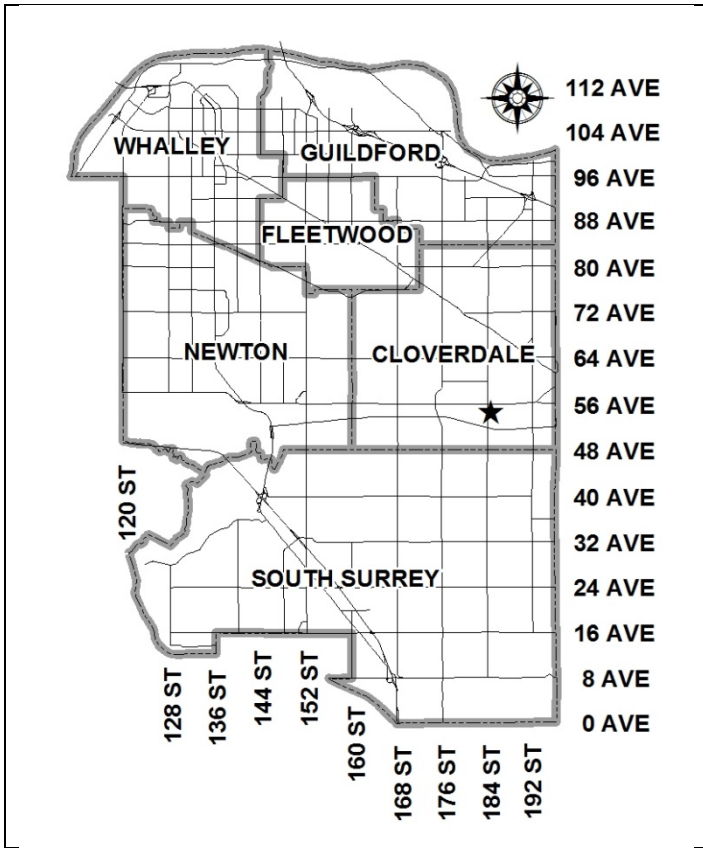


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7914-0252-00

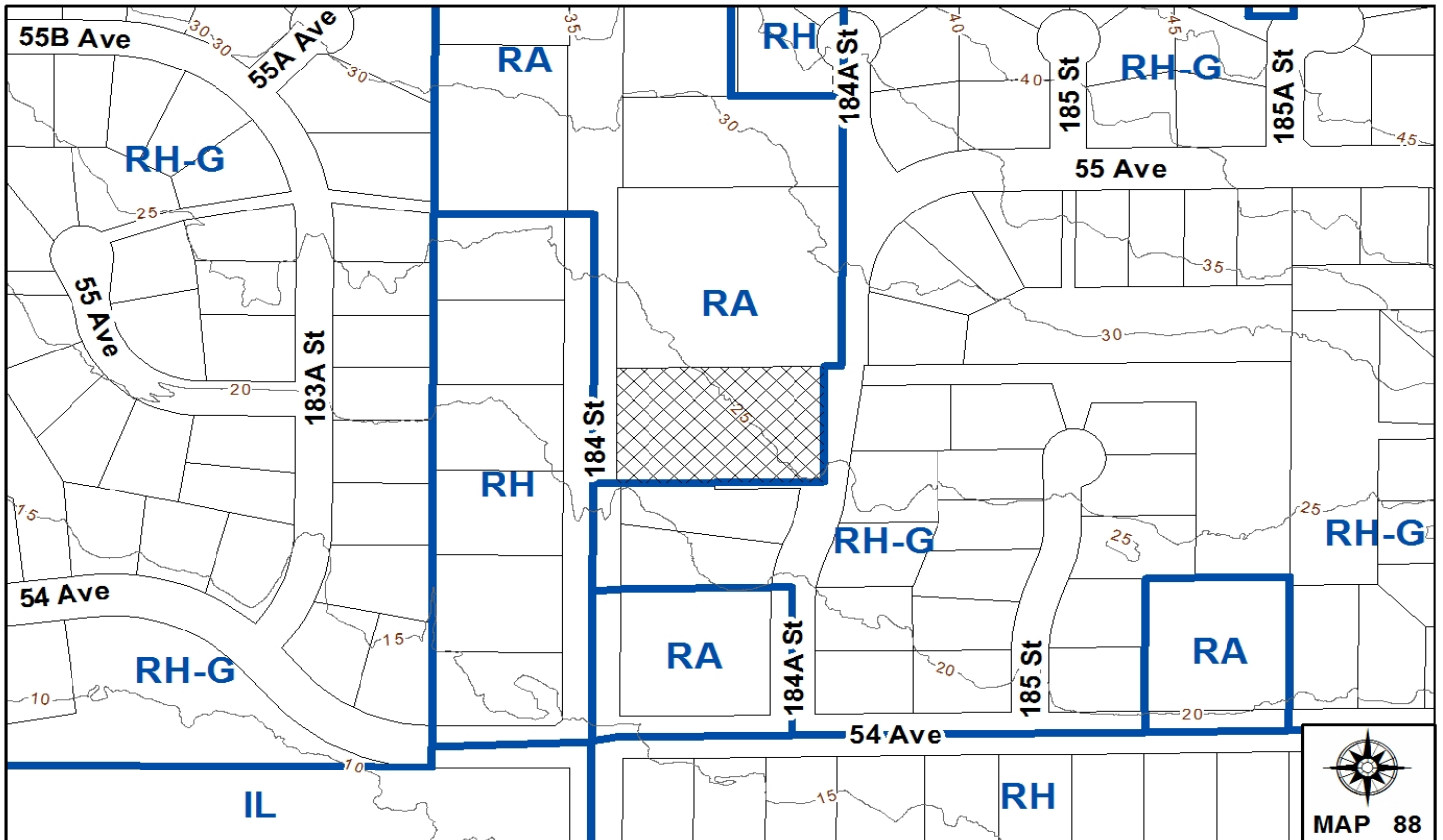
Planning Report Date: November 30, 2015



**PROPOSAL:**

- **Rezoning** from RA to CD (based on RH-G) to allow subdivision into four (4) small suburban single family lots.

**LOCATION:** 5466 - 184 Street  
**OWNER:** Batt Development Ltd  
**ZONING:** RA  
**OCP DESIGNATION:** Suburban



### RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for Rezoning.

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

### RATIONALE OF RECOMMENDATION

- The proposed density of 7.92 units per hectare (3.2 upa) complies with the maximum density of 10 units per hectare (4 upa) for Suburban designated lands a minimum of 200 metres (650 ft.) from the edge of the Agricultural Land Reserve (ALR).
- The proposed subdivision meets the intent of City Policy No. O-23, which guides residential development near the Agricultural Land Reserve (ALR) boundary.
- The proposed lots meet or exceed the minimum 24-metre (80 ft.) width requirement of the RH-G Zone.
- The applicant has provided two letters of support from area residents, who initially opposed the project.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the subject site from “One-Acre Residential Zone (RA )” (By-law No. 12000) to “Comprehensive Development Zone (CD)” (By-law No. 12000) and a date be set for Public Hearing.
2. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
  - (c) approval from the Ministry of Transportation & Infrastructure;
  - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (e) registration of a Section 219 Restrictive Covenant for “no-build” on portions of proposed Lot 2 for the purpose of tree protection;
  - (f) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
  - (g) registration of a Section 219 Restrictive Covenant on proposed Lots 3 and 4 to require garage access from 184A Street only;
  - (h) the applicant address the concern that the development will place additional pressure on existing park facilities to the satisfaction of the General Manager, Parks, Recreation and Culture; and
  - (i) the applicant address the 15% cash-in-lieu of open space associated with gross density type lots to the satisfaction of the General Manager, Planning and Development Department.

## REFERRALS

Engineering: The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix III.

