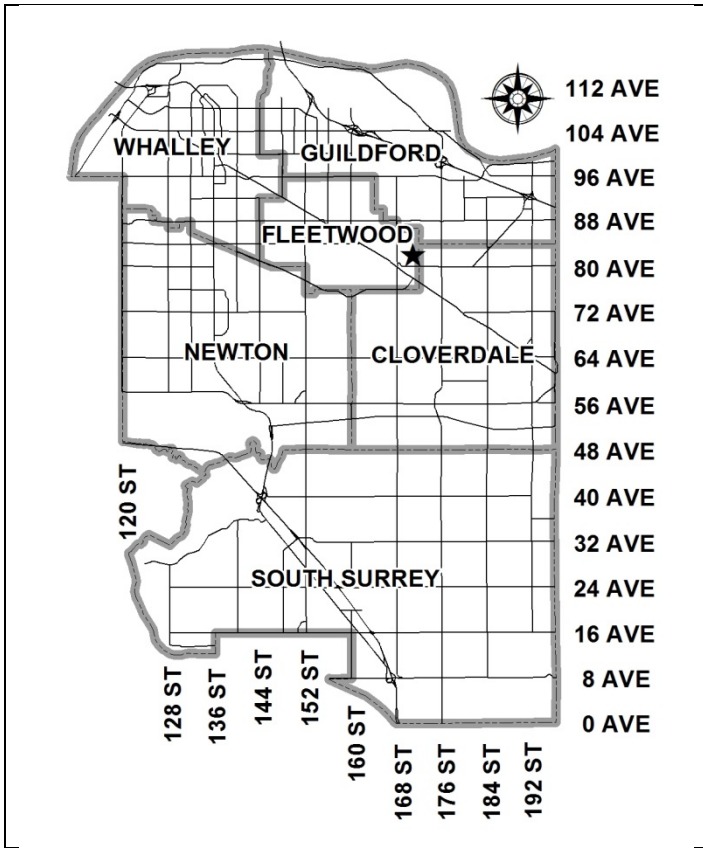


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7915-0065-00

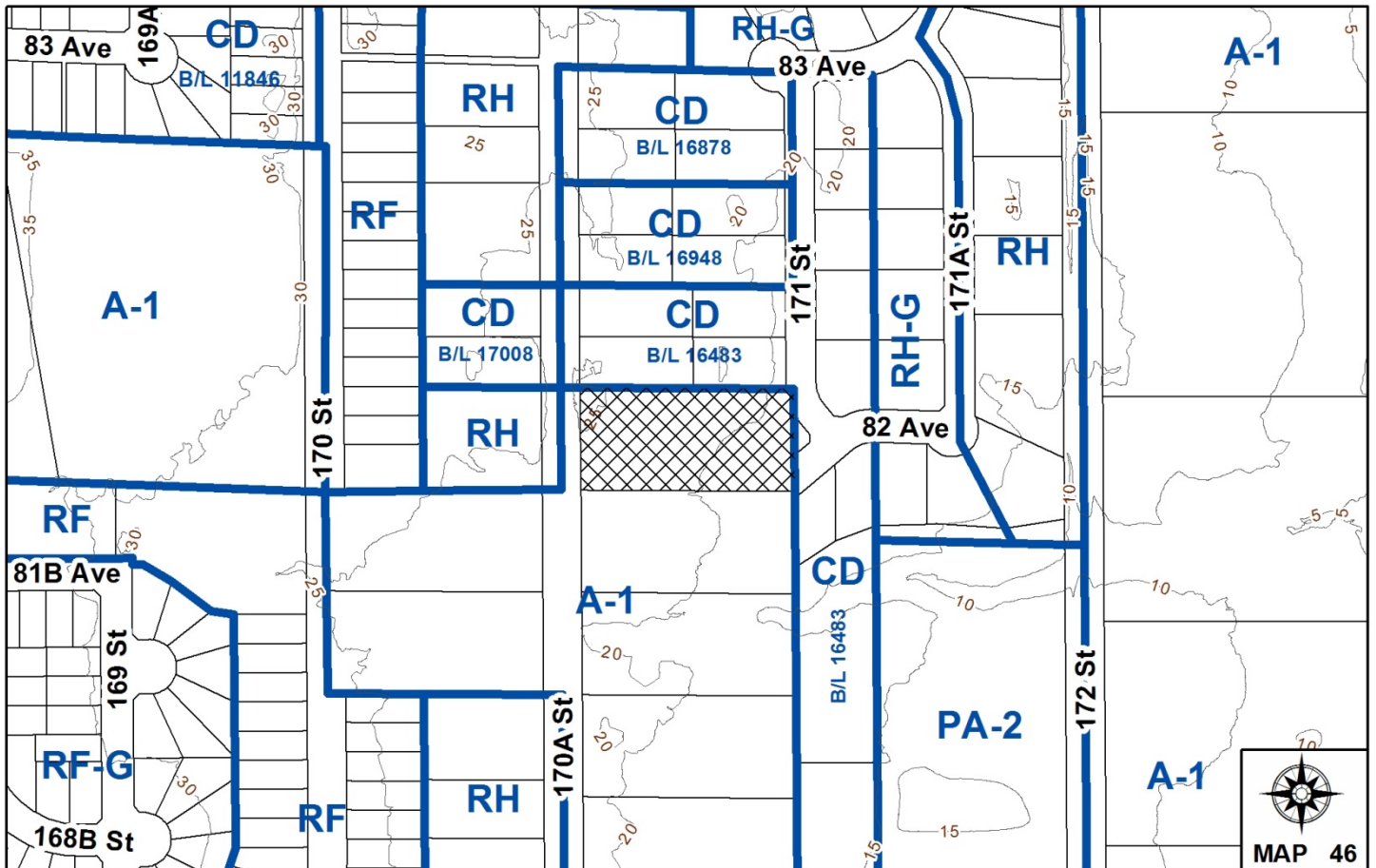
Planning Report Date: February 1, 2016



**PROPOSAL:**

- **Rezoning** from A-1 to CD (based on RH-G) to allow subdivision into three (3) suburban single family lots, with future subdivision potential for proposed Lot 1.

