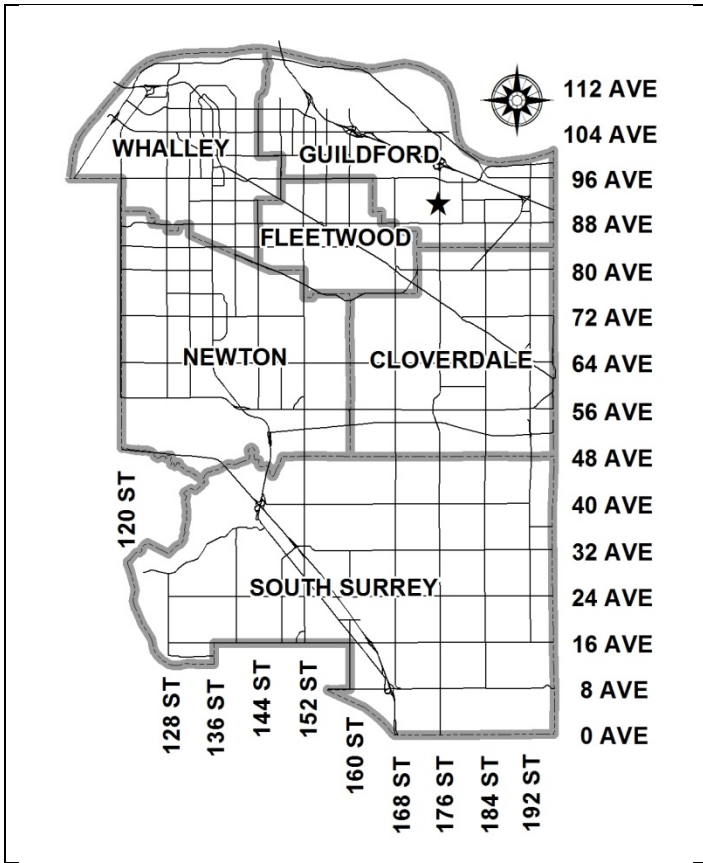


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7915-0343-00

Planning Report Date: March 7, 2016



PROPOSAL:

- **Terminate Land Use Contract No. 566**

to permit the existing underlying A-1 and RA Zones to come into effect.

LOCATION:

