

The *Local Government Act* and *Local Government Zoning Bylaw Regulation*, requires municipalities to designate *Frequent Bus Stop Areas* around prescribed bus stops including the service level as well as distances that define the geographic extent of *Frequent Bus Stop Areas*. It also prescribes the maximum number of housing units for each parcel of land that must be permitted in these areas, and off-street parking requirements.

#### A. LOCATION OF FREQUENT BUS STOP AREAS

1. *Frequent Bus Stop Areas* are located within the Index of *Frequent Bus Stop Areas* identified on page F.4, and listed in the table below:

<b>Index of <i>Frequent Bus Stop Areas</i></b> (see page F.3)	<b>Locations of <i>Frequent Bus Stop Areas</i></b> (see pages F.5-F.30)
Area 1	120 St & 98 Ave (see page F.5)
Area 2	120 St & 90 Ave (see page F.6)
Area 3	120 St & 82 Ave (see page F.7)
Area 4	120 St & 72 Ave (see page F.8)
Area 5	120 St & 100 Ave (see page F.9)
Area 6	128 St & 92 Ave (see page F.10)
Area 7	128 St & 84 Ave (see page F.11)
Area 8	128 St & 74 Ave (see page F.12)
Area 9	128 St & 22 Ave (see page F.13)
Area 10	104 Ave & 141 St (see page F.14)
Area 11	King George Blvd & 92 Ave (see page F.15)
Area 12	King George Blvd & 81 Ave (see page F.16)
Area 13	King George Blvd & 73 Ave (see page F.17)
Area 14	King George Blvd & 64 Ave (see page F.18)
Area 15	King George Blvd & 58 Ave (see page F.19)
Area 16	104 Ave & 150 St (see page F.20)
Area 17	100 Ave & 154 St (see page F.21)
Area 18	90 Ave & 148 St (see page F.22)
Area 19	32 Ave & 144 St (see page F.23)
Area 20	24 Ave & 152 St (see page F.24)
Area 21	16 Ave & 148 St (see page F.25)
Area 22	108 Ave & 158 St (see page F.26)
Area 23	88 Ave & 156 St (see page F.27)

Area 24	104 Ave & 164 St (see page F.28)
Area 25	Fraser Hwy & 168 St (see page F.29)
Area 26	68 Ave & 190 St (see page F.30)

**B. SMALL-SCALE MULTI-FAMILY HOUSING REQUIREMENTS IN FREQUENT BUS STOP AREAS**

1. In accordance with *Local Government Zoning Bylaw Regulation*, for lots between 281 m<sup>2</sup> and 4,050 m<sup>2</sup>, that are within 400 m of a prescribed bus stop, the maximum number of small-scale multi-family housing units permitted is 6, as specified in each zone, subject to the exemptions in Section D.
2. In accordance with Sections 481.3(5) and 525 (1.1) of the *Local Government Act*, no off-street parking or loading spaces for the residential use of small-scale multi-family housing wholly or partly within a *frequent bus stop area* is required for lots at least the prescribed size in Section B.1.
3. Off-Street parking for the residential use of a small-scale multi-family housing wholly or partly within a *frequent bus stop area* is regulated in Part 5 Off-Street Parking and Loading/Unloading.

**C. EXTENT OF FREQUENT BUS STOP AREAS**

1. A frequent bus stop for the purposes of *Local Government Zoning Bylaw Regulation*, is a bus stop served by at least one bus route in respect of which a bus is scheduled to stop at the bus stop as follows:
  - (a) at least every 15 minutes, on average, between the hours of 7 a.m. and 7 p.m., Monday to Friday;
  - (b) at least every 15 minutes, on average, between the hours of 10 a.m. and 6 p.m. on Saturdays and Sundays.
2. A *frequent bus stop area* encompasses the land within 400 m of a prescribed bus stop. The prescribed distance is measured horizontally from the coordinates identified for each bus stop.
3. Where the boundary of the *frequent bus stop area* bisects a lot, the lot is deemed to be wholly within the *frequent bus stop area*.

**D. EXEMPTIONS**

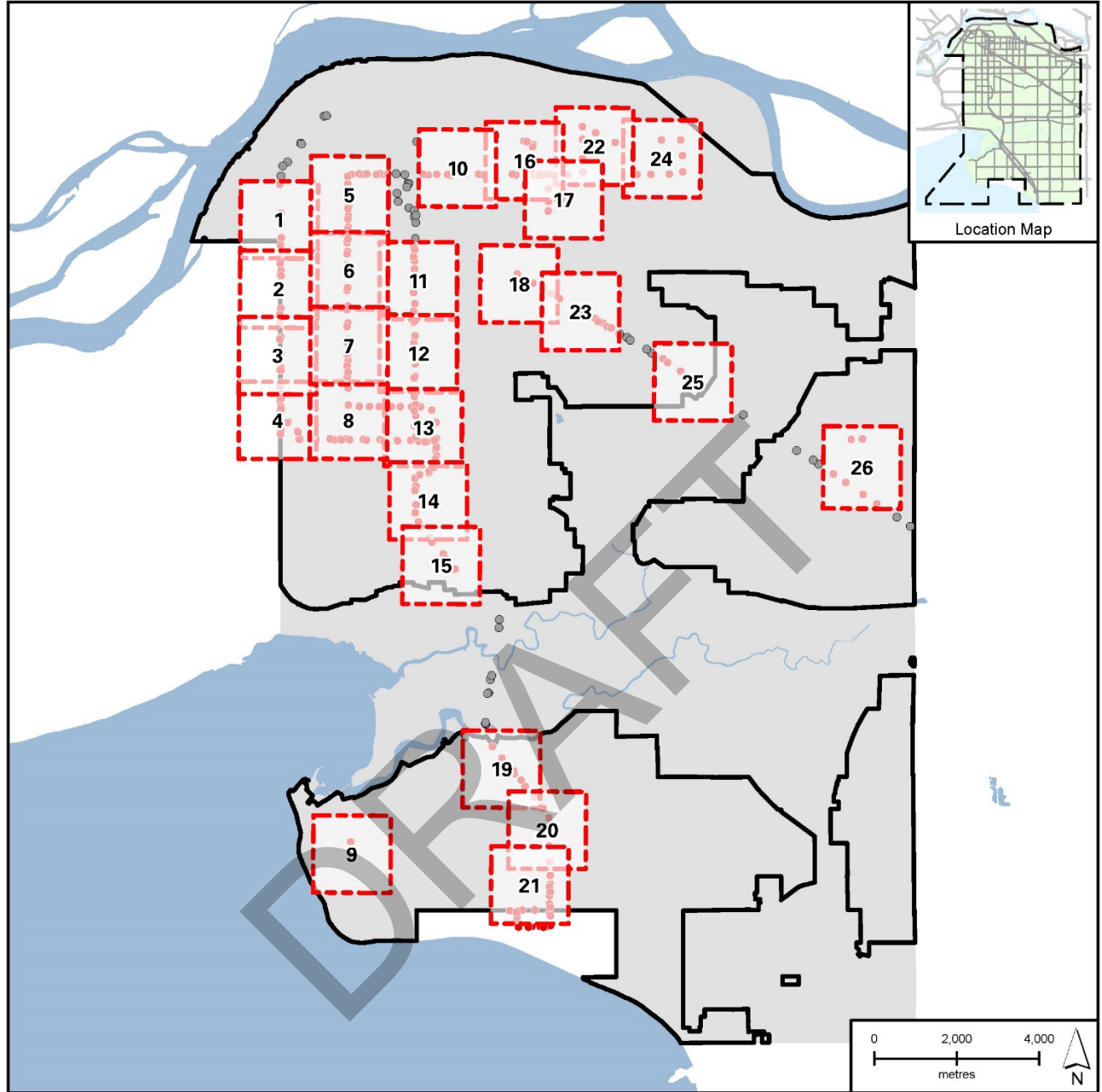
1. Despite Section B, in accordance with Section 481.4 of the *Local Government Act* and Section 3 of the *Local Government Zoning Bylaw Regulations*, the small-scale multi-unit housing provisions do not apply in relation to any of the following lands:
  - (a) that are protected under section 12.1 (2) of the *Heritage Conservation Act*;
  - (b) that are, as of December 7, 2023, designated as protected under a bylaw made under section 611 [*heritage designation protection*] of the *Local Government Act*;
  - (c) that are not connected to a water or community sewer system provided as a service by the city or regional district;
  - (d) that are within a zone in respect of which the minimum lot size that may be created by subdivision is 4,050 m<sup>2</sup>;
  - (e) where a lot is larger than 4,050 m<sup>2</sup>;
  - (f) where a lot is smaller than 281 m<sup>2</sup>;
  - (g) that are not within the Urban Containment Boundary, as defined in Figure 51 of the *OCP*;
  - (h) that are subject to a hazardous condition; or
  - (i) that are within a *transit-oriented area*.

**E. VERIFICATION AND UPDATE OF FREQUENT BUS STOP AREAS**





1. The *frequent bus stop areas* may not include individual amendments to the Zoning Bylaw approved subsequent to the adoption of this Schedule F.
2. *Frequent bus stop area eligible lots* should be verified with the City Planning and Development Department. For clarity, the eligible *lots* are those *lots* remaining after the exemptions in Section D. have been applied.
3. Updates to the maps showing the Index and location of *frequent bus stop areas* may only occur
4. intermittently, and in consultations with TransLink and Provincial authorities.

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# Index of Eligible Frequent Bus Stop Areas

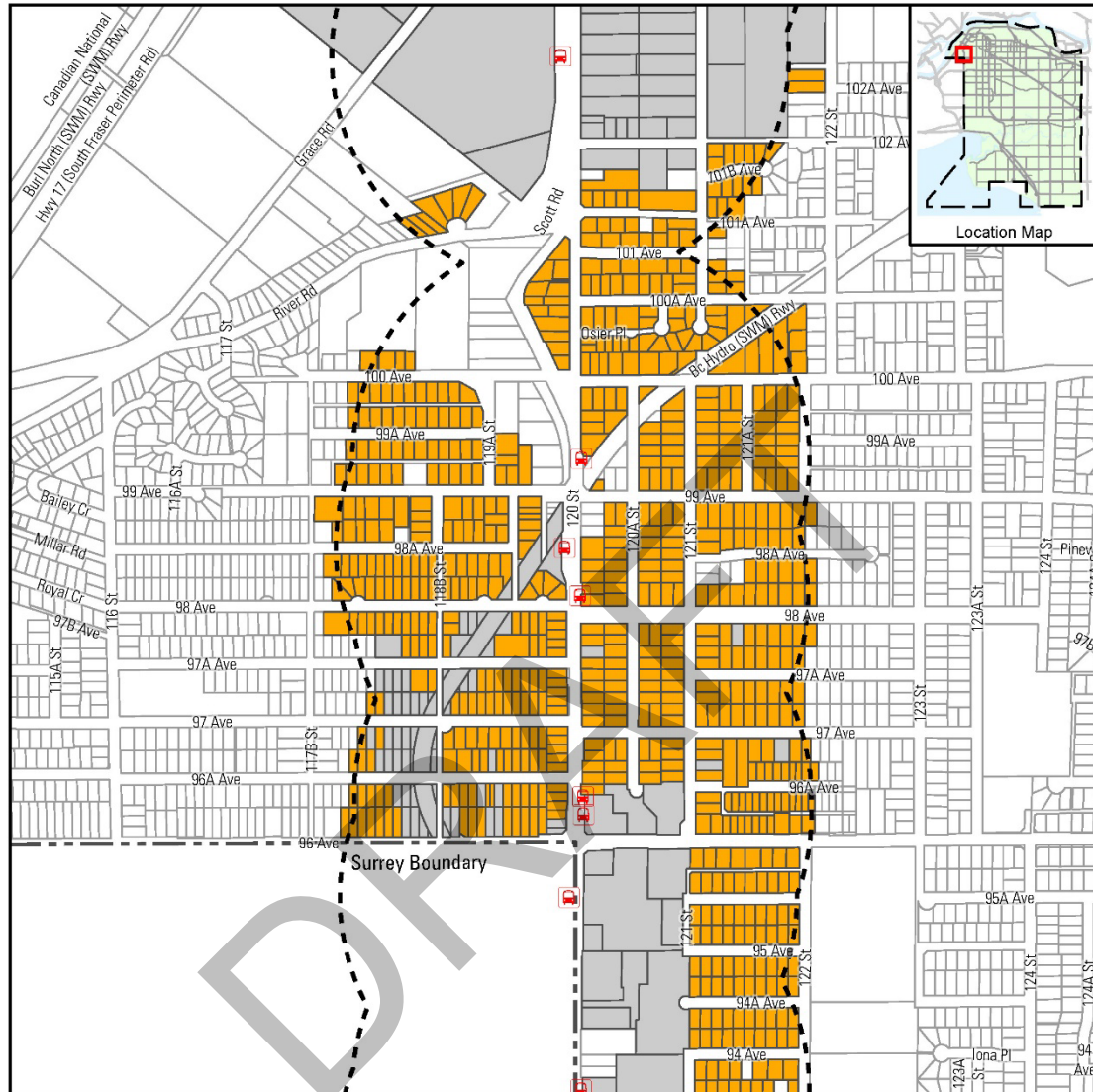


## LEGEND

-  Index of eligible *Frequent Bus Stop Areas*
-  Prescribed Frequent Bus Stop
-  Prescribed Frequent Bus Stop that is exempt in accordance with Schedule F Section D.
-  Urban Containment Boundary (defined in Figure 51 of the *OCP*)

