of the maximum allowable floor area of which 15 square metres [160 square feet] must be reserved for a front porch or veranda; and
- floor area with extended height, including staircases, must be multiplied by two, where the extended height exceeds 3.7 metres [12 feet], except for a maximum of 19 square metres [200 square feet].

For the sake of consistency it is recommended that the inclusion of covered deck and open-to-below areas in floor area calculation be extended to the Cluster Residential (RC) Zone and the Single Family Residential Secondary Suite (RF-SS) Zone. It is further recommended that these zones and the Single Family Residential (RF) Zone include wording that clarifies that the floor area within a garage that has extended height is also included in the calculation of floor area ratio. The proposed amendments are documented in Appendix I.

In addition, it is recommended that the following two requirements, which are in the RF Zone but not currently in the RF-SS Zone, be applied to the RF-SS Zone:

- A maximum floor area ratio of 0.60 for the first 560 square metres (6,000 square feet) of lot area and an additional 0.35 for any remaining lot area, provided that 39 square metres (420 square feet) is reserved for a garage/carport; and
- A maximum allowable floor area of 465 square metres (5,000 square feet), except in the City Centre. Within the City Centre, the maximum allowable floor area is 84 square metres (900 square feet) and a basement is not permitted on the lot.

The proposed amendments are documented in Appendix I.

Building Height of Building on Single Family or Duplex Lot Definition

The height of a building on a single family or duplex lot is defined as 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:

- (a) the highest point on a flat roof; or
- (b) the average level between the eaves and ridge of a gable, hip or gambrel roofed *building*;
or
- (c) the greater of the two measurements referred to in (a) and (b) above in the case of a *building* with more than one type of roof; or
- (d) the highest point of a flat roof with a width greater than 1 metre [3 ft.] and located over a gable, hip, or gambrel 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".

To simplify the language in the definition and reduce confusion in its interpretation, it is proposed that the term "gable, hip or gambrel roof(ed)" be replaced with the inclusive term "sloped roof", as documented in Appendix I.

Height of a Residential Principal Building with Roof Slope

The current height requirements for principal buildings in many urban and suburban residential zones could result in tall houses with flat roofs that could, theoretically, allow unintended third storey floors. In the Single Family Residential (12) (RF-12) Zone, Single Family Residential (12) Coach House (RF-12C) Zone, Single Family Residential (10) (RF-10) Zone, Special Single Family Residential (10) (RF-10S) Zone, Single Family Residential (9) (RF-9) Zone, Single Family Residential (9) Coach House (RF-9C) Zone, Special Single Family Residential (9) (RF-9S) Zone, and Semi-Detached Residential (RF-SD) Zone, the maximum height of a principal building is 9.5 metres (31 feet). In the Single Family Residential (RF) Zone, Single Family Residential Secondary Suite (RF-SS) Zone, Single Family Residential Gross Density (RF-G) Zone, Single Family Residential Oceanfront (RF-O) Zone, Cluster Residential (RC) Zone, Half-Acre Residential Gross Density (RH-G) Zone, Half-Acre Residential (RH) Zone, Acreage Residential Gross Density (RA-G) Zone, and One-Acre Residential (RA) Zone, the maximum height of a principal building is 9 metres (30 feet). In all of the above mentioned urban and suburban Zones, except in the RF, RF-SS, and RF-G Zones, there are no regulations for height that are related to the roof slope of a principal building.

The RF, RF-SS, and RF-G Zones have additional height requirements related to roof slopes. In these three zones, the height of a principal building with a roof slope of less than 1:4 cannot exceed 7.3 metres (24 feet). To prevent flat roofs and unintended additional storeys in a single

family building, it is recommended that the height requirements regarding roof slopes found in the RF, RF-SS, and RF-G Zones be applied to the RF-12, RF-12C, RF-10, RF-10S, RF-9, RF-9C, RF-9S, RF-SD, RF-O, RC, and RH-G Zones. The RF, RF-SS, and RF-G Zones as well as the RF-12, RF-12C, RF-10, RF-10S, RF-9, RF-9C, RF-9S, RF-SD, RF-O, RC, and RH-G Zones will also specify that the building height of *any portion* of a principal building with a roof slope of less than 1:4 shall not exceed 7.3 metres (24 feet). The proposed amendments are documented in Appendix I. On large suburban lots regulated by the RA, RA-G, and RH Zones, where the size of the lots and setbacks reduce impacts on neighbouring properties, the existing height requirements are sufficient and permit greater opportunity for architectural expression and design diversity.

Barbed Wire and Electrified Fencing

The current wording of Sub-section E.8.(a)iv. in Part 4 General Provisions of the Zoning By-law allows for the installation of barbed wire or electrical fencing on all lots greater than 1 acre in any residential Zone. This would arguably allow the installation of barb wire fencing on most townhouse and apartment sites in Surrey.

As barbed wire and electrical fencing are primarily used to keep livestock, this form of fencing should be limited to agricultural zones, including the General Agriculture (A-1) Zone and Intensive Agriculture (A-2) Zone, and to residential lots in the One-acre Residential Zone (RA) Zone and the Half-Acre Residential (RH) Zone that are at least 2 hectares (5 acres) in area and where *agriculture* use is permitted.

The proposed amendments are documented in Appendix I.

Child Care Centres

Sub-section B.4.(c) of Part 4 General Provisions of the Zoning By-law permits provincially licensed child care centres that accommodate up to eight children in any residential zone. To prevent child care centres from becoming a principal use on a residential zoned lot, it is recommended that it be specified in Sub-section B.4.(c) that this use is permitted only as an accessory use to a residential use. The proposed amendments are documented in Appendix I.

Tandem Parking

In Section H. Off-Street Parking and Loading/Unloading of the Multiple Residential 10 (RM-10) Zone, Multiple Residential 15 (RM-15) Zone, Multiple Residential 30 (RM-30), and Multiple Residential 45 (RM-45) Zone, tandem parking spaces for ground-oriented dwelling units must be enclosed and attached to each dwelling unit. This requirement is no longer relevant as many projects propose one enclosed parking space and one parking space on the driveway (in tandem) outside of the dwelling unit. Developers have also commented that with the latter form of parking it is less likely that an owner will convert the one parking stall in the garage to habitable space.

As a result, it is recommended that Section H of the RM-10, RM-15, RM-30, and RM-45 Zones be amended to require ground-oriented dwelling units to have at least one tandem parking space, rather than both tandem parking spaces, enclosed and attached to each dwelling unit, as documented in Appendix I.

Bicycle Storage

The Zoning By-law is unclear as to whether or not secure bicycle storage lockers are required within secure bicycle rooms in multiple unit residential buildings.

In the Definitions Section of the Zoning By-law, the term "Bicycle Storage" is defined as "the placement of bicycles inside a room or locker, or in a vertical or horizontal position against a wall or other structural feature to which the bicycle can be locked". In contrast, Part 5, Sub-section D.2(e) of the Zoning By-law states:

"Where bicycle parking requires a secure room located within a multiple unit residential building, bicycle spaces must be provided:

- i. Within the *parking spaces* for individual *dwelling units* provided the length of the parking space is increased by an amount equal to one half the width of the *parking space*;
- ii. Within secure bicycle lockers;"

Although in its definition "Bicycle Storage" includes the placement of bicycles inside a room or locker, Sub-section D.2(e)ii. requires bicycle spaces to be within both a secure room and in secure bicycle lockers. These two sections of the Zoning By-law contradict each other and it is unclear whether or not bicycles must be stored in both a secure room and in a secure bicycle locker. Requiring bicycles to be stored in both is unnecessary, and the difference in costs is significant.

To clarify the Zoning By-law's requirements for bicycle storage, it is recommended that the definitions for "Bicycle Space" and "Bicycle Storage" be amended and Sub-sections D.2.(b) to D.2.(f) be amended, as documented in Appendix I.