**School District: Projected number of students from this development:**

2 Elementary students at Martha Currie Elementary School  
 1 Secondary student at Lord Tweedsmuir Secondary School

(Appendix IV)

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by early 2017.

**Parks, Recreation & Culture:**

Parks have some concerns about the pressure this project will place on existing Parks, Recreation and Culture facilities in the neighbourhood. The applicant will be required to address these concerns prior to final adoption of the rezoning by-law.

**Ministry of Transportation & Infrastructure (MOTI):**

Preliminary approval for the rezoning is granted by MOTI for one year.

**SITE CHARACTERISTICS**

**Existing Land Use:** Vacant acreage parcel.

**Adjacent Area:**

<b>Direction</b>	<b>Existing Use</b>	<b>OCP Designation</b>	<b>Existing Zone</b>
North:	Single family dwelling and accessory structures on acreage parcel	Suburban	RA
East (Across 184A Street):	Single family dwellings	Suburban	RH-G
South:	Single family dwelling	Suburban	RH-G
West (Across 184 Street):	Single family dwellings	Suburban	RH

**DEVELOPMENT CONSIDERATIONS**

- The 5,000-square metre (1.25 ac.) subject site is located at 5466 – 184 Street, south of Highway No. 10, east of 184 Street in Cloverdale.
- The site is designated “Suburban” in the Official Community Plan (OCP) and is zoned “One Acre Residential Zone (RA)”.
- A house was demolished, with permits, in September 2014 and the lot is now vacant.

- The applicant proposes to rezone the site from “One-Acre Residential Zone (RA)” to “Comprehensive Development Zone (CD)” in order to subdivide into four single family lots.
- The proposed lots range in width from 24 metres (79 ft.) to 28 metres (92 ft.), in depth from 32 metres (105 ft.) to 44 metres (144 ft.), and in area from 986 square metres (10,600 sq. ft.) to 1,002 square metres (10,785 sq. ft.).
- The subject site is located 500 metres (1,640 ft.) north of the Agricultural Land Reserve (ALR) boundary and 192 metres (630 ft.) north of the south Cloverdale industrial area. The proposed density of 7.92 units per hectare (3.2 upa) complies with the maximum allowable density of 10 units per hectare (4 upa) for Suburban designated lands a minimum of 200 metres (650 ft.) from the edge of the ALR.
- The surrounding area primarily consists of single family suburban lots zoned “Half-Acre Residential Zone (RH)” or “Half-Acre Residential Gross Density Zone (RH-G)” with the exception of five RA-zoned parcels that front 184 Street. The RA-zoned parcels may have subdivision potential under a future rezoning and subdivision application.
- The proposed lot sizes are generally smaller than the existing RH-G-zoned lots on the east side of 184A Street, north of 54 Avenue, and the existing RH-zoned lots on the west side of 184 Street, north of 54 Avenue. However, the proposed lots are only slightly smaller than the 1,120-square metre (12,000 sq. ft.) minimum lot size that is allowable in the RH-G Zone.
- All four proposed lots exceed the minimum 30-metre (100 ft.) depth requirement and meet or exceed the minimum 24-metre (80 ft.) width requirement of the RH-G Zone.
- The proposed subdivision meets the intent of City Policy No. O-23, which guides residential development near the Agricultural Land Reserve (ALR) boundary.
- As 184 Street is an arterial road, the applicant proposes to construct a rear lane to provide vehicular access to proposed Lots 1 and 2, which front 184 Street.
- The proposed rear lane will daylight to 184A Street along the southern property line of proposed Lot 4. A portion of the lane will be constructed within an existing, but unopened dedicated half lane adjacent the south lot line of the subject site. As such, this was an appropriate location to daylight the lane to 184A Street.
- A mature cedar hedge will be removed to accommodate construction of the east/west portion of the lane. The applicant has agreed with the neighbouring property owner to construct a cedar fence in its place.
- To address neighbourhood concerns, the houses on proposed Lots 3 and 4 will have front facing garages with vehicular access from 184A Street. This will provide a consistent streetscape with existing homes in the area, which also have front facing garages.
- The applicant is required to provide 5% cash-in-lieu of open space and has volunteered an additional 10% contribution to address the 15% open space requirement associated with RH-G type lots.

Proposed CD By-law (Appendix VII)

- The proposed CD By-law is generally based on the Half-Acre Residential Gross Density Zone (RH-G) with modifications to address no open space provision, to accommodate the proposed lot sizes and to facilitate house sizes comparable to those in the surrounding neighbourhood.
- The table below provides a comparison between the RH-G Zone and the proposed CD By-law.

	RH-G Zone	Proposed CD By-law
<b>Principal Building Setbacks</b>	Front yard: 7.5 m. (25 ft.) Rear yard: 7.5 m. (25 ft.) Side yard: 3.0 m. (10 ft.)	Front yard: 7.5 m. (25 ft.) Rear yard: 7.5 m. (25 ft.) Side yard: 3.0 m. (10 ft.)
<b>Unit Density</b>	5 dwelling units per hectare (2.0 upa)	10 dwelling units per hectare (4.0 upa)
<b>Floor Area Ratio (FAR)</b>	0.32	0.37
<b>Maximum Floor Area</b>	N/A	375 sq. m. (4,000 sq. ft.)
<b>Subdivision (Lot Size)</b>	<u>Standard:</u> Lot area: 1,300 sq. m. (14,000 sq. ft.) Lot width: 30 m. (100 ft.) Lot depth: 30 m. (100 ft.) <u>Permissible Reduction:</u> Lot area: 1,120 sq. m. (12,000 sq. ft.) Lot width: 24 m. (80 ft.) Lot depth: 30 m. (100 ft.)	Lot area: 980 sq. m. (10,550 sq. ft.) Lot width: 24 m. (78 ft.) Lot depth: 34 m. (112 ft.)

- The proposed increase in floor area ratio (FAR) from 0.32 to 0.37 will permit a house size that is comparable to the maximum allowable house size on a 1,120-square metre (12,000 sq. ft.) lot in the RH-G Zone. Building height, setbacks, and lot coverage are identical to the RH-G Zone.

Building Design Guidelines and Lot Grading

- The applicant retained Mike Tynan of Tynan Consulting Ltd. as the Design Consultant. The Design Consultant conducted a character study of the surrounding homes and based on the findings of the study, proposed a set of building design guidelines (Appendix V). The design guidelines recommend a high architectural standard found in most executive-estate quality subdivisions in Surrey.
- A preliminary lot grading plan was submitted by CitiWest Consulting Ltd. The applicant proposes basements on all of the lots, with minimal fill. Feasibility of in-ground basements will be confirmed once the City's Engineering Department has reviewed and accepted the applicant's final engineering drawings
- The preliminary lot grading plan was reviewed by staff and is generally acceptable.

PRE-NOTIFICATION AND PUBLIC INFORMATION MEETING

Pre-notification letters were mailed on September 18, 2014 and staff received eight responses as summarized below (staff comments in italics).

- The Cloverdale Community Association (CCA) submitted a letter (Appendix VII) and has no objections to the proposal. However, the letter outlines several requests related to secondary suite parking, on-street parking and garage sizes for the proposed development.

*(The proposed CD Zone requires that 45 square metres (480 sq. ft.) of the allowable floor area on the lot be reserved for a garage or carport, which is consistent with the RH-G Zone.*

*The applicant will construct the portion of 184A Street fronting the subject site, which will then permit parking on both sides of 184A Street.*

*The proposed CD Zone will permit only one secondary suite, per lot.*

*Each lot has sufficient width and area to accommodate a parking pad, either adjacent the garage, or at the rear of the lot with access from the lane.)*

- Seven residents, whom have resided in the area for several years, provided the following comments:
  - They are not opposed to development, but request that the proposed lot sizes and density be consistent with the existing lots in the area.

