

NO: L002

COUNCIL DATE: July 24, 2017

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## REGULAR COUNCIL – LAND USE

TO: **Mayor & Council**

DATE: **July 19, 2017**

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

FILE: **5480-01**

SUBJECT: **Proposed Amendments to Residential Zones in the Zoning By-law**

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## RECOMMENDATION

The Planning & Development Department recommend that Council:

1. Approve proposed changes to the 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, and Single Family Residential (12) Coach House (RF-12C) Zone of *Surrey Zoning By-law, 1993, No. 12000* as described in this report and as documented in Appendix “I;”
2. Approve a new proposed Quarter Acre Residential (RQ) Zone as described in this report and as documented in Appendix “II;” and
3. Instruct the City Clerk to bring forward the required readings of the associated amending bylaws and to set a date for the related public hearing.

## INTENT

This report proposes adjustments to the way in which “extended height” or “open-to-below” (space under vaulted ceilings) area is calculated in various single-family zones in order to achieve consistency with other single-family zones in this regard, and it also introduces a new single family zone (Quarter Acre Residential - RQ) to regulate the development of suburban lots at a density of 10 units per hectare (4 units per acre), including provisions for encouraging allocation of public open space as part of the subdivision. This new zone is intended to reduce the number of site-specific Comprehensive Development (CD) Zones being created in suburban infill areas.

## BACKGROUND

From time to time, amendments to the text of the *Surrey Zoning By-law, 1993, No. 12000* (the “Zoning By-law”) are proposed by staff and approved by Council. These changes are made in order to clarify the intent of zoning regulations, to achieve consistency between the various bylaws and policies of the City related to land use and development, and to ensure that the Zoning By-law reflects current trends and contemporary “best practice” in land development and building design.

Two aspects of the Zoning By-law related to single-family development have been identified for amendment over the past few months:

1. Establishing a consistent approach to calculating floor area in relation to vaulted ceiling space in extended height areas within a house; and
2. Establishing a new zone to achieve better consistency and transparency in relation to the Suburban designation of the Official Community Plan (OCP).

## DISCUSSION

### Summary of Proposed Zoning By-law Amendments

#### 1. Floor Area Calculations in Single-Family Zones

In September 2016, Council adopted changes to the way extended height space (space under high vaulted ceilings or double-height ceilings) is calculated in relation to floor area in the RF-12, RF-13, and RF-10 Zones, as described in Corporate Report No. R158; 2016. These changes recognized that sloping, vaulted ceilings are an attractive feature in contemporary homes, and that vaulted ceilings that are lower than 4.6 metres (15 feet) do not allow for the unauthorized construction of second storey floor space. As such, staff recommended that such space should be exempt from the provision of “double counting” of extended height floor area.

The changes to the RF-12, RF-13, and RF-10 Zones approved by Council in 2016 are now proposed to be extended to other single-family zones that include the “double counting” of extended height (or “open-to-below”) floor areas. These zones are the RH, RH-G, RC, RF-O, RF-SS, RF, RF-G, and RF-12C Zones. This method of calculating floor area is also proposed to be incorporated into a new zone, the RQ Zone, as described below. As the setbacks, lot coverage, parking, and house massing rules in these zones are not changed, staff is confident that the proposed amendments will not have the effect of increasing the apparent mass and scale of houses in the amended zones.

#### 2. Proposed New Suburban Quarter Acre Residential Zone

The OCP permits residential developments with a density of up to 10 units per hectare (4 units per acre, or “upa”) in parts of the Suburban designation. These Suburban areas include parts of Grandview Heights and the Semiahmoo Peninsula in South Surrey, as well as parts of Cloverdale, Clayton, Fraser Heights, and Fleetwood. However, there is no zone in the Zoning By-law that regulates residential developments at these densities. The Single Family (RF) Zone produces densities in the 6-7 upa range, which is not permitted in the Suburban designation, while the Residential Half Acre (RH) and Residential Half Acre Gross Density (RH-G) Zones restrict density to 2 upa.

As a result, many subdivision applications in the Suburban areas of the City are compelled to rezone to a “customized” CD Zone in order to achieve the densities permitted in the OCP. Using a CD Zone to “fill in a gap” in density is not consistent with the intended purpose of CD zoning. Staff is of the opinion that creating a new zone that is aligned with the OCP will streamline and clarify the relationship between the OCP and the Zoning By-law, and reduce the number of “customized” CD Zones being created.