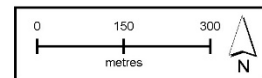
Map Sheet Index Overview

# Area 1 - 120 St & 98 Ave Frequent Bus Stop Area



## LEGEND

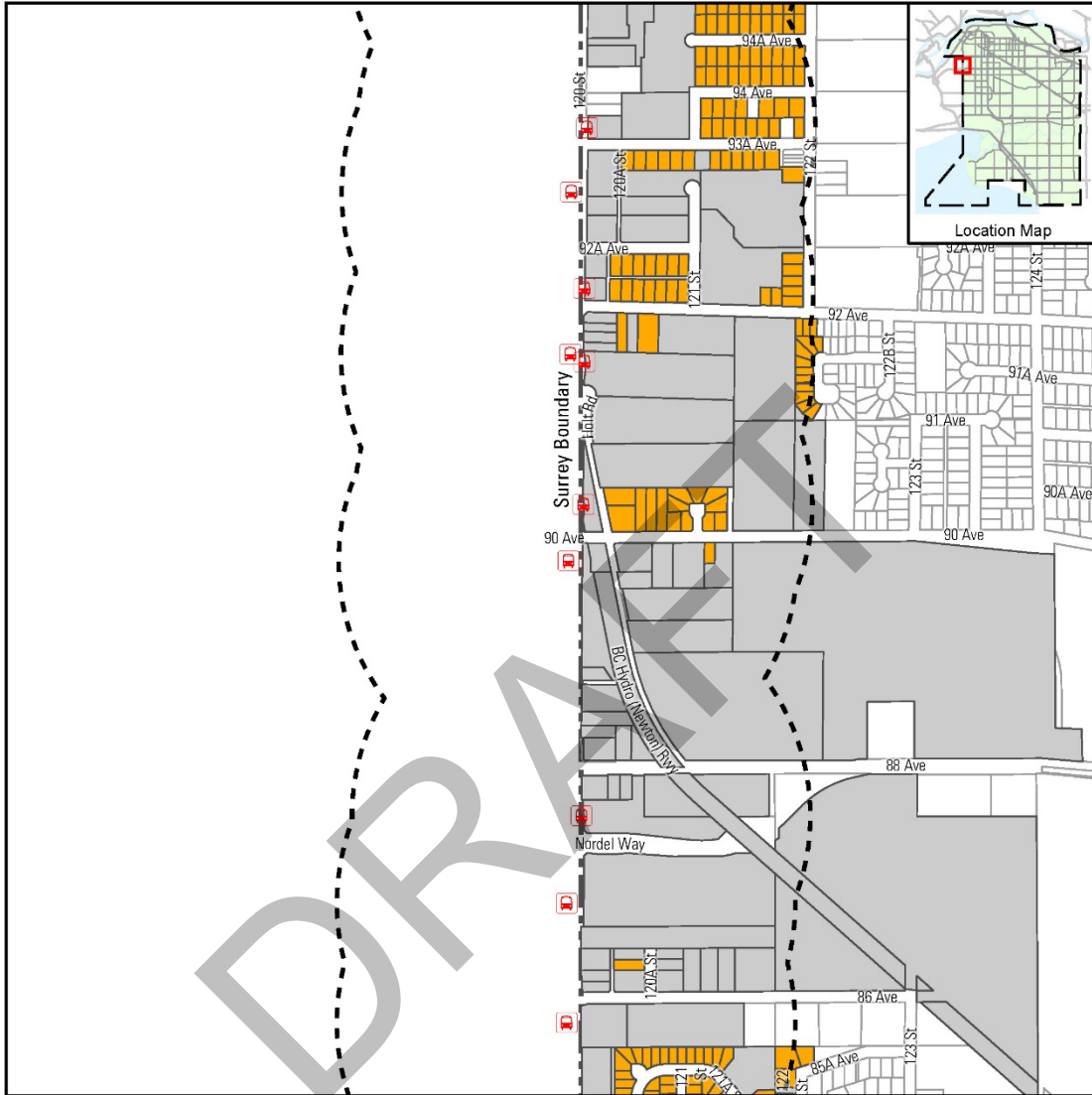
- Prescribed distance from Frequent Bus Stop (400m)<sup>1</sup>   Surrey Boundary
- Frequent Bus Stop Eligible Lots<sup>1</sup>
- Lots Exempt from Frequent Bus Stop Area<sup>2</sup>
- Prescribed Frequent Bus Stop



1. Where the boundary of the *Frequent Bus Stop Area* bisects a *lot*, the *lot* is deemed to be wholly within the *Frequent Bus Stop Area*.
2. Exemptions: Refer to Schedule F Section D.

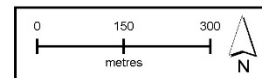
Produced: 2024-05-22.

## Area 2 - 120 St & 90 Ave Frequent Bus Stop Area



### LEGEND

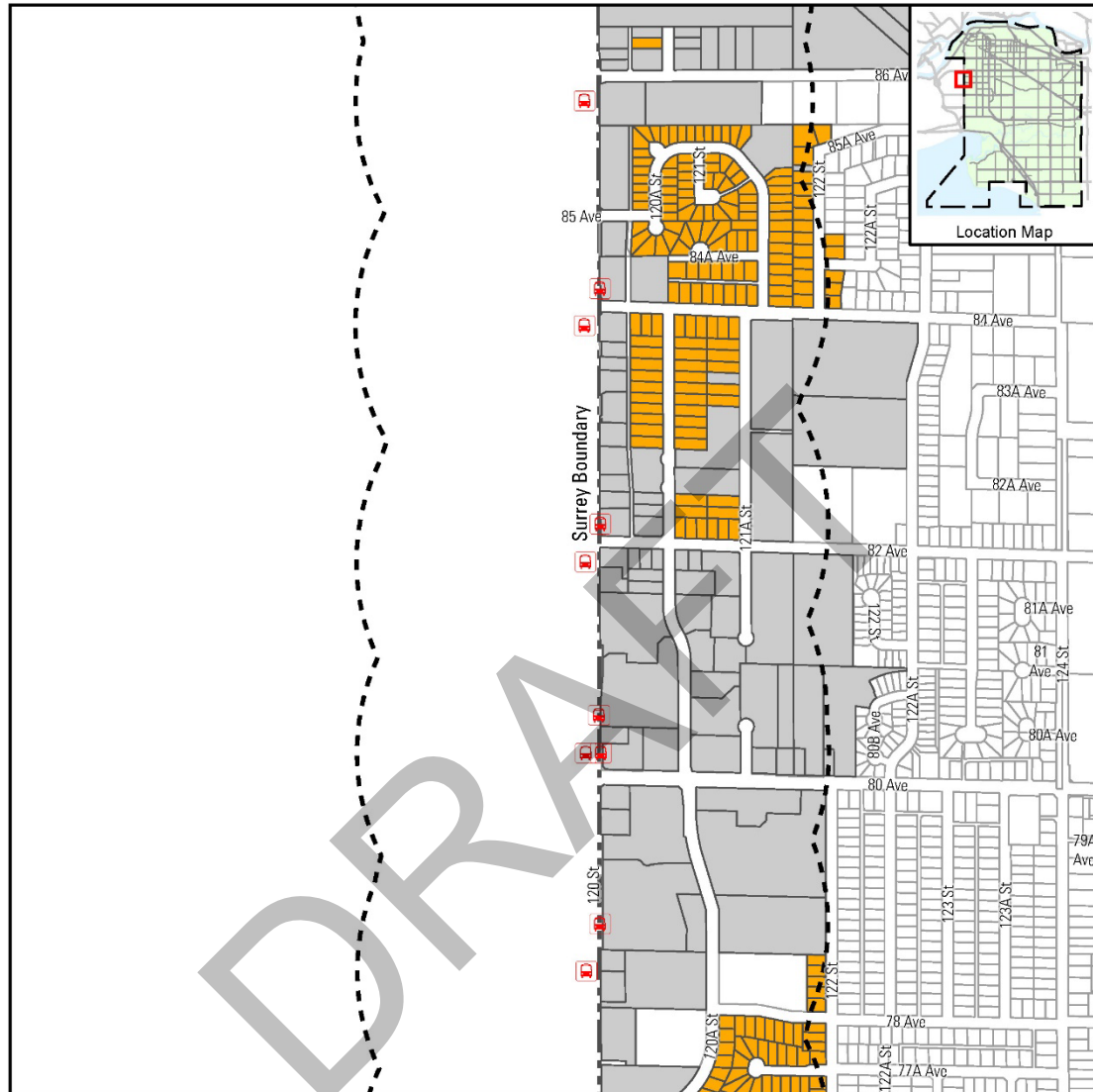
- Prescribed distance from Frequent Bus Stop (400m)<sup>1</sup> Surrey Boundary
- Frequent Bus Stop Eligible Lots<sup>1</sup>
- Lots Exempt from Frequent Bus Stop Area<sup>2</sup>
- Prescribed Frequent Bus Stop



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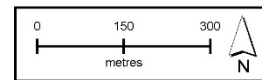
Produced: 2024-05-22.

## Area 3 - 120 St & 82 Ave Frequent Bus Stop Area



### LEGEND

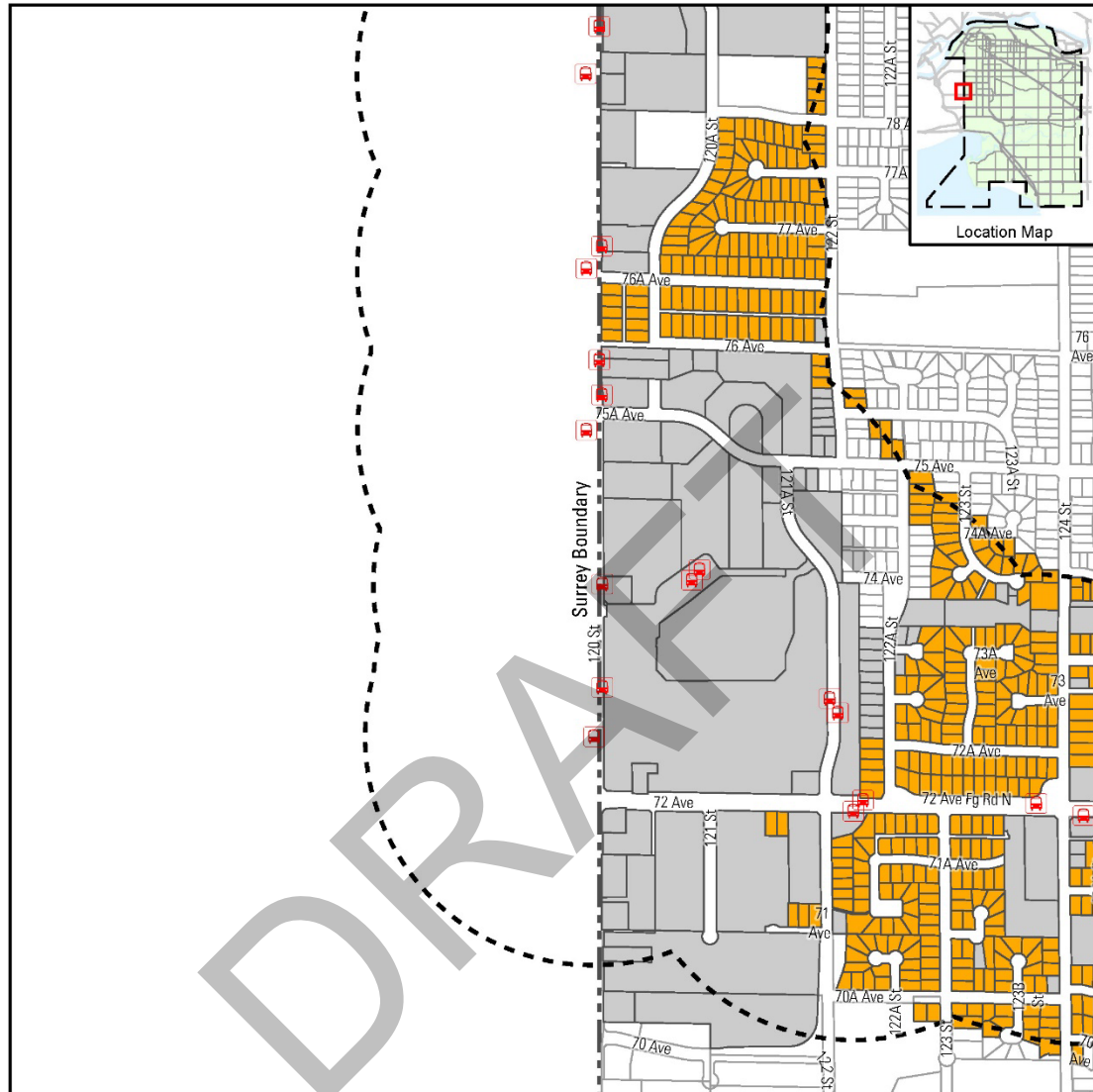
- Prescribed distance from Frequent Bus Stop (400m)<sup>1</sup> Surrey Boundary
- Frequent Bus Stop Eligible Lots<sup>1</sup>
- Lots Exempt from Frequent Bus Stop Area<sup>2</sup>
- Prescribed Frequent Bus Stop



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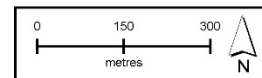
Produced: 2024-05-22.