Major Roads

In the recent update of the Official Community Plan, the term "Major Road" was replaced with the terms "Arterial Road or Collector Road", which is in line with the wording in Schedule "D" – Surrey Road Classification Map (R-91) in Subdivision and Development of Land By-law No. 8830. As a result, it is recommended that all references to "Major Road" in the Zoning By-law be amended to "Arterial Road or Collector Road, as shown in Schedule "D" – Surrey Road Classification Map (R-91) in Subdivision and Development of Land By-law No. 8830". The proposed amendments are documented in Appendix I.

Overweight Vehicles on Agricultural Land

In Section H.3 of the General Agriculture (A-1) Zone and Intensive Agriculture (A-2) Zone, for non-farm operations, an overweight vehicle (a vehicle over 5000 kg or over 11,023 lbs G.V.W.), such as a truck tractor, trailer, semi-trailer, dump truck, or other similar vehicle for transporting goods and materials, may be parked on a lot provided that:

- (a) The use of the *vehicle* is ancillary to the *permitted residential use* on the *lot*;
- (b) The *vehicle* is owned or operated by the owner or occupant of the *lot*;

(c) The *vehicle* shall not be parked within the required *building setbacks* for *uses permitted* under Section B.1 of this Zone; and

(d) Only 1 such *vehicle* is permitted to be parked on a *lot*.

For non-farm operations, the language in these Zones is unclear as to whether or not the parking of an overweight vehicle is permitted on a lot only if it is an ancillary use to a residential use. Provisions for farm operations are adequately addressed in Section H.4 of the Zones. Sub-sections B.3 to B.8 permit a number of non-residential and non-agricultural principal uses, such as a farm-based winery, forestry, commercial kennels, and horse boarding facility, which may require the use of an overweight vehicle and the ability to park the overweight vehicle on the lot. To clarify the language, it is proposed that Sub-section H.3.(a) of the A-1 and A-2 Zones be amended to replace "the *permitted residential use*" with "a permitted *principal use*", as documented in Appendix I. Such amendments would allow one overweight vehicle to be parked on a lot as long as the use of the vehicle is ancillary to a permitted principal non-farm use on the lot (listed under Sections B.2 to B.8) and is owned or operated by the owner or occupant of the property. This will prevent the parking of overweight vehicles that are not associated to either the permitted business or to the occupant of an agricultural zoned property.

Beverage Container Return Centre Definition

Encorp Pacific (Canada), which is a 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 requested that the Zoning By-law's definition of "beverage container return centre" be amended to reflect a wider range of products to be collected at its Return-It Depots, in particular electronics.

According to Encorp, Surrey's recovery rate (the amount of product collected divided by the amount of product generated) is 55%, which is below the Provincial Recycling Regulation rate of 75%. Surrey's recovery rate is based on the total collection of Encorp's Return-It Depots in Surrey and all the retail stores in Surrey which are required to accept used containers. By amending the definition of "beverage container return centre" to include a wider range of product collections, it would help increase Surrey's recovery rate. One way to do this is to include electronics as an acceptable recycling item in the definition of "beverage container return centre", as documented in Appendix I. Eleven of Encorp's 12 Return-It Depots already accept electronics, so doing this would allow the Return-It Depots to be compliant with the Zoning By-law and reduce challenges in relocations and the opening of new depots. The proposed amendments are documented in Appendix I.

IB Zone and IB-3 Zone Amendments

On June 23, 2014, Council gave final adoption to "Surrey Zoning By-law, 1993, No. 12000, Text Amendment By-law, 2013, No. 17936" to incorporate the Business Park 3 (IB-3) Zone into the Zoning By-law. Since the adoption, it has been found that amendments are needed for Section D. Density of the IB-3 Zone and Section I. Landscaping of the IB-3 and IB Zones.

Under Section D. Density of the IB-3 Zone, there is a discrepancy between Section D.1 and Section D.2. In Section D.1, the maximum FAR in Neighbourhood Concept Plan (NCP) and Infill Areas is 0.75

if amenities are provided in accordance with Schedule G of the Zoning By-law. In Section D.2, the maximum FAR in areas that are not within NCP and Infill Areas is 1.0. For the Zoning By-law to be accurate, the maximum FAR should be 1.00 for both Section D.1 and Section D.2. Including the additional zero after "1.0", so the number is shown to the second decimal place, is needed to eliminate any potential for confusion. The proposed amendment to each of Sub-section D.1 and D.2 is documented in Appendix I of this report.

Under Section I. Landscaping of the IB-3 and IB Zones, Section I.2 and Section I.3 each require an earth berm of a minimum height and width and very specific tree planting details. These requirements are overly prescriptive and are not consistent with the requirements found in the Business Park 1 (IB-1) Zone and the Business Park 2 (IB-2) Zone. Hence, these unnecessary landscaping requirements should be removed from the IB-3 and IB Zones, as documented in Appendix I.

IH Zone Amendments

In the past few years, there have been several business license applications for general contractor offices in the High Impact Industrial (IH) Zone. Some of these applications were approved in error as a result of the misinterpretation of the IH Zone. Although the IH Zone permits "light impact industry", which is a specific term defined in the Zoning By-law, it was misinterpreted as being the same as the Light Impact Industrial (IL) Zone. Following a review, it was determined that "general contractor offices" would fit well with the permitted uses in the IH Zone as the businesses associated with these permitted uses generally have an administrative office. As a result, it is proposed that the IH Zone be amended to include "general contractor offices" as a permitted use, as documented in Appendix I.

Garage width consistency in the RF-12 Zone

In the Single Family Residential (12) (RF-12) Zone, the maximum width of a double garage is restricted to 5.5 metres [18 feet] on lots that have a width of 14.0 metres [46 feet] or less. However, in the Parking Dimensions and Standards table in Part 5 Off-Street Parking and Loading/Unloading, the minimum width of a double garage is indicated as 5.70 metres [18.8 feet]. To reconcile this discrepancy, it is recommended that a footnote be added to the Parking Dimensions and Standards table, indicating that the minimum width of a double garage may be reduced to 5.50 metres [18 feet] in the RF-12 Zone for lots less than 14.0 metres [46 feet] in width, as documented in Appendix I.

Housekeeping Amendments

Municipal Act

On June 12, 2000, the *Municipal Act* was retitled to the *Local Government Act*. As a result, it is recommended that all references to the *Municipal Act* in the Zoning By-law be replaced by the *Local Government Act*, as documented in Appendix I.

Waste Management Act

On July 8, 2004, the *Waste Management Act* was repealed and replaced by the *Environmental Management Act*. As a result, it is recommended that all references to the *Waste Management Act* in the Zoning By-law be replaced by the *Environmental Management Act*, as documented in Appendix I.

Official Community Plan

On October 23, 2014, Council adopted the updated Surrey Official Community Plan. As a result, the Official Community Plan By-law number has changed. It is recommended that the Zoning By-law be amended to delete all references to the former By-law number, as documented in Appendix I.

Park Designation Map

The Park Designation Map has been replaced with the Greenways Network Map. It is recommended that the reference to the "Park Designation Map" in Sub-section A.3.(b) be changed to "Greenways Network Map", as documented in Appendix I.

RMC-135 Zone Amendments

Under Section D.2 and Section J.4, references to "Section B.4" should be changed to "Section B.3", as documented in Appendix I.

References to 10 Square Metres

Throughout the Zoning By-law, the figure "10 square metres" is converted to either "[105 square feet]" or "[108 square feet]". Since the precise conversion of 10 square metres to imperial units is "107.639 square feet", the figure "[108 square feet]" should be used throughout the Zoning By-law, rather than "[105 square feet]".

It is recommended that all references to "10 square metres" be converted to "[108 square feet]". Hence, references to "10 square metres" should be amended in the following zones:

- One-Acre Residential (RA) Zone, Acreage Residential Gross Density (RA-G) Zone;
- Half-Acre Residential (RH) Zone;
- Half-Acre Residential Gross Density (RH-G) Zone;
- Cluster Residential (RC) Zone;
- Single Family Residential Oceanfront (RF-O) Zone
- Single Family Residential (RF) Zone;
- Single Family Residential Secondary Suite (RF-SS) Zone;
- Single Family Residential Gross Density (RF-G) Zone;
- Duplex Residential (RM-D) Zone;
- Special Care Housing 1A (RMS-1A) Zone; and
- Child Care (CCR) Zone.