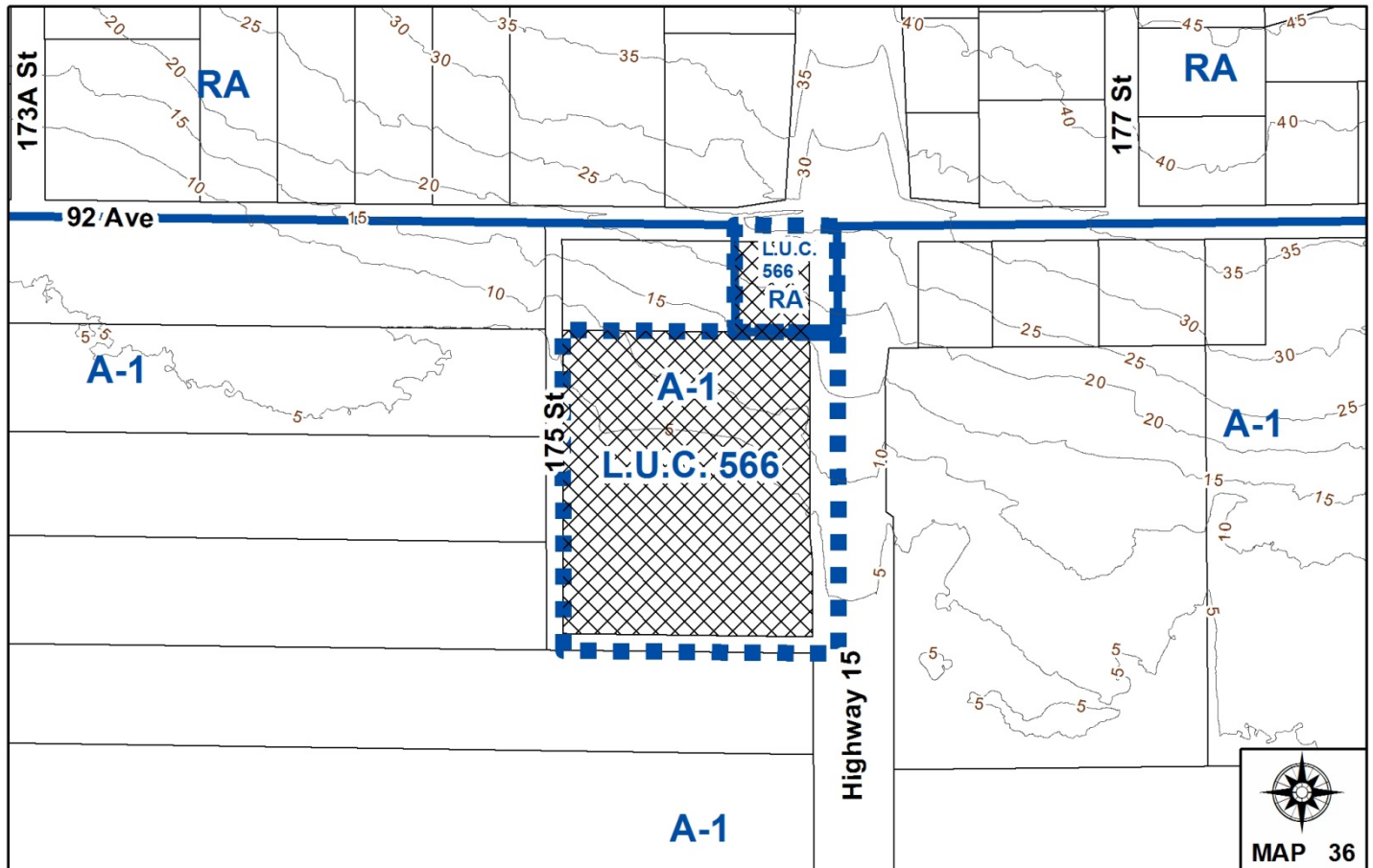
9168 – 175 Street and 17570 – 92 Avenue

LUC NO. AND UNDERLYING ZONING:

LUC No. 566 (A-1 Zone and RA Zone underlying)

OCP DESIGNATION:

Agricultural



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing to terminate LUC No. 566.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None

RATIONALE OF RECOMMENDATION

- In 2014, the Provincial Government adopted changes to the *Local Government Act* that terminate all Land Use Contracts (LUCs) in the Province on June 30, 2024. However, the legislation also permits municipalities to undertake early termination of LUCs in advance of 2024.
- On June 15, 2015, City Council endorsed the recommendations in Corporate Report No. R122, which outlined a process with respect to the early termination of LUCs in Surrey.
- In accordance with recent legislative changes, the LUC Termination By-law must include an effective date that is no less than one year from adoption of the by-law, resulting in a grace period.
- City staff are now moving forward with the first group of LUCs to be terminated, in accordance with the approved process described in Corporate Report No. R122, which prioritizes based on business development or the simplicity of the termination.
- LUC No. 566 was adopted by By-law No. 5748 on January 2, 1979.
- LUC No. 566 permitted the creation of one suburban residential lot from the original agricultural parcel and permits one single family dwelling on this suburban lot.
- Once LUC No. 566 is terminated and the one-year grace period ends, the current underlying A-1 Zone and RA Zons will come into effect and will regulate the two subject lots.

RECOMMENDATION

The Planning & Development Department recommends that a By-law be introduced to terminate Land Use Contract No. 566 and a date be set for Public Hearing.

BACKGROUND

- In the early 1970s the Provincial Government adopted changes to the *Municipal Act* (now called the *Local Government Act*) that allowed local governments to enter into Land Use Contracts (LUCs) with land owners and/or developers that incorporated zoning, development control and servicing issues into one document. As a result, on lands within an LUC, the LUC became the governing land use control and, in some instances, the subdivision and development control as well.
- Although LUCs are an agreement between the City and land owners/and developers, all LUCs were adopted by By-law. The first LUC in Surrey was adopted by City Council by By-law on August 7, 1972.
- In the late 1970s the Provincial Government adopted changes to the *Municipal Act* (now called the *Local Government Act*), eliminating the ability of municipalities to enter into LUCs.
- Approximately 370 LUCs were adopted in Surrey, most of which remain in effect.
- In 2014, the Provincial Government adopted changes to the *Local Government Act* that terminate all Land Use Contracts (LUCs) in the Province on June 30, 2024. However, the legislation also permits municipalities to undertake early termination of LUCs in advance of 2024, should they choose to do so.
- On June 15, 2015, Council approved the recommendations in Corporate Report No. R122, which outlined a proposed process with respect to the early termination of LUCs in Surrey, which prioritizes based on business development or the simplicity of the termination.
- As a result, City staff are moving forward with the termination of LUC No. 566 in accordance with the approved process.