## Area 4 - 120 St & 72 Ave Frequent Bus Stop Area



### LEGEND

- Prescribed distance from Frequent Bus Stop (400m)<sup>1</sup> Surrey Boundary
- Frequent Bus Stop Eligible Lots<sup>1</sup>
- Lots Exempt from Frequent Bus Stop Area<sup>2</sup>
- Prescribed Frequent Bus Stop

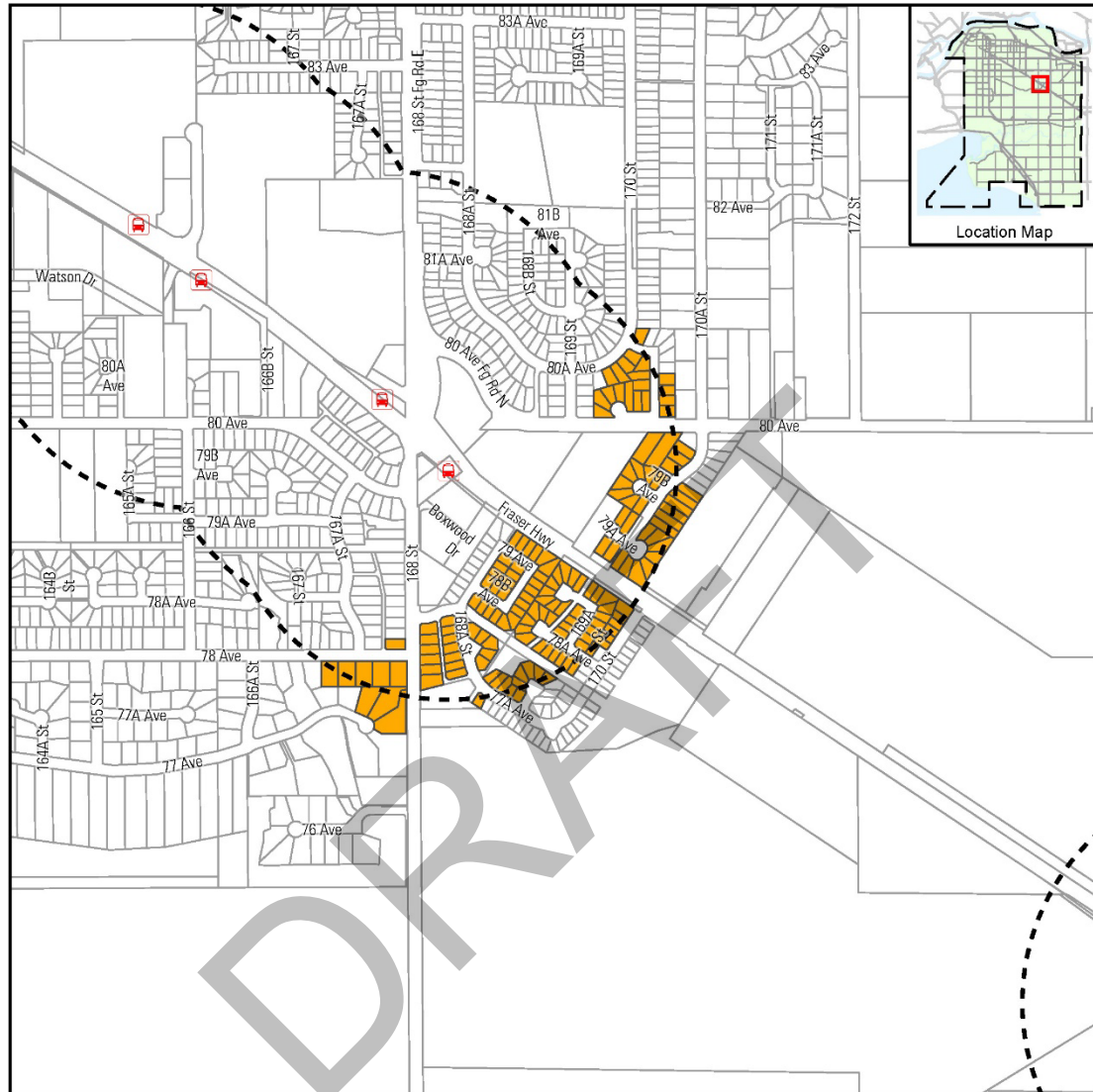


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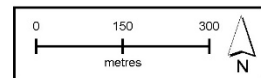


## Area 25 - Fraser Hwy & 168 St Frequent Bus Stop Area



### LEGEND

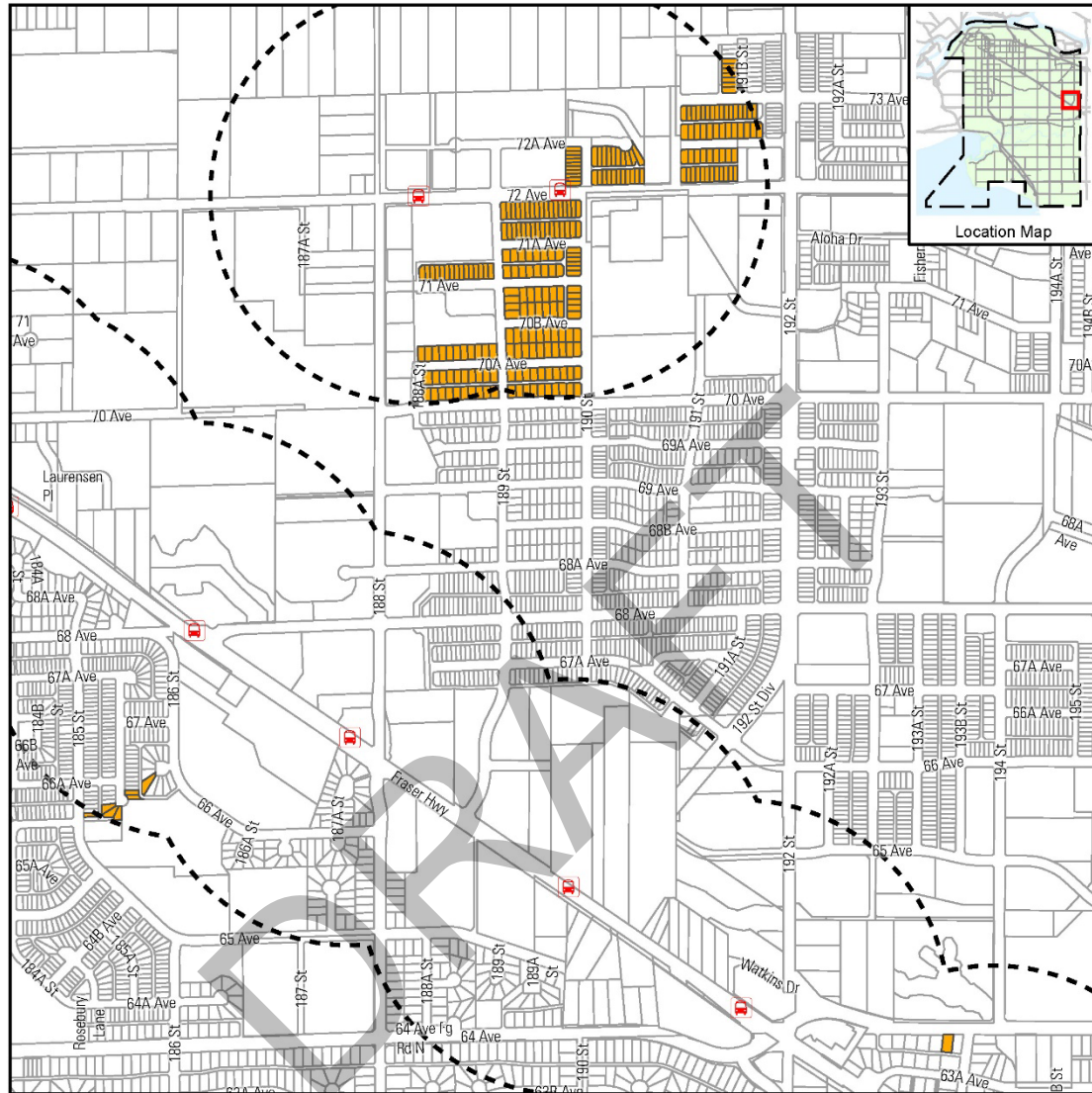
-  Prescribed distance from Frequent Bus Stop (400m)<sup>1</sup>
-  Frequent Bus Stop Eligible Lots<sup>1</sup>
-  Lots Exempt from Frequent Bus Stop Area<sup>2</sup>
-  Prescribed Frequent Bus Stop







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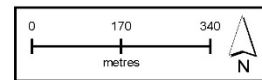
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## Area 26 - 68 Ave & 190 St Frequent Bus Stop Area



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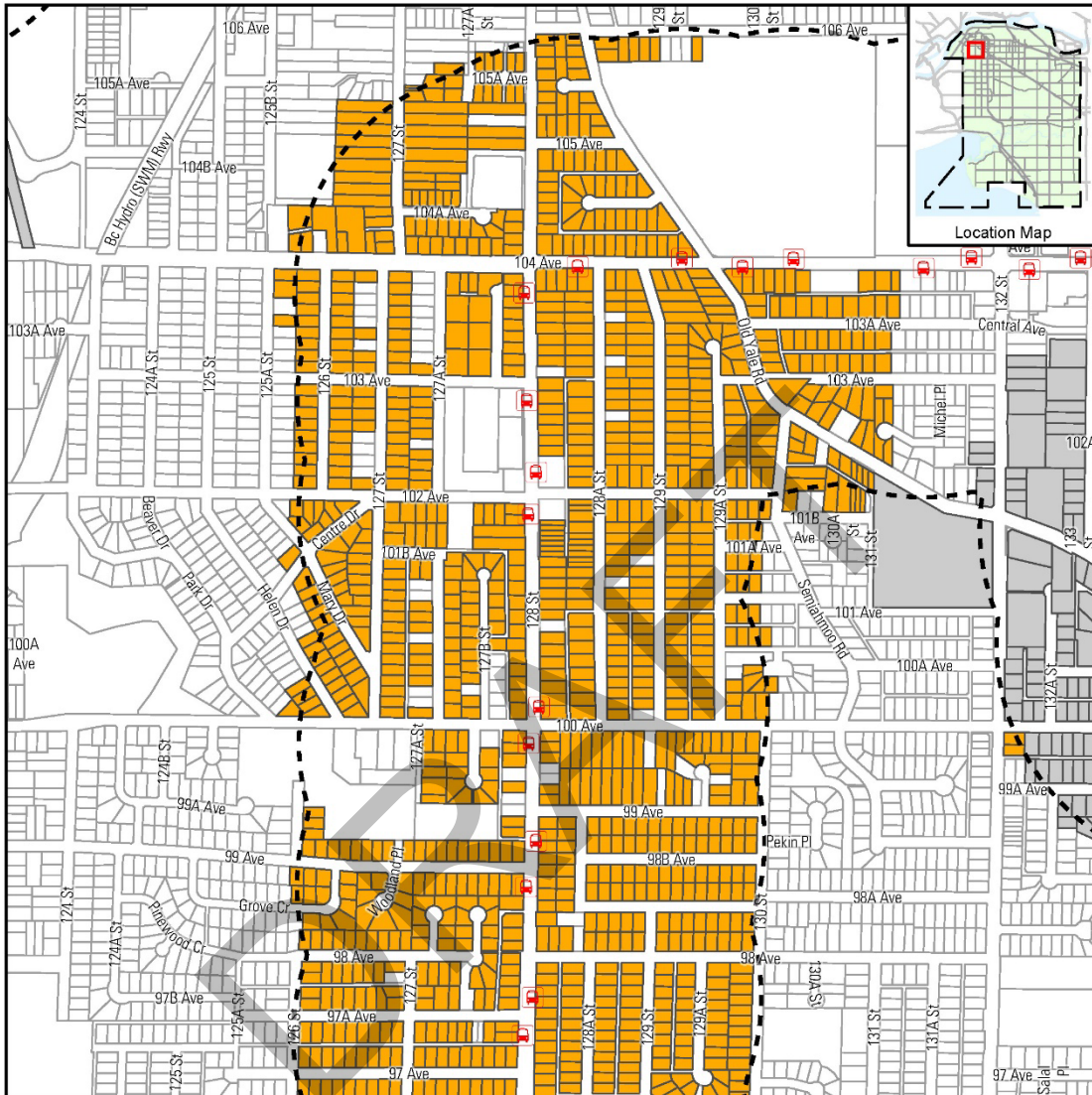
-  Prescribed distance from Frequent Bus Stop (400m)<sup>1</sup>
-  Frequent Bus Stop Eligible Lots<sup>1</sup>
-  Lots Exempt from Frequent Bus Stop Area<sup>2</sup>
-  Prescribed Frequent Bus Stop







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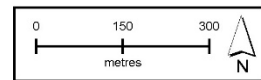
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## Area 5 - 128 St & 100 Ave Frequent Bus Stop Area



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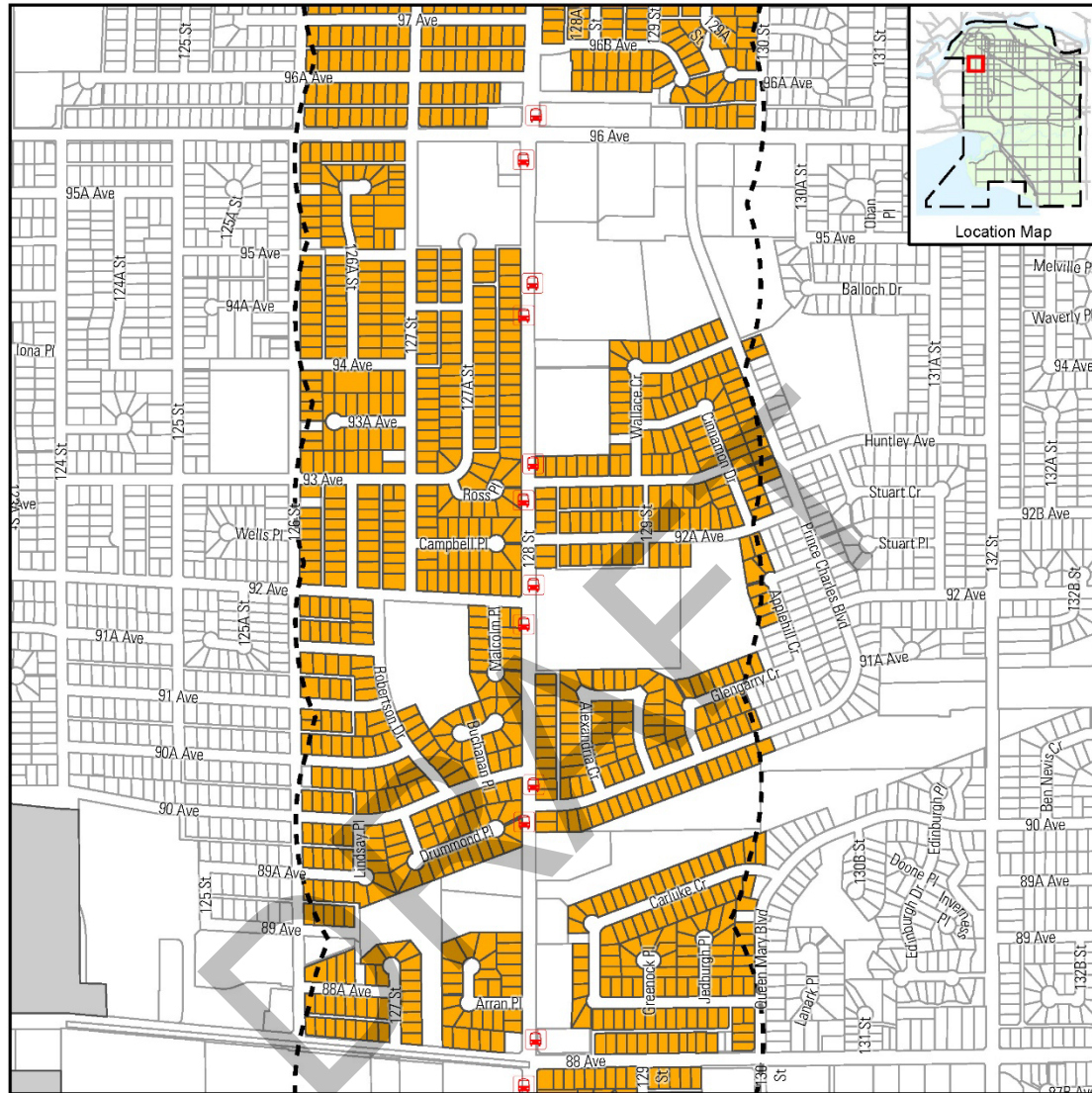
-  Prescribed distance from Frequent Bus Stop (400m)<sup>1</sup>
-  Frequent Bus Stop Eligible Lots<sup>1</sup>
-  Lots Exempt from Frequent Bus Stop Area<sup>2</sup>
-  Prescribed Frequent Bus Stop