The proposed Quarter Acre Residential (RQ) Zone allows for 4 units per acre density, consistent with the densities permitted in much of the Suburban designation of the OCP. The proposed zone also allows for flexibility in the minimum lot size to encourage the retention of publically-accessible open space and natural area protection. As documented in Appendix “II,” the proposed zone allows a range of minimum lot sizes from 930 square metres with a 5% dedication of open space for parks purposes, to 775 square metres where at least 15% of the development site is set aside as public open space, to 700 square metres of 50% of the lots where at least 30% of the

development site is set aside as open space. Staff considers 700 square metres to be a minimum lot size that still allows for a “suburban character” for new development. Where smaller lots are proposed, staff is of the opinion that the Urban OCP designation is appropriate, rather than the Suburban designation.

The provisions in the proposed new zone are generally consistent with many of the CD Zones that have been approved by Council in the Suburban designation. Staff has consulted with the Development Advisory Committee, and with a number of development consultants active in Surrey over the past few months, as the RQ Zone was developed and refined.

### **Legal Services Review**

Legal Services has reviewed the text of the proposed RQ Zone and has no concerns.

### **SUSTAINABILITY CONSIDERATIONS**

The changes recommended in this report respond to the following Desired Outcomes (DO) in the Sustainability Charter 2.0:

#### **Built Environment and Neighbourhoods**

- DO6: Land is used efficiently and sensitively, and development minimizes the impacts on the natural environment, viewsapes, agricultural land and urban wildlife.
- DO8: The built environment enhances quality of life, happiness and well-being.

### **CONCLUSION**

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

- Approve proposed changes to the 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, and Single Family Residential (12) Coach House (RF-12C) Zone of *Surrey Zoning By-law, 1993, No. 12000* as described in this report and as documented in Appendix “I;”
- Approve a new proposed Quarter Acre Residential (RQ) Zone as described in this report and as documented in Appendix “II;” and
- Instruct the City Clerk to bring forward the required readings of the associated amending bylaws and to set a date for the related public hearing.

*Original signed by*  
Jean Lamontagne  
General Manager, Planning & Development

DL/ss

Appendix “I” - Proposed Zoning By-law Amendments for Single Family Residential Zones  
Appendix “II” - Proposed New Single Family Residential Quarter Acre (RQ) Zone

# Appendix “I”

## 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 SINGLE FAMILY RESIDENTIAL ZONES

#### **Part 14 RH Zone**

Amend Section D. Density as follows:

- Delete Sub-section D. 3. (b) ii. and insert the following in its place:

“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 areas used for parking, unless the covered parking 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 including garages and covered parking with extended height exceeding 3.7 metres [12 feet] must be multiplied by 2, excluding:
  - i. staircases;
  - ii. 19 square metres [200 sq.ft.] and
  - iii. floor area directly below a sloped ceiling less than 4.6 metres [15 ft.] in height, provided that the area has at least one wall 3.7 metres [12 ft.] or less in height.

#### **Part 15 RH-G Zone**

Amend Section D. Density as follows:

- Delete Sub-section D. 4. and insert the following in its place:

“  
(a) For *building construction* within a *lot* the *floor area ratio* shall not exceed 0.32, provided that, of the resulting allowable floor area, 45 square metres [480 sq. ft.] shall be reserved for use only as a garage or carport, and 10 square metres [108 sq. ft.] shall be reserved for use as *accessory buildings* and *structures*.

(b) 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 areas 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 including garages and covered parking with extended height exceeding 3.7 metres [12 feet] must be multiplied by 2, excluding:
    - (a) staircases;
    - (b) 19 square metres [200 sq.ft.] and
    - (c) floor area directly below a sloped ceiling less than 4.6 metres [15 ft.] in height, provided that the area has at least one wall 3.7 metres [12 ft.] or less in height.
- (c) Notwithstanding Sub-section D. 4. (a), where the lot is 1,500 square metres [16,000 sq. ft.] in area or less, the requirements in Section D. Density of Part 16 Single Family Residential Zone (RF) shall apply.”

### **Part 15A RC Zone**

Amend Section D. Density as follows:

- Delete Sub-section D. 4. (b) ii. and insert the following in its place:
  - “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 areas used for parking, unless the covered parking 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 including garages and covered parking with extended height exceeding 3.7 metres [12 feet] must be multiplied by 2, excluding:
      - (i.) staircases;
      - (ii.) 19 square metres [200 sq.ft.] and
      - (iii.) floor area directly below a sloped ceiling less than 4.6 metres [15 ft.] in height, provided that the area has at least one wall 3.7 metres [12 ft.] or less in height.”