PUBLIC NOTIFICATION

Early termination of LUCs is a Council-initiated project that does not require the consent of landowners within the LUC being terminated. A Development Proposal Sign has not been installed and no pre-notification letters have been mailed.

However, the LUC Termination By-law is required to have its own Public Hearing. As a result, the Public Hearing Notice will be delivered to all owners and tenants of properties within LUC No. 566, informing them that Council is considering terminating the LUC. Notice of the Public Hearing will also be delivered to adjoining property owners and tenants within 100 metres (or 3-lot depth, whichever is greater) of the boundaries of LUC No. 566. In addition, the Public Hearing notice will be published in two consecutive issues of the Surrey Now newspaper.

DISCUSSION

- It is now in order for LUC No. 566 to be considered for early termination.
- LUC No. 566 was adopted by Authorization By-law, 1978, No. 5748 on January 2, 1979.
- The lands regulated by LUC No. 566 are located on the southwest corner of the intersection of 176 Street and 92 Avenue.
- The subject lands are located within the Agricultural Land Reserve (ALR) and are designated “Agricultural” under the Official Community Plan (OCP). The subject lands are bordered on the west and south by agricultural lands, also within the ALR, and to the north and east by lands designated “Suburban” in the OCP, and outside the ALR.
- LUC No. 566 regulates two lots, one 2.7 hectares (6.7 ac.) in size (9168 – 175 Street), and one 2,400 square metres (0.6 ac.) in size (17570 – 92 Avenue). The larger of the two lots has an underlying A-1 Zone, while the smaller of the two lots has an underlying RA Zone under Surrey Zoning By-law, 1993, No. 12000, as amended.
- The larger of the two lots contains a single family residence and a farming and landscaping operation. The smaller of the two lots contains a single family dwelling.
- In accordance with the recent legislative changes, the LUC Termination By-law must include an effective date that is no less than one year from adoption of the by-law, resulting in a grace period. The subject Termination By-law has a one-year grace period.
- Once LUC No. 566 is terminated and the one-year grace period ends, the current underlying A-1 Zone will come into effect and will regulate the use of the land on the larger of the two lots, while the RA Zone will come into effect and will regulate the use of the land on the smaller lot.
- The A-1 Zone permits a variety of agricultural and horticultural uses, including intensive agriculture and accessory uses. The RA Zone permits single family residences.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Copy of Part 10 General Agricultural Zone (A-1) of Surrey Zoning By-law, 1993, No. 12000, as amended
- Appendix II. Copy of Part 12 One Acre Residential Zone (RA) of Surrey Zoning By-law, 1993, No. 12000, as amended

INFORMATION AVAILABLE ON FILE

- Land Use Contract No. 566.

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

RC/dk

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General Agriculture Zone

Part 10

A-1

A. Intent

This Zone is intended to accommodate *agricultural* uses on *lots* of a minimum size of 2 hectares [5 acres] and to protect *agricultural* land from the intrusion of uses not compatible with *farm operations*.

B. Permitted Uses

Amendments: 15056, 06/23/03; 15655, 03/07/05; 17290, 12/13/10; 18212, 05/26/13

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

1. *Agriculture and horticulture.*
2. *One single family dwelling* which may contain 1 *secondary suite*.
3. *Intensive agriculture*, provided that this use shall occur only on land within the *Agricultural Land Reserve (ALR)*.
4. *Farm-based winery* provided that:
 - (a) This use shall occur only on land within the *Agricultural Land Reserve*; and
 - (b) The use is subject to all conditions in the *Agricultural Land Commission Act/Regs/Orders*.
5. *Forestry.*
6. Where the *lot* is 4 hectares [10 acres] or more and is a *farm operation*, one additional *single family dwelling* or a *duplex*.
7. Provided that the total area covered by *buildings* and *structures* shall not exceed 10% of the *lot*:
 - (a) *Agricultural and horticultural education*;
 - (b) *Conservation and nature study*;
 - (c) *Fish, game and wildlife enhancement*;

