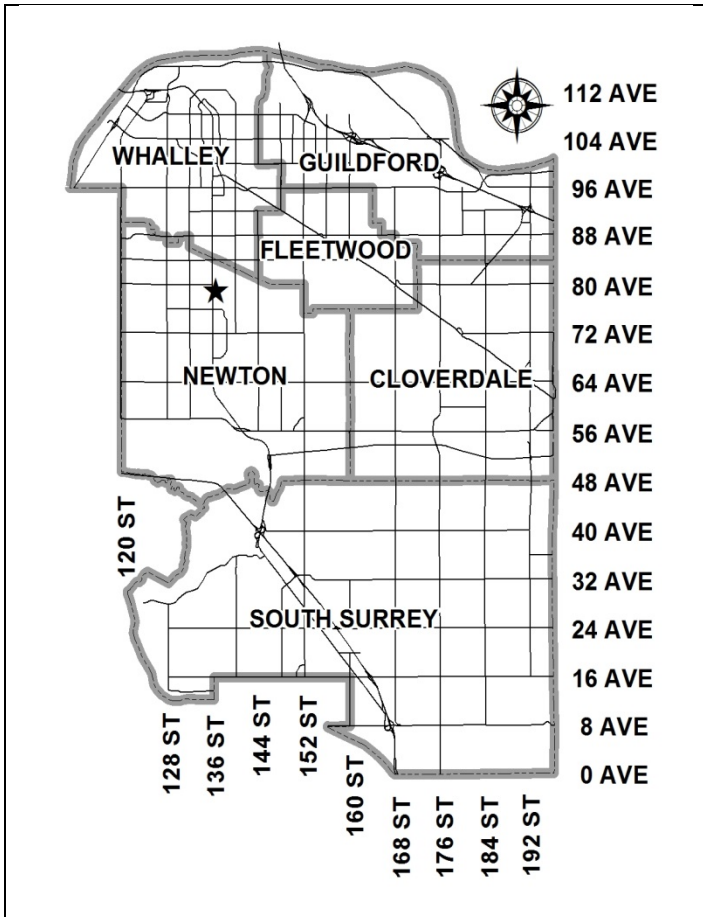


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7916-0082-00

Planning Report Date: April 11, 2016



**PROPOSAL:**

- Terminate Land Use Contract No. 96

to permit the existing underlying RM-M Zone and RF Zone to come into effect.