**LOCATION:** 8210 - 170A Street  
**OWNER:** Monark Investments Ltd.  
**ZONING:** A-1  
**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

- Complies with the Suburban designation in the OCP.
- The proposed density complies with the maximum density in the Suburban designation of 5 units per hectare (2 units per acre), for properties within 200 metres (655 ft.) to the ALR boundary.
- The proposed lots are consistent in size with the existing suburban single family lots in the neighbourhood.
- The proposed subdivision will result in a half-road connection between 170A Street and 171 Street, which will benefit the suburban single family lots in the east and north-east.
- The applicant, with staff's assistance, has made several attempts to acquire the residual land to the immediate east, however, an acceptable value could not be agreed upon. The proposed rezoning and subdivision will not preclude acquisition of this small triangular portion in the future.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the subject site from "General Agriculture Zone (A-1)" to "Comprehensive Development Zone (CD)" 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) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (d) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
  - (e) removal of accessory buildings to the satisfaction of the General Manager, Planning and Development Department;
  - (f) the applicant satisfy the open space requirement of gross-density subdivisions; and
  - (g) 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.

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:**

1 Elementary student at Coast Meridian Elementary School  
0 Secondary students at North Surrey 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 Fall 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 is required to address these concerns prior to consideration of final adoption of the Rezoning By-law.

**SITE CHARACTERISTICS**

**Existing Land Use:** Single family dwelling fronting 170A Street with detached garage and sheds in the middle of the lot. The single family dwelling will be retained, while the detached garage and sheds will be demolished.

**Adjacent Area:**

Direction	Existing Use	OCP Designation	Existing Zone
North:	Suburban single family lots.	Suburban	CD (By-law No. 16483)
East (Across 171 Street and 82 Avenue):	Suburban single family lots.	Suburban	CD (By-law No. 16483)
South:	Single family dwelling on acreage parcel	Suburban	A-1
West (Across 170A Street):	Oversized half-acre lot.	Suburban	RH

**DEVELOPMENT CONSIDERATIONS****Background**

- The 5,820-square metre (1.4-acre) subject site is located at 8210 – 170A Street in Fleetwood.
- The site is designated “Suburban” in the Official Community Plan (OCP) and is zoned “General Agriculture Zone (A-1)”. The property is not located within the Agricultural Land Reserve (ALR).
- A single family dwelling, with detached garage and sheds, are located on the property. The single family dwelling will be retained, while the detached garage and sheds will be demolished as part of the current development application.

**Proposal**

- The applicant proposes to rezone the site from “General Agriculture Zone (A-1)” to “Comprehensive Development Zone (CD)” (based on the RH-G Zone) in order to subdivide into three (3) suburban single family lots, one with further subdivision potential.

- Proposed Lot 1 is approximately 2,240 square metres (0.55 acre) in size with a lot width of 54 metres (178 ft.) and a lot depth of 41 metres (135 ft.). The existing single family dwelling on the subject property will be retained on proposed Lot 1.
- Proposed Lot 1 will have future subdivision potential into two (2) suburban single family lots each approximately 1,120 square metres (0.28 acre) in size with lot widths of 27 metres (88 ft.) and lot depths of 41 metres (135 ft.), which comply with the minimum 24-metre (80-ft.) lot width, the minimum 30-metre (100 ft.) lot depth, and the minimum 1,120-square metre lot size requirements of the proposed CD Zone.
- Proposed Lots 2 and 3 are approximately 1,120 square metres (0.28 acre) in size with lot depths of 41 metres (135 ft.), and lot widths of 24 metres (80 ft.) and 30 metres (100 ft.), respectively.

#### Remnant “Hooked” Lot

- The east lot line of proposed Lot 3 abuts a remnant portion of land (approximately 100 square metres / 1,075 sq.ft. in size) that is “hooked” to a property (17112 – 82 Avenue) located south-east of the subject site across 82 Avenue.
- The lot located to the south-east, including the 100-square metre (1,075-sq.ft.) “hooked” remainder, was created under Development Application No. 7906-0450-00 following approval by Council of the rezoning on December 15, 2008. Although the proposed rezoning and subdivision of the subject site can proceed without the inclusion of this 100-square metre (1,075-sq.ft.) remnant parcel of land, it was always intended to be consolidated with the subject site. This remnant portion of land is not large enough to accommodate any form of development on its own.
- As part of the subject development application, staff encouraged the applicant to purchase and consolidate this “hooked” remainder with proposed Lot 3. The applicant has advised staff that they have contacted the neighbouring property owner (of 17112 – 82 Avenue) about purchasing the “hooked” remainder in order to consolidate it with proposed Lot 3, and have made multiple offers based on a market appraisal of the land value.
- Staff have also contacted the owner of the “hooked” remnant and explained that now is an appropriate time for the “hooked” remnant to be assembled with proposed Lot 3 as always anticipated. Staff have also advised that it may be difficult to dispose of this small portion of land once the proposed subdivision is completed and proposed Lot 3 is sold to a new owner.
- The owner of the “hooked” portion has stated that he is not interested in selling the “hooked” remainder to the applicant and intends to retain that land. Therefore, the “hooked” remainder is not included in the subject development application.
- Although the 100-square metre (1,075-sq.ft.) remnant is not incorporated in the subject development application, should the affected owners reach an amicable solution in the future, the remnant could be consolidated with proposed Lot 3 without a further rezoning. The resulting consolidation would be split-zoned, and the additional land would only be yardspace and not suitable for any buildings.