*(The surrounding area is designated Suburban in the OCP and is generally zoned RH and RH-G, which permits a maximum density of 5 units per hectare (2 upa). The applicant's proposed density is 7.9 units per hectare (3.2 upa), which is a permitted density for Suburban designated lands in the OCP for areas outside 200 metres (650 ft.) of the ALR. The proposed lot sizes of 986 square metres (10,600 sq. ft.) to 1,002 square metres (10,785 sq. ft.) are compatible with the area.)*

- The applicant's proposal for four lots, does not fit the character of the area and will result in more traffic.

*(The applicant's proposed lot sizes are less than the permitted lot size in the RH-G Zone. However, all four proposed lots exceed the minimum 30-metre (100 ft.) depth requirement of the RH-G Zone, and all four lots meet or exceed the minimum 24-metre (79 ft.) width of the RH-G Zone. The CD Zone will also facilitate similar house sizes as an RH-G-zoned neighbourhood. As such, the streetscape will be comparable to an RH-G-zoned neighbourhood.*

*The proposed subdivision will generate a similar amount of traffic as an RH or RH-G-zoned development. The applicant has agreed to register a restrictive covenant on proposed Lots 3 and 4 to require garage access from 184A Street to reduce traffic on the lane and to create a consistent streetscape along 184A Street, as requested by neighbouring residents.)*

- The resident to the immediate south, located at 5455 – 184A Street, requested that the mature hedge along the southern property line of the subject site be retained, and that vehicular access be provided to the rear of their property.

*(The resident to the immediate south of the subject site has vehicular access along the north side yard from 184A Street. This vehicular access may be lost, once the lane is constructed adjacent the resident's north lot line. The applicant has agreed to provide a gate along the southern "bend" in the rear lane, to provide vehicular access to the southern resident's rear yard from the lane.*

*The construction of the rear lane will require removal of the mature hedge along the southern property line of the subject site. Therefore, the applicant has agreed to construct a cedar fence along a portion of the southern neighbour's north property line, to provide privacy.)*

### Public Information Meeting

- The applicant held a Public Information Meeting (PIM) on February 18, 2015 at the Sunrise Banquet Centre located at 5640 – 188 Street. Approximately fifty-one (51) invitations were sent by mail informing neighbouring residents of this PIM.
- Approximately fifteen (15) residents attended this meeting. Those in attendance had an opportunity to review the proposal and discuss any concerns with the applicant and their consultant.
- A total of ten (10) comment sheets were submitted in response to the PIM. Of the 10 comment sheets, four were in support and six were opposed and/or expressed concerns with the proposal. The residents in support, do not reside within the immediate area.
- Following the PIM, the applicant explored numerous layouts for the site, in attempts to address the residents' concerns, but still achieve a four-lot subdivision. Ultimately, the applicant was able to obtain two letters of support from residents who live along 184A Street who initially opposed the project, based on the current layout.
- Of the residents who reside along 184A Street and commented on the proposal (either at the PIM and/or through the pre-notification process), two residents support the proposal and three residents oppose.

### TREES

- Peter Mennel, ISA Certified Arborist of Mike Fadum and Associates Ltd. prepared an Arborist Assessment for the subject property. The table below provides a summary of the tree retention and removal by tree species:



**Table 1: Summary of Tree Preservation by Tree Species:**

Tree Species	Existing	Remove	Retain
<b>Deciduous Trees</b>			
Apple	11	11	0
Aspen, Trembling	2	2	0
Birch, Weeping	1	1	0
Cherry, Bitter	3	1	2
Dogwood, Pacific	1	1	0
Maple, Bigleaf	1	0	1
Maple, Sycamore	6	2	4
Pear	1	1	0
Plum, Purple Leaf	1	1	0
<b>Coniferous Trees</b>			
Cedar, Western Red	34	20	14
Douglas-fir	1	0	1
False Cypress	1	1	0
Monkey Puzzle	1	1	0
Spruce, Sitka	1	1	0
Spruce	1	1	0
<b>Total</b>	<b>66</b>	<b>44</b>	<b>22</b>
<b>Total Replacement Trees Proposed (excluding Boulevard Street Trees)</b>		<b>20</b>	
<b>Total Retained and Replacement Trees</b>		<b>42</b>	
<b>Contribution to the Green City Fund</b>		<b>\$18,750</b>	

- The Arborist Assessment states that there are a total of 66 mature trees on the site. There are no Alder or Cottonwood trees. It was determined that 22 trees can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 2 to 1 replacement ratio. This will require a total of 88 replacement trees on the site. Since only 20 replacement trees can be accommodated on the site (based on an average of 5 trees per lot), the deficit of 68 replacement trees will require a cash-in-lieu payment representing \$300 per tree, to the Green City Fund, in accordance with the City's Tree Protection By-law. However, the Tree Protection By-law limits the cash-in-lieu payment to \$15,000 per acre. Given that the site is 1.25 acres in area, the cash-in-lieu payment for replacement trees will be \$18,750.
- In addition to the replacement trees, boulevard street trees will be planted on 184 and 184A Streets. This will be determined by the Engineering Department during the servicing design review process.
- In summary, a total of 41 trees are proposed to be retained or replaced on the site with a contribution of \$18,750 to the Green City Fund.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site. The table below summarizes the applicable development features of the proposal based on the seven (7) criteria listed in the Surrey Sustainable Development Checklist.

<b>Sustainability Criteria</b>	<b>Sustainable Development Features Summary</b>
1. Site Context & Location (A1-A2)	<ul style="list-style-type: none"> <li>• The proposed development is consistent with the Suburban designation in the OCP.</li> </ul>
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> <li>• The proposed development is within the allowable density for suburban lots.</li> <li>• One secondary suite will be permitted in each future home.</li> </ul>
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> <li>• Low impact development standards will be incorporated.</li> </ul>
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> <li>• N/A</li> </ul>
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> <li>• N/A</li> </ul>
6. Green Certification (F1)	<ul style="list-style-type: none"> <li>• N/A</li> </ul>
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> <li>• Pre-notification letters were mailed to area residents and a development proposal sign was installed on site.</li> <li>• A Public Information Meeting was conducted on February 18, 2015.</li> </ul>

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INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Lot Owners, Action Summary and Project Data Sheets
- Appendix II. Proposed Subdivision Layout
- Appendix III. Engineering Summary
- Appendix IV. School District Comments
- Appendix V. Building Design Guidelines Summary
- Appendix VI. Summary of Tree Survey and Tree Preservation
- Appendix VII. Comments from the Cloverdale Community Association
- Appendix VIII. Proposed CD By-law

*original signed by Judith Robertson*

Jean Lamontagne  
General Manager  
Planning and Development

JD/dk

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KD 11/25/15 10:53 AM

Information for City Clerk

Legal Description and Owners of all lots that form part of the application:

1. Agent:             Name:             Roger Jawanda  
                        Address:         Citiwest Consulting Ltd.  
                                               9030 - King George Blvd, Unit 101  
                                               Surrey, BC V3V 7Y3  
  
                        Tel:                 604-591-2213
  
2. Properties involved in the Application
  - (a) Civic Address:         5466 - 184 Street
  
  - (b) Civic Address:         5466 - 184 Street  
Owner:                    Batt Development Ltd  
PID:                       007-437-579  
Parcel "B" (Explanatory Plan 11364) Lot 14 North West Quarter Section 4 Township 8 New  
Westminster District Plan 1457
  
3. Summary of Actions for City Clerk's Office
  - (a) Introduce a By-law to rezone the property.
  
  - (b) Application is under the jurisdiction of MOTI.  
  