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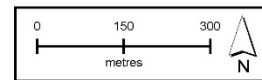
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## Area 6 - 128 St & 92 Ave Frequent Bus Stop Area



### LEGEND

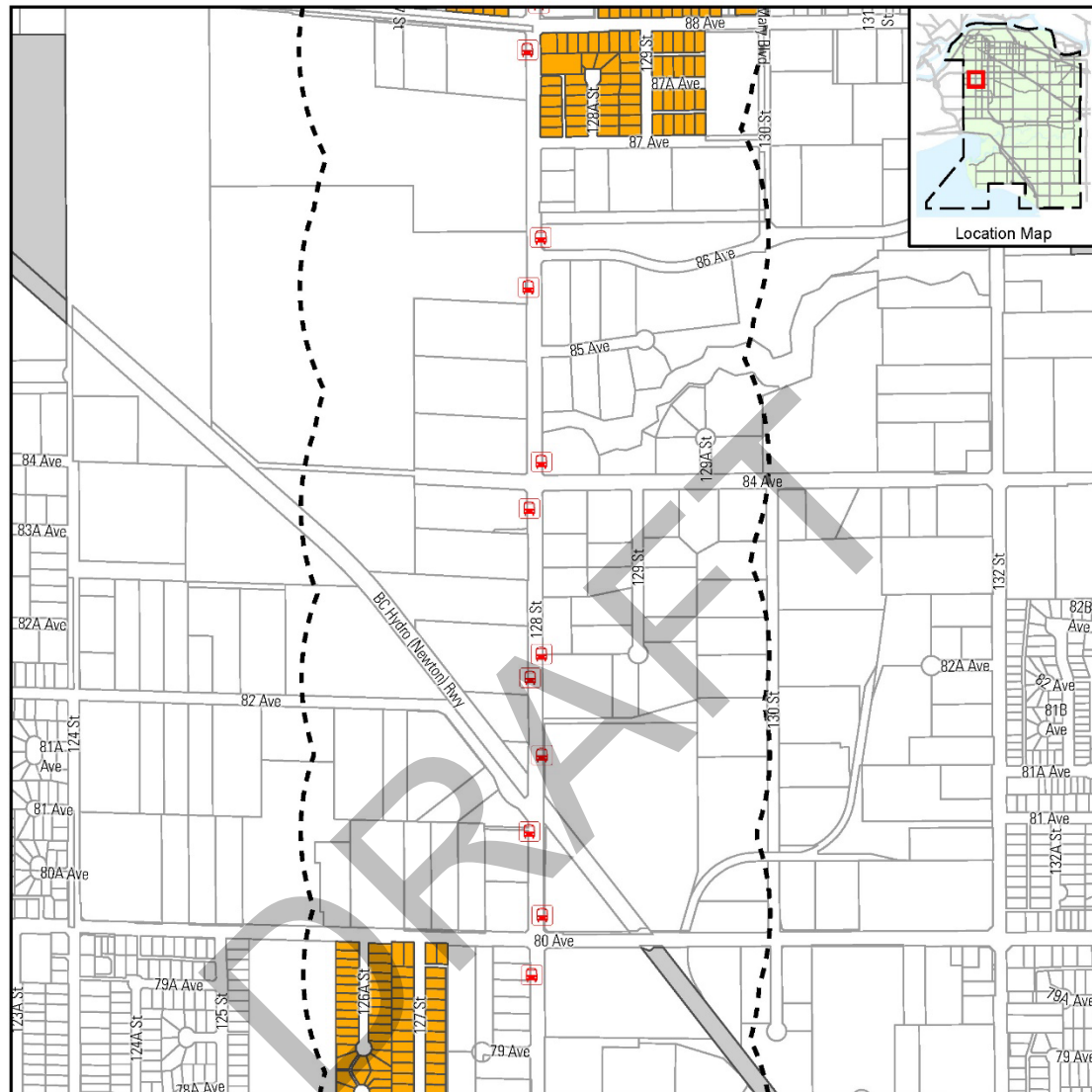
- Prescribed distance from Frequent Bus Stop (400m)<sup>1</sup>
- Frequent Bus Stop Eligible Lots<sup>1</sup>
- Lots Exempt from Frequent Bus Stop Area<sup>2</sup>
- Prescribed Frequent Bus Stop



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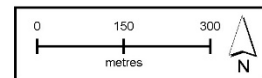
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## Area 7 - 128 St & 84 Ave Frequent Bus Stop Area



### LEGEND

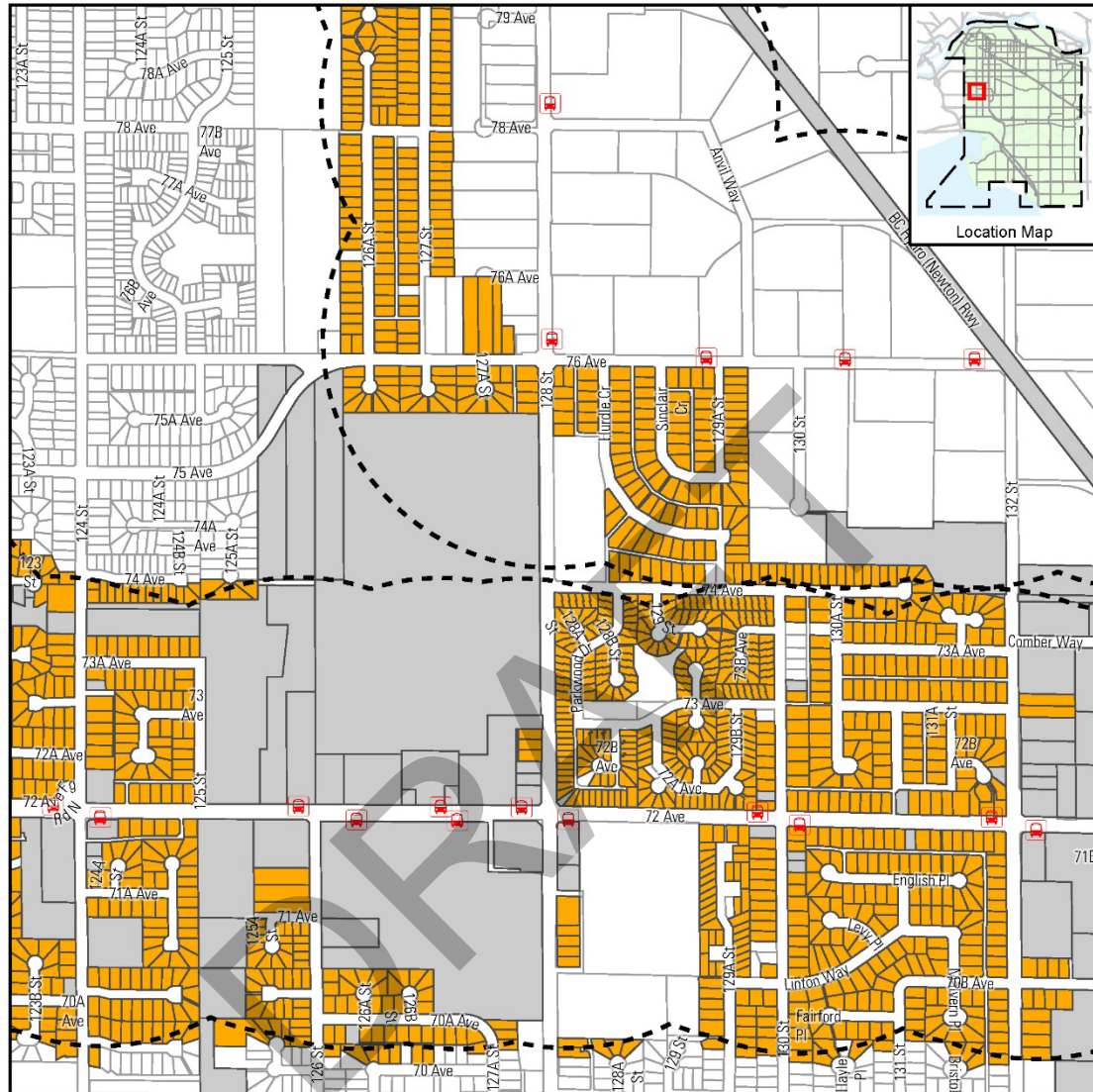
- Prescribed distance from Frequent Bus Stop (400m)<sup>1</sup>
- Frequent Bus Stop Eligible Lots<sup>1</sup>
- Lots Exempt from Frequent Bus Stop Area<sup>2</sup>
- Prescribed Frequent Bus Stop







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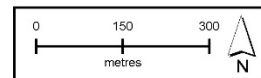
Produced: 2024-05-22.

## Area 8 - 128 St & 74 Ave Frequent Bus Stop Area



### LEGEND

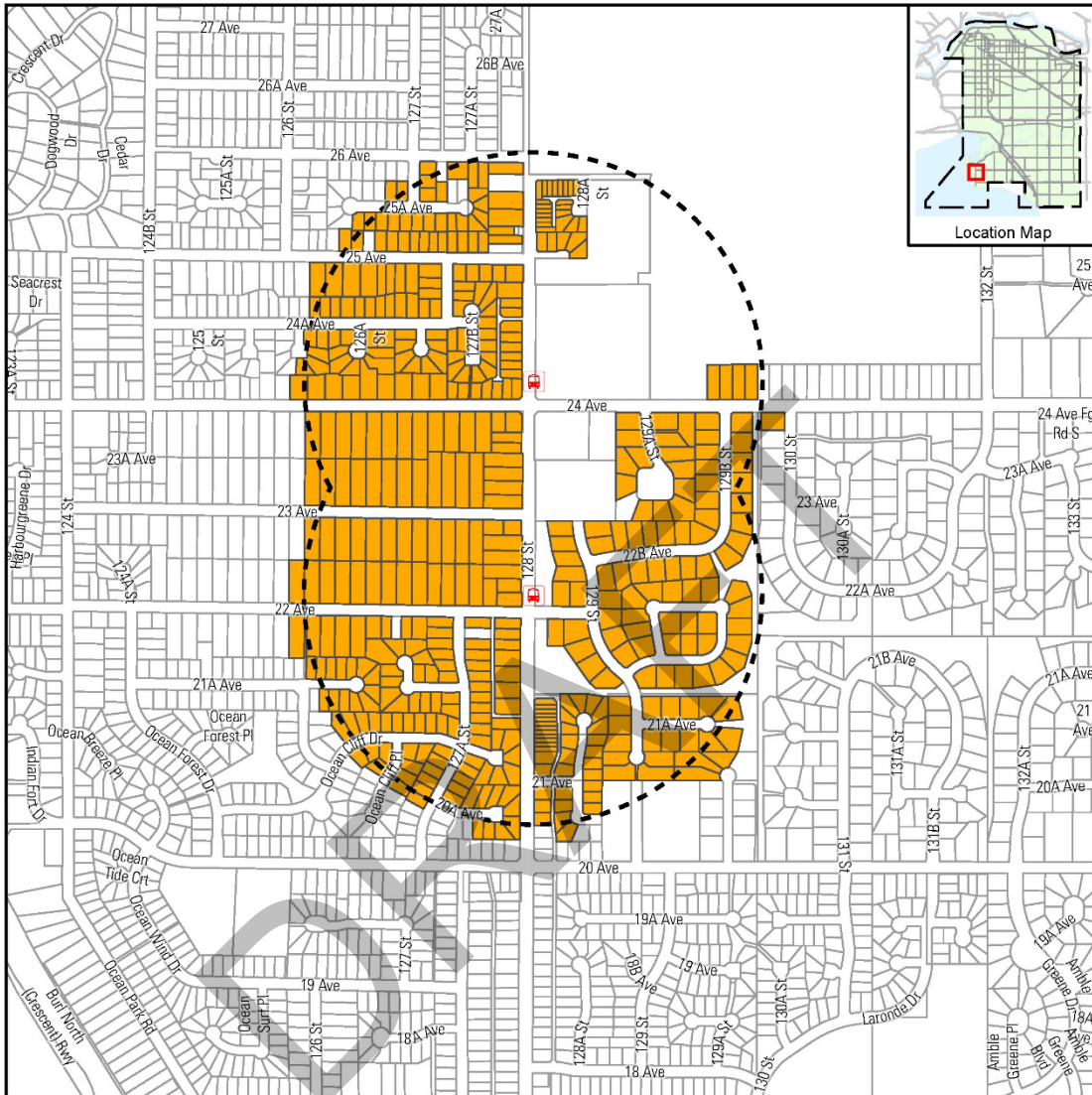
-  Prescribed distance from Frequent Bus Stop (400m)<sup>1</sup>
-  Frequent Bus Stop Eligible Lots<sup>1</sup>
-  Lots Exempt from Frequent Bus Stop Area<sup>2</sup>
-  Prescribed Frequent Bus Stop