### OCP Policy

- The subject site is located approximately 160 metres (525 ft.) west of the Agricultural Land Reserve (ALR) boundary. The Official Community Plan (OCP) states that the maximum density for Suburban-designated properties within 200 metres (655 ft.) of the ALR boundary is 5 units per hectare (2 units per acre), and that the maximum density for Suburban-designated properties beyond the 200-metre (655-ft.) distance to the ALR boundary is 10 units per hectare (4 units per acre).
- The gross unit density of the proposed 3-lot subdivision on the subject site is 5 units per hectare (2 units per acre), which complies with the maximum allowable density of 5 units per hectare (2 upa) for Suburban-designated lands within 200 metres (650 ft.) of the ALR.
- Proposed Lot 1, which has future subdivision potential, is located beyond the 200-metre (655-ft.) distance to the ALR boundary. Future subdivision of proposed Lot 1 into two (2) lots, each approximately 1,120 square metres (0.28 acre) in size, will result in a unit density of 8.9 units per hectare (3.6 upa), which complies with the maximum allowable density of 10 units per hectare (4 units per acre) for properties located beyond the 200-metre (655-ft.) distance to the ALR boundary.
- The proposed subdivision meets the intent of City Policy No. O-23, which guides residential development near the Agricultural Land Reserve (ALR) boundary.
- The subject proposal was not forwarded to the City's Agriculture and Food Security Advisory Committee (AFSAC) since the subject site does not fall within 50 metres (164 ft.) of the ALR, and therefore, not subject to a Development Permit.
- The proposed lots are similar in size to the existing single family suburban lots in the area, many of which are zoned "Half-Acre Residential Gross Density Zone (RH-G)" or "Comprehensive Development Zone" (based on the RH-G Zone). The remaining A-1-zoned properties to the south also have rezoning and subdivision potential; however, the lot yield may be affected by Drinkwater Creek, which runs east/west through some of these lands.
- The OCP states that densities for properties within the Suburban designation may be calculated on the gross site area, where sufficient parkland and/or community benefit are provided. 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 developments. This is consistent with the development applications approved to the north (File Nos. 7906-0450-00, 7907-0385-00, and 7908-0171-00).

### Road Dedication

- The applicant is required to dedicate 11.5 metres (38 ft.) along the south property line for the extension of 82 Avenue, which will ultimately be 17 metres (56 ft.) in width. This section of 82 Avenue will provide an important link to the west for the residents east and north-east of the subject site.

- The applicant is also required to dedicate approximately 30 square metres (325 sq.ft.) at the north-east corner of the site to complete 171 Street. No road dedication is required along 170A Street.

PROPOSED CD BY-LAW (Appendix VII)

- The proposed CD By-law is based on the Half-Acre Residential Gross Density Zone (RH-G) with modifications to adjust the required lot sizes, density and to address no land being set aside for open space purposes.
- 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>Unit Density</b>	Maximum density is 5 dwelling units per hectare (2.0 upa)	Maximum density is 10 dwelling units per hectare (4.0 upa)
<b>FAR</b>	0.32	0.32
<b>Lot Area for Subdivision</b>	The minimum site area for subdivision shall be 1 hectare (2.5 acres).	Not applicable.
<b>Minimum Lot Sizes</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: 1,120 sq.m. (12,000 sq. ft.) Lot width: 24 m. (80 ft.) Lot depth: 30 m. (100 ft.)

- The floor area ratio (FAR), building height, setbacks, and lot coverage regulations in the proposed CD By-law are identical to the RH-G Zone.
- The proposed changes to the unit density and lot sizes are consistent with the CD By-laws (Nos. 16483, 16878 and 16948) approved for the properties to the north (under Development Application Nos. 7906-0450-00, 7907-0385-00, and 7908-0171-00, respectively). The table below provides a comparison between the proposed CD By-law for the current development application and the approved CD By-laws for the neighbouring properties to the north.

	Proposed CD By-law (Subject Site)	CD By-law No. 16483 (File No. 7906-0450-00)	CD By-law No. 16878 (File No. 7907-0385-00)	CD By-law No. 16948 (File No. 7908-0171-00)
<b>Unit Density</b>	Maximum density is 10 dwelling units per hectare (4.0 upa)	Maximum density is 5 dwelling units per hectare (2.0 upa), provided 15% open space is provided	Maximum density is 10 dwelling units per hectare (4.0 upa)	Maximum density is 10 dwelling units per hectare (4.0 upa)
<b>Floor Area Ratio</b>	0.32	0.32	0.32	0.32
<b>Lot Coverage</b>	25%	25%	25%	25%
<b>Building Height</b>	Principal: 9 m. (30 ft.) Accessory: max. 5 m. (16.5 ft.)	Principal: 9 m. (30 ft.) Accessory: max. 5 m. (16.5 ft.)	Principal: 9 m. (30 ft.) Accessory: max. 5 m. (16.5 ft.)	Principal: 9 m. (30 ft.) Accessory: max. 5 m. (16.5 ft.)

	Proposed CD By-law (Subject Site)	CD By-law No. 16483 (File No. 7906-0450-00)	CD By-law No. 16878 (File No. 7907-0385-00)	CD By-law No. 16948 (File No. 7908-0171-00)
<b>Principal Building Setbacks</b>	Front: 7.5 m. (25 ft.) Rear: 7.5 m. (25 ft.) Side: 3 m. (20 ft.) Side Yard Flanking Street: 7.5 m. (25 ft.)	Front: 7.5 m. (25 ft.) Rear: 7.5 m. (25 ft.) Side: 3 m. (20 ft.) Side Yard Flanking Street: 7.5 m. (25 ft.)	Front: 7.5 m. (25 ft.) Rear: 7.5 m. (25 ft.) Side: 3 m. (20 ft.) Side Yard Flanking Street: 7.5 m. (25 ft.)	Front: 7.5 m. (25 ft.) Rear: 7.5 m. (25 ft.) Side: 3 m. (20 ft.) Side Yard Flanking Street: not applicable
<b>Minimum Lot Sizes</b>	Lot area: 1,120 sq.m. (12,000 sq. ft.) Lot width: 24 m. (80 ft.) Lot depth: 30 m. (100 ft.)	<u>Standard:</u> Lot area: 1,050 sq.m. (11,500 sq.ft.) Lot width: 26 m. (85 ft.) Lot depth: 30 m. (100 ft.) <u>Permissible Reduction:</u> Lot area: 775 sq.m. (8,350 sq.ft.) Lot width: 20 m. (70 ft.) Lot depth: 30 m. (100 ft.)	<u>Block A:</u> Lot area: 1,550 sq.m. (16,685 sq.ft.) Lot width: 28 m. (92 ft.) Lot depth: 30 m. (100 ft.) <u>Block B:</u> Lot area: 1,300 sq.m. (13,995 sq.ft.) Lot width: 28 m. (92 ft.) Lot depth: 30 m. (100 ft.)	<u>Block A:</u> Lot area: 1,530 sq.m. (16,465 sq.ft.) Lot width: 26 m. (85 ft.) Lot depth: 30 m. (100 ft.) <u>Block B:</u> Lot area: 1,265 sq.m. (13,615 sq.ft.) Lot width: 26 m. (85 ft.) Lot depth: 30 m. (100 ft.)