MOTI File No. 2014-04740

# SUBDIVISION DATA SHEET

Proposed Zoning: CD (Based on RH-G)

Requires Project Data	Proposed
<b>GROSS SITE AREA</b>	
Acres	1.25
Hectares	0.5
<b>NUMBER OF LOTS</b>	
Existing	1
Proposed	4
<b>SIZE OF LOTS</b>	
Range of lot widths (metres)	24 m. – 28 m.
Range of lot areas (square metres)	986 sq. m. – 1002 sq. m.
<b>DENSITY</b>	
Lots/Hectare & Lots/Acre (Gross)	7.92 upha / 3.2 upa
Lots/Hectare & Lots/Acre (Net)	
<b>SITE COVERAGE (in % of gross site area)</b>	
Maximum Coverage of Principal & Accessory Building	25%
Estimated Road, Lane & Driveway Coverage	31.3%
Total Site Coverage	56.3%
<b>PARKLAND</b>	
Area (square metres)	N/A
% of Gross Site	
	<b>Required</b>
<b>PARKLAND</b>	
5% cash-in-lieu	YES
<b>TREE SURVEY/ASSESSMENT</b>	
	YES
<b>MODEL BUILDING SCHEME</b>	
	YES
<b>HERITAGE SITE Retention</b>	
	NO
<b>FRASER HEALTH Approval</b>	
	NO
<b>DEV. VARIANCE PERMIT required</b>	
Road Length/Standards	NO
Works and Services	NO
Building Retention	NO
Others	NO



- NOTES:**
1. ALL DIMENSIONS ARE APPROXIMATE ONLY BASED ON MASTER PLANS.
  2. LAYOUT IS PRELIMINARY AND SUBJECT TO APPROVALS AND SURVEYS.
  3. EXISTING HOUSES TO BE REMOVED.
  4. R/C ON LOT 3 AND 4 FOR MAJ DRIVEWAYS FROM 184A STREET

No.	Date	Description	Dr	Ch
1	15/09/21	LOTS ALONG 184A STREET INCREASED IN SIZE	JW	RJ
		Revision	Dr	Ch

**CitiWest Consulting Ltd.**  
 No.101-9030 KING GEORGE BLVD., SURREY, BC, V3V 7Y3  
 TELEPHONE 604-591-2213 FAX 604-591-5519  
 E-MAIL: office@citiwest.com



BATT DEVELOPMENT LTD.  
 #119 - 7565 132 STREET, SURREY, BC, 1K5 PH: 604-635-4700, FAX: 604-591-5676

**PRELIMINARY LOT LAYOUT**  
 SUBDIVISION AT 5466 - 184 STREET, SURREY, BC

Scale:	1:1000	Mun. Proj. No.	7914-0252-00	Dwg. No.	A
Drawn:	JW	Mun. Dwg. No.			
Designed:	RJ	Job No.	14-3121	Of	
P.W. P.U.		Date	AUG/2014	Revision	
Approved:		destroy all prints bearing previous number			

This drawing and design is the property of CITIWEST CONSULTING LTD. and cannot be used, reused or reprinted without the written consent of said company.

# INTER-OFFICE MEMO

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TO: **Manager, Area Planning & Development  
- North Surrey Division  
Planning and Development Department**

FROM: **Development Services Manager, Engineering Department**

DATE: **November 23, 2015** PROJECT FILE: **7814-0252-00**

---

RE: **Engineering Requirements  
Location: 5466 184 Street**

## REZONE/SUBDIVISION

### *Property and Right-of-Way Requirements*

- dedicate 4.942 m along 184 Street to the 30.0 m arterial road standard;
- dedicate varying width along 184A Street to the 20.0 m local road;
- dedicate 3.0 m for the east-west lane and 6.0 m for the north-south lane;
- dedicate 5.5 m x 5.5 m corner cut at the lane intersection on lot 3; and
- register 0.5 m statutory right-of-way along 184 Street and 184A Street.

### *Works and Services*

- construct east side of 184A Street to the Neo-Traditional through local road standard;
- construct 6.0 m asphalt lane including lane drainage; and
- provide each lot with a storm, water and sanitary service connection.

A Servicing Agreement is required prior to Rezoning and Subdivision.

  
Rémi Dubé, P.Eng.  
Development Services Manager

sk



September-23-14  
 Planning

**School Enrolment Projections and Planning Update:**  
 The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

The capacity for Martha Currie Elementary shown below has been adjusted for full day Kindergarten implementation in 2011 and inclusion of a "Strongstart" program for preschool age children and their parents. Martha Currie Elementary is at capacity with 1 portable. Lord Tweedsmuir is overcrowded with 8 portables. The Ministry approved a new secondary school in North Clayton which should provide some relief to reduce long term secondary school overcrowding in the east region of Surrey . The proposed development will not have an immediate impact on these projections.

**THE IMPACT ON SCHOOLS**

APPLICATION #: 14 0252 00

**SUMMARY**

The proposed 4 Single family with suites are estimated to have the following impact on the following schools:

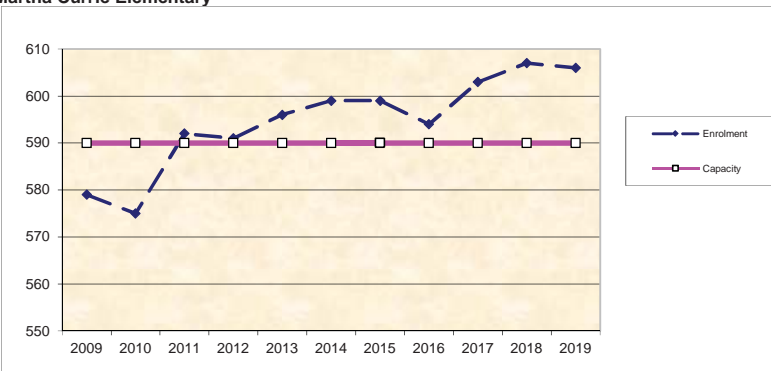
**Projected # of students for this development:**

Elementary Students:	2
Secondary Students:	1

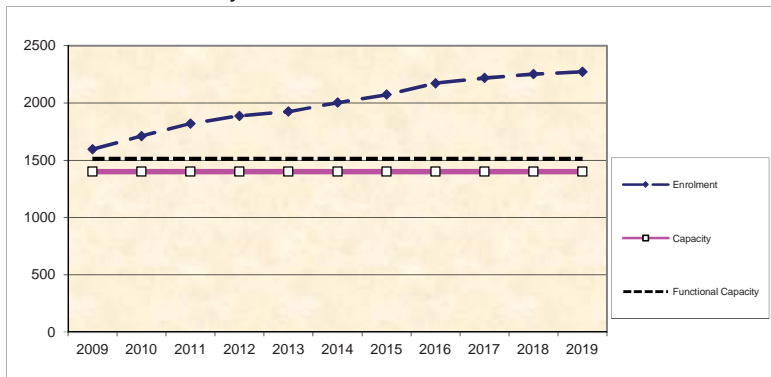
September 2013 Enrolment/School Capacity

<b>Martha Currie Elementary</b>	
Enrolment (K/1-7):	81 K + 515
Capacity (K/1-7):	40 K + 550
<b>Lord Tweedsmuir Secondary</b>	
Enrolment (8-12):	1925
Nominal Capacity (8-12):	1400
Functional Capacity*(8-12):	1512

Martha Currie Elementary



Lord Tweedsmuir Secondary



\*Functional Capacity at secondary schools is based on space utilization estimate of 27 students per instructional space. The number of instructional spaces is estimated by dividing nominal facility capacity (Ministry capacity) by 25.