- (d) Hunting and wilderness survival training;
 - (e) *Kennels-Commercial*;
 - (f) *Kennels-Hobby*; or
 - (g) *Agri-tourism*.
8. Horse-riding, training and/or boarding facility provided:
- (a) there are not more than 40 stalls; and/or
 - (b) it does not include a racetrack licensed by the British Columbia Racing Commission.
9. *Accessory uses* limited to the following:
- (a) Display and retail sale of products provided all of the following are satisfied:
 - i. all of the products offered for sale shall be produced by the *farm operation* or at least 50% of the floor area for product sales and display shall be limited to product produced by the *farm operation*;
 - ii. products offered for sale shall be limited to *agricultural* and/or *horticultural* products and shall exclude dressed fowl or poultry, butchered meat and/or preserved food unless dressed, butchered or preserved off-site;
 - iii. the cumulative maximum floor area for the display and sale of products shall not exceed 93 square metres [1,000 sq. ft.];
 - iv. all products offered for sale and related displays shall be located entirely within a *building*; and
 - v. products offered for sale and related displays shall be an *accessory use* to a *single family dwelling* and the *agricultural* and/or *horticultural* use of the *lot*;
 - (b)
 - i. Food and beverage service lounge associated with a *farm-based winery* in accordance with the *Agricultural Land Commission Act/Regs/Orders*;
 - ii. Retail sales associated with a *farm-based winery* in accordance with the *Agricultural Land Commission Act/Regs/Orders*; provided

the maximum floor area for retail sales and wine tasting does not exceed 93 sq.m. [1,000 sq.ft.].

- (c) *Primary processing* of products provided at least 50% of the product being processed shall be produced by the same *farm operation* or is feed required for the *farm operation*;
- (d) Private airport, subject to Section B.10, Part 4 General Provisions, of this By-law;
- (e) *Bed and breakfast* use in accordance with Section B.2, Part 4 General Provisions, of this By-law;
- (f) The keeping of *boarders* or *lodgers* in accordance with Section B.2, Part 4 General Provisions of this By-law; and
- (g) *Soil amendment*; and
- (h) *Cogeneration Facility* provided all of the following are satisfied:
 - i. the *Cogeneration Facility* shall be associated with a *greenhouse* on the *lot*;
 - ii. the *lot* is a *farm operation*;
 - iii. the *Combined Heat and Power Engine* capacity must not exceed 1.0 Megawatt of electricity for each hectare of land used for *greenhouses*; and
 - iv. despite Sub-Section B.9(h) iii. the *Combined Heat and Power Engine* capacity may be increased to 1.5 Megawatts of electricity for each hectare of land used for a *greenhouse* if high intensity lighting (greater than 10,000 lux) is used in the *greenhouse*.

C. Lot Area

Not applicable to this Zone.

D. Density

Not applicable to this Zone.

E. Lot Coverage

Not applicable to this Zone.

F. Yards and Setbacks

Amendments: 15056, 06/23/03; 15655, 03/07/05; 17771, 11/05/12; 18212, 05/26/14

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

(a) **Minimum setbacks:**

<i>Setback</i> Use	<i>Front</i> <i>Yard</i>	<i>Rear</i> <i>Yard</i>	<i>Side</i> <i>Yard</i>	<i>Side Yard</i> <i>on Flanking</i> <i>Street</i>
<i>Single Family Dwellings, Duplexes and Accessory Buildings and Structures and All Buildings and Structures Not Stated Below</i>	7.5 m. [25 ft.]	12.0 m. [40 ft.]	Lesser of; (a) 13.5 m. [44 ft.] or (b) 10% of the lot width; but in any event not less than 3.0 metres [10 ft.]	7.5 m. [25 ft.]
<i>Buildings for Uses Permitted Under Sections B.1, B.4, B.5, B.9(c) and B.9(h) of this Zone,</i> <i>1. including Accessory Buildings and Structures</i>	30.0 m. [100 ft.]	15.0 m.* [50 ft.]	15.0 m.* [50 ft.]	30.0 m. [100 ft.]
<i>Kennels-Commercial, Kennels-Hobby, Horse-riding training and/or boarding</i>	30.0 m. [100 ft.]	30.0 m.** [100 ft.]	30.0 m.** [100 ft.]	30.0 m. [100 ft.]
<i>Buildings for Uses Permitted Under Section B.3 of this Zone***</i>	90.0 m. [300 ft.]	15.0 m. [50 ft.]	15.0 m. [50 ft.]	30.0 m. [100 ft.]
<i>Buildings and Structures For Private Airport</i>	30.0 m. [100 ft.]	30.0 m. [100 ft.]	30.0 m. [100 ft.]	30.0 m. [100 ft.]