### PRE-NOTIFICATION

Development Proposal signs were installed on the subject site on October 15, 2015 and pre-notification letters were sent on October 16, 2015, advising property owners in the area of the proposed rezoning and subdivision. Staff received two telephone calls from area residents requesting additional information regarding the proposal. The callers were provided with the requested information, and no concerns were expressed.

Staff sent an additional letter to the property owner of the adjoining “hooked” lot (17112 – 82 Avenue), to provide further clarification.

### BUILDING DESIGN GUIDELINES

- 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. House design styles include Traditional, Classical Heritage, Neo-Heritage and estate quality manifestations of Neo-Traditional.



LOT GRADING

- A preliminary lot grading plan submitted by H.Y. Engineering Ltd. and dated July 24, 2015 has been reviewed by staff and found generally acceptable. 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.

TREES

- Glenn Murray, ISA Certified Arborist of Froggers Creek Tree Consultants 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>			
Bigleaf Maple	4	4	0
Cherry	1	1	0
Japanese Maple	1	0	1
Native Willow	1	1	0
Norway Maple	1	1	0
<b>Coniferous Trees</b>			
Western Red Cedar	8	4	4
<b>Total</b>	<b>16</b>	<b>11</b>	<b>5</b>
<b>Total Replacement Trees Proposed (excluding Boulevard Street Trees)</b>		<b>6</b>	
<b>Total Retained and Replacement Trees</b>		<b>11</b>	
<b>Contribution to the Green City Fund</b>		<b>\$4,800</b>	

- The Arborist Assessment states that there are a total of sixteen (16) mature trees on the site. No Alder or Cottonwood trees on the subject site. It was determined that five (5) 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 twenty-two (22) replacement trees on the site. Since only six (6) replacement trees can be accommodated on the site (based on an average of [2] trees per lot), the deficit of sixteen (16) replacement trees will require a cash-in-lieu

payment of \$4,800, representing \$300 per tree, to the Green City Fund, in accordance with the City's Tree Protection By-law.

- In addition to the replacement trees, boulevard street trees will be planted on 82 Avenue, 170A Street and 171 Street. This will be determined by the Engineering Department during the servicing design review process.
- In summary, a total of eleven (11) trees are proposed to be retained or replaced on the site with a contribution of \$4,800 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>• Transit service runs along Fraser Highway, with a transit stop approximately 1 kilometre (0.6 mile) from the subject site.</li> </ul>
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> <li>• Houses will be oriented towards the street.</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 the subject site.</li> </ul>

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. Proposed CD By-law

*original signed by Judith Robertson*

Jean Lamontagne  
General Manager  
Planning and Development

DN/dk

\\file-server1\net-data\csdc\generate\areaproduct\save\29240798052.doc  
KD 1/28/16 11:55 AM



## SUBDIVISION DATA SHEET

Proposed Zoning: CD (based on RH-G)

Requires Project Data	Proposed
<b>GROSS SITE AREA</b>	
Acres	1.4
Hectares	0.58
<b>NUMBER OF LOTS</b>	
Existing	1
Proposed	3
<b>SIZE OF LOTS</b>	
Range of lot widths	27 to 54 metres
Range of lot areas	1,120 to 2,240 square metres
<b>DENSITY</b>	
Lots/Hectare & Lots/Acre (Gross)	5 lots per hectare (2 upa)
<b>SITE COVERAGE (in % of gross site area)</b>	
Maximum Coverage of Principal & Accessory Building	25 <sup>0</sup> %
Estimated Road, Lane & Driveway Coverage	25 <sup>0</sup> %
Total Site Coverage	50 <sup>0</sup> %
<b>PARKLAND</b>	
Area (square metres)	N/A
% of Gross Site	N/A
<b>Required</b>	
<b>PARKLAND</b>	
5% money in lieu and 10% contribution	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