## BUILDING GUIDELINES SUMMARY

Surrey Project no: 7914-0252-00  
 Project Location: 5466 - 184 Street, Surrey, B.C.  
 Design Consultant: Tynan Consulting Ltd., (Michael E. Tynan)

**The draft Building Scheme proposed for this Project has been filed with the City Clerk. The following is a summary of the Residential Character Study and the Design Guidelines which highlight the important features and form the basis of the draft Building Scheme.**

### 1. Residential Character

#### 1.1 General Description of the Existing and/or Emerging Residential Character of the Subject Site:

This area was built out over a time period spanning from the 1950's to the post-2000's. The age distribution from oldest to newest is: 1950's (13%), 1960's (13%), 1970's (13%), 1980's (40%), 1990's (13%) and post-2000's (7%). A majority of homes in this area have a floor area in the 2501 - 3000 sq.ft. size range. Home size distribution is: Under 1000 sq.ft. (13%), 1501 - 2000 sq.ft. (7%), 2001 - 2500 sq.ft. (20%), 2501 - 3000 sq.ft. (27%), 3001 - 3550 sq.ft. (13%), over 3550 sq.ft. (20%). Styles found in this area include: "Old Urban" (20%), "West Coast Traditional (English Tudor emulation)" (7%), "Heritage (Old B.C.)" (7%), "Rural Heritage" (20%), "Craftsman Heritage" (7%), "Traditional English" (13%), "Traditional Cape Cod" (7%), and "Neo-Traditional" (20%). Home types include: Bungalow (20%), Bungalow with above-ground basement (7%), 1.1/2 Storey (20%), and Two-Storey (53%).

Massing scale (front wall exposure) characteristics include: Simple, small, low mass structure (7%), Low mass structure (7%), Low to mid-scale massing (7%), Mid-scale massing (13%), Mid-scale massing with proportionally consistent, well balanced massing design (40%), and Mid to high scale massing (27%). The scale (height) range for front entrance structures include: One storey front entrance (47%), One storey front entrance veranda in heritage tradition (40%), and 1 ½ storey front entrance (13%).

The range of roof slopes found in this area is: 2:12 (6%), 3:12 (6%), 4:12 (6%), 7:12 (29%), 8:12 (6%), 10:12 (18%), 12:12 (12%), and greater than 12:12 (18%). Main roof forms (largest upper floor truss spans) include: main common hip roof (27%), main common gable roof (60%), and main Dutch hip roof (13%). Feature roof projection types include: None (5%), Common Hip (26%), Common Gable (53%), Dutch Hip (11%), and Boston Hip (5%). Roof surfaces include: Roll roofing (13%), Interlocking tab type asphalt shingles (7%), Rectangular profile type asphalt shingles (7%), Shake profile asphalt shingles (60%), and Cedar shingles (13%).

Main wall cladding materials include: Horizontal cedar siding (6%), Vertical channel cedar siding (12%), Aluminum siding (6%), Horizontal vinyl siding (47%), Vertical vinyl siding (12%), and Stucco cladding (18%). Feature wall trim materials used on the front facade include: No feature veneer (36%), Brick feature veneer (21%), Stone feature veneer (14%), Wood wall shingles accent (14%), Horizontal cedar accent (7%), and Tudor style battens over stucco accent (7%). Wall cladding and trim colours include: Neutral (54%), Natural (38%), Primary derivative (4%), and Warm (4%).

Covered parking configurations include: No covered parking (20%), Single carport (13%), Double garage (47%), Triple garage (13%), Detached rear garage (7%). Driveway surfaces include: No driveway (7%), Gravel driveway (7%), Asphalt driveway (20%), Broom finish or smooth concrete driveway (40%), Exposed aggregate driveway (27%).

A wide variety of landscaping standards are evident, ranging from "natural state" to "extraordinary suburban-estate" standard.

## 1.2 Features of Surrounding Dwellings Significant to the Proposed Building Scheme:

- 1) **Context Homes:** Fifty three percent of existing neighbouring homes provide suitable architectural context for use at the subject site (and therefore 47 percent of homes are considered 'non-context'). Context homes include: 5443 - 184A Street, 5455 - 184A Street, 5488 - 184A Street, 5482 - 184A Street, 5474 - 184A Street, 5446 - 184A Street, 5441 - 184 Street, and 5495 - 184 Street. However, massing design, construction materials, and trim and detailing standards for new homes constructed in RH(G) zone subdivisions now exceed standards evident on the context homes. The recommendation therefore is to adopt standards commonly found in post year 2010 RH(G) zoned subdivisions, rather than to emulate specific features of the aforesaid context homes.
- 2) **Style Character :** Surrounding context homes identified above exhibit a suburban-estate style character, and architecturally interesting massing design. Styles suited for this objective include "Traditional" (including English Country, English Tudor, English Manor, Cape Cod and other sub-styles that impart a formal, stately character), Classical Heritage, Neo-Heritage, and estate quality manifestations of the Neo-Traditional style. Note that style range is not restricted in the building scheme. However, the consultant refers to the character study style recommendations when reviewing plans for meeting style-character intent.
- 3) **Home Types :** There are a wide range of home types evident, and so some flexibility is justified. Home type (Two-Storey, Bungalow, Basement Entry, Split Level, etc..) will not be regulated in the building scheme.
- 4) **Massing Designs :** Massing designs should meet new standards for RH(G) zoned subdivisions. New homes should exhibit "mid-scale" massing. Various elements and projections on the front of the home should be interesting architecturally, and should be in pleasing natural proportions to one another. These elements and projections should be located so as to create balance across the façade.
- 5) **Front Entrance Design :** Front entrance porticos range from one to 1 ½ storeys in height. The recommendation is to limit the range of entrance portico heights to between one storey and 1 ½ storeys to ensure there is not proportional overstatement of this one element.
- 6) **Exterior Wall Cladding :** Vinyl siding is not normally recommended in new suburban zones. However, homes in this area are unusual in that vinyl has been used on nearly all the high value estate homes. There is clear precedence for vinyl here, and so the recommendation is to permit vinyl. Therefore, vinyl, cedar, stucco, and cementitious siding products (such as Hardiplank) are recommended.
- 7) **Roof surface :** A wide range of roof surfacing materials have been used in this area including cedar shingles (13%), asphalt shingles (74%), and, roll roofing (13%). The roof surface is not a uniquely recognizable characteristic of this area and so flexibility in roof surface materials is warranted. The recommendation is to permit cedar shingles, shake profile concrete roof tiles, shake profile asphalt shingles with a raised ridge cap, and new environmentally sustainable roof products that have a strong shake profile.
- 8) **Roof Slope :** Roof slopes of 8:12 or higher have been used on context homes. This is a suitable minimum roof slope given the objectives of ensuring continuity with context homes and to ensure that homes appear style-authentic within the proposed style range.

**Streetscape:** This neighbourhood was developed over long time period and so the streetscape appears "varied". Homes include 70 year old small simple Bungalows, a 60 year old box-like Bungalow with above-ground basement, 50 year old 2000-2500 sq.ft. "Old urban" Two-Storey homes, 40 year old estate sized, 2500+ sq.ft. Two storey types in a variety of Heritage styles (Rural Heritage, Craftsman Heritage, Queen Anne), a 30 year old 3000+ sq.ft. "Neo-Traditional" Two-Storey type, a 20 year old 3500+ sq.ft. "Traditional English" Two-Storey, and a 10 year old 3500+ sq.ft. "Neo-Traditional" style Two-storey. Roof slopes range between 3:12 and 14:12. Roof forms vary from a simple common gable main roof with no projections, to main common hip forms with 4 or more projections. Most homes have an asphalt shingle roof (2 homes have roll roofing). Most homes are clad in vinyl (even the large estate homes). Trim and detailing ranges from "none" to "elaborate". Landscapes range from "natural state" to "extraordinary".