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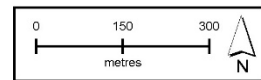
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# Area 9 - 128 St & 22 Ave Frequent Bus Stop Area



## LEGEND

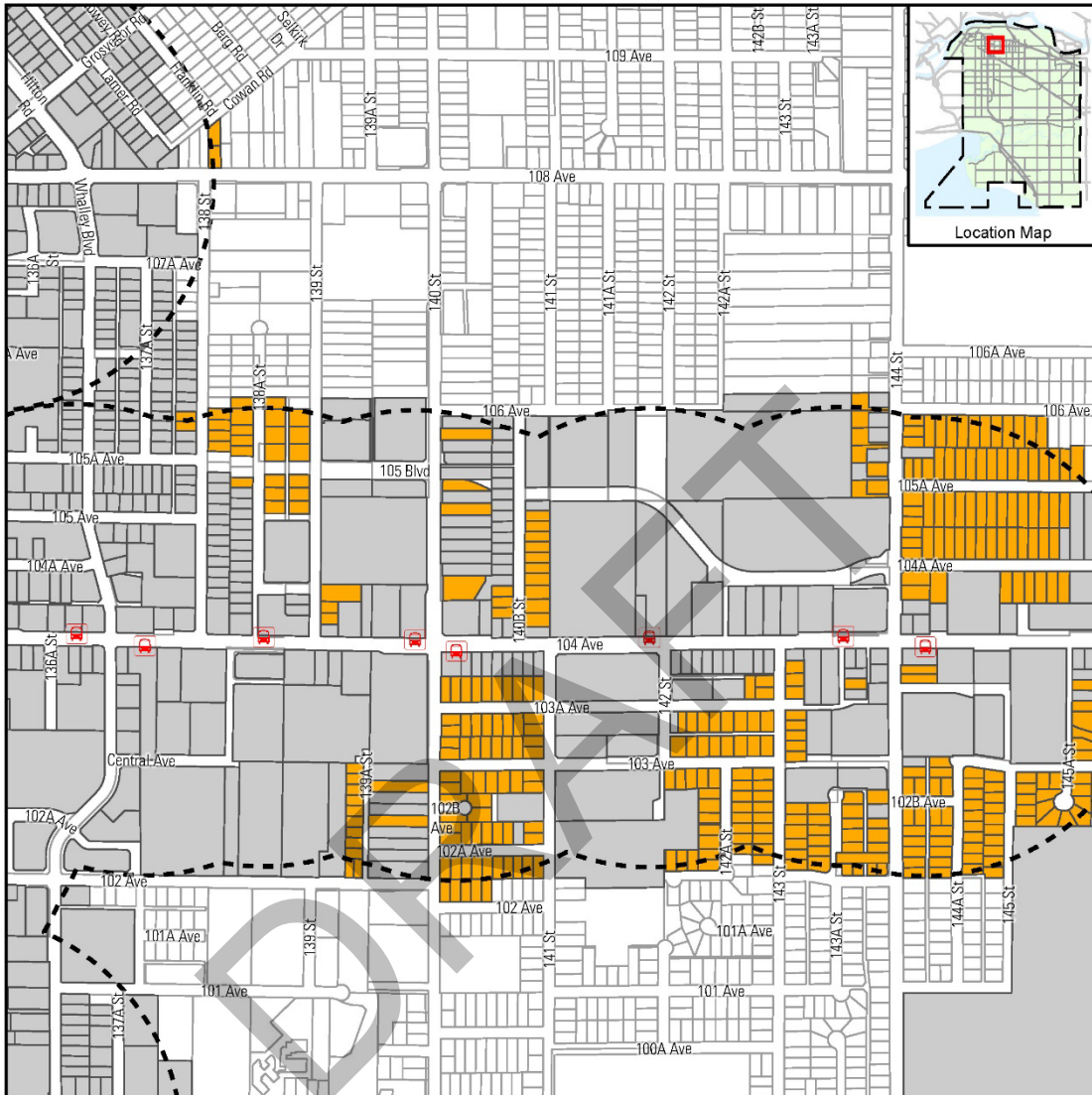
- Prescribed distance from Frequent Bus Stop (400m)<sup>1</sup>
- Frequent Bus Stop Eligible Lots<sup>1</sup>
- Lots Exempt from Frequent Bus Stop Area<sup>2</sup>
- Prescribed Frequent Bus Stop



1. Where the boundary of the *Frequent Bus Stop Area* bisects a *lot*, the *lot* is deemed to be wholly within the *Frequent Bus Stop Area*.
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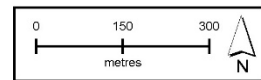
Produced: 2024-05-22.

# Area 10 - 104 Ave & 141 St Frequent Bus Stop Area



## LEGEND

- Prescribed distance from Frequent Bus Stop (400m)<sup>1</sup>
- Frequent Bus Stop Eligible Lots<sup>1</sup>
- Lots Exempt from Frequent Bus Stop Area<sup>2</sup>
- Prescribed Frequent Bus Stop

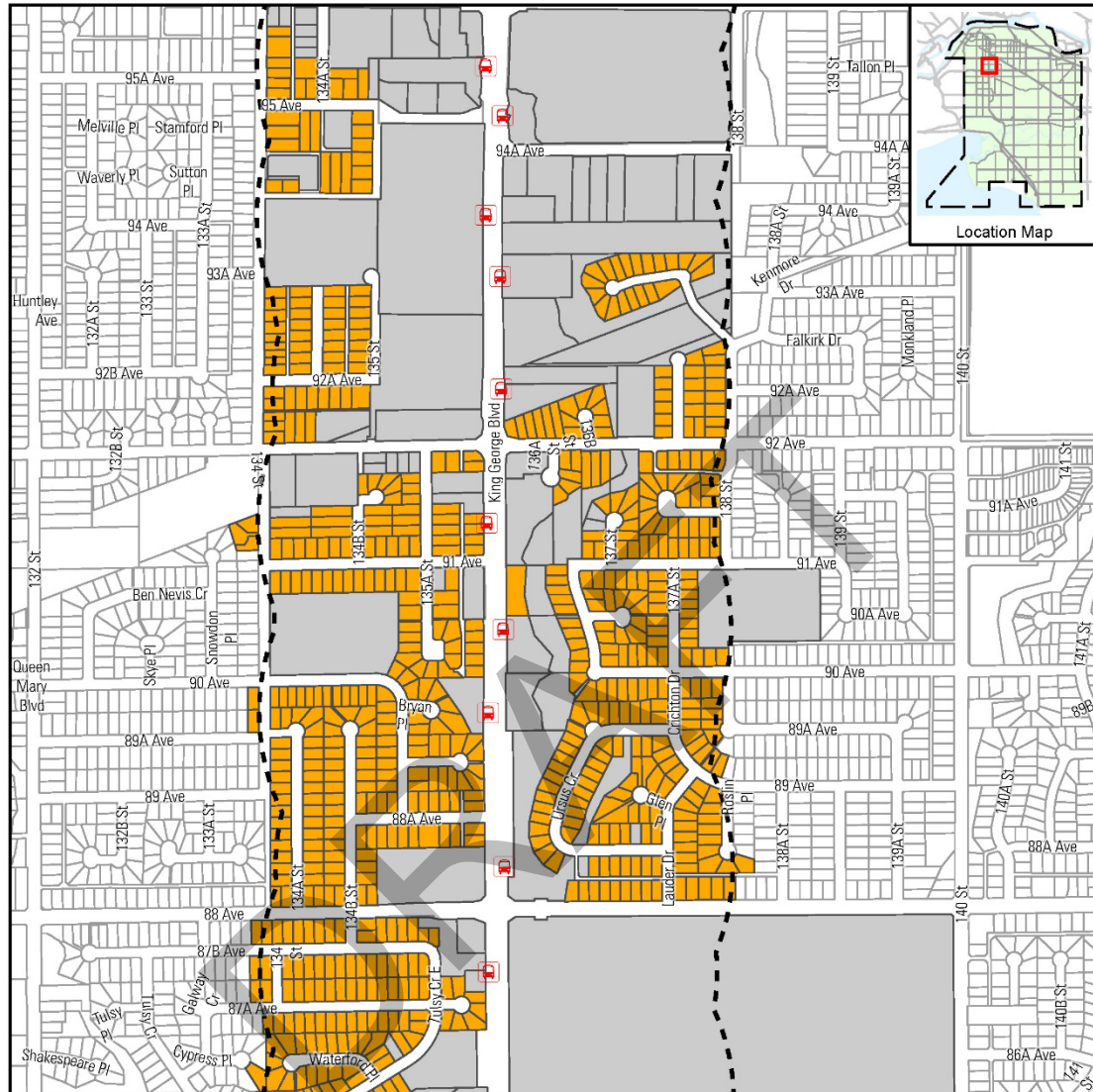


1. Where the boundary of the *Frequent Bus Stop Area* bisects a *lot*, the *lot* is deemed to be wholly within the *Frequent Bus Stop Area*.  
 2. Exemptions: Refer to Schedule F Section D.

Produced: 2024-05-22.

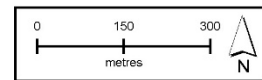


# Area 11 - King George Blvd & 92 Ave Frequent Bus Stop Area



## LEGEND

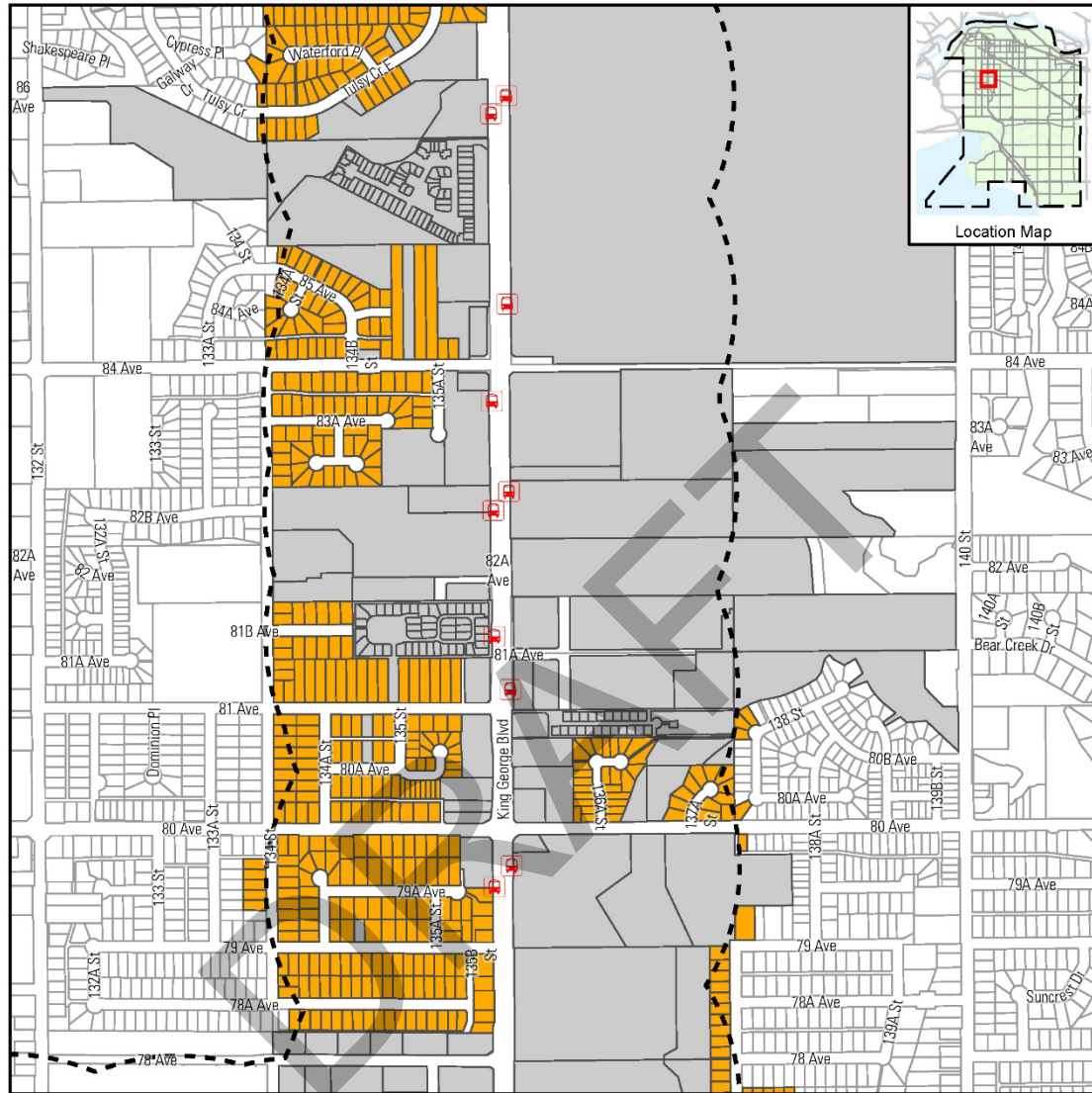
- Prescribed distance from Frequent Bus Stop (400m)<sup>1</sup>
- Frequent Bus Stop Eligible Lots<sup>1</sup>
- Lots Exempt from Frequent Bus Stop Area<sup>2</sup>
- Prescribed Frequent Bus Stop







1. Where the boundary of the *Frequent Bus Stop Area* bisects a *lot*, the *lot* is deemed to be wholly within the *Frequent Bus Stop Area*.
2. Exemptions: Refer to Schedule F Section D.

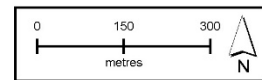
Produced: 2024-05-22.