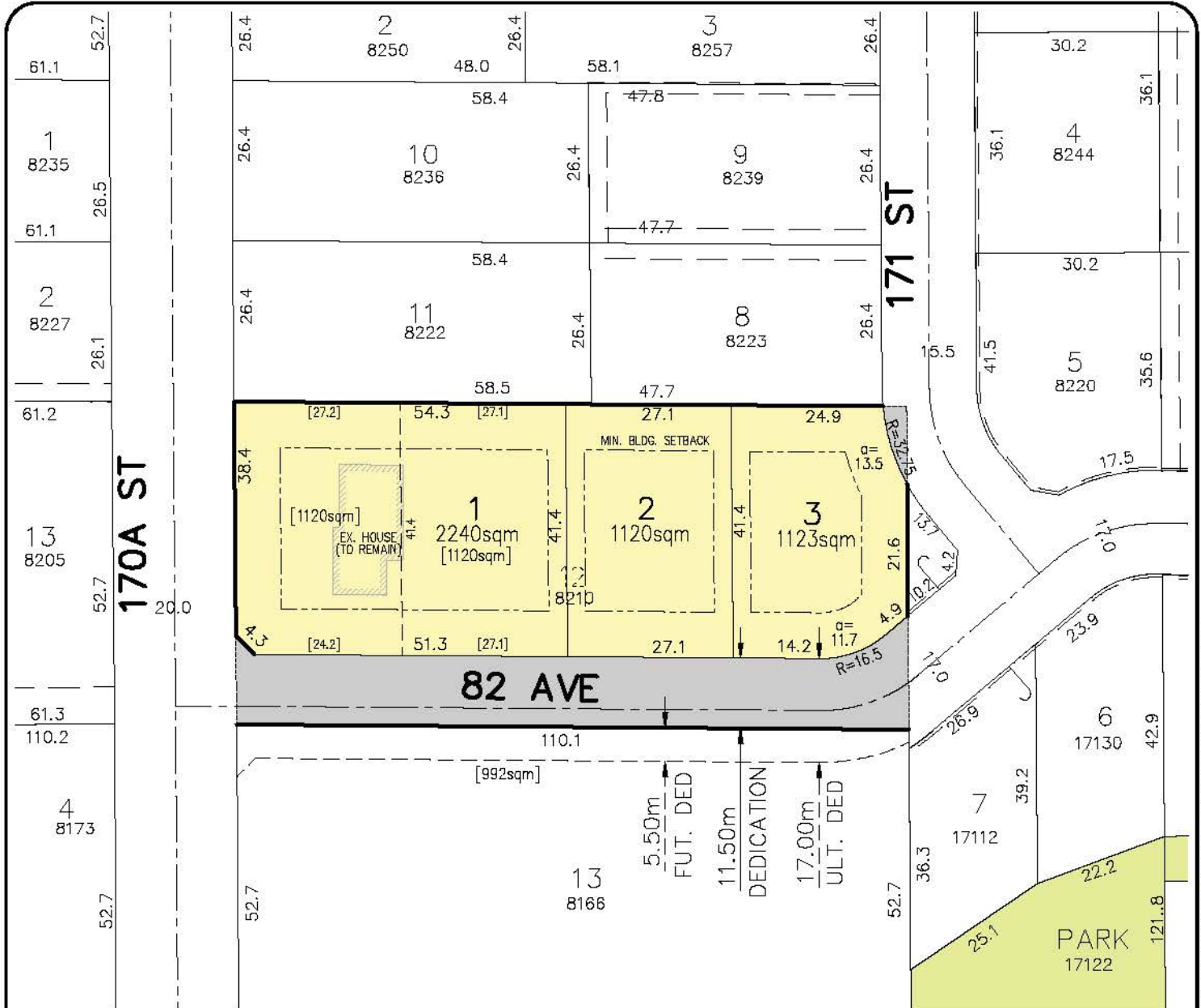
# PROPOSED SUBDIVISION LAYOUT

Planning & Development Department  
 13450 - 104th Avenue, Surrey  
 British Columbia, Canada V3T 1V8  
 Tel. (604) 591-4441 Fax. (604) 591-2507

File No: 7915-0065-00  
 MAP #: 046  
 EXIST. ZONE: A-1  
 PROP. ZONE: CD (RH-G)



CIVIC ADDRESS: 8210 - 170A ST., SURREY, BC  
 LEGAL: LOT 12, SECTION 30, TOWNSHIP 8, N.W.D., PLAN 17602



#200-9128-152nd. ST. Surrey, BC V3R 4E7 • TEL 604-583-1616  
 Website: www.hyengineering.com • FAX 604-583-1737

GROSS SITE AREA: 5,820sqm (1.44ac)  
 PARK DEDICATION: 291sqm (CASH-IN-LIEU)

NOTE: ALL EXISTING ONSITE STRUCTURES ARE TO BE REMOVED UNLESS NOTED OTHERWISE

H.Y.#:103166A	ALTERNATIVE#02	DATE: 26 JAN/15	SCALE: 1:1000
---------------	----------------	-----------------	---------------

Please dimension lot frontages & areas, name existing roads and indicate north  
 Preferred scales: 1:500, 1:1000, 1:2500, 1:10,000 Metric  
 Larger format drawings may be attached as required

H.Y. DWG. No. E:\PROJECTS\103166A\PLANNING\103166AALT02.DWG



## INTER-OFFICE MEMO

---

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

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

DATE: **January 21, 2016** PROJECT FILE: **7815-0065-00**

---

RE: **Engineering Requirements  
Location: 8210 170A Street**

**REZONING AND SUBDIVISION*****Property and Right-of-Way Requirements***

- dedicate  $\pm 30.7 \text{ m}^2$  on 171 Street to complete the 15.5 m Through Local Road allowance;
- dedicate 11.5 m for 82 Avenue towards the ultimate 17.0 m Through Local Road allowance;
- register 0.5 m statutory right-of-way along 82 Avenue; and
- dedicate 3.0 m x 3.0 m corner cut at 82 Avenue and 170A Street.

***Works and Services***

- construct east side of 170A Street to the Urban Forest Road standard complete with 4.25 m pavement to centre line, barrier curb and gutter, 1.5 concrete sidewalk and streetlighting;
- construct 171 Street boulevard;
- construct north side of 82 Avenue to the 11.5 m Half Road standard complete with barrier curb and gutter, 1.5 m concrete sidewalk adjacent to property line and street lighting; and
- construct storm, water, and sanitary mains and service connections to service the development.

A Servicing Agreement is required prior to Rezoning and Subdivision.

Robert Cooke, Eng.L.  
Development Project Engineer

sk



Wednesday, December 02, 2015  
 Planning

**THE IMPACT ON SCHOOLS**

APPLICATION #: 15 0065 00

**SUMMARY**

The proposed 3 single family lots are estimated to have the following impact on the following schools:

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

Elementary Students:	1
Secondary Students:	0

September 2015 Enrolment/School Capacity

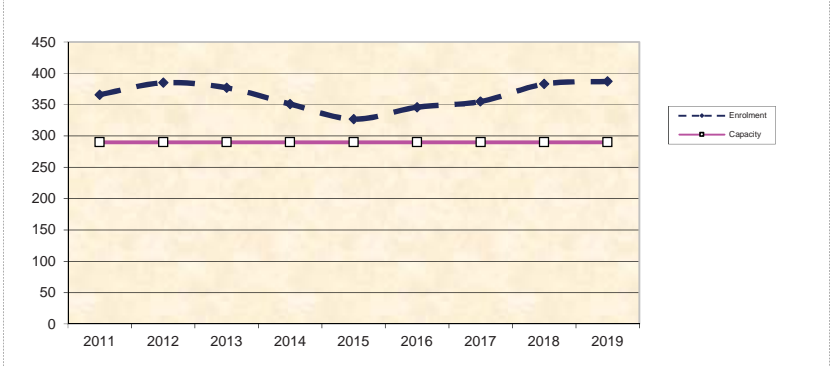
Coast Meridian Elementary	
Enrolment (K/1-7):	25 K + 302
Capacity (K/1-7):	40 K + 250
North Surrey Secondary	
Enrolment (8-12):	1371
Nominal Capacity (8-12):	1175
Functional Capacity*(8-12):	1269

**School Enrolment Projections and Planning Update:**

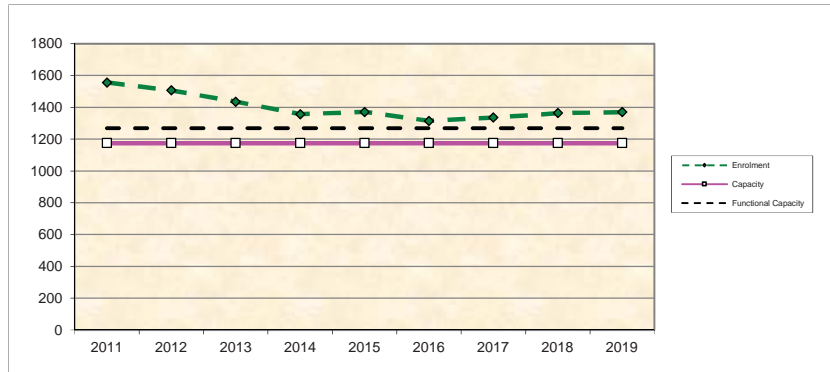
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

There are currently no new capital space projects proposed at Coast Meridian Elementary and no new capital projects identified for North Surrey Secondary. The school district is in the design phase of planning for a new North Clayton secondary school on site 215 which, when completed, will reduce existing and projected overcrowding at Lord Tweedsmuir Secondary, North Surrey Secondary and Clayton Heights Secondary. The subject development will not have an impact on these projections.