## 2. Proposed Design Guidelines

### 2.1 Specific Residential Character and Design Elements these Guidelines Attempt to Preserve and/or Create:

- The new homes are constructed to a high architectural standard, meeting or exceeding standards found in most executive-estate quality subdivisions in the City of Surrey. New homes are readily identifiable as one of the following styles: "Traditional" (including English Country, English Tudor, English Manor, Cape Cod and other sub-styles that impart a formal, stately character), Classical Heritage, Neo-Heritage, and estate quality manifestations of the Neo-Traditional style.
- a new single family dwelling *constructed* on any *lot* meets year 2000's design standards, which include the proportionally correct allotment of mass between various street facing elements, the overall balanced distribution of mass within the front facade, readily recognizable style-authentic design, and a high trim and detailing standard used specifically to reinforce the style objectives stated above.
- trim elements will include several of the following: furred out wood posts, articulated wood post bases, wood braces and brackets, louvered wood vents, bold wood window and door trim, highly detailed gable ends, wood dentil details, stone or brick feature accents, covered entrance verandas and other style-specific elements, all used to reinforce the style (i.e. not just decorative).
- the development is internally consistent in theme, representation, and character.
- the entrance element will be limited in height (relative dominance) to 1 to 1 ½ storeys.

### 2.2 Proposed Design Solutions:

#### **Interfacing Treatment with existing dwellings)**

There are homes in this area (5443 - 184A Street, 5455 - 184A Street, 5488 - 184A Street, 5482 - 184A Street, 5474 - 184A Street, 5446 - 184A Street, 5441 - 184 Street, and 5495 - 184 Street) that could be considered to provide acceptable architectural context. However, massing design, construction materials, and trim and detailing standards for new homes constructed in most new (post year 2010) RH(G) zone subdivisions now exceed standards evident on the context homes. The recommendation therefore is to adopt standards commonly found in post year 2010 RH(G) zoned subdivisions, rather than to specifically emulate the aforesaid two context homes.

**Exterior Materials/Colours:** Stucco, Cedar, Vinyl, Hardiplank, Brick, and Stone.

“Natural” colours such as browns, greens, clays, and other earth-tones, and “Neutral” colours such as grey, white, and cream are permitted. Primary colours are not recommended for this development (except on trim). “Warm” colours such as pink, rose, peach, salmon are not permitted. Trim colours: Shade variation of main colour, complementary, neutral, or subdued contrast only.

**Roof Pitch:** Minimum 8:12.

**Roof Materials/Colours:** Cedar shingles, shake profile concrete roof tiles, shake profile asphalt shingles with a raised ridge cap, and new environmentally sustainable roofing products should be permitted, providing that the aesthetic properties of the new materials are equal to or better than that of the traditional roofing products. Greys, black, or browns only.

**In-ground basements:** Permitted, subject to determination that service invert locations are sufficiently below grade. Basements will appear underground from the front.

**Treatment of Corner Lots:** Not applicable - there are no corner lots

**Landscaping:** *Moderate modern urban standard:* Tree planting as specified on Tree Replacement Plan plus minimum 40 shrubs of a minimum 3 gallon pot size. Sod from street to face of home. Driveways: exposed aggregate, interlocking masonry pavers, or stamped concrete. Broom finish concrete is permitted only where the driveway directly connects the lane to the garage slab at the rear side of the dwelling.

**Compliance Deposit:** \$5,000.00

**Summary prepared and submitted by:** Tynan Consulting Ltd.      **Date:** Dec 2, 2014

**Reviewed and Approved by:**       **Date:** Dec 2, 2014

MIKE FADUM AND ASSOCIATES LTD.  
VEGETATION CONSULTANTS

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## Tree Preservation Summary

Surrey Project No: 14-0252-00

Address: 5466 - 184 Street

Registered Arborist: Peter Mennel and Mike Fadum

On-Site Trees	Number of Trees
<b>Protected Trees Identified</b> (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	66
<b>Protected Trees to be Removed</b>	44
<b>Protected Trees to be Retained</b> (excluding trees within proposed open space or riparian areas)	22
<b>Total Replacement Trees Required:</b>  <ul style="list-style-type: none"> <li>- Alder &amp; Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 0</li> <li>- All other Trees Requiring 2 to 1 Replacement Ratio 44 X two (2) = 88</li> </ul>	88
<b>Replacement Trees Proposed</b>	20
<b>Replacement Trees in Deficit</b>	68
<b>Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]</b>	NA

Off-Site Trees	Number of Trees
<b>Protected Off-Site Trees to be Removed</b>	0
<b>Total Replacement Trees Required:</b>  <ul style="list-style-type: none"> <li>- Alder &amp; Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 1</li> <li>- All other Trees Requiring 2 to 1 Replacement Ratio 1 X two (2) = 2</li> </ul>	2
<b>Replacement Trees Proposed</b>	TBD
<b>Replacement Trees in Deficit</b>	TBD

Summary report and plan prepared and submitted by: Mike Fadum and Associates Ltd.

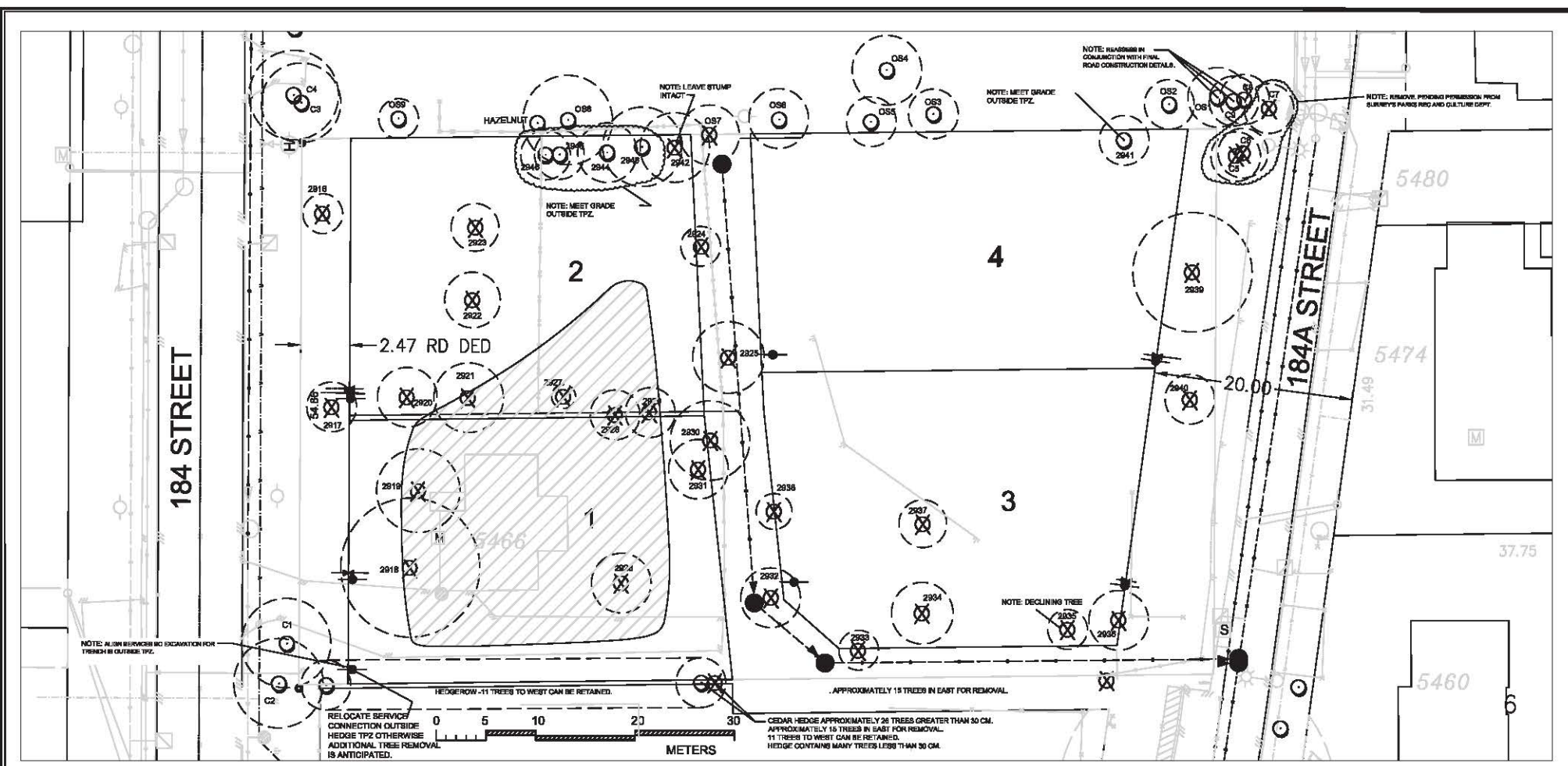
Signature of Arborist:

Date: October 22, 2015



Mike Fadum and Associates Ltd.  
#105, 8277-129 Street, Surrey, BC, V3W 0A6  
Phone 778-593-0300 Fax 778-593-0302





NOTE: REASSESS BY CONSULTATION WITH FINAL ROAD CONSTRUCTION DETAILS.