**LOCATION:**

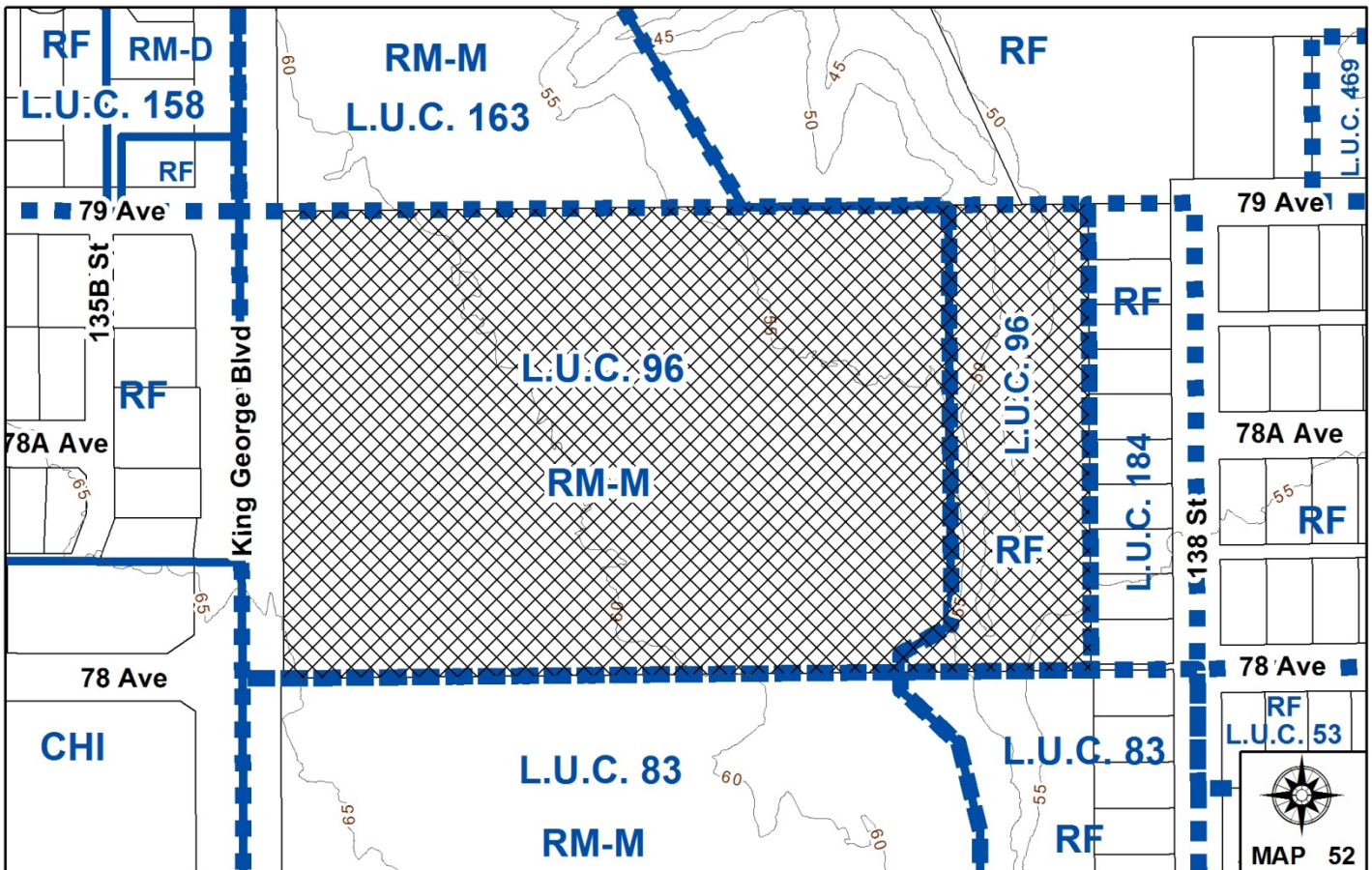
7850 King George Boulevard  
 (Includes the mailing address of  
 7890 King George Boulevard and  
 13775 - 78 Avenue)

**LUC NO. AND  
 UNDERLYING  
 ZONING:**

LUC No. 96  
 (RM-M Zone and  
 RF Zone underlying)

**OC  
 DESIGNATION:**

Urban



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing to terminate LUC No. 96.

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. 96 was adopted by By-law No. 4398, on October 14, 1975.
- LUC No. 96 permits a mobile home park and permitted accessory uses on the western portion of the site and public uses on the eastern portion of the site.
- Once LUC No. 96 is terminated and the one-year grace period ends, the current underlying RM-M Zone and RF Zone will come into effect and will regulate the subject lots.
- It is now in order for LUC No. 96 to be considered for early termination.

## RECOMMENDATION

The Planning & Development Department recommends that a By-law be introduced to terminate Land Use Contract No. 96 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. 96 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. 96, 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. 96. In addition, the Public Hearing notice will be published in two consecutive issues of either the Surrey Now or the Peace Arch News.