Coast Meridian Elementary



North Surrey 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: 7915-0065-00  
 Project Location: 8210 - 170A 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 1960's to the post-year 2000's. The age distribution from oldest to newest is: 1960's (6%), 1970's (25%), 1990's (38%), and post 2000's (31%). A majority of homes in this area have a floor area over 3500 sq.ft. Home size distribution is: 1000 - 1500 sq.ft. (6%), 2001 - 2500 sq.ft. (19%), 2501 - 3000 sq.ft. (6%), 3001 - 3550 sq.ft. (19%), over 3550 sq.ft. (50%). Styles found in this area include: "Old Urban" (13%), "West Coast Traditional (Bavarian emulation)" (6%), "Rural Heritage" (13%), "Traditional English" (6%), and "Neo-Traditional" (63%). Home types include: Bungalow (6%), Basement Entry (13%), Cathedral Entry (13%), and Two-Storey (69%).

Massing scale (front wall exposure) characteristics include: Low mass structure (6%), Mid-scale massing (37%), Mid to high scale massing (37%), High scale massing (6%), and High scale, box-like massing (13%). The scale (height) range for front entrance structures include: One storey front entrance (44%), One storey front entrance veranda in heritage tradition (19%), and 1 ½ storey front entrance (38%).

The range of roof slopes found in this area is: 4:12 (5%), 5:12 (14%), 7:12 (5%), 8:12 (14%), 10:12 (5%), 12:12 (36%), and greater than 12:12 (23%). Main roof forms (largest upper floor truss spans) include: Main common hip roof (63%), and Main common gable roof (38%). Feature roof projection types include: None (5%), Common Hip (5%), Common Gable (68%), Dutch Hip (5%), Shed roof (11%), and Carousel Hip (5%). Roof surfaces include: Interlocking tab type asphalt shingles (6%), Rectangular profile type asphalt shingles (25%), Concrete tile (shake profile) (44%), Cedar shingles (19%), and Shake profile composite product (6%).

Main wall cladding materials include: Horizontal cedar siding (19%), Hardiplank siding (19%), Stucco cladding (44%), Full height stone at front (6%), and Full height brick at front (13%). Feature wall trim materials used on the front facade include: No feature veneer (14%), Brick feature veneer (36%), Stone feature veneer (36%), Horizontal cedar accent (7%), and Stucco feature accent (7%). Wall cladding and trim colours include: Neutral (26%), and Natural (74%).

Covered parking configurations include: Double carport (19%), Double garage (31%), Triple garage (44%), Rear garage (6%).

A variety of landscaping standards are evident, ranging from "modest old suburban" to an above average modern urban landscape standard featuring numerous shrub plantings. Driveway surfaces include: Gravel (6%), Asphalt (25%), Exposed aggregate (25%), Stamped concrete (13%), Interlocking masonry pavers (25%), and Rear driveway (6%).

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

- 1) **Context Homes:** Sixty nine percent of existing neighbouring homes provide suitable architectural context for use at the subject site (and therefore 31 percent of homes are considered 'non-context'.) Context homes include: 8236 - 170A Street, 8222 - 170A Street, 8140 - 170A Street, 8205 - 170A Street, 8227 - 170A Street, 8244 - 171 Street, 8220 - 171 Street, 17130 - 82 Avenue, 17112 - 82 Avenue, 8223 - 171 Street, and 8239 - 171 Street. These homes meet new massing design standards in which various projections on the front of the home are proportionally consistent with one another, are well balanced across the façade, are visually pleasing, and are architecturally interesting. These new homes provide an appropriate standard for future development in this area, and emulating the standards found on these homes will reinforce the desirable emerging trend. Therefore, new homes should be consistent in theme, representation and character with homes identified as context homes above.
- 2) **Style Character :** Surrounding context homes 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.
- 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 :** This is an estate home area in which high value homes have been constructed with high quality cladding materials. Vinyl is a low cost utility cladding material that is well suited to areas where affordability is an objective. This is not the case here, as all lots and new homes will be of high value and estate quality. Vinyl therefore, is not recommended.
- 7) **Roof surface :** A wide range of roof surfacing materials have been used in this area including cedar shingles, concrete roof tiles, and asphalt shingles. 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 7:12 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:** The streetscape consists of several old urban homes from the 1970's, including two box-like Basement Entry type, two Cathedral Entry type and one Bungalow. All have simple low slope roofs, simple rectangular massing and a modest trim and detailing standard. In contrast, other homes are large (3500 sq.ft. plus) Two-Storey type estate homes with interesting complex roof designs and wall masses broken into numerous interesting wall planes. Roof slopes are steep, usually a main common hip form with numerous common gable feature projections. Main cladding materials include stucco or Hardiplank, and stone or brick. Homes and landscapes meet a desirable modern standard and these homes are considered context quality.

## 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)**

Strong relationship with neighbouring "context homes" including 8236 - 170A Street, 8222 - 170A Street, 8140 - 170A Street, 8205 - 170A Street, 8227 - 170A Street, 8244 - 171 Street, 8220 - 171 Street, 17130 - 82 Avenue, 17112 - 82 Avenue, 8223 - 171 Street, and 8239 - 171 Street. Homes will therefore be in a compatible style range, including "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 however that style range is not specifically regulated in the building scheme).

New homes will have similar or better massing designs (equal or lesser massing scale, consistent proportionality between various elements, and balance of volume across the façade). New homes will have similar roof types, roof slope and roofing materials to the context homes. Wall cladding, feature veneers and trim treatments will meet or exceed standards found on the aforesaid context homes.