The proposed amendments are documented in Appendix I.

Acronyms

In the Zoning By-law, the acronyms "FAR" and "ALRT" should be replaced with their full names, "floor area ratio" and "Advanced Light Rapid Transit Station", respectively. These acronyms should also be deleted where they follow their respective full names. For example, where the text is "Floor Area Ratio (FAR)", the acronym "(FAR)" should be deleted. The proposed amendments are documented in Appendix I.

Grammatical Corrections

Some grammatical errors were identified in the Zoning By-law. It is recommended that the following term, phrase, and sentences be amended, as documented in Appendix I:

- Definition of "arcade" in Part 1 Definitions;
- Section B.4 and Sub-section B.4.(a) in Part 4 General Provisions;
- Term "accessory building" in Sub-section D.2.(a)iv.(b) of the RF Zone;
- Section J.1 under the RF-12C Zone;
- Section J.2 under the RF-9C Zone; and
- Sentence under Section A of the RMS-1A Zone.

Legal Services Review

Legal Services has reviewed this report and the amendments to the Zoning By-law as documented in Appendices I and II 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 Appendices I and II of 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

DL:FW:saw

Attachments:

Appendix I Proposed Amendments to Surrey Zoning By-law, 1993, No. 12000
Appendix II Proposed Amendments to Schedules D.2 to D.6 of 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 TITLE PAGE

1. Title Page

Amend the third title page, as follows:

- In the first paragraph, delete "Municipal Act" and insert "Local Government Act" in its place.
- In the second paragraph, delete "Section 963 of the Municipal Act, R.S.B.C., Chapter 290" and insert "Section 903 of the Local Government Act, R.S.B.C. 1996, Chapter 323, as amended" in its place.

AMENDMENTS TO PART 1 DEFINITIONS

1. Arcade

Amend the definition of "Arcade", as follows:

- After the word "machines", delete the word "is" and insert the word "are" in its place.

2. Basement

Amend the definition of "Basement", as follows:

- Insert the words "habitable interior" before the word "floor".
- After the word "cellars", insert ", and for the purpose of floor area and *floor area ratio* calculations shall be limited to one level only".

3. Beverage Container Return Centre

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

- After "empty beverage containers", insert "and electronics".

4. Bicycle Space

Amend the definition of "Bicycle Space", as follows:

- Delete the words "either outside or inside a *structure*".

5. Bicycle Storage

Amend the definition of "Bicycle Storage", as follows:

- Delete "a room or locker, or in a vertical or horizontal position against a wall or other structural feature to which the bicycle can be locked" and insert "an enclosed room or inside a locker" in its place.

6. Building Height of Building on Single Family or Duplex Lot

Amend the definition of "Building Height of Building on Single Family or Duplex Lot", as follows:

- In Section (b), delete the words "gable, hip or gambrel roofed *building*" and insert "sloped roof *building*" in their place.
- In Section (d), delete the words "gable, hip or gambrel roof" and insert "sloped roof" in their place.

7. City Centre

Amend the definition of "City Centre", as follows:

- Delete "for the purpose of Part 5 Off-Street Parking and Loading/Unloading City Centre means the area" and insert "means City Centre area" in its place.

8. Density

Amend the definition of "Density", as follows:

- Delete the acronym "(FAR)".

9. Official Community Plan

Amend the definition of "Official Community Plan", as follows:

- Delete "Municipal Act, R.S.B.C." and insert "Local Government Act, R.S.B.C. 1996, chapter 323, as amended." in its place.

10. Special Waste

Amend the definition of "Special Waste", as follows:

- Delete "Waste Management Act S.B.C. 1982, c. 41" and insert "Environmental Management Act, S.B.C. 2003, chapter 53, as amended" in its place.

11. Town Centre

Amend the definition of "Town Centre", as follows:

- Delete "land designated Town Centre in the *Surrey Official Community Plan*" and insert "a Town Centre area as shown in Schedule D.2 to D.6" in its place.

AMENDMENTS TO PART 4 GENERAL PROVISIONS

1. Public Uses

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

- In Sub-section A.1.(a)iii.b, delete the acronym "(FAR)".

2. Uses Within Utility Rights-of-Way

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

- In Sub-section A.3.(b), delete "Park Designation Map" and insert "Greenways Network Map" in its place.

3. "Child Care Centres"

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

- In the heading for Section B.4., delete the ampersand "&" and insert the word "*and*" in its place.
- In Sub-section B.4.(a), delete the ampersand "&" and insert the word "*and*" in its place.
- In Sub-section B.4.(a), italicize the word "residential" before the word "Zone".
- In Sub-section B.4.(c), insert the words "as an *accessory use* to a residential use" after the word "Zone".

4. Fencing

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

- In Sub-section E.8.(a)iv., delete "on a *lot* at least 0.4 hectare [1 acre] in area" and insert "in the A-1 or A-2 Zones or on a *lot* at least 2 hectares [5 acres] in area in the RA or RH Zones" in its place.

5. Subdivision

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

- In Sub-section E.21.(j), delete "Municipal Act R.S.B.C." and insert "Local Government Act, R.S.B.C. 1996, chapter 323, as amended" in its place.

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

1. Parking Dimensions and Standards

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

- In the table in Sub-section B.1., under "*Single Family Dwelling and Duplex*" insert the following after "Double Garage³":

"5"

- After footnote 4, insert the following:

"5 In the Single Family Residential (12) Zone (RF-12) and the Single Family Residential (12) Coach House Zone (RF-12C) the minimum width of a double garage may be reduced to 5.50 m (18 ft.) for lots less than 14.0 m (46 ft.) in width."

2. Additional Parking Requirements

Amend Section D. Additional Parking Requirements, as follows:

- Delete Sub-sections D.2.(b) to D.2.(f) and insert the following in their place:

"(b) At least 50% of the area allocated for a bicycle room shall be located no lower than one level below *finished grade* with convenient access to the outside; and

(c) Minimum dimensions for *bicycle storage* shall be provided, as follows:

i.

| <i>Bicycle Storage within an Enclosed Room</i> | Access Aisle | Width | Length | Vertical Clearance |
|---|-----------------------|----------------------|-----------------------|---------------------------|
| Vertical Positioning | 1.2 metres [4 ft.] | 0.6 metre [2 ft.] | 1.0 metres [3 ft.] | 1.9 metres [6.25 ft.] |
| Horizontal Positioning | 1.2 metres [4 ft.] | 0.6 metre [2 ft.] | 1.8 metres [6 ft.] | 1.9 metres [6.25 ft.] |

ii.

| <i>Bicycle Storage within a Locker</i> | Width - Door End | Width - Other End | Length | Height |
|---|-------------------------|--------------------------|-----------------------|-----------------------|
| Inside Dimensions | 0.6 metre [2 ft.] | 0.22 metre [0.75 ft.] | 1.8 metres [6 ft.] | 1.2 metres [4 ft.] |

"

AMENDMENTS TO AGRICULTURAL ZONES

1. Part 10 A-1 Zone

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

- In Sub-section H.3.(a), delete the words "the *permitted residential use*" and insert the words "a permitted *principal use* of this Zone" in their place.

2. Part 11 A-2 Zone

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

- In Sub-section H.3.(a), delete the words "the *permitted residential use*" and insert the words "a permitted *principal use* of Part 10 General Agriculture Zone (A-1) of this By-law, on the *lot*" in their place.

3. Part 12 RA Zone

Amend Section F. Yards and Setbacks, as follows:

- In the table, delete "[105 sq.ft.]" and insert "[108 sq.ft.]" in its place.

Amend Section G. Height of Buildings, as follows:

- In Section G.1., insert the word "*building*" before the word "*height*".