DISCUSSION

- LUC No. 96 was adopted by LUC Authorization By-law, 1974, No. 4398 on October 14, 1975.
- LUC No. 96 regulates a long, rectangular lot fronting King George Boulevard (7850 King George Boulevard) which contains a mobile home park, and a smaller lot (13775 – 78 Avenue), used by the City for park and open space purposes, in the Newton area..
- Both of the subject lots are designated Urban under the Official Community Plan. The lot at 7850 King George Boulevard has an underlying Manufactured Home Residential Zone (RM-M) under Surrey Zoning By-law, 1993, No. 12000, as amended. The lot at 13775 – 78 Avenue has an underlying Single Family Residential Zone (RF) under Surrey Zoning By-law, 1993, No. 12000, as amended.
- The lot at 7850 King George Boulevard is bordered to the north and south by mobile home parks zoned RM-M; to the west, across King George Boulevard, by a mix of older single family dwellings and highway-oriented commercial uses; and to the east by Hunt Creek, an adjoining ravine and environmental setback areas.
- LUC No. 96 permits a rental mobile home park and customary permitted accessory uses thereto on the lot at 7850 King George Boulevard.
- The lot at 13775 – 78 Avenue is currently owned by the City of Surrey. LUC No. 96 permits the City of Surrey to use the lot at 13775 – 78 Avenue, which contains a portion of Hunt Creek and the adjoining ravine area, for public uses.
- 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. 96 is terminated and the one-year grace period ends, the current underlying RM-M Zone will come into effect for the lot at 7850 King George Boulevard and will regulate the use on the lot, while the current underlying RF Zone will come into effect for the lot at 13778 – 78 Avenue, and will regulate the use of that lot.
- The RM-M Zone permits manufactured home parks along with a single family dwelling for the manager of the manufactured home park.
- While the City owned land will be zoned RF, which typically permits a single family dwelling and secondary suite, the existing parkland open space will also be permitted in accordance with the General Provisions section of the Zoning By-law.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Copy of Part 16 Single Family Residential Zone (RF) of Surrey Zoning By-law, 1993, No. 12000, as amended
- Appendix II. Copy of Part 19 Manufactured Home Residential Zone (RM-M) of Surrey Zoning By-law, 1993, No. 12000, as amended

INFORMATION AVAILABLE ON FILE

- Land Use Contract No. 96.

*original signed by Ron Hintsche*

Jean Lamontagne  
General Manager  
Planning and Development

MJ/dk

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Part 16 - RF, Single Family Residential Zone

# Single Family Residential Zone

## Part 16

RF

### A. Intent

Amendments: 12824, 06/24/96

This Zone is intended for *single family dwellings*.

### B. Permitted Uses

Amendments: 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. *Accessory uses* including the following:
  - (a) *Bed and breakfast* use in accordance with Section B.2, Part 4 General Provisions, of this By-law; and
  - (b) The keeping of *boarders* or *lodgers* in accordance with Section B.2, Part 4 General Provisions, of this By-law.

### C. Lot Area

Not applicable to this Zone.

### D. Density

Amendments: 12101, 07/11/94; 12681, 12/04/95; 12824, 06/24/96; 13093, 05/12/97; 14519, 10/15/01; 15587, 12/13/04; 16957, 06/29/09; 17471, 10/03/11; 17989, 29/07/13; 18050, 09/23/13; 18414, 03/23/15

1. For the purpose of subdivision in all Neighbourhood Concept Plan and Infill Areas as described and outlined on the map attached as Schedule F of this By-law, the maximum *unit density* is 2.5 *dwelling units* per hectare [1 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* may be increased to 14.8 *dwelling*

*units* per hectare [6 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.