NOTE: MEET GRADE OUTSIDE TPZ.

NOTE: REMOVE PERKINS PERMISSION FROM SURVEY'S PARAS PER AG AND CULTURE DEPT.

NOTE: MEET GRADE OUTSIDE TPZ.

NOTE: DECLINING TREE

NOTE: ALLOW SERVICES AND EXCAVATION FOR TRENCH IN OUTSIDE TPZ.

RELOCATE SERVICE CONNECTION OUTSIDE HEDGE TPZ OTHERWISE ADDITIONAL TREE REMOVAL IS ANTICIPATED.

CEGAR HEDGE APPROXIMATELY 26 TREES GREATER THAN 30 CM. APPROXIMATELY 15 TREES IN EAST FOR REMOVAL. 11 TREES TO WEST CAN BE RETAINED. HEDGE CONTAINS MANY TREES LESS THAN 30 CM.

HEDGEROW - 11 TREES TO WEST CAN BE RETAINED.

APPROXIMATELY 15 TREES IN EAST FOR REMOVAL.

**LEGEND**

- TREE TO BE RETAINED
- TREE TO BE REMOVED
- MINIMUM NO DISTURBANCE ZONE

NOTE: NON BY-LAW TREES HAVE BEEN REMOVED FROM THE PLANS

NOTE: REASSESS ALL TREES IN CONJUNCTION WITH FINAL BUILDING.



STAMP	NO.	DATE	BY	REVISION

**MIKE FADUM AND ASSOCIATES LTD.**  
**VEGETATION CONSULTANTS**

8105, 8277 128 ST.  
Surrey, British Columbia  
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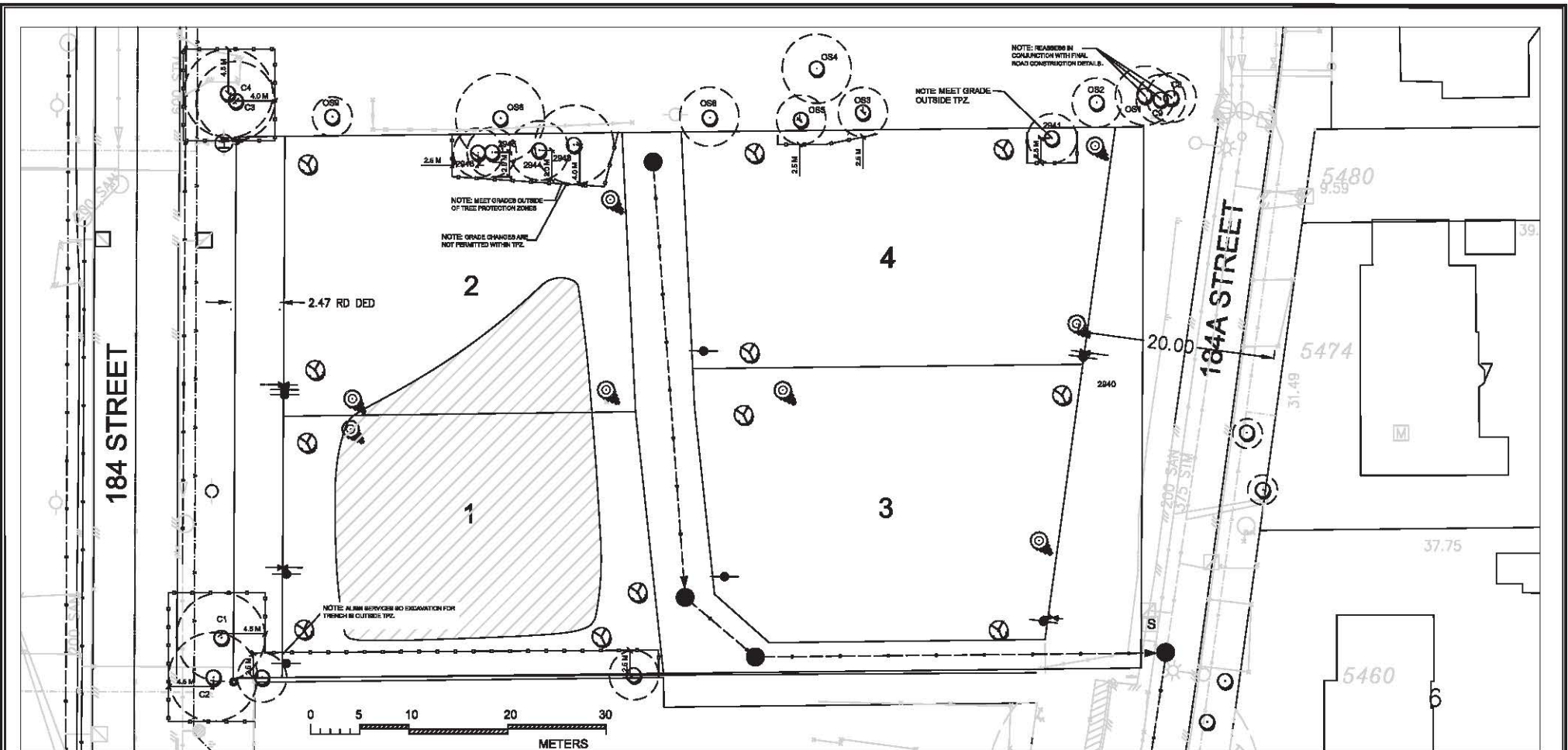
PROJECT TITLE  
**5466 184 ST.**  
**SURREY, B.C.**

SHEET TITLE  
**T1 - TREE REMOVAL AND PRESERVATION PLAN**

CLIENT

DRAWN: SCJ  
SCALE: AS SHOWN  
DATE: NOVEMBER 18, 2014

**T-1**  
SHEET 1 OF 2



**LEGEND**

- TREE TO BE RETAINED
- DECIDUOUS REPLACEMENT TREE (5 CM. DIA. MINIMUM)
- CONIFEROUS REPLACEMENT TREE (3.0 M HT. MINIMUM)
- TREE PROTECTION FENCING
- MINIMUM NO DISTURBANCE ZONE

NOTE: REPLACEMENT TREES SHALL CONFORM TO BCSLA/BCLNA LANDSCAPE STANDARDS. SPECIES AND LOCATIONS TO BE DETERMINED AT LANDSCAPE STAGE.

NOTE: TREE PROTECTION FENCING SHALL BE CONSTRUCTED TO MUNICIPAL STANDARDS.