### **Part 15B RF-O Zone**

Amend Section D. Density as follows:

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

- “(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 areas 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 including garages and covered parking with extended height exceeding 3.7 metres [12 feet] must be multiplied by 2, excluding:
    - (a) staircases;
    - (b) 19 square metres [200 sq.ft.] and
    - (c) floor area directly below a sloped ceiling less than 4.6 metres [15 ft.] in height, provided that the area has at least one wall 3.7 metres [12 ft.] or less in height.”

#### **Part 16 RF Zone**

Amend Section D. Density as follows:

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

- “iv. 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 areas used for parking, unless the covered parking 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 including garages and covered parking with extended height exceeding 3.7 metres [12 feet] must be multiplied by 2, excluding:
    - (i.) staircases;
    - (ii.) 19 square metres [200 sq.ft.] and
    - (iii.) floor area directly below a sloped ceiling less than 4.6 metres [15 ft.] in height, provided that the area has at least one wall 3.7 metres [12 ft.] or less in height.”

#### **Part 16A RF-SS Zone**

Amend Section D. Density as follows:

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

- “(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 areas 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 including garages and covered parking with extended height exceeding 3.7 metres [12 feet] must be multiplied by 2, excluding:
    - (a) staircases;
    - (b) 19 square metres [200 sq.ft.] and
    - (c) floor area directly below a sloped ceiling less than 4.6 metres [15 ft.] in height, provided that the area has at least one wall 3.7 metres [12 ft.] or less in height.”

### **Part 17 RF-G Zone**

Amend Section D. Density as follows:

- Delete Sub-section D. 4. (a) and insert the following in its place:
  4. (a) 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 areas 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 including garages and covered parking with extended height exceeding 3.7 metres [12 feet] must be multiplied by 2, excluding:
      - (a) staircases;
      - (b) 19 square metres [200 sq.ft.] and
      - (c) floor area directly below a sloped ceiling less than 4.6 metres [15 ft.] in height, provided that the area has at least one wall 3.7 metres [12 ft.] or less in height.”

### **Part 17B RF-12C Zone**

Amend Section D. Density as follows:

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

“(a) 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 areas used for parking, unless the covered parking is located within the *basement*;
- ii. 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 10 square metres [108 sq. ft.] must be reserved for a front porch or veranda; and
- iii. Floor area including garages and covered parking with extended height exceeding 3.7 metres [12 feet] must be multiplied by 2, excluding:
  - (a) staircases;
  - (b) 19 square metres [200 sq.ft.] and
  - (c) floor area directly below a sloped ceiling less than 4.6 metres [15 ft.] in height, provided that the area has at least one wall 3.7 metres [12 ft.] or less in height.”



# Appendix “II”

## Proposed New Quarter Acre Residential (RQ) Zone

The following amendments are proposed to the proposed new Single Family Residential (13) Zone, to be incorporated into the Surrey Zoning By-law, 1993, No. 12000, as amended:



## Quarter Acre Residential Zone

### Part 15C

### RQ

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#### A. Intent

This Zone is intended for single family housing on small *suburban lots*, where lot size may be reduced with substantial public *open space* set aside within the subdivision.

#### B. Permitted Uses

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

1. One *single family dwelling* which may contain 1 *secondary suite*.
2. *Accessory uses* including the following:
  - (a) *Bed and breakfast* use in accordance with Section B.2, Part 4 General Provisions, of this By-law; and
  - (b) The keeping of *boarders* or *lodgers* in accordance with Section B.2, Part 4 General Provisions, of this By-law.

#### C. Lot Area

The minimum *site area for subdivision* shall be 0.4 hectare [1 acre], except in the case of a remainder *lot*, where the *lots* including the remainder *lot* which were created by the same plan of subdivision are zoned RQ.

#### D. Density

1. For the purpose of subdivision:
  - (a) In Neighbourhood Concept Plan and Infill Areas as described and outlined on the maps attached as Schedule F attached to this By-law, the maximum *density* shall not exceed 2.5 *dwelling units* per gross hectare [1 u.p.a.]. The maximum *density* may be increased to 10

*dwelling units* per hectare [4 u.p.a.], calculated on the basis of the entire *lot*, if amenities are provided in accordance with Schedule G of this By-law.