2. (a) For *building* construction within a *lot*:
  - i. The *floor area ratio* must not exceed 0.60 for the first 560 square metres [6,000 sq. ft.] of *lot* area and 0.35 for the remaining *lot* area in excess of 560 square metres [6,000 sq. ft.], provided that 39 square metres [420 sq. ft.] must be reserved for use only as a garage or carport.
  - ii. Notwithstanding Sub-section D.2.(a)i., the maximum allowable floor area is as follows:
    - (a) 465 square metres [5,000 sq.ft.], except in the area shown in Schedule D.1.(a); and
    - (b) For *building* construction on a lot within the area shown in Schedule D.1.(a), the maximum allowable floor area is 84 square metres [900 sq.ft.] and a *basement* is not permitted on such *lot*.
  - iii. The maximum permitted floor area of a second storey for a *principal building* must not exceed 80% of the floor area of the main floor level including attached garage and that portion of any porch or veranda at the front that is covered by a sloped roof, but not including any portion of the *structure* located within 7.5 metres [25 ft.] of the *front lot line*. The reduced floor area of the second storey shall be accomplished by an offset at the second storey level from the wall at the main floor level from either the front or side walls or a combination thereof; and
  - iv. For the purpose of this Section and notwithstanding the definition of *floor area ratio* in Part 1 Definitions of this By-law, the following must be included in the calculation of *floor area ratio*:
    - (a) Covered area used for parking unless the covered parking is located within the *basement*;
    - (b) The area of an *accessory building* in excess of 10 square metres [108 sq.ft.];
    - (c) Covered outdoor space with a height of 1.8 metres [6 ft.] or greater, except for a maximum of 10% of the maximum



allowable floor area of which 15 square metres [160 sq. ft.] must be reserved for a front porch or veranda; and

- (d) Floor area with extended height including staircases, garages and covered parking, must be multiplied by 2, where the extended height exceeds 3.7 metres [12 ft.], except for a maximum of 19 square metres [200 sq.ft.] on the lot.

**E. Lot Coverage**

Amendments: 17989, 29/07/13

1. For lots with a size of a 560 square metres [6,000 sq.ft.] or less, the maximum lot coverage is 40%.
2. For lots with a size greater than 560 square metres [6,000 sq.ft.], the maximum lot coverage is as follows:

<i>Lot Size</i>	<i>Maximum Lot Coverage</i>
Greater than 560 square metres [6,000 sq.ft.] to 653 square metres [7,000 sq.ft.]	38%
Greater than 653 square metres [7,000 sq.ft.] to 746 square metres [8,000 sq.ft.]	36%
Greater than 746 square metres [8,000 sq.ft.] to 839 square metres [9,000 sq.ft.]	34%
Greater than 839 square metres [9,000 sq.ft.] to 932 square metres [10,000 sq.ft.]	32%
Greater than 932 square metres [10,000 sq.ft.] to 1,583 square metres [17,000 sq.ft.]	32% minus 2% for each additional 93 square metres [1,000 sq.ft.], or portion thereof, of lot area in excess of 932 square metres [10,000 sq.ft.]
Greater than 1,583 square metres [17,000 sq.ft.]	18%



F. Yards and Setbacks

Amendments: 12101, 07/11/94; 13093, 05/12/97; 17471, 10/03/11; 17704, 07/23/12; 17989, 07/29/13; 18414, 03/23/15

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

<i>Use</i>	<i>Setback</i>	<i>Front Yard</i> <sup>1&amp;2</sup>	<i>Rear Yard</i> <sup>3</sup>	<i>Side Yard</i>	<i>Side Yard on Flanking Street</i>
<i>Principal Building</i>		7.5 m. [25 ft.]	7.5 m. [25 ft.]	1.8 m. [6 ft.]	3.6 m. [12 ft.]
<i>Accessory Buildings and Structures Greater Than 10 square metres [108 sq.ft.] in Size</i>		18.0 m. [60 ft.]	1.8 m [6 ft.]	1.0 m [3 ft.]	7.5 m [25 ft.]
<i>Other Accessory Buildings and Structures</i>		18.0 m [60 ft.]	0.0 m	0.0 m.	7.5 m. [25 ft.]

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

<sup>1</sup> Except for a garage, the *front yard setback* may be relaxed at the lower floor level to 5.5 metres [18 ft.] for a maximum of 50% of the width of the *principal building*. If a minimum of 50% of the width of the *principal building* is set back 9 metres [30 ft.], the setback to an attached garage may be relaxed to 6.7 metres [22 ft.].