4. Part 13 RA-G Zone

Amend Section D. Density, as follows:

- In Sub-section D.4.(a), delete the acronyms "(FAR)" and "FAR".
- In Sub-section D.4.(b), delete the acronym "(FAR)".

Amend Section F. Yards and Setbacks, as follows:

- In the table, delete "[105 sq.ft.]" and insert "[108 sq.ft.]" in its place.

Amend Section G. Height of Buildings, as follows:

- In Section G.1., insert the word "*building*" before the word "*height*".

5. Part 14 RH Zone

Amend Section D. Density, as follows:

- In Sub-section D.3.(b)i., delete the acronym "(FAR)".

Amend Section F. Yards and Setbacks, as follows:

- In the table, delete "[105 sq.ft.]" and insert "[108 sq.ft.]" in its place.

Amend Section G. Height of Buildings, as follows:

- In Section G.1., insert the word "*building*" before the word "*height*".

6. Part 15 RH-G Zone

Amend Section D. Density, as follows:

- In Sub-section D.4.(b), delete the acronym "(FAR)".

Amend Section F. Yards and Setbacks, as follows:

- In the table, delete "[105 sq.ft.]" and insert "[108 sq.ft.]" in its place.

Amend Section G. Height of Buildings, as follows:

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

"1. Principal building:

- (a) The *building height* shall not exceed 9 metres [30 ft.].
- (b) The *building height* of any portion of a *principal building* with a roof slope of less than 1:4 shall not exceed 7.3 metres [24 ft.]."

AMENDMENTS TO SINGLE FAMILY RESIDENTIAL ZONES

1. Part 15A RC Zone

Amend Section D. Density, as follows:

- In Sub-section D.4.(b), delete ", the maximum *floor area ratio* (FAR) shall be as follows:" and insert the following in its place:

":

- i. The maximum *floor area ratio* shall be as follows:"

- In the table in Sub-section D.4.(b)i., delete the acronym "FAR" and insert "Floor Area Ratio" in its place.
- In the double asterisks "***" after the table in Sub-section D.4.(b)i., delete the acronym "FAR" and insert "Floor Area Ratio" in its place.
- After Sub-section D.4.(b)i., insert the following new sub-sections:

"ii. For the purpose of this Section and notwithstanding the definition of *floor area ratio* in Part 1 Definitions of this By-law, the following must be included in the calculation of *floor area ratio*:

- a. Covered parking unless it is located within the *basement*;
- b. The area of an *accessory building* in excess of 10 square metres [108 sq.ft.];
- c. Covered outdoor space with a height of 1.8 metres [6 ft.] or greater, except for a maximum of 10% of the maximum allowable floor area of which 15 square metres [160 sq. ft.] must be reserved for a front porch or veranda; and
- d. Floor area with extended height including staircases, garages and covered parking, must be multiplied by 2, where the extended height exceeds 3.7 metres [12 ft.], except for a maximum of 19 square metres [200 sq.ft.] on the *lot*."

Amend Section G. Height of Buildings, as follows:

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

"1. Principal building:

- (a) The *building height* shall not exceed 9 metres [30 ft.].
- (b) The *building height* of any portion of a *principal building* with a roof slope of less than 1:4 shall not exceed 7.3 metres [24 ft.]."

2. Part 15B RF-O Zone

Amend Section D. Density, as follows:

- In Sub-section D.2.(a), delete each "[105 sq.ft.]" and insert "[108 sq.ft.]" in their places.

Amend Section F. Yards and Setbacks, as follows:

- In the table, delete "[105 sq.ft.]" and insert "[108 sq.ft.]" in its place.

Amend Section G. Height of Buildings, as follows:

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

"1. Principal building:

- (a) The *building height* shall not exceed 9 metres [30 ft.].
- (b) The *building height* of any portion of a *principal building* with a roof slope of less than 1:4 shall not exceed 7.3 metres [24 ft.]."

3. Part 16 RF Zone

Amend Section D. Density, as follows:

- Delete Sub-section D.2.(a)ii and insert the following in its place:

"ii Notwithstanding Sub-section D.2.(a)i., the maximum allowable floor area is as follows:

- (a) 465 square metres [5,000 sq.ft.], except in the area shown in Schedule D.1.(a); and
- (b) For *building* construction on a lot within the area shown in Schedule D.1.(a), the maximum allowable floor area is 84 square metres [900 sq.ft.] and a *basement* is not permitted on such *lot*."

- Delete Sub-section D.2.(a)iv.(b) and insert the following in its place:

"(b) The area of an *accessory building* in excess of 10 square metres [108 sq.ft.);"

- Delete Sub-section D.2.(a)iv.(d) and insert the following in its place:

"(d) Floor area with extended height including staircases, garages and covered parking, must be multiplied by 2, where the extended height exceeds 3.7 metres [12 ft.], except for a maximum of 19 square metres [200 sq.ft.] on the *lot*."

Amend Section F. Yards and Setbacks, as follows:

- In the table, delete "[105 sq.ft.]" and insert "[108 sq.ft.]" in its place.

Amend Section G. Height of Buildings, as follows:

- In Sub-section G.1.(a), insert the word "*building*" before the word "*height*".
- Delete Sub-section G.1.(b) and insert the following in its place:

"(b) The *building height* of any portion of a *principal building* with a roof slope of less than 1:4 shall not exceed 7.3 metres [24 ft]."

4. **Part 16A RF-SS Zone**

Amend Section D. Density, as follows:

- Delete Sub-sections D.1.(a) to D.1.(b)iii.b. and insert the following in their place:

"1. For *building* construction within a *lot*:

- (a) The *floor area ratio* must not exceed 0.60 for the first 560 square metres [6,000 sq. ft.] of *lot* area and 0.35 for the remaining *lot* area in excess of 560 square metres [6,000 sq.ft.], provided that 39 square metres [420 sq.ft.] must be reserved for use only as a garage or carport;
- (b) The maximum allowable floor area is as follows:
 - i. 465 square metres [5,000 sq.ft.], except in the area shown in Schedule D.1.(a).; and
 - ii. For *building* construction on a *lot* within the area shown in Schedule D.1.(a) , the maximum allowable floor area is 84 square metres [900 sq.ft.] and a *basement* is not permitted on such *lot*;
- (c) The maximum permitted floor area of a second storey for a *principal building* must not exceed 80% of the floor area of the main floor level including attached garage and that portion of any porch or veranda at the front that is covered by a sloped roof, but not including any portion of the *structure* located within 7.5 metres [25 ft.] of the *front lot line*. The reduced floor area of the second storey shall be accomplished by an offset at the second storey level from the wall at the main floor level from either the front or side walls or a combination thereof; and
- (d) For the purpose of this Section and notwithstanding the definition of *floor area ratio* in Part 1 Definitions of this By-law, the following must be included in the calculation of *floor area ratio*:

- i. Covered area used for parking unless the covered parking is located within the *basement*;
- ii. The area of an *accessory building* in excess of 10 square metres [108 sq.ft.];
- iii. Covered outdoor space with a height of 1.8 metres [6 ft.] or greater, except for a maximum of 10% of the maximum allowable floor area of which 15 square metres [160 sq.ft.] must be reserved for a front porch or veranda; and
- iv. Floor area with extended height including staircases, garages and covered parking, must be multiplied by 2, where the extended height exceeds 3.7 metres [12 ft.], except for a maximum of 19 square metres [200 sq.ft.] on the *lot*."

Amend Section F. Yards and Setbacks, as follows:

- In the table, delete "[105 sq.ft.]" and insert "[108 sq.ft.]" in its place.

Amend Section G. Height of Buildings, as follows:

- In Sub-section G.1.(a), insert the word "*building*" before the word "*height*".
- Delete Sub-section G.1.(b) and insert the following in its place:

"(b) The *building height* of any portion of a *principal building* with a roof slope of less than 1:4 shall not exceed 7.3 metres [24 ft]."

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

Amend Section D. Density, as follows:

- In Sub-section D.4.(b), delete the acronym "(FAR)".