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

- * If the *side yard* or *rear yard* about a *Residential lot*, any exhaust fans or machinery used in the said *building* shall be located at least 24 metres [80 ft.] from any *lot line* and shall emit a noise level no greater than 60 dB(A) at the perimeter of any *lot line*.
- ** When the front yard is 90 metres [295 ft.] or more, the rear yard and side yard may be reduced to 15 metres [50 ft.] for uses permitted under Sub-section B.7(e) and B.7(f).
- *** The said buildings shall be located not less than 30 metres [100 ft.] from the boundary of any other Zone.

(b) **Maximum setbacks:**

No portion of a *single family dwelling* and an additional *single family dwelling* or a *duplex* shall be located farther than 50.0 metres [164 ft] from the *front lot line* provided that, on a *corner lot*, no portion of a *single family dwelling* and an additional *single family dwelling* or a *duplex* shall be located farther than 50.0 metres [164 ft] from either the *front lot line* or the *side lot line* on a *flanking street*.

G. Height of Buildings

Amendments: 15056, 06/23/03; 15655, 03/07/05

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

1. *Single family dwelling, duplex or buildings* for uses permitted under Section B.9: The *height* shall not exceed 9 metres [30 ft.].
2. *All other buildings and structures*: The *height* shall not exceed 12 metres [40 ft.].

H. Off-Street Parking and Loading/Unloading

Amendments: 12333, 07/25/94; 13774, 07/26/99; 18414, 03/23/15

1. Refer to Table C.1 of Part 5 Off-Street Parking and Loading/Unloading of this By-law.
2. Where *boarders* or *lodgers* or *bed and breakfast* users are accommodated, the following shall be provided:
 - (a) Where 3 patrons or less are accommodated, 1 parking space shall be provided; and
 - (b) Where more than 3 patrons are accommodated, 2 parking spaces shall be provided.

3. For non-farm operations, a *vehicle* over 5,000 kilograms [11,023 lbs.] *G.V.W.*, which may be a truck tractor, trailer or semi-trailer as defined in the Commercial Transport Act, R.S.B.C. 1979, c. 55, dump truck or other similar *vehicle* for transporting goods and materials may be parked on a *lot*, provided that:
 - (a) The use of the *vehicle* is ancillary to a permitted *principal use* of this Zone on the *lot*;
 - (b) The *vehicle* is owned or operated by the owner or occupant of the *lot*;
 - (c) The *vehicle* shall not be parked within the required *building setbacks* for *uses permitted* under Section B.1 of this Zone; and
 - (d) Only 1 such *vehicle* is permitted to be parked on a *lot*.
4. *Vehicles* over 5,000 kilograms [11,023 lbs.] *G.V.W.*, which may be truck tractors, trailers or semi-trailers as defined in the Commercial Transport Act, R.S.B.C. 1979, c.55, dump trucks or other similar *vehicles* for transporting goods and materials, may be parked on a *lot* provided that:
 - (a) The use of the *vehicles* is ancillary to the *permitted non-residential use* on the *lot*;
 - (b) The *vehicles* are owned or operated by the owner or occupant of the *lot*; and
 - (c) The *vehicles* shall not be parked within the required *building setbacks* for *uses permitted* under this Zone.

I. Landscaping

Not applicable to this Zone.

J. Special Regulations

Amendments: 17290, 12/13/10; 17771, 11/05/12

1. A *secondary suite* shall:
 - (a) Not exceed 90 square metres [968 sq.ft.] in floor area; and
 - (b) Occupy less than 40% of the habitable floor area of the *building*.
2. The following provisions shall apply to a *farm residential footprint*:
 - (a) The maximum size of the *farm residential footprint* shall be 2,000 square metres [0.5 acres];

- (b) Despite Sub-section J.2.(a), the maximum size of the *farm residential footprint* may be increased by 1000 square metres [0.25 acres] for an additional *single family dwelling* or *duplex* where the *lot* is 4 hectares [10 acres] or more and is a *farm operation*; and

The maximum depth of the *farm residential footprint* from the *front lot line*, or the side *lot line* on a *flanking street* if it is a *corner lot*, shall be 60 metres [197 ft.].

K. Subdivision

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

	<i>Lot Size</i>	<i>Lot Width</i>
Land Within the ALR*	4 hectares [10 acres]	Not less than 1/10 of total <i>lot</i> perimeter
Land Outside the ALR*	2 hectares [5 acres]	Not less than 1/10 of total <i>lot</i> perimeter

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

* Where ALR is *Agricultural Land Reserve*.