<sup>2</sup> With the exception of a garage with its main access doors facing a *side yard*, an attached garage to the *principal building* must not extend towards the *highway* for more than half the depth of the said garage, measured from the front face of the *principal building*, excluding any front face of the exterior wall above the said garage. If an attached garage with its main access doors facing a *highway* contains more than 2 parallel parking bays, the additional parking bay(s) and the garage entrance leading to the additional parking bay(s) must be set back at least 0.9 metre [3 ft.] from the front of the said garage.

- <sup>3</sup> 50% of the length of the rear *building* face may be *setback* a distance of 6.0 metres [20 ft.] from the *rear lot line* provided the remainder of the *building* face is *setback* at least 8.5 metres [28 ft.] from the *rear lot line*.

## G. Height of Buildings

Amendments: 12239, 04/18/94; 12101, 07/11/94; 18414, 03/23/15

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

1. Principal building:
  - (a) The *building height* shall not exceed 9 metres [30 ft.].
  - (b) The *building height* of any portion of a *principal building* with a roof slope of less than 1:4 shall not exceed 7.3 metres [24 ft.].
2. Accessory buildings and structures: The *height* shall not exceed 4 metres [13 ft.] except that where the roof slope and construction materials of an *accessory building* are the same as that of the *principal building*, the *building height* of the *accessory building* may be increased to 5 metres [16.5 ft.]

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

Amendments: 12333, 07/25/94; 13093, 05/12/97; 13774, 07/26/99; 14120, 10/16/00

1. Resident and visitor parking spaces shall be provided as stated in Table C.6 of Part 5 Off-Street Parking and Loading/Unloading of this By-law.
2. Outside parking or storage of *campers*, boats and *vehicles* including cars, trucks and *house trailers* ancillary to a residential use shall be limited as follows:
  - (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. *Vehicle* parking may be permitted in either the *front yard* or *side yard* subject to the following:

- (a) No off-street *parking space* shall be permitted within the required *front yard* or *side yard setback* except on a *driveway*. *Driveways* may be constructed off either the *frontage* or *flanking street*;
  - (b) *Parking spaces* shall be located only on a *driveway* leading to a garage, carport or parking pad, in a garage, in a car port, or on a parking pad; and
  - (c) The total area surfaced or paved for a *driveway* shall be as follows:
    - i. Every *lot* may have one *driveway* with a uniform width of 6 metres [20 ft.] extending from the *lot line* to the garage, car port, or parking pad on the *lot*;
    - ii. The *driveway* width may be expanded provided that the total area of the *driveway* within the *front yard* or required *side yard* does not exceed 33% of the total area of the *front yard* or required *side yard* within which the *driveway* is located; and
    - iii. Notwithstanding 3.(c) (ii) additional *driveway* width may also be allowed to provide access to additional *parking spaces* in a garage, carport or parking pad, where the garage, carport or parking pad has more than 2 side by side *parking spaces*, provided that such width is no more than 3 metres [10 ft.] times the number of adjacent side by side *parking spaces* measured at the required *front yard set back* and is uniformly tapered over the required *front yard* to a width of 6 m [20 ft.] at the *front lot line*.
    - iv. Where the *driveway* is constructed in a *side yard* off a *flanking street* all references to *front yard* within this Section shall be read as *side yard*; and
  - (d) The number of *vehicles* parked in a *driveway* within the *front yard* or *side yard* shall not exceed two.
4. 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 unit*, or within 1 metre [3 ft.] of the *side lot line*, except as follows:
- (a) On *lots* which have no vehicular access to the *rear yard* or where access is not feasible through modification of *landscaping* or fencing or both, either 1 *house trailer* or 1 boat may be parked in the front *driveway* or to the side of the front *driveway* or in the *side yard*, but no closer than 1 metre [3 ft.] to a *side lot line* nor within 1 metre [3 ft.] of the *front lot line* subject to the

residential parking requirements stated in Table C.6 of Part 5 Off-Street Parking and Loading/Unloading of this By-law;

- (b) Notwithstanding Sub-section H.4(a), no outside parking or storage of a *house trailer* or boat is permitted on *corner lots* 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 two *lot lines*; and
- (c) Adequate screening, as described in Section I.2 of this Zone is provided.