- (b) In areas other than the ones in Sub-section D.1(a) of this Zone, the maximum *density* shall not exceed 10 *dwelling units* per hectare [4 u.p.a.], calculated on the basis of the entire *lot*.

2. For *building* construction within a lot:

- (a) the *floor area ratio* shall not exceed 0.32, provided that, of the resulting allowable floor area, 45 square metres [480 sq.ft.] shall be reserved for use only as a garage or carport, and 10 square metres [105 sq.ft.] shall be reserved for use only as *accessory buildings* and *structures*;
- (b) 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 including garages and covered parking with extended height exceeding 3.7 metres [12 feet] must be multiplied by 2, excluding:
    - (a) Staircases;
    - (b) 19 square metres [200 sq.ft.]; and
    - (c) floor area directly below a sloped ceiling less than 4.6 metres [15 ft.] in height, provided the area has at least one wall 3.7 metres [12 ft.] or less in height.”
- (c) Notwithstanding Sub-section D.2(a), where the *lot* is 1,500 square metres [16,000 sq.ft.] in area or less, the requirements in Section D. Density of Part 16 Single Family Residential Zone RF shall apply.

## **E. Lot Coverage**

The maximum *lot coverage* shall be 25%, except where the *lot* is 1,500 square metres [16,000 sq.ft.] in area or less, the requirements in Section E. Lot Coverage of Part 16 Single Family Residential Zone RF shall apply.

## **F. Yards and Setbacks**

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

<b>Use</b>	<b>Setback</b>	<b>Front Yard</b>	<b>Rear Yard</b>	<b>Side Yard</b>	<b>Side Yard on Flanking Street</b>
<i>Principal Building</i>		7.5 m. [25 ft.]	7.5 m. [25 ft.]	2.4 m. [8 ft.]	3.6 m. [12 ft.]
<i>Accessory Buildings and Structures Greater Than 10 square metres [108 sq.ft.] in Size</i>		18.0 m. [60 ft.]	1.8 m [6 ft.]	1.0 m [3 ft.]	7.5 m [25 ft.]
<i>Other Accessory Buildings and Structures</i>		18.0 m [60 ft.]	0.0 m	0.0 m.	7.5 m. [25 ft.]

Measurements to be determined as per Part 1 Definitions, of this By-law.

### **G. Height of Buildings**

Measurements to be determined as per Part 1 Definitions, of this By-law:

1. *Principal building*:
  - (a) The *building height* shall not exceed 9.0 metres [30 ft.]; and
  - (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. *Accessory buildings and structures*: The *height* shall not exceed 4 metres [13 ft.] except that where the roof slope and construction materials of an *accessory building* are the same as that of the *principal building*, the *building height* of the *accessory building* may be increased to 5 metres [16.5 ft.]

### **H. Off-Street Parking and Loading/Unloading**

1. Resident and visitor *parking spaces* shall be provided as stated in Part 5 Off-Street Parking and Loading/Unloading of this By-law.
2. Outside parking or storage of *campers*, boats and *vehicles* including cars, trucks and *house trailers* ancillary to the residential use, shall be limited to:
  - (a) A maximum of 3 cars or trucks;

- (b) *House trailer, camper* or boat provided that the combined total shall not exceed 1; and
  - (c) The total amount permitted under (a) and (b) shall not exceed 4.
3. No outside parking or storage of a *house trailer* or boat is permitted within the *front yard setback*, or within the required *side yards* adjacent the *dwelling*, or within 1 metre [3 ft.] of the *side lot line*, except as follows:
- (a) On *lots* which have no vehicular access to the *rear yard* or where access is not feasible through modification of *landscaping* or fencing or both, either 1 *house trailer* or 1 boat may be parked in the front *driveway* or to the *side* of the front *driveway* or in the *side yard*, but no closer than 1 metre [3 ft.] to a *side lot line* nor within 1 metre [3 ft.] of the *front lot line* subject to the residential parking requirements stated in Table C.1 of Part 5 Off-Street Parking and Loading/Unloading of this By-law.