L. Other Regulations

Amendments: 13657, 03/22/99; 13774, 07/26/99; 15056, 06/23/03; 15655, 03/07/05; 17471, 10/03/11; 18212, 05/26/14

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

1. Prior to any use, lands must be serviced as set out in Part 2 Uses Limited, of this By-law and in accordance with the "Surrey Subdivision and Development By-law".
2. General provisions on use are as set out in Part 4 General Provisions, of this By-law.
3. Additional off-street parking and loading/unloading requirements are as set out in Part 5 Off-Street Parking and Loading/Unloading of this By-law.
4. Subdivisions shall be subject to the "Surrey Development Cost Charge By-law" and the "Tree Preservation By-law".

5. *Building* permits shall be subject to the "Surrey Building By-law".
6. Sign regulations are as provided in Surrey Sign By-law No. 13656.
7. Special *building setbacks* are as set out in Part 7 Special Building Setbacks, of this By-law.
8. *Kennels-Commercial* and *Kennels-Hobby* shall be subject to the "Surrey Kennel Regulation By-law".
9. *Manufactured home* siting shall be subject to the "Surrey Mobile Homes and Trailer Regulation and Control By-law".
10. Noise is regulated by the "Surrey Noise Control By-law".
11. Unless prohibited or further regulated in this Zone, By-law, or other By-laws, activities and *uses* on lands located in the *Agricultural Land Reserve* shall be in accordance with the *Agricultural Land Commission Act/Regs/Orders*, where applicable.
12. Lands used for an *agricultural* use are classified as farms under the B.C. Assessment Act, R.S.B.C. 1996.
13. *Farm-based winery* shall be subject to the Liquor Control and Licensing Act and the *Agricultural Land Commission Act/Regs/Orders*.
14. *Cogeneration Facility* shall be regulated by the *Agricultural Land Commission Act/Regs/Orders*, Clean Energy Act, S.B.C. 2010, c. 22 as amended, the Environmental Management Act, S.B.C. 2003, c. 53 as amended, the "Greater Vancouver Regional District Air Quality Management Bylaw No. 1082, 2008" as amended, and the B.C. Hydro Standing Offer Program as amended.



Part 12 - RA, One-Acre Residential Zone

One-Acre Residential Zone

Part 12

RA

A. Intent

This Zone is intended for single family housing on *suburban lots* of 1 acre or larger.

B. Permitted Uses

Amendments: 14891, 01/20/03; 15655, 03/07/05; 17290, 12/13/10

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

1. One *single family dwelling* which may contain 1 *secondary suite*.
2. Where the *lot* is 0.4047 hectare [1 acre] or more, one *hobby kennel*.
3. Where the *lot* is 2 hectares [5 acres] or more, *agricultural* and *horticultural* uses.
4. Where the *lot* is 4 hectares [10 acres] or more, one additional *single family dwelling* or *duplex* for the employees of the *farm operation* permitted under Section B.3 of this Zone.
5. Where the *lot* is 0.9 hectare [2.2 acres] or more, one skateboard ramp *structure* in association with a *single family dwelling* as permitted in Sub-section B.1 and subject to the skateboard ramp *structure* being:
 - (a) a maximum of 173.4 sq. m. [1,865 sq. ft.] in area, a maximum of 5 metres [16 ft.] high, a maximum of 14.3 metres [47 ft.] long and a maximum of 12.2 metres [40 ft.] wide;
 - (b) sited behind the *single family dwelling*; and
 - (c) for the enjoyment of the residents of the *single family dwelling* on the *lot* and not for commercial purposes.

6. *Accessory uses* including the following:
- (a) *Bed and breakfast* use in accordance with Section B.2, Part 4 General Provisions, of this By-law;
 - (b) The keeping of *boarders* or *lodgers* in accordance with Section B.2, Part 4 General Provisions, of this By-law;
 - (c) Horse-boarding; and
 - (d) Display and retail sale of products provided all of the following are satisfied:
 - i. all of the products offered for sale shall be produced by the *farm operation* or at least 50% of the floor area for product sales and display shall be limited to product produced by the *farm operation*;
 - ii. products offered for sale shall be limited to *agricultural* and/or *horticultural* products, and shall exclude dressed fowl or poultry, butchered meat and/or preserved food unless dressed, butchered or preserved off-site;
 - iii. the cumulative maximum floor area for the display and sale of products shall not exceed 93 square metres [1,000 sq. ft.];
 - iv. all products offered for sale and related displays shall be located entirely within a *building*; and
 - v. products offered for sale and related displays shall be an *accessory use* to a *single family dwelling* and the *agricultural* and/or *horticultural* use of the *lot*.