Amend Section F. Yards and Setbacks, as follows:

- In the table, delete "[105 sq.ft.]" and insert "[108 sq.ft.]" in its place.

Amend Section G. Height of Buildings, as follows:

- In Sub-section G.1.(a), insert the word "*building*" before the word "*height*".
- Delete Sub-section G.1.(b) and insert the following in its place:

"(b) The *building height* of any portion of a *principal building* with a roof slope of less than 1:4 shall not exceed 7.3 metres [24 ft]."

6. **Part 17A RF-12 Zone**

Amend Section G. Height of Buildings, as follows:

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

"1. Principal building:

- (a) The *building height* shall not exceed 9.5 metres [31 ft.].
- (b) The *building height* of any portion of a *principal building* with a roof slope of less than 1:4 shall not exceed 7.3 metres [24 ft.]."

Amend Section J. Special Regulations, as follows:

- In Section J.1., delete "7 square metres [75 sq.ft.], in addition to the stairs" and insert "14 square metres [150 sq.ft.], including the stairs" in its place.

7. Part 17B RF-12C Zone

Amend Section G. Height of Buildings, as follows:

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

"1. Principal building:

- (a) The *building height* shall not exceed 9.5 metres [31 ft.].
- (b) The *building height* of any portion of a *principal building* with a roof slope of less than 1:4 shall not exceed 7.3 metres [24 ft.]."

Amend Section J. Special Regulations, as follows:

- In Section J.1., delete "7 square metres [75 sq.ft.], in addition to the stairs." ' and insert "14 square metres [150 sq.ft.], including the stairs." in its place.

8. Part 17C RF-10 Zone

Amend Section G. Height of Buildings, as follows:

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

"1. Principal building:

- (a) The *building height* shall not exceed 9.5 metres [31 ft.].
- (b) The *building height* of any portion of a *principal building* with a roof slope of less than 1:4 shall not exceed 7.3 metres [24 ft.]."

Amend Section J. Special Regulations, as follows:

- In Section J.1., delete "5 square metres [50 sq.ft.], in addition to the stairs" and insert "10 square metres [108 sq.ft.], including the stairs" in its place.

9. Part 17D RF-10S Zone

Amend Section G. Height of Buildings, as follows:

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

"1. Principal building:

- (a) The *building height* shall not exceed 9.5 metres [31 ft.].
- (b) The *building height* of any portion of a *principal building* with a roof slope of less than 1:4 shall not exceed 7.3 metres [24 ft.]."

Amend Section J. Special Regulations, as follows:

- In Section J.1., delete "5 square metres [50 sq.ft.], in addition to the stairs" and insert "10 square metres [108 sq.ft.], including the stairs" in its place.

10. Part 17E RF-9 Zone

Amend Section G. Height of Buildings, as follows:

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

"1. Principal building:

- (a) The *building height* shall not exceed 9.5 metres [31 ft.].
- (b) The *building height* of any portion of a *principal building* with a roof slope of less than 1:4 shall not exceed 7.3 metres [24 ft.]."

11. Part 17F RF-9C Zone

Amend Section G. Height of Buildings, as follows:

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

"1. Principal building:

- (a) The *building height* shall not exceed 9.5 metres [31 ft.].
- (b) The *building height* of any portion of a *principal building* with a roof slope of less than 1:4 shall not exceed 7.3 metres [24 ft.]."

Amend Section J. Special Regulations, as follows:

- In Section J.2., insert a period "." after the word "stairs".

12. Part 17G RF-9S Zone

Amend Section G. Height of Buildings, as follows:

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

"1. Principal building:

- (a) The *building height* shall not exceed 9.5 metres [31 ft.].
- (b) The *building height* of any portion of a *principal building* with a roof slope of less than 1:4 shall not exceed 7.3 metres [24 ft.]."

AMENDMENTS TO MULTIPLE FAMILY RESIDENTIAL ZONES

1. Part 17H RF-SD Zone

Amend Section G. Height of Buildings, as follows:

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

"1. Principal building:

- (a) The *building height* shall not exceed 9.5 metres [31 ft.].
- (b) The *building height* of any portion of a *principal building* with a roof slope of less than 1:4 shall not exceed 7.3 metres [24 ft.]."

Amend Section L. Other Regulations, as follows:

- In Section L.9., delete "1996, By-law No. 12900,".

2. Part 18 RM-D Zone

Amend Section F. Yards and Setbacks, as follows:

- In the table, delete "[105 sq.ft.]" and insert "[108 sq.ft.]" in its place.

3. Part 20 RM-10 Zone

Amend Section D. Density, as follows:

- In Sub-section D.4., delete the acronym "(FAR)".

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

- Delete Sub-section H.4.(b) and insert the following in its place:

"(b) At least one *tandem parking space* must be enclosed and attached to each *dwelling unit*."

4. Part 21 RM-15 Zone

Amend Section D. Density, as follows:

- In Sub-section D.3., delete the acronym "(FAR)".

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

- Delete Sub-section H.4.(b) and insert the following in its place:

"(b) At least one *tandem parking space* must be enclosed and attached to each *dwelling unit* when the *dwelling units* are ground-oriented."

5. Part 22 RM-30 Zone

Amend Section D. Density, as follows:

- In Section D.1., delete the acronym "[FAR]".
- In Section D.4., delete the acronym "(FAR)".

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

- Delete Sub-section H.5.(b) and insert the following in its place:

"(b) At least one *tandem parking space* must be enclosed and attached to each *dwelling unit* if the *dwelling units* are ground-oriented."

6. Part 23 RM-45 Zone

Amend Section D. Density, as follows:

- In Section D.1., delete the acronym "[FAR]".
- In Section D.4., delete the acronym "(FAR)".

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

- Delete Sub-section H.5.(b) and insert the following in its place:

"(b) At least one *tandem parking space* must be enclosed and attached to each *dwelling unit* when the *dwelling units* are ground-oriented."

7. Part 24 RM-70 Zone

Amend Section D. Density, as follows:

- In Section D.2., delete the acronym "(FAR)".

8. Part 25 RM-135 Zone

Amend Section D. Density, as follows:

- In Section D.2., delete the acronym "(FAR)".

9. Part 26 RMC-135 Zone

Amend Section D. Density, as follows:

- In Section D.2., delete each "B.4" and insert "B.3" in their places.
- In Section D.2., delete the acronym "(FAR)".

- In Section D.3., delete the acronym "(FAR)".
- In Section J.4., delete "B.4" and insert "B.3" in its place.

10. Part 27 RMC-150 Zone

Amend Section D. Density, as follows:

- In Section D.2, add a period "." after the number "2".
- In Section D.2., delete the acronym "(FAR)".

AMENDMENTS TO SPECIAL CARE HOUSING ZONES

1. Part 28 RMS-1 Zone

Amend Section D. Density, as follows:

- In Section D.1., delete the acronym "(FAR)".
- In Section D.3., delete the acronym "(FAR)".

2. Part 28A RMS-1A Zone

Amend Section A. Intent, as follows:

- Insert a period "." after the word "*dwelling*s".

Amend Section D. Density, as follows:

- In Sub-section D.1.(a), delete the acronyms "(FAR)" and "FAR".
- In Sub-section D.1.(b)i., delete the acronym "(FAR)".
- In Sub-section D.1.(b)i., delete each "[105 sq.ft.]" and insert "[108 sq.ft.]" in their places.

Amend Section F. Yards and Setbacks, as follows:

- In the table, delete "[105 sq.ft.]" and insert "[108 sq.ft.]" in its place.

3. Part 29 RMS-2

Amend Section B. Permitted Uses, as follows:

- In Section D.1., delete the acronym "(FAR)".

AMENDMENTS TO CEMETERY ZONE

1. Part 30 PC

Amend Section D. Density, as follows:

- Delete the acronym "(FAR)".

AMENDMENTS TO ASSEMBLY HALL ZONES

1. Part 31 PA-1

Amend Section D. Density, as follows:

- In Section D.1., delete both "(FAR)" acronyms.
- In Section D.2., delete the acronym "(FAR)".