# Area 12 - King George Blvd & 81 Ave Frequent Bus Stop Area



## LEGEND

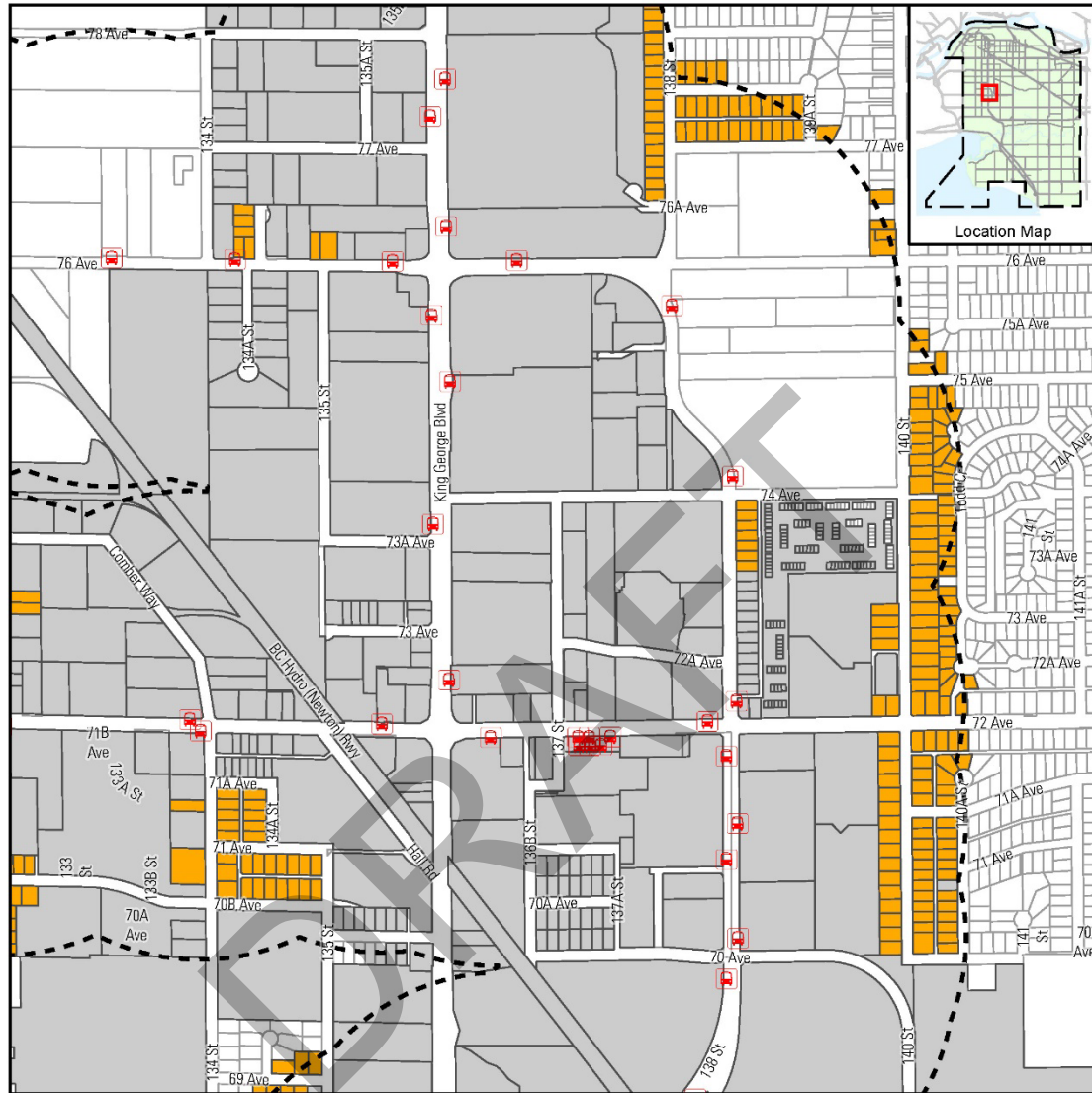
-  Prescribed distance from Frequent Bus Stop (400m)<sup>1</sup>
-  Frequent Bus Stop Eligible Lots<sup>1</sup>
-  Lots Exempt from Frequent Bus Stop Area<sup>2</sup>
-  Prescribed Frequent Bus Stop







1. Where the boundary of the *Frequent Bus Stop Area* bisects a *lot*, the *lot* is deemed to be wholly within the *Frequent Bus Stop Area*.
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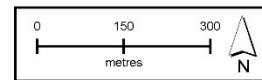
Produced: 2024-05-22.

# Area 13 - King George Blvd & 73 Ave Frequent Bus Stop Area



## LEGEND

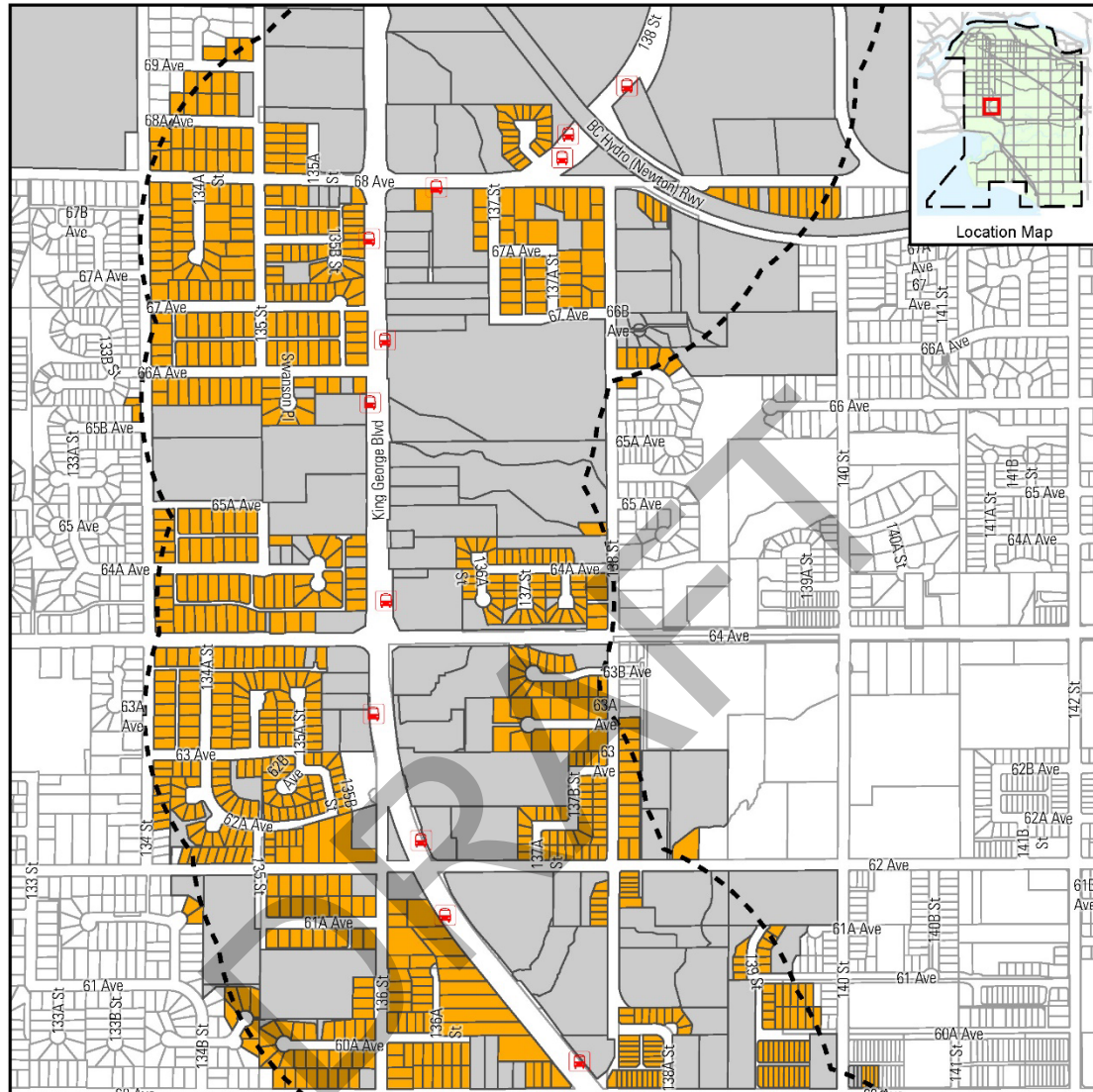
-  Prescribed distance from Frequent Bus Stop (400m)<sup>1</sup>
-  Frequent Bus Stop Eligible Lots<sup>1</sup>
-  Lots Exempt from Frequent Bus Stop Area<sup>2</sup>
-  Prescribed Frequent Bus Stop



1. Where the boundary of the *Frequent Bus Stop Area* bisects a *lot*, the *lot* is deemed to be wholly within the *Frequent Bus Stop Area*.
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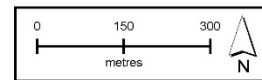
Produced: 2024-05-22.

# Area 14 - King George Blvd & 64 Ave Frequent Bus Stop Area



## LEGEND

- Prescribed distance from Frequent Bus Stop (400m)<sup>1</sup>
- Frequent Bus Stop Eligible Lots<sup>1</sup>
- Lots Exempt from Frequent Bus Stop Area<sup>2</sup>
- Prescribed Frequent Bus Stop







1. Where the boundary of the *Frequent Bus Stop Area* bisects a *lot*, the *lot* is deemed to be wholly within the *Frequent Bus Stop Area*.
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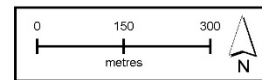
Produced: 2024-05-22.

# Area 15 - King George Blvd & 58 Ave Frequent Bus Stop Area



## LEGEND

-  Prescribed distance from Frequent Bus Stop (400m)<sup>1</sup>
-  Frequent Bus Stop Eligible Lots<sup>1</sup>
-  Lots Exempt from Frequent Bus Stop Area<sup>2</sup>
-  Prescribed Frequent Bus Stop



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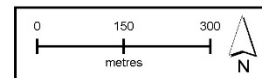
Produced: 2024-05-22.

## Area 16 - 104 Ave & 150 St Frequent Bus Stop Area



### LEGEND

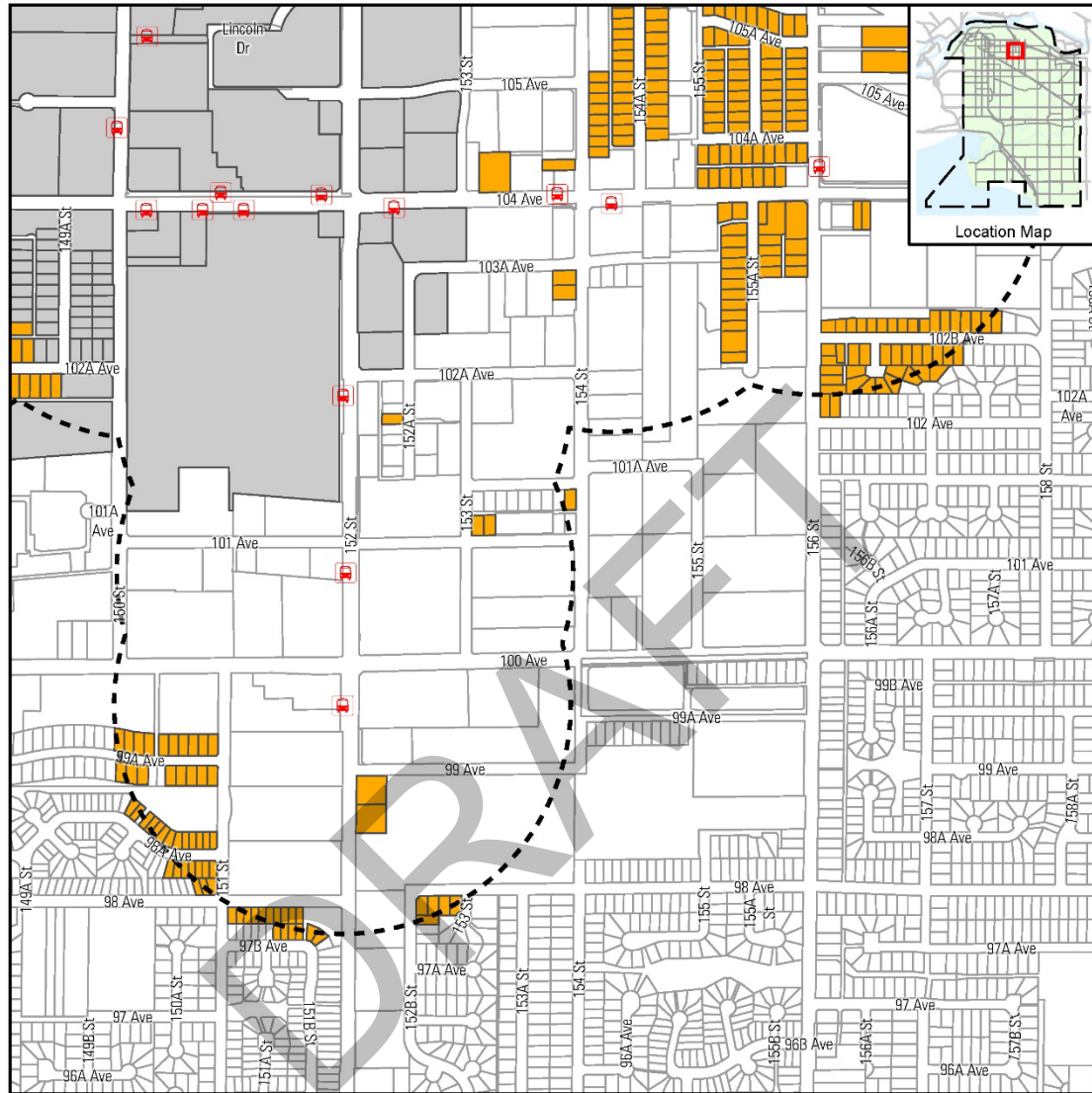
- Prescribed distance from Frequent Bus Stop (400m)<sup>1</sup>
- Frequent Bus Stop Eligible Lots<sup>1</sup>
- Lots Exempt from Frequent Bus Stop Area<sup>2</sup>
- Prescribed Frequent Bus Stop



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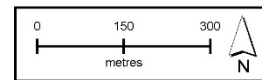
Produced: 2024-05-22.