C. Lot Area

Not applicable to this Zone.

D. Density

Amendments: 12517, 02/13/95; 12681, 12/04/95; 14101, 09/18/00; 14568, 12/10/01; 14757, 07/22/02

1. For the purpose of subdivision:
- (a) In all Neighbourhood Concept Plan and Infill Areas as described and outlined on the maps attached as Schedule F of this By-law, the maximum

unit density shall not exceed 1.2 *dwelling units* per hectare [0.5 u.p.a.] and the dimensions of the *lots* created in a subdivision shall be in accordance with Section K.1 of this Zone. The maximum *unit density* shall be increased to 2.5 *dwelling units* per hectare [1.0 u.p.a.] and Section K.2 of this Zone shall apply if amenities are provided in accordance with Schedule G of this By-law; and

- (b) In all other areas, the maximum *unit density* shall be 2.5 *dwelling units* per hectare [1.0 u.p.a.].
2. For the purpose of *building* construction:
 - (a) Where the *lot* is 900 square metres [9,685 sq. ft.] in area or less for any *suburban lot*, the requirements of Sub-section D.2 Density of Part 16 Single Family Residential Zone (RF) shall apply;
 - (b) Where the *lot* is 1,858 square metres [0.5 acre] in area or less for any *urban* or *multiple residential lot*, the requirements of Sub-section D.2 Density of Part 16 Single Family Residential Zone (RF) shall apply;
 - (c) Where the *lot* is greater than 900 square metres [9,685 sq. ft.] in area for any *suburban lot*, *floor area ratio* is not applicable; and
 - (d) Where the *lot* is greater than 1,858 square metres [0.5 acre] in area for any *urban* or *multiple residential lot*, *floor area ratio* is not applicable.

E. Lot Coverage

Amendments: 12517, 02/13/95; 12681, 12/04/95; 14568, 12/10/01; 14757, 07/22/02

1. The maximum *lot coverage* shall be 20%.
2. Notwithstanding Sub-section E.1, the requirements of Section E. Lot Coverage of Part 16 Single Family Residential Zone (RF) shall apply as follows:
 - (a) Where the *lot* is 900 square metres [9,685 sq. ft.] in area or less for any *suburban lot*; and
 - (b) Where the *lot* is 1,858 square metres [0.5 acre] in area or less for any *urban* or *multiple residential lot*.

F. Yards and Setbacks

Amendments: 12517, 02/13/95; 12681, 12/04/95; 13093, 05/12/97; 14603, 01/21/02; 14757, 07/22/02; 14891, 01/20/03; 17471, 10/03/11; 18414, 03/23/15

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

Use	Setback **	Front Yard	Rear Yard	Side Yard	Side Yard on Flanking Street
<i>Principal Building</i>		7.5 m. [25 ft.]	7.5 m. [25 ft.]	4.5 m. [15 ft.]	7.5 m. [25 ft.]
<i>Accessory Buildings and Structures Greater Than 10 square metres [108 sq.ft.] in Size</i>		18.0 m. [60 ft.]	1.8 m [6 ft.]	1.0 m [3 ft.]	7.5 m [25 ft.]
<i>Other Accessory Buildings and Structures</i>		18.0 m [60 ft.]	0.0 m	0.0 m.	7.5 m. [25 ft.]
<i>Skateboard Ramp Structure</i>		18.0 m. [60 ft.]	36.0 m. [120 ft.]	7.5 m.*** [25 ft.]	36.0 m. [120 ft.]
<i>Buildings and Structures For Uses Permitted Under Sec. B.2* & B.3 of this Zone</i>		36.0 m. [120 ft.]	7.5 m. [25 ft.]	7.5 m. [25 ft.]	36.0 m. [120 ft.]

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

- * These *setback* requirements for *hobby kennels* do not apply if the *hobby kennel* forms part of or is attached to the *principal building*, however, the *hobby kennel* shall be located at the rear of the said *building*.