**Exterior Materials/Colours:** Stucco, Cedar, Hardiplank, Brick, and Stone. Vinyl siding not permitted on exterior walls.

“Natural” colours such as browns, greens, clays, and other earth-tones, and “Neutral” colours such as grey, white, and cream are permitted. “Primary” colours in subdued tones such as navy blue, colonial red, or forest green can be considered on trim only. Primary colours are not recommended for this development. “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 7:12.

**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:** Significant, readily identifiable architectural features are provided on both the front and flanking street sides of the dwelling, resulting in a home that architecturally addresses both streets. One-storey elements on the new home shall comprise a minimum of 40 percent of the width of the front and flanking street elevations of the single family dwelling. The upper floor is set back a minimum of 0.9 metres [3'- 0"] from the one-storey elements.

**Landscaping:** *Moderate modern urban standard:* Tree planting as specified on Tree Replacement Plan plus minimum 40 shrubs of a minimum 3 gallon pot size. Corner lots shall have an additional 15 shrubs of a minimum 3 gallon pot size, planted in the flanking street sideyard. Sod from street to face of home. Driveways: exposed aggregate, interlocking masonry pavers, or stamped concrete.

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

**Summary prepared and submitted by:** Tynan Consulting Ltd.

Date: July 20, 2015

**Reviewed and Approved by:**

Date: July 20, 2015



## Tree Preservation Summary

**Surrey Project No:**

**Address:** 8210 170A Street Surrey

**Registered Arborist:** Glenn Murray

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)	<b>16</b>
<b>Protected Trees to be Removed</b>	<b>11</b>
<b>Protected Trees to be Retained</b> (excluding trees within proposed open space or riparian areas)	<b>5</b>
<b>Total Replacement Trees Required:</b>  - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio <u>    0    </u> X one (1) = 0  - All other Trees Requiring 2 to 1 Replacement Ratio <u>   11   </u> X two (2) = 22	<b>22</b>
<b>Replacement Trees Proposed</b>	<b>6</b>
<b>Replacement Trees in Deficit</b>	<b>16</b>
<b>Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]</b>	

Off-Site Trees	Number of Trees
<b>Protected Off-Site Trees to be Removed</b>	<b>8</b>
<b>Total Replacement Trees Required:</b>  - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio <u>    2    </u> X one (1) = 2  - All other Trees Requiring 2 to 1 Replacement Ratio <u>    6    </u> X two (2) = 12	<b>14</b>
<b>Replacement Trees Proposed</b>	
<b>Replacement Trees in Deficit</b>	<b>14</b>

Summary, report and plan prepared and submitted by:



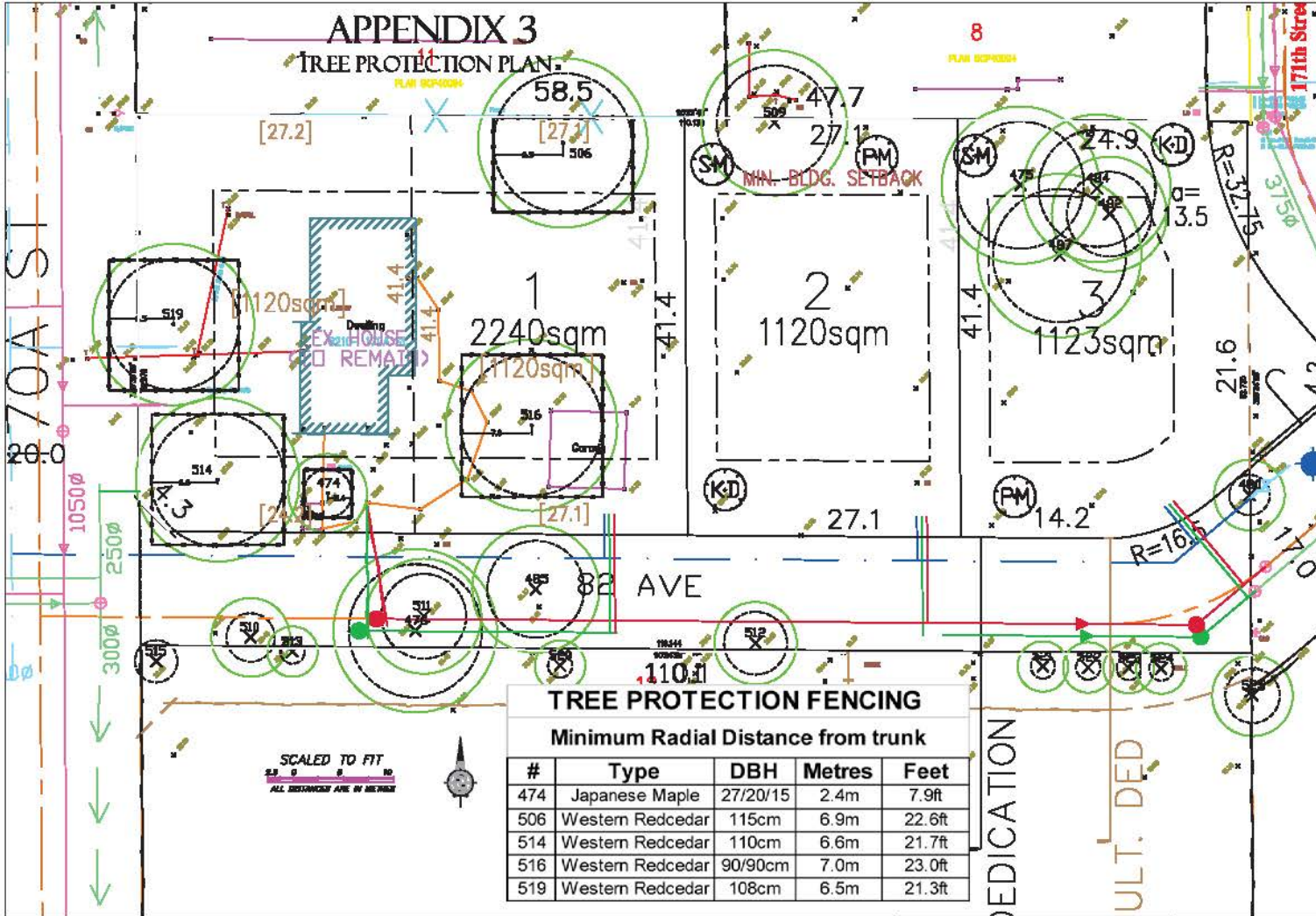
\_\_\_\_\_  
 (Signature of Arborist)