STAMP	NO.	DATE	BY	REVISION

**MIKE FADUM AND ASSOCIATES LTD.**  
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PROJECT TITLE  
**5466 184 ST.**  
**SURREY, B.C.**

SHEET TITLE  
**TZ - TREE PROTECTION AND REPLACEMENT PLAN**  
 CLIENT  
 DATE  
 NOVEMBER 18, 2014

DRAWN  
 SCALE  
 AS SHOWN  
 DATE  
 NOVEMBER 18, 2014

**T-2**  
 SHEET 1 OF 2



# Cloverdale Community Association

Website: [www.cloverdalecommunity.org](http://www.cloverdalecommunity.org)

Email address: [info@cloverdalecommunity.org](mailto:info@cloverdalecommunity.org)

November 17, 2014

Jeff Denney  
City of Surrey  
Planning and Development Department  
13450-104 Avenue  
Surrey BC V3T 1V8

**Re: 5466-184 Street / File: 7914-0252-00**

Dear Mr. Denney:

The Cloverdale Community Association has received a preliminary notice for the above noted file number.

Please be advised that we support the application in general however we would like our following 4 main concerns addressed and implemented:

1. Garage sizes should be set to the sizes which have recently been adopted to accommodate larger vehicles.
2. If there are any new roads being put in, they should accommodate double sided parking and two way traffic.
3. To reduce the possibility of multiple suites, the house plans should be restricted so that once the final has been received, it would be impossible to build illegal suites after the fact.
4. If the houses are to have a secondary suite then the homeowner must provide an off-street parking pad. Even though this is a requirement in the bylaw, it is not happening as the developers/builders are not being honest in the beginning. A restrictive covenant or such should be in place to hold the developer/builder responsible in case they try to pull a fast one.

As always, we expect our comments will be added to the report and file for council to review.

Thank you.

Sincerely,

Mike Bola  
President  
Cloverdale Community Association  
604-318-0381

Cc: Board of Directors



CITY OF SURREY

BYLAW NO. \_\_\_\_\_

A by-law to amend Surrey Zoning By-law, 1993, No. 12000, as amended  
.....

THE CITY COUNCIL of the City of Surrey ENACTS AS FOLLOWS:

- 1. Surrey Zoning By-law, 1993, No. 12000, as amended, is hereby further amended, pursuant to the provisions of Section 903 of the Local Government Act, R.S.B.C. 1996 c. 323, as amended by changing the classification of the following parcels of land, presently shown upon the maps designated as the Zoning Maps and marked as Schedule "A" of Surrey Zoning By-law, 1993, No. 12000, as amended as follows:

FROM: ONE-ACRE RESIDENTIAL ZONE (RA)

TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

Parcel Identifier: 007-437-579  
Parcel "B" (Explanatory Plan 11364) Lot 14 North West Quarter Section 4 Township 8 New Westminster District Plan 1457

5466 - 184 Street

(hereinafter referred to as the "*Lands*")

- 2. The following regulations shall apply to the *Lands*:

**A. Intent**

This Comprehensive Development Zone is intended for *single family dwellings* on small *suburban lots*.

**B. Permitted Uses**

The *Lands* 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 Surrey Zoning By-law, 1993, No. 12000, as amended; and
  - (b) The keeping of *boarders* or *lodgers* in accordance with Section B.2, Part 4 General Provisions, of Surrey Zoning By-law, 1993, No. 12000, as amended.

**C. Lot Area**

Not applicable to this Zone.

**D. Density**

1. For the purpose of subdivision, the maximum *unit density* shall not exceed 10 *dwelling units* per hectare [4 upa].
2.
  - (a) For the purpose of this Section and notwithstanding the definition of *floor area ratio* in Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended, all covered areas used for parking shall be included in the calculation of *floor area ratio* unless the covered parking is located within the *basement*; and
  - (b) For *building* construction within a *lot*:
    - i. The *floor area ratio* shall not exceed 0.37, provided that, of the resulting allowable floor area, 45 square metres [480 sq.ft.] shall be reserved for use only as garage or carport, and 10 square metres [105 sq.ft.] shall be reserved for use only as *accessory buildings* and *structures*; and
    - ii. Notwithstanding the above, the maximum allowable floor area shall be 375 square metres [4,000 sq. ft.].

**E. Lot Coverage**

The *lot coverage* shall not exceed 25%.

## 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>
<i>Principal Building</i>		7.5 m. [25 ft.]	7.5 m. [25 ft.]	3.0 m. [10 ft.]
<i>Accessory Buildings and Structures</i> greater than 10 square metres [105 sq.ft.] in size		18.0 m. [60 ft.]	1.8 m [6 ft.]	1.0 m [3 ft.]
<i>Other Accessory Buildings and Structures</i>		18.0 m [60 ft.]	0.0 m	0.0 m.

Measurements to be determined as per Part 1 Definitions, of Surrey Zoning By-law, 1993, No. 12000, as amended.

## G. Height of Buildings

Measurements to be determined as per Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended.

1. *Principal buildings:* The *building height* shall not exceed 9 metres [30 ft.].
2. *Accessory buildings and structures:* The *building 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

1. Resident and visitor *parking spaces* shall be provided as stated in Table C.6, Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.
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 2 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 Sub-sections H.2(a) and (b) shall not exceed 3.

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 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.6 of Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.

## 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) 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
  - (b) In the case of *rear yards*, this screening requirement may be provided by a 1.8 metre [6 ft.] high solid fence.

## 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*.

**K. Subdivision**

*Lots* created through subdivision in this Zone shall conform to the following minimum standards:

<i>Lot Size</i>	<i>Lot Width</i>	<i>Lot Depth</i>
975 sq. m. [10,500 sq. ft.]	24 metres [80 ft.]	32 metres [105 ft.]

Dimensions shall be measured in accordance with Section E.21 of Part 4 General Provisions of Surrey Zoning By-law, 1993, No. 12000, as amended.

**L. Other Regulations**

In addition to all statutes, bylaws, orders, regulations or agreements, the following are applicable, however, in the event that there is a conflict with the provisions in this Comprehensive Development Zone and other provisions in Surrey Zoning By-law, 1993, No. 12000, as amended, the provisions in this Comprehensive Development Zone shall take precedence:

1. Definitions are as set out in Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended.
2. Prior to any use, the *Lands* must be serviced as set out in Part 2 Uses Limited, of Surrey Zoning By-law, 1993, No. 12000, as amended and in accordance with the servicing requirements for the RH-G Zone as set forth in the Surrey Subdivision and Development By-law, 1986, No. 8830, as amended.
3. General provisions are as set out in Part 4 General Provisions of Surrey Zoning By-law, 1993, No. 12000, as amended.
4. Additional off-street parking requirements are as set out in Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.
5. Sign regulations are as set out in Surrey Sign By-law, 1999, No. 13656, as amended.
6. Special *building setbacks* are as set out in Part 7 Special Building Setbacks, of Surrey Zoning By-law, 1993, No. 12000, as amended.
7. Subdivisions shall be subject to the applicable Surrey Development Cost Charge By-law, 2014, No. 18148, as may be amended or replaced from time to time, and the development cost charges shall be based on the RH-G Zone.
8. Tree regulations are set out in Surrey Tree Protection By-law, 2006, No. 16100, as amended.

3. This By-law shall be cited for all purposes as "Surrey Zoning Bylaw, 1993, No. 12000, Amendment By-law, \_\_\_\_\_, No. \_\_\_\_\_."

PASSED FIRST READING on the \_\_\_\_\_ th day of \_\_\_\_\_, 20 .

PASSED SECOND READING on the \_\_\_\_\_ th day of \_\_\_\_\_, 20 .

PUBLIC HEARING HELD thereon on the \_\_\_\_\_ th day of \_\_\_\_\_, 20 .

PASSED THIRD READING on the \_\_\_\_\_ th day of \_\_\_\_\_, 20 .

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the \_\_\_\_\_ th day of \_\_\_\_\_, 20 .

\_\_\_\_\_ MAYOR

\_\_\_\_\_ CLERK

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