- ** Where the *lot* is 900 square metres [9,685 sq. ft.] in area or less for any *suburban lot*, or where the *lot* is 1,858 square metres [0.5 acres] in area or less for any *urban* or *multiple residential lot*, the requirements in Section F. Yards and Setbacks of Part 16 Single Family Residential Zone (RF) shall apply.
- *** One (1) *side yard setback* may be reduced to not less than 3.0 metres [10 ft.] if the opposite *side yard* on the *lot* is at least 15 metres [50 ft.] and the reduced *side yard* abuts land which is *suburban*.

G. Height of Buildings

Amendments: 14891, 01/20/03; 17471, 10/03/11; 18414, 03/23/15

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

1. *Principal building*: The *building height* shall not exceed 9 metres [30 ft.].
2. *Accessory buildings and structures*: The height shall not exceed 4 metres [13 ft.] except that where the roof slope and construction materials of an *accessory building* are the same as that of the *principal building*, the *building height* of the *accessory building* may be increased to 5 metres [16.5 ft.]
3. The height of a skateboard ramp *structure* shall be:
 - (a) no higher than the *building height* of the *single family dwelling* constructed on the *lot*; and
 - (b) a maximum of 5 metres [16 ft.] measured from *finished grade* to the top of the handrail.

H. Off-Street Parking and Loading/Unloading

Amendments: 12517, 02/13/95; 12681, 12/04/95; 13774, 07/26/99; 14568, 12/10/01

1. For *lots* greater than 1,858 square metres [0.5 ac.] in area shall comply with the following:
 - (a) Parking requirements in Table C.6 of Part 5 Off-Street Parking and Loading/Unloading of this By-law shall apply; and

- (b) Outside parking or storage of *campers*, boats and *vehicles* including cars, trucks and *house trailers* ancillary to the residential use shall be limited as follows:
 - i. A maximum of 2 cars or trucks;
 - ii. *House trailers*, *campers* or boats, provided that the combined total shall not exceed 3; and
 - iii. The total amount permitted under (i) and (ii) shall not exceed 5.
2. For *lots*, 1,858 square metres [0.5 ac.] in area or less, the requirements in Section H of Part 16 Single Family Residential Zone RF shall apply.

I. Landscaping

Amendments: 12333, 07/25/94

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.

J. Special Regulations

Amendments: 14891, 01/20/03; 17290, 12/13/10; 17471, 10/03/11

1. The skateboard ramp *structure* permitted under Sub-section B.5 shall be completely enclosed by a fence measuring not less than 1.8 metres [6 ft.] and not more than 3.6 metres [12 ft.] in height along the perimeter of the ramp *structure*, or equipped with a security device to prohibit unauthorized use of the skateboard ramp *structure*.
2. 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

Amendments: 14101, 09/18/00

1. For subdivision of the land in all Neighbourhood Concept Plan and Infill Areas as described and outlined on the maps attached as Schedule F of this By-law, where amenities are not provided in accordance with Schedule G of this By-law, the *lots* created through subdivision shall conform to the following minimum standards:

<i>Lot Size</i>	<i>Lot Width</i>	<i>Lot Depth</i>
8,094 sq. m. [2 acre]	50 metres [164 ft.]	60 metres [200 ft.]

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

2. For subdivision of the land in all Neighbourhood Concept Plan and Infill Areas as described and outlined on the maps attached as Schedule F of this By-law, where amenities are provided in accordance with Schedule G of this By-law, the *lots* created shall conform to the minimum standards prescribed in Sub-section K.3 of this Zone.
3. *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>
4,047 sq. m. [1 acre]	50 metres [164 ft.]	60 metres [200 ft.]

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

L. Other Regulations

Amendments: 13657, 03/22/99; 13774, 07/26/99

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

1. Prior to any use, lands must be serviced as set out in Part 2 Uses Limited, of this By-law and in accordance with the "Surrey Subdivision and Development By-law".
2. General provisions on use are as set out in Part 4 General Provisions, of this By-law.
3. Additional off-street parking and loading/unloading requirements are as set out in Part 5 Off-Street Parking and Loading/Unloading of this By-law.
4. Subdivisions shall be subject to the "Surrey Development Cost Charge By-law" and the "Tree Preservation By-law".
5. *Building* permits shall be subject to the "Surrey Building By-law".
6. Sign regulations are as provided in Surrey Sign By-law No. 13656.
7. Special *building setbacks* are as set out in Part 7 Special Building Setbacks, of this By-law.
8. *Hobby kennels* shall be subject to the "Surrey Kennel Regulation By-law".