## I. Landscaping

1. All developed portions of the *lot* not covered by *buildings, structures* or paved areas shall be landscaped including the retention of mature trees. This *landscaping* shall be maintained.
2. The parking or storage of *house trailers* or boats shall be adequately screened by compact evergreen trees or shrubs at least 1.8 metres [6 ft.] in height and located between the said *house trailer* or boat and any point on the *lot line* within 7.5 metres [25 ft.] of the said *house trailer* or boat, in order to obscure the view from the abutting *lot* or street, except:
  - (a) On a *corner lot*, this required landscape screening shall not be located in an area bounded by the intersecting *lot lines* at a street corner and a straight line joining points 9 metres [30 ft.] along the said *lot lines* from the point of intersection of the 2 *lot lines*;
  - (b) Where the *driveway* or the parking area is used for parking or storage of a *house trailer* or boat, the landscape screen is not required within the said *driveway*; and
  - (c) In the case of *rear yards*, this screening requirement may be provided by a 1.8 metre [6 ft.] high solid fence.
3. The *open space* set aside pursuant to Section K.2 of this Zone, shall be improved with a basic level of *landscaping* work including brushing and seeding of the ground, limbing of low branches on trees and providing and constructing paths for public passage, wherever appropriate.

## J. Special Regulations

1. A *secondary suite* shall:
  - (a) Not exceed 90 square metres [968 sq.ft.] in floor area; and
  - (b) Occupy less than 40% of the habitable floor area of the *building*.
2. Basement access and basement wells are permitted only between the *principal building* and the *rear lot line* and must not exceed a maximum area of 28 square metres [300 sq. ft.], including stairs.

**K. Subdivision**

1. For the purpose of subdivision:
  - (a) Where amenities are not provided in accordance with Schedule G of this By-law, the *lots* created shall conform to the minimum standards prescribed in Section K of Part 12 One-Acre Residential Zone (RA) of this By-law.
  - (b) Where amenities are provided in accordance with Schedule G of this By-law, the *lots* created shall conform to the minimum standards prescribed in Section K.2 of this Zone.
2. For the purposes of subdivision:
  - (a) *Lots* created shall conform to the following minimum standards:

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<i>Lot Size</i>	<i>Lot Width</i>	<i>Lot Depth</i>
930 sq. m. [10,000 sq.ft.]	24 metres [80 ft.]	30 metres [100 ft.]

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Dimensions shall be measured in accordance with Section E.21, Part 4 General Provisions, of this By-law.

- (b) Notwithstanding Sub-section K.2.(a), where not less than 15% of the lands subdivided are set aside as *open space* preserved in its natural state or retained for park and recreational purposes, *lots* created shall conform to the following minimum standards:

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<i>Lot Size</i>	<i>Lot Width</i>	<i>Lot Depth</i>
775 sq. m. [8,300 sq.ft.]	20 metres [80 ft.]	30 metres [100 ft.]

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Dimensions shall be measured in accordance with Section E.21, Part 4 General Provisions, of this By-law.

- (c) Notwithstanding Sub-sections K.2.(a) and K.2.(b), where not less than 30% of the lands subdivided are set aside as *open space* preserved in its natural state or retained for parks and recreation purposes, the minimum *lot* standards set out in Section K.2(b) may be reduced for up to 50% of the *lots* created to the following minimum standards:

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<i>Lot Size</i>	<i>Lot Width</i>	<i>Lot Depth</i>
700 sq. m. [7,500 sq.ft.]	20 metres [80 ft.]	30 metres [100 ft.]

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Dimensions shall be measured in accordance with Section E.21, Part 4 General Provisions, of this By-law.

3. The *open space* referenced in this Section shall:
- (a) Contain natural features such as a stream, ravine, stands of mature trees, or other land forms worthy of preservation, and/or contain heritage *buildings* or features, and/or be dedicated as a public park; and
- (b) Be accessible by the public from a *highway*.
4. For the purposes of calculating the amount of *open space* referenced in this Section to be set aside, *undevelopable areas* may be included, however, this *undevelopable area* shall be discounted by 50%.

## L. Other Regulations

In addition, land use regulations including the following are applicable:

1. Prior to any use, lands must be serviced as set out in Part 2 Uses Limited, of this By-law and in accordance with the "Surrey Subdivision and Development By-law".
2. General provisions on use are as set out in Part 4 General Provisions, of this By-law.
3. Additional off-street parking and loading/unloading requirements are as set out in Part 5 Off-Street Parking and Loading/Unloading of this By-law.
4. Subdivisions shall be subject to the "Surrey Development Cost Charge By-law" and the "Tree Preservation By-law".
5. *Building* permits shall be subject to the "Surrey Building By-law".
6. Sign regulations are as provided in Surrey Sign By-law No. 13656.

7. Special *building setbacks* are as set out in Part 7 Special Building Setbacks, of this By-law.