2. Part 32 PA-2

Amend Section D. Density, as follows:

- In Section D.1., delete both "(FAR)" acronyms.
- In Section D.2., delete the acronym "(FAR)".

AMENDMENTS TO COMMERCIAL ZONES

1. Part 34 C-4 Zone

Amend Section D. Density, as follows:

- In Section D.1., delete both "(FAR)" acronyms.
- In Section D.2., delete the acronym "(FAR)".

2. Part 35 C-5 Zone

Amend Section D. Density, as follows:

- In Section D.1., delete both "(FAR)" acronyms.
- In Section D.2., delete the acronym "(FAR)".

3. Part 38 C-35 Zone

Amend Section D. Density, as follows:

- In Section D.2., delete the acronym "(FAR)".

AMENDMENTS TO GASOLINE STATION ZONES

1. Part 40 CG-1 Zone

Amend Section D. Density, as follows:

- In Section D.1., delete both "(FAR)" acronyms.
- In Section D.2., delete the acronym "(FAR)".

2. Part 41 CG-2 Zone

Amend Section D. Density, as follows:

- In Section D.1., delete both "(FAR)" acronyms.
- In Section D.2., delete the acronym "(FAR)".

AMENDMENTS TO CHILD CARE ZONE

1. Part 43 CCR Zone

Amend Section D. Density, as follows:

- In Sub-section D.1.(a), delete the acronyms "(FAR)" and "FAR".
- In Sub-section D.1.(b)i., delete the acronym "(FAR)".
- In Sub-section D.1.(b)i., delete "[105 sq.ft.]" and insert "[108 sq.ft.]" in its place.
- In Sub-section D.1.(b)ii., delete the acronym "(FAR)".
- In Sub-section D.1.(b)ii., delete "[105 sq.ft.]" and insert "[108 sq.ft.]" in its place.

AMENDMENTS TO MARINA ZONE

1. Part 46 CPM Zone

Amend Section D. Density, as follows:

- In Sub-section D.1.(a), delete the acronyms "(FAR)" and "FAR".
- In Sub-section D.1.(b), delete the acronym "(FAR)".

AMENDMENTS TO INDUSTRIAL ZONES

1. Part 47 IB Zone

Amend Section D. Density, as follows:

- In Section D.1., delete both "(FAR)" acronyms.
- In Section D.2., delete the acronym "(FAR)".

Amend Section I. Landscaping, as follows:

- In Section I.2., delete "This *landscaping* strip shall consist of an earth berm of not less than 0.7 metre [2 ft.] in height, which shall be planted with maintenance-free ground cover or grass and trees at a spacing of not less than 7.5 metres [25 ft.] which shall have an initial planting trunk diameter of not less than 4.75 centimetres [2 in.] measured 1.5 metres [5 ft.] above *finished ground*. The trees chosen shall be capable of attaining a height of not less than 6 metres [20 ft.] in 10 years."
- Delete Section I.3. and insert the following in its place:

"3. A continuous *landscaping* strip of not less than 6.0 metres [20 ft.] in width shall be provided along all *lot lines* separating the developed portion of the *lot* from any *residential lot*."

Amend Section L. Other Regulations, as follows:

- In Section L.10., delete "Waste Management Act R.S.B.C." and insert "Environmental Management Act, S.B.C. 2003, chapter 53, as amended." in its place.

2. **Part 47A IB-1 Zone**

Amend Section I. Landscaping, as follows:

- In Section I.2., delete "a Major Road as shown in the *Official Community Plan*" and insert "an Arterial Road or Collector Road, as shown in Schedule "D" – Surrey Road Classification Map (R-91) in Subdivision and Development of Land By-law No. 8830" in its place.
- In Section I.3., delete "a Major Road, as shown in the *Official Community Plan*" and insert "an Arterial Road or Collector Road, as shown in Schedule "D" – Surrey Road Classification Map (R-91) in Subdivision and Development of Land By-law No. 8830" in its place.

Amend Section J. Special Regulations, as follows:

- In Section J.4., delete "a major road, as shown in the Official Community Plan" and insert "an Arterial Road or Collector Road, as shown in Schedule "D" – Surrey Road Classification Map (R-91) in Subdivision and Development of Land By-law No. 8830," in its place.

Amend Section L. Other Regulations, as follows:

- In Section L.9., delete "1996, By-law No. 12900,".

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

Amend Section D. Density, as follows:

- In Section D.2., delete the acronym "(FAR)".

Amend Section I. Landscaping, as follows:

- In Section I.2., delete "a Major Road, as shown in the *Official Community Plan*" and insert "an Arterial Road or Collector Road, as shown in Schedule "D" – Surrey Road Classification Map (R-91) in Subdivision and Development of Land By-law No. 8830" in its place.

- In Section I.3., delete "a Major Road, as shown in the *Official Community Plan*" and insert "an Arterial Road or Collector Road, as shown in Schedule "D" – Surrey Road Classification Map (R-91) in Subdivision and Development of Land By-law No. 8830" in its place.

Amend Section L. Other Regulations, as follows:

- In Section L.9., delete "1996, By-law No. 12900,".

4. **Part 47C IB-3 Zone**

Amend Section D. Density, as follows:

- In Section D.1., delete the number "0.75" and insert the number "1.00" in its place.
- In Section D.2., delete the number "1.0" and insert the number "1.00" in its place.

Amend Section I. Landscaping, as follows:

- In Section I.2., delete "This *landscaping* strip shall consist of an earth berm of not less than 0.7 metre [2 ft.] in height, which shall be planted with maintenance-free ground cover or grass and trees at a spacing of not less than 7.5 metres [25 ft.] which shall have an initial planting trunk diameter of not less than 4.75 centimetres [2 in.] measured 1.5 metres [5 ft.] above *finished ground*. The trees chosen shall be capable of attaining a height of not less than 6 metres [20 ft.] in 10 years."
- Delete Section I.3. and insert the following in its place:

"3. A continuous *landscaping* strip of not less than 6.0 metres [20 ft.] in width shall be provided along all *lot lines* separating the developed portion of the *lot* from any *residential lot*."

5. **Part 48 IL Zone**

Amend Section D. Density, as follows:

- In Section D.1., delete both "(FAR)" acronyms.
- In Section D.2., delete the acronym "(FAR)".

Amend Section L. Other Regulations, as follows:

- In Section L.10., delete "Waste Management Act R.S.B.C." and insert "Environmental Management Act, S.B.C. 2003, chapter 53, as amended." in its place.

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

Amend Section I. Landscaping, as follows:

- In Section I.2., delete "a Major Road, as shown in the *Official Community Plan*" and insert "an Arterial Road or Collector Road, as shown in Schedule "D" – Surrey Road Classification Map (R-91) in Subdivision and Development of Land By-law No. 8830" in its place.

- In Section I.3., delete "a Major Road, as shown in the *Official Community Plan*" and insert "an Arterial Road or Collector Road, as shown in Schedule "D" – Surrey Road Classification Map (R-91) in Subdivision and Development of Land By-law No. 8830" in its place.

Amend Section L. Other Regulations, as follows:

- In Section L.9., delete "1996, By-law No. 12900,".

7. Part 49 IH Zone

Amend Section B. Permitted Uses, as follows:

- In Sub-section B.7.(a), delete "Waste Management Branch" and insert "Environmental Standards Branch" in its place.
- After Section B.13., insert the following new section: "14. General contractor offices." Renumber the subsequent section accordingly to "B.15.".

Amend Section D. Density, as follows:

- Delete the acronym "(FAR)".

Amend Section L. Other Regulations, as follows:

- In Section L.10., delete "Waste Management Act R.S.B.C." and insert "Environmental Management Act, S.B.C. 2003, chapter 53, as amended." in its place.