## Area 17 - 100 Ave & 154 St Frequent Bus Stop Area



### LEGEND

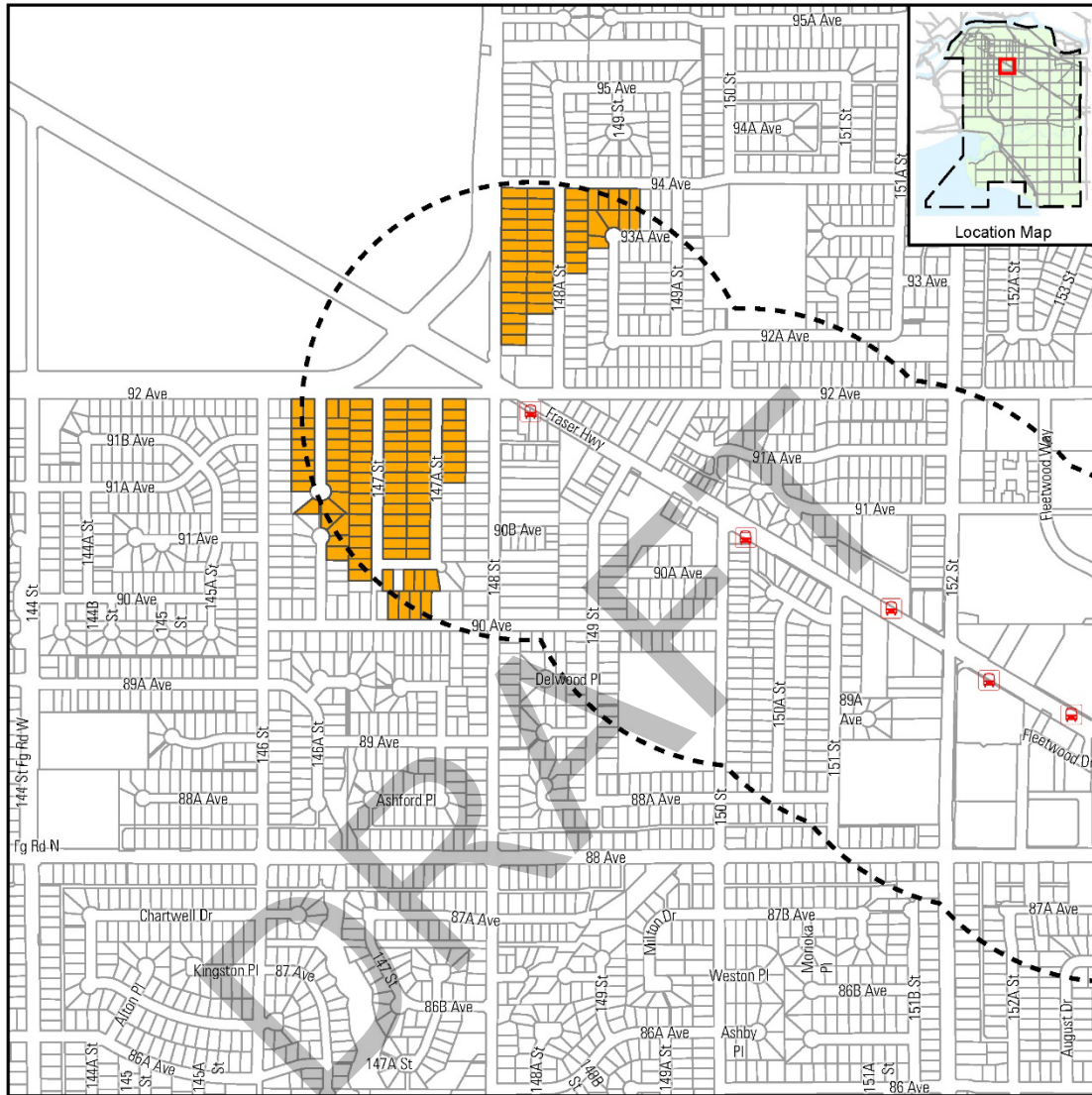
- Prescribed distance from Frequent Bus Stop (400m)<sup>1</sup>
- Frequent Bus Stop Eligible Lots<sup>1</sup>
- Lots Exempt from Frequent Bus Stop Area<sup>2</sup>
- Prescribed Frequent Bus Stop



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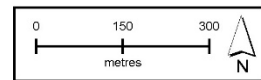
Produced: 2024-05-22.

# Area 18 - 90 Ave & 148 St Frequent Bus Stop Area



## LEGEND

- Prescribed distance from Frequent Bus Stop (400m)<sup>1</sup>
- Frequent Bus Stop Eligible Lots<sup>1</sup>
- Lots Exempt from Frequent Bus Stop Area<sup>2</sup>
- Prescribed Frequent Bus Stop

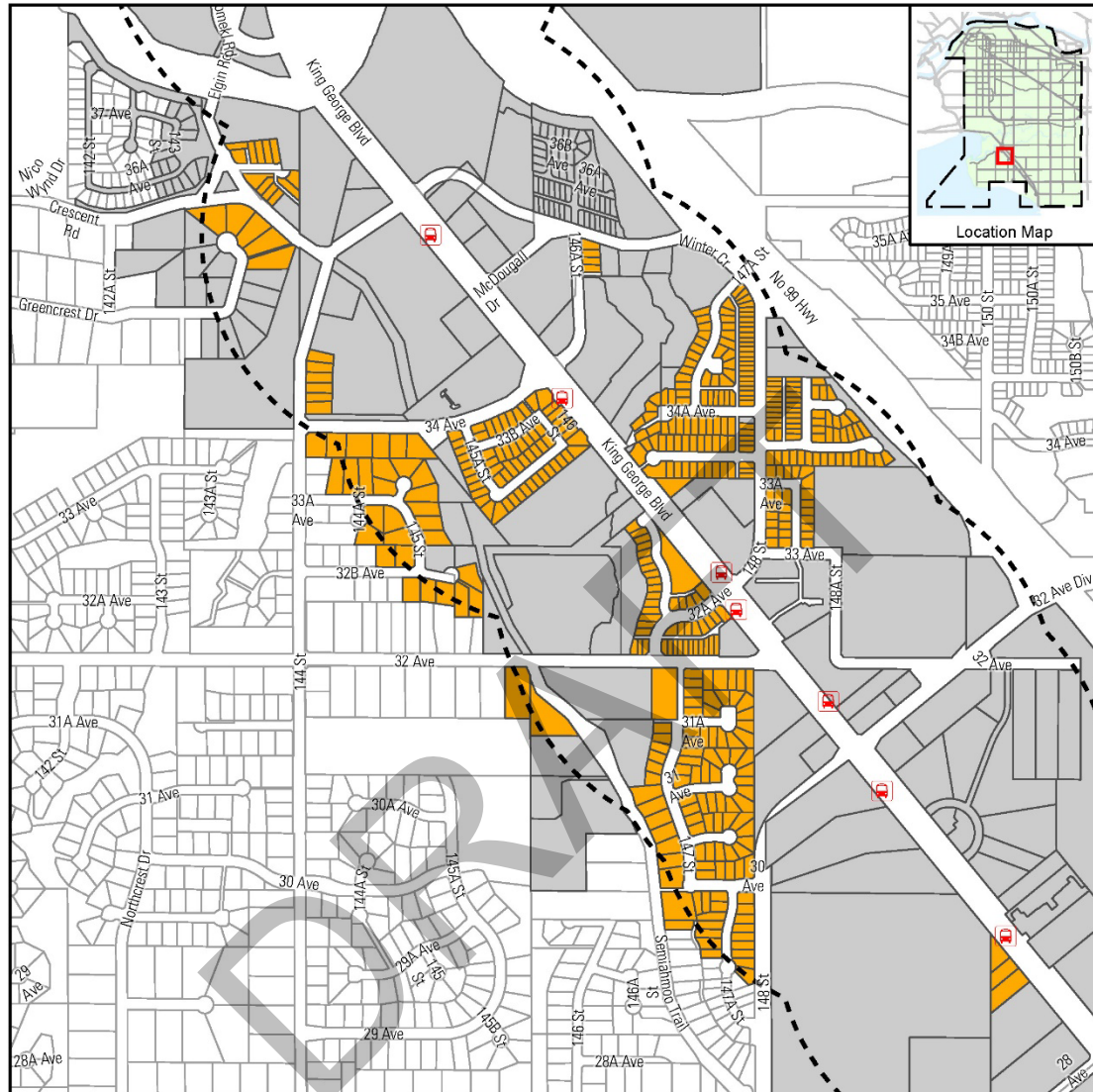


1. Where the boundary of the *Frequent Bus Stop Area* bisects a *lot*, the *lot* is deemed to be wholly within the *Frequent Bus Stop Area*.
2. Exemptions: Refer to Schedule F Section D.





Produced: 2024-05-22.

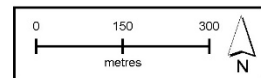


## Area 19 - 32 Ave & 144 St Frequent Bus Stop Area



### LEGEND

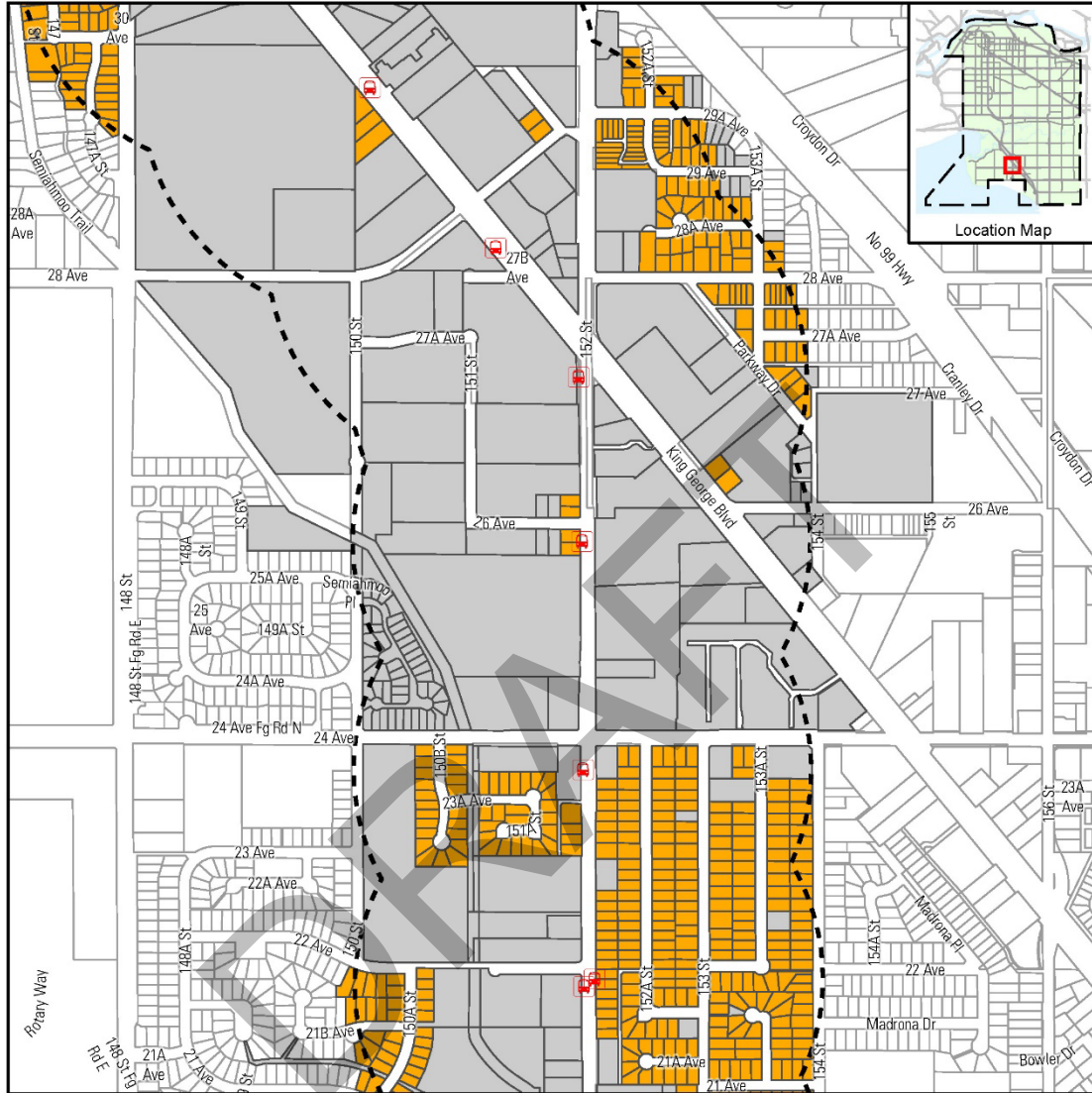
-  Prescribed distance from Frequent Bus Stop (400m)<sup>1</sup>
-  Frequent Bus Stop Eligible Lots<sup>1</sup>
-  Lots Exempt from Frequent Bus Stop Area<sup>2</sup>
-  Prescribed Frequent Bus Stop







1. Where the boundary of the *Frequent Bus Stop Area* bisects a *lot*, the *lot* is deemed to be wholly within the *Frequent Bus Stop Area*.
2. Exemptions: Refer to Schedule F Section D.

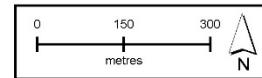
Produced: 2024-05-22.