20-Jul-15

\_\_\_\_\_  
 Date

# APPENDIX 3

## TREE PROTECTION PLAN



### TREE INVENTORY

#	Type	Action	DBH	MPZ	NBZ
474	Japanese Maple	Retain	27/20/15	2.4m	3.9m
475	Bigleaf Maple	Remove	105cm	6.3m	7.8m
476	Western Redcedar	Remove	110cm	6.6m	8.1m
480	Native Willow	Remove	20/15/15	2.0m	3.5m
482	Bigleaf Maple	Remove	70cm	4.2m	5.7m
484	Bigleaf Maple	Remove	97cm	5.8m	7.3m
485	Western Redcedar	Remove	80cm	4.8m	6.3m
487	Western Redcedar	Remove	110cm	6.6m	8.1m
506	Western Redcedar	Retain	115cm	6.9m	8.4m
509	Bigleaf Maple	Remove	95cm	5.7m	7.2m
510	Cherry	Remove	40cm	2.4m	3.9m
511	Western Redcedar	Remove	70cm	4.2m	5.7m
512	Norway Maple	Remove	35cm	2.1m	3.6m
513	English Holly	Remove	20cm	1.2m	2.5m
514	Western Redcedar	Retain	110cm	6.6m	8.1m
515	Western Redcedar	Remove	35cm	2.1m	3.4m
516	Western Redcedar	Retain	90/90cm	7.0m	8.5m
519	Western Redcedar	Retain	108cm	6.5m	8.0m
520	Red Alder	Remove	20cm	1.2m	2.5m
521	Western Redcedar	Remove	20cm	1.2m	2.5m
522	Western Redcedar	Remove	20cm	1.2m	2.5m
523	Western Redcedar	Remove	20cm	1.2m	2.5m
524	Western Redcedar	Remove	20cm	1.2m	2.5m
525	Red Alder	Remove	45cm	2.7m	4.0m

DBH= trunk diameter, MPZ- protection zone, NBZ- no build zone

### TREE PROTECTION FENCING

Minimum Radial Distance from trunk

#	Type	DBH	Metres	Feet
474	Japanese Maple	27/20/15	2.4m	7.9ft
506	Western Redcedar	115cm	6.9m	22.6ft
514	Western Redcedar	110cm	6.6m	21.7ft
516	Western Redcedar	90/90cm	7.0m	23.0ft
519	Western Redcedar	108cm	6.5m	21.3ft

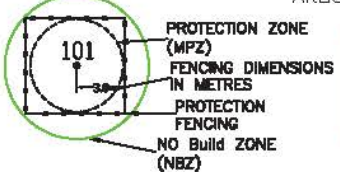
NOTES:  
PLANTS IN THE PLANT LIST ARE SPECIFIED ACCORDING TO THE LANDSCAPE CANADA GUIDE SPECIFICATIONS FOR NURSERY STOCK AND THE BCNTA STANDARD FOR CONTAINER GROWN PLANTS.

ALL LANDSCAPING AND LANDSCAPE MATERIALS CONFORM TO THE LATEST EDITION OF THE BCNTA/BCSLA "LANDSCAPE STANDARDS".

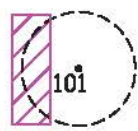


### LEGEND

TREE PROPOSED FOR RETENTION



AREAS REQUIRING ARBORIST SUPERVISION



TREE PROPOSED FOR REMOVAL



### REPLACEMENT TREES

QTY	Type	Size
2	Kousa Dogwood	5cm
2	Paperbark Maple	5cm
2	Saucer Magnolia	5cm

NOTES:  
1. SITE LAYOUT INFORMATION AND TREE SURVEY DATA PER SUPPLIED DRAWING  
2. REFER TO ATTACHED TREE PROTECTION REPORT FOR INFORMATION CONCERNING TREE SPECIES, STEM DIAMETER, HEIGHT, CANOPY SPREAD AND CONDITION.  
3. ALL MEASUREMENTS ARE METRIC

**Froggers Creek Tree Consultants Ltd**

7783 McEwen Avenue Surrey BC V6J 4M4  
Telephone: 604-721-8828 Fax: 604-437-0870

---

8210 170th Street Surrey

**TREE PROTECTION PLAN**  
THE DRAWING PLOTS ALL TREES, PROPOSED FOR RETENTION, REMOVAL, THEIR CANOPIES, PROTECTION ZONES AND PROTECTION FENCING IN RELATION TO PROPOSED LAYOUT

DRAWN BY: [Name]  
DATE: January 26, 2016

CITY OF SURREY

BY-LAW 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 479 of the Local Government Act, R.S.B.C. 2015 c. 1, 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: GENERAL AGRICULTURE ZONE (A-1)

TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

Parcel Identifier: 010-316-221  
 Lot 12 Section 30 Township 8 New Westminster District Plan 17602  
 8210 - 170A 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 *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 0.32, 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*; and
    - ii. Notwithstanding the above, the maximum 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>Setback</b>	<i>Front Yard</i>	<i>Rear Yard</i>	<i>Side Yard</i>	<i>Side Yard on Flanking Street</i>
<b>Use</b>				
<i>Principal Building</i>	7.5 m. [25 ft.]	7.5 m. [25 ft.]	3.0 m. [10 ft.]	7.5 m. [25 ft.]
<i>Accessory Buildings and Structures Greater Than 10 square metres [105 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 ft.]	0.0 m. [0 ft.]	7.5 m. [25 ft.]

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.

- Principal buildings:*
  - The *building height* shall not exceed 9 metres [30 ft.]; and
  - 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.].
- 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

- Resident and visitor *parking spaces* shall be provided as stated in Table C.6 of 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 (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 *principal building*, or within 1 metre [3 ft.] of the *side lot line*, except 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.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) 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.

## 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>
1,120 sq. m. [12,000 sq.ft.]	24 metres [80 ft.]	30 metres [100 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

F:\\_donaldnip\afile applications\north\2015\15-065 (lorijoyce)\\_council\cd by-law.docx  
. 1/27/16 2:36 PM