8. Part 51 IA Zone

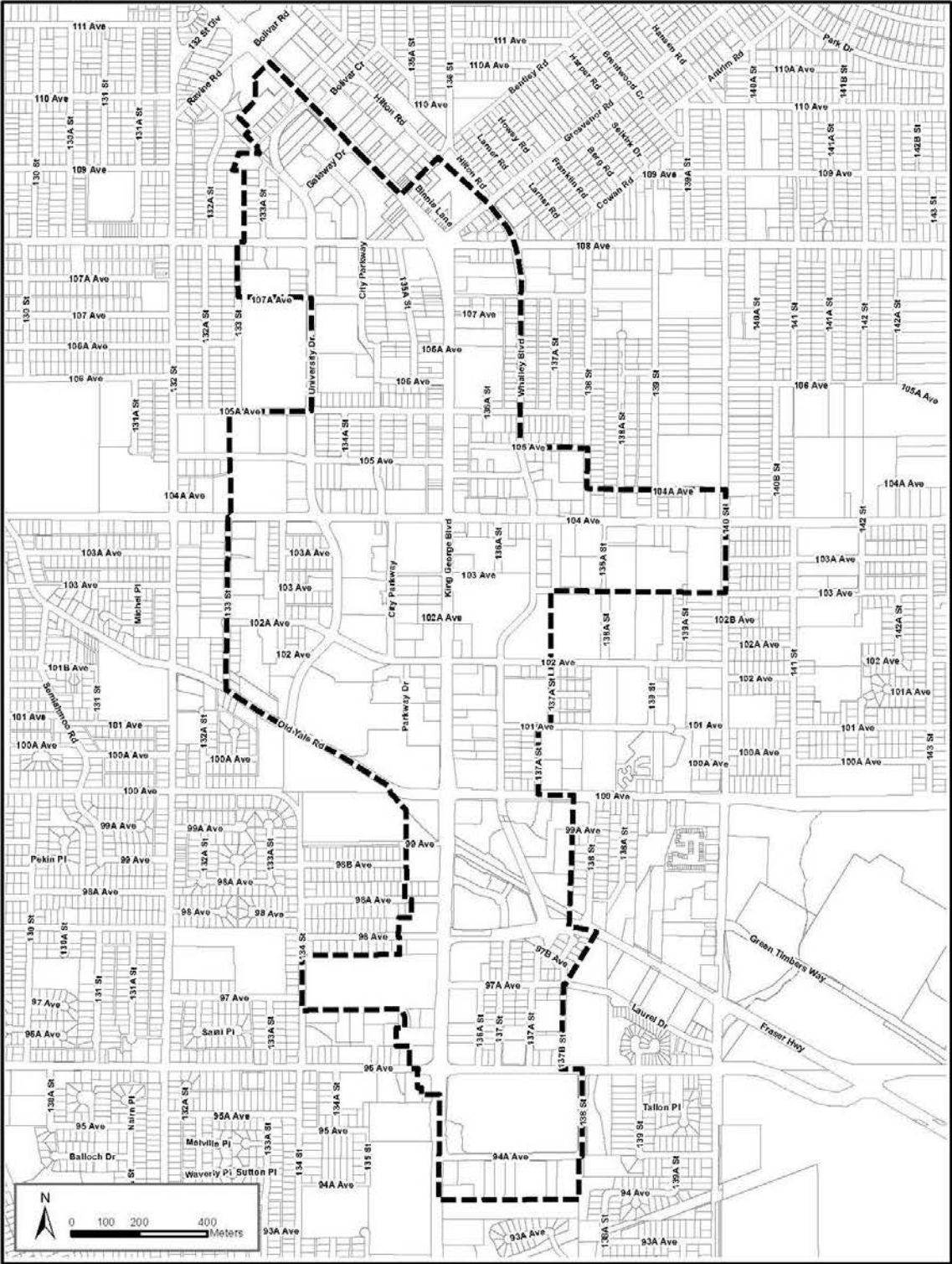
Amend Section D. Density, as follows:

- Delete the acronym "(FAR)".

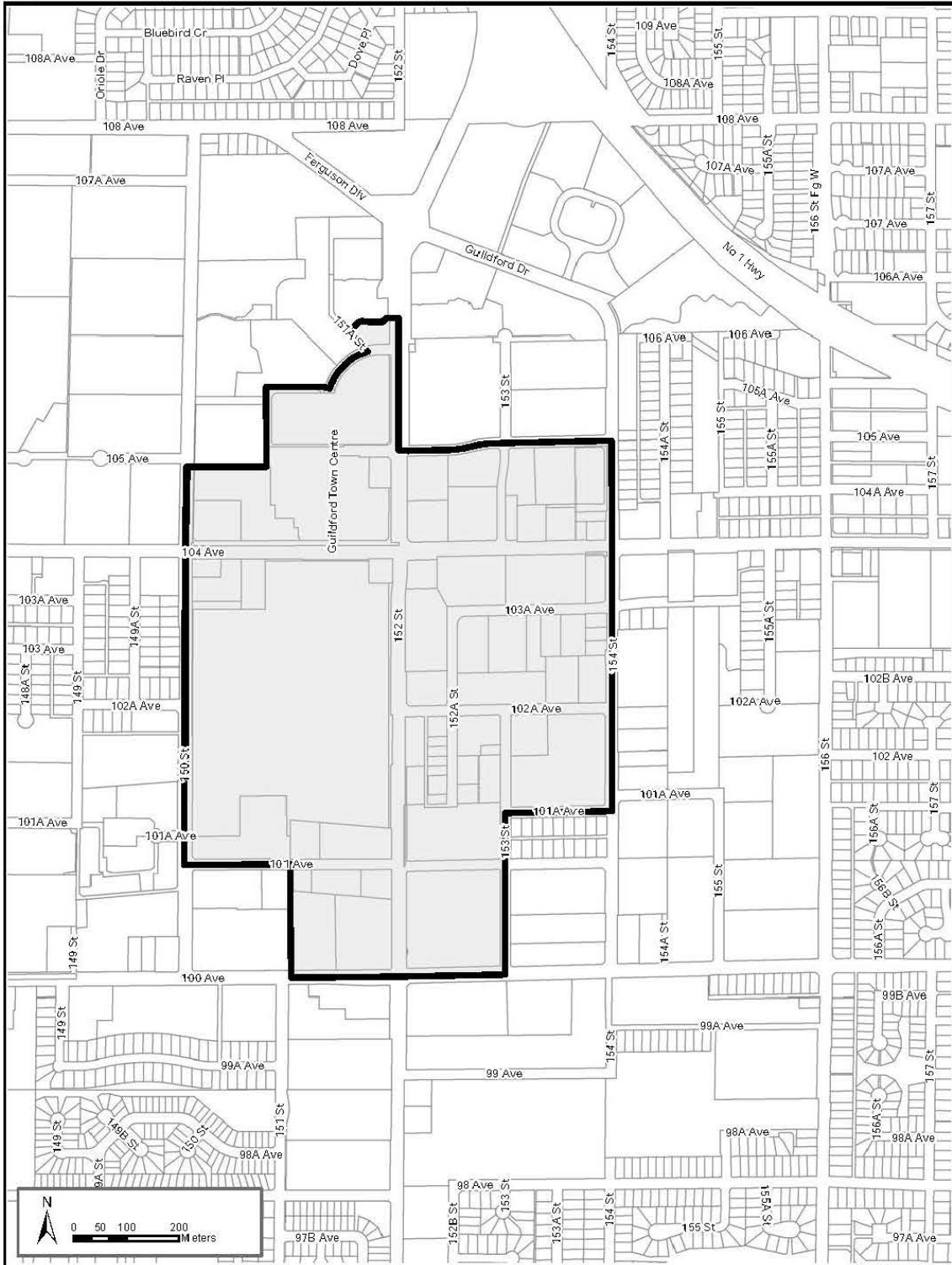
Amend Section L. Other Regulations, as follows:

- In Section L.9., delete "Waste Management Act R.S.B.C." and insert "Environmental Management Act, S.B.C. 2003, chapter 53, as amended." in its place.