# Area 20 - 24 Ave & 152 St Frequent Bus Stop Area



## LEGEND

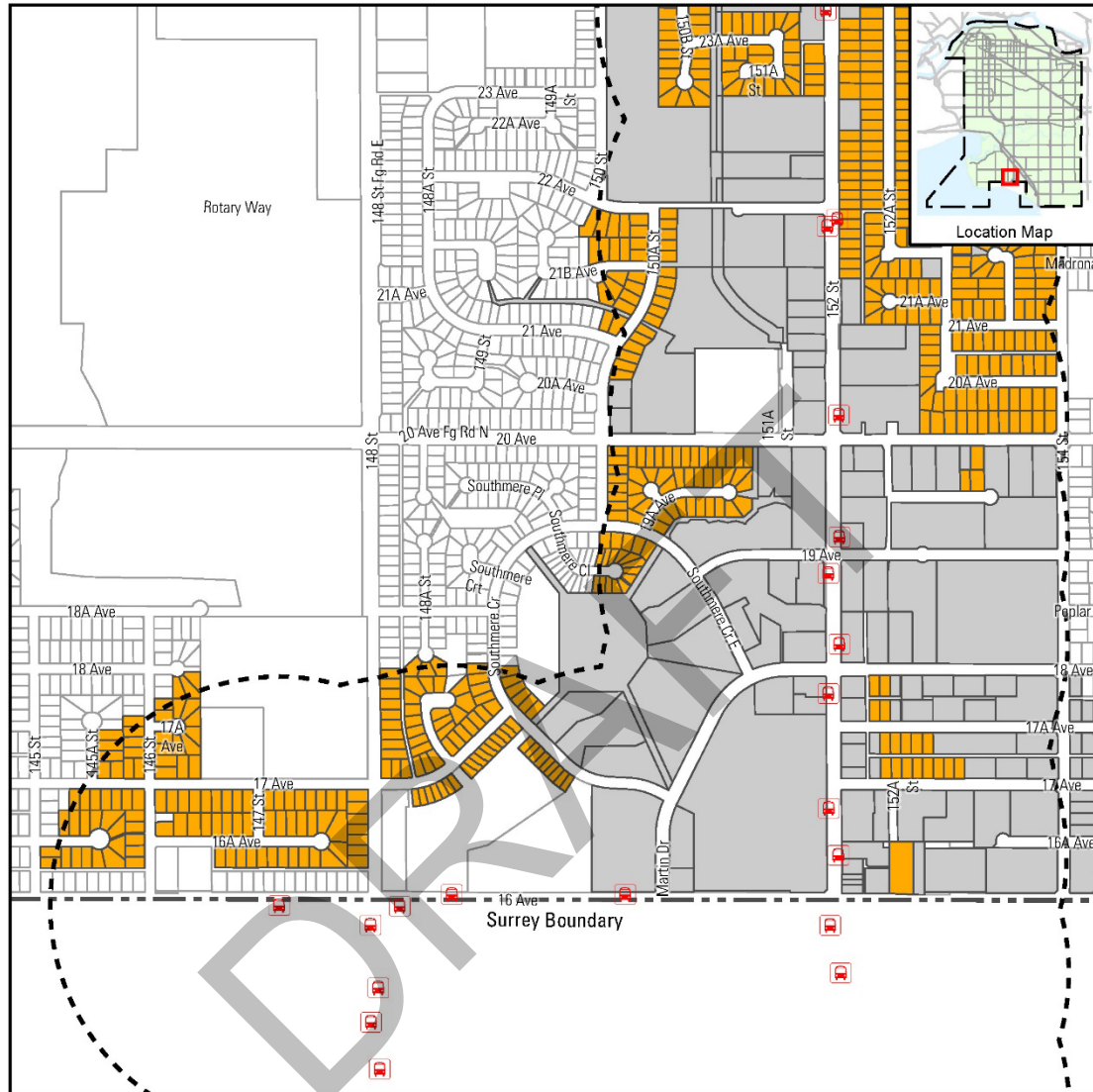
-  Prescribed distance from Frequent Bus Stop (400m)<sup>1</sup>
-  Frequent Bus Stop Eligible Lots<sup>1</sup>
-  Lots Exempt from Frequent Bus Stop Area<sup>2</sup>
-  Prescribed Frequent Bus Stop



1. Where the boundary of the *Frequent Bus Stop Area* bisects a *lot*, the *lot* is deemed to be wholly within the *Frequent Bus Stop Area*.
2. Exemptions: Refer to Schedule F Section D.

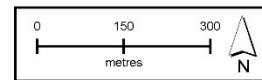
Produced: 2024-05-22.

# Area 21 - 16 Ave & 148 St Frequent Bus Stop Area



## LEGEND

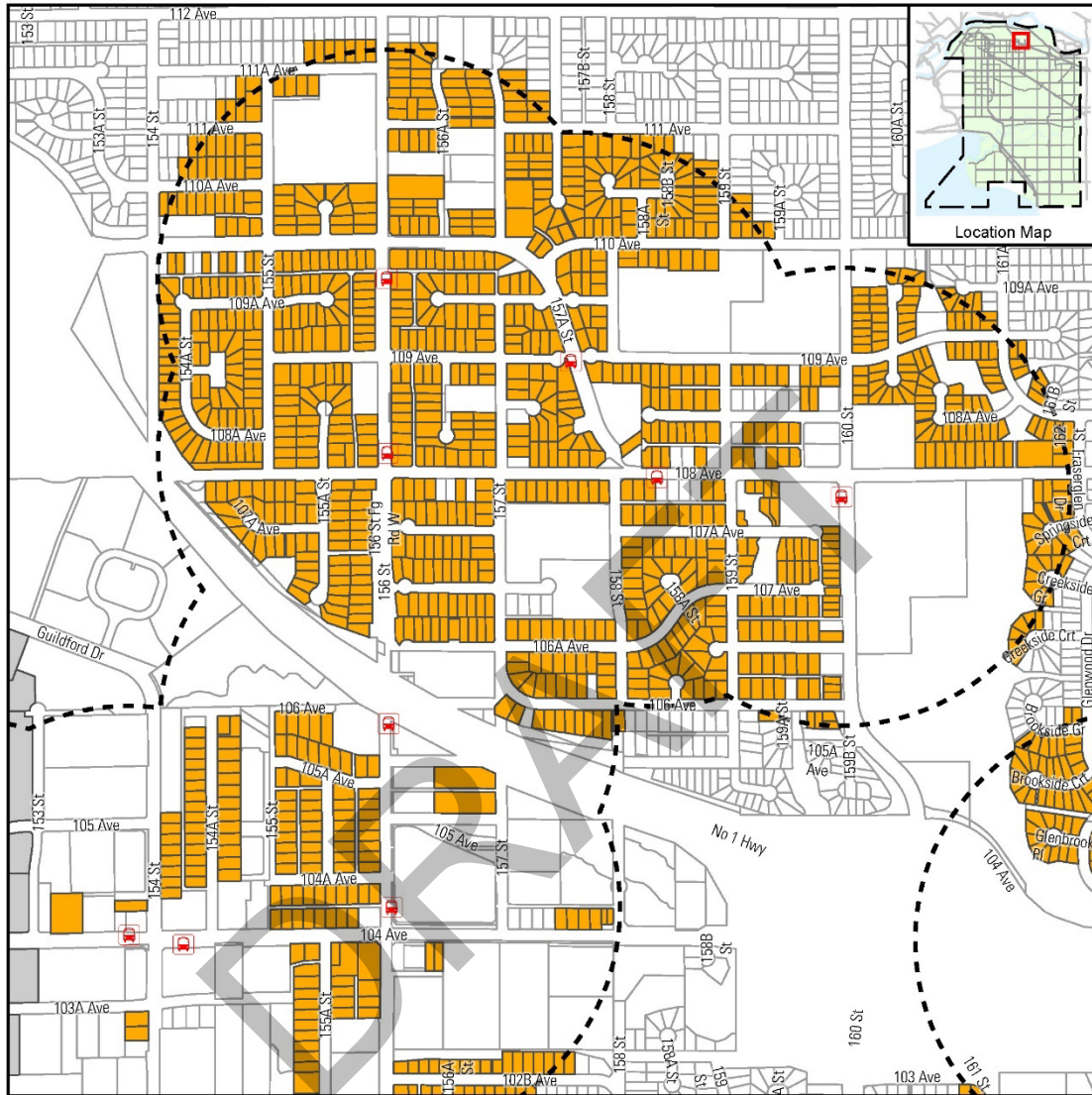
- Prescribed distance from Frequent Bus Stop (400m)<sup>1</sup> Surrey Boundary
- Frequent Bus Stop Eligible Lots<sup>1</sup>
- Lots Exempt from Frequent Bus Stop Area<sup>2</sup>
- Prescribed Frequent Bus Stop



1. Where the boundary of the *Frequent Bus Stop Area* bisects a *lot*, the *lot* is deemed to be wholly within the *Frequent Bus Stop Area*.  
 2. Exemptions: Refer to Schedule F Section D.

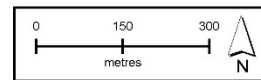
Produced: 2024-05-22.

# Area 22 - 108 Ave & 158 St Frequent Bus Stop Area



## LEGEND

- Prescribed distance from Frequent Bus Stop (400m)<sup>1</sup>
- Frequent Bus Stop Eligible Lots<sup>1</sup>
- Lots Exempt from Frequent Bus Stop Area<sup>2</sup>
- Prescribed Frequent Bus Stop



1. Where the boundary of the *Frequent Bus Stop Area* bisects a *lot*, the *lot* is deemed to be wholly within the *Frequent Bus Stop Area*.
2. Exemptions: Refer to Schedule F Section D.

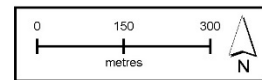
Produced: 2024-05-22.

## Area 23 - 88 Ave & 156 St Frequent Bus Stop Area



### LEGEND

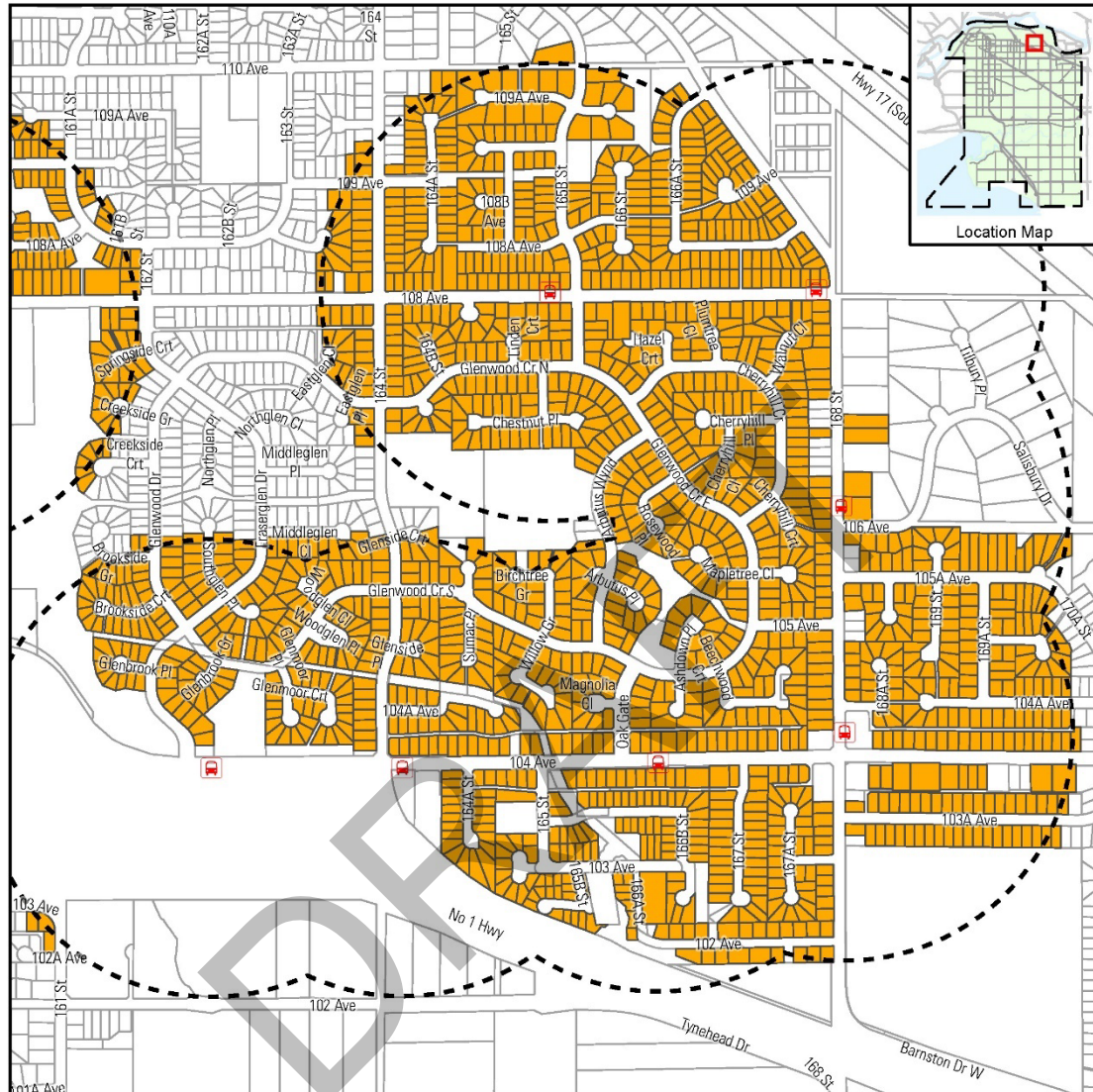
- Prescribed distance from Frequent Bus Stop (400m)<sup>1</sup>
- Frequent Bus Stop Eligible Lots<sup>1</sup>
- Lots Exempt from Frequent Bus Stop Area<sup>2</sup>
- Prescribed Frequent Bus Stop



1. Where the boundary of the *Frequent Bus Stop Area* bisects a *lot*, the *lot* is deemed to be wholly within the *Frequent Bus Stop Area*.
2. Exemptions: Refer to Schedule F Section D.

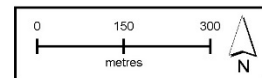
Produced: 2024-05-22.

## Area 24 - 104 Ave & 164 St Frequent Bus Stop Area



### LEGEND

- Prescribed distance from Frequent Bus Stop (400m)<sup>1</sup>
- Frequent Bus Stop Eligible Lots<sup>1</sup>
- Lots Exempt from Frequent Bus Stop Area<sup>2</sup>
- Prescribed Frequent Bus Stop



1. Where the boundary of the *Frequent Bus Stop Area* bisects a *lot*, the *lot* is deemed to be wholly within the *Frequent Bus Stop Area*.
2. Exemptions: Refer to Schedule F Section D.

Produced: 2024-05-22.