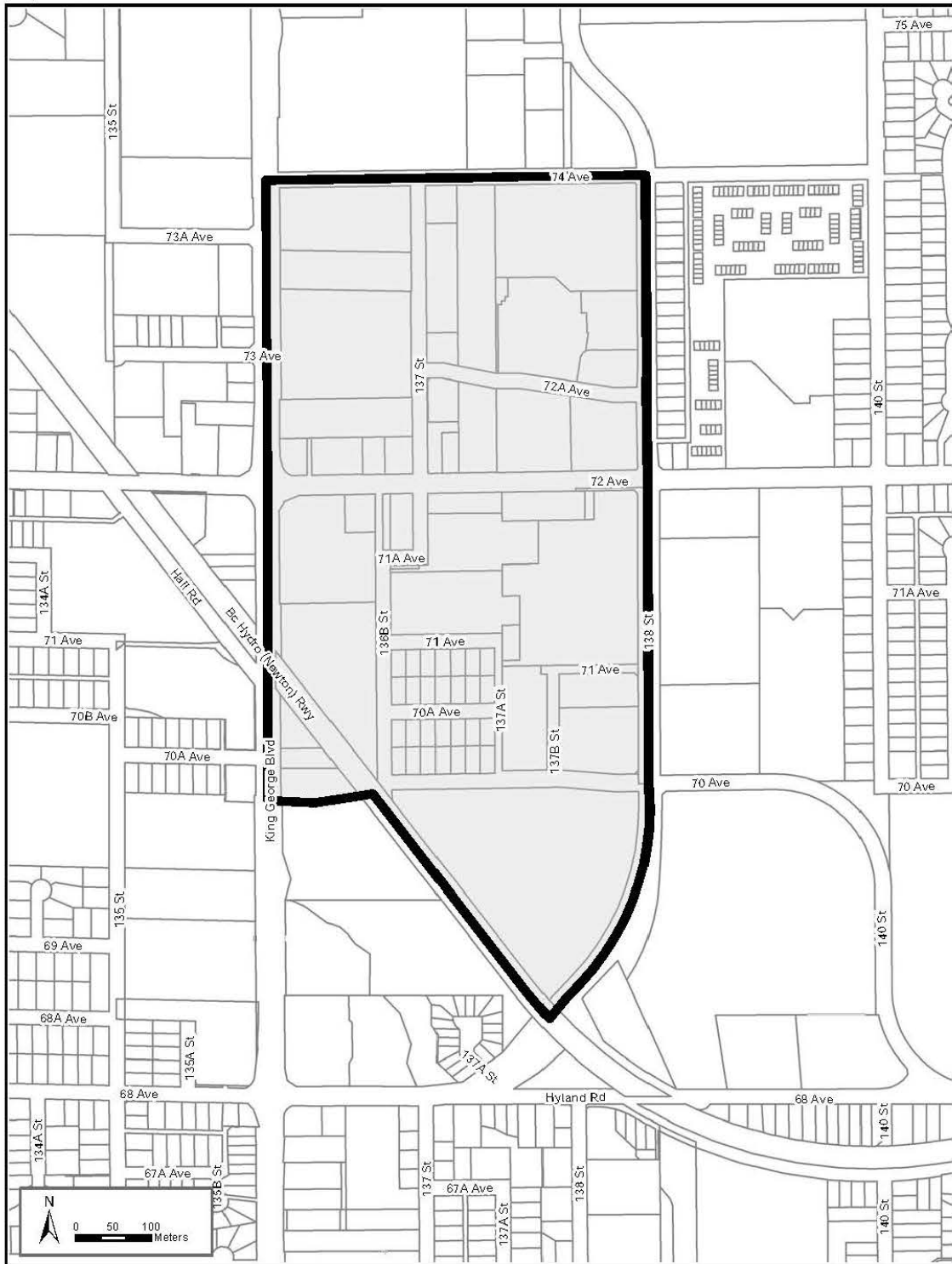
Map D.1(a) Sub-Area of the City Centre



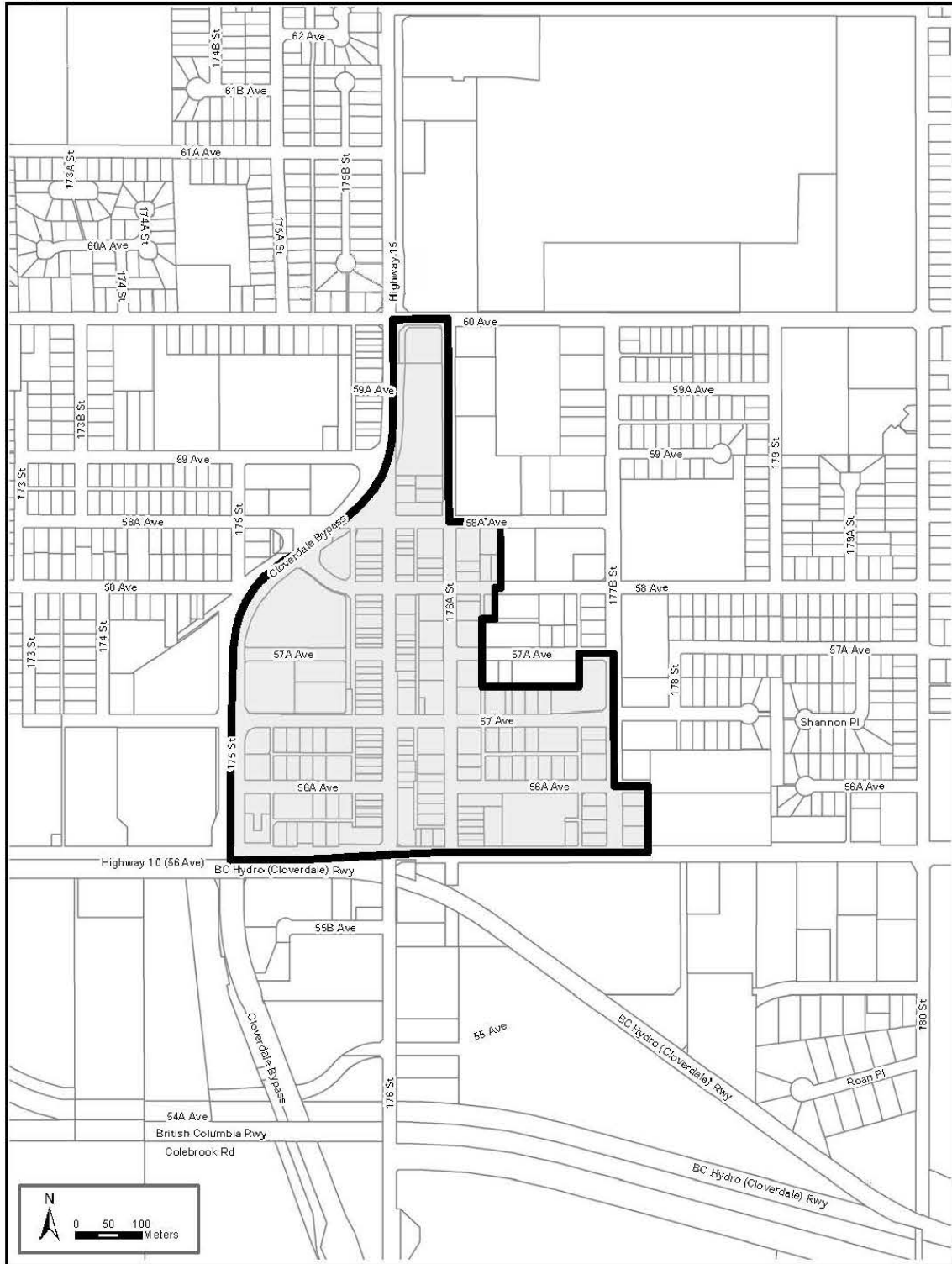
Map D.2 - Guildford Town Centre Area



Map D.3 - Newton Town Centre Area



Map D.5 - Cloverdale Town Centre Area



Map D.6 - Semiahmoo Town Centre Area