## I. Landscaping

Amendments: 12333, 07/25/94; 17989, 07/29/13

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. A minimum of 30% of the *lot* must be covered by porous surfaces.
3. 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**

Amendments: 17290, 12/13/10; 17989, 07/29/13; 18050, 09/23/13

1. For *lots* within designated floodplain in the Bridgeview area as referred to in Part 8 Floodproofing, of this By-law, the uses listed in Section B of this Zone shall be permitted only if the *lot* has a *frontage* of not less than 15 metres [50 ft.] and an area of not less than 464 square metres [5,000 sq.ft.].
2. Basement access and basement wells are permitted only between the *principal building* and the *rear lot line* and must not exceed a maximum area of 28 square metres [300 sq. ft.], including the stairs.
3. 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: 12824, 06/24/96

1. For subdivision of the land in all Neighbourhood Concept Plan and Infill Areas as described and outlined on the map 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 shall conform to the minimum standards prescribed in Section K of Part 12 One-Acre Residential Zone RA of this By-law.



2. For subdivision of the land in all Neighbourhood Concept Plan and Infill Areas as described and outlined on the map 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>
Subdivision	560 sq. m. [6,000 sq.ft.]	15 metres [50 ft.]	28 metres [90 ft.]
<i>Lot Consolidation in Bridgeview's Designated Floodplain Areas</i>	464 sq. m. [5,000 sq.ft.]	15 metres [50 ft.]	no minimum

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. Floodproofing shall be as set out in Part 8 Floodproofing, of this By-law.





## Manufactured Home Residential Zone

*Part 19 - RM-M, Manufactured Home Residential Zone*

### Part 19

RM-M

#### A. Intent

This Zone is intended for the provision of *manufactured home parks* and should be read in conjunction with the "Surrey Mobile Homes and Trailer Regulation and Control By-law".

#### B. Permitted Uses

Land and *structures* shall be used for the following uses only, or for a combination of such uses, provided such combined uses are part of a *comprehensive design*:

1. *Manufactured home park*, provided that the minimum area for each *manufactured home space* shall be 225 square metres [2,420 sq.ft.] with a minimum width of 12 metres [40 ft.].
2. One *single family dwelling* for the manager of the *manufactured home park*.

#### C. Lot Area

Not applicable to this Zone.

#### D. Density

The maximum *density* shall not exceed 22 *dwelling units* per hectare [9 u.p.a.].

#### E. Lot Coverage

The maximum *lot coverage* for one *single family dwelling* and the indoor *amenity space building*, shall be 5%.

**F. Yards and Setbacks**

Amendments: 17471, 10/03/11

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

1. *Buildings and structures* shall be sited not less than 7.5 metres [25 ft.] from all *lot lines*.
2. In the case of a *manufactured home park* in a bare land strata development, Section F.1 does not apply to the placement of a *manufactured home* within a bare land strata *lot*, other than in the case of a bare land strata *lot line* which forms the boundary of the *manufactured home park*.
3. Where a *lot* abuts another *lot* zoned RM-M and which is used as a *manufactured home park*, the abutting *yards* may be reduced to not less than 3 metres [10 ft.].

**G. Height of Buildings**

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

1. *Principal buildings*:
  - (a) *Manufactured Homes*: The *height* shall not exceed 4.5 metres [15 ft.].
  - (b) *Single Family Dwelling*: The *height* shall not exceed 9 metres [30 ft.].
2. *Accessory buildings and structures*: The *height* shall not exceed 4 metres [13 ft.].

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

Amendments: 13774, 07/26/99

1. Resident and visitor *parking spaces* shall be provided as stated in Part 5 Off-Street Parking and Loading/Unloading of this By-law.
2. No parking shall be permitted within the required *setbacks*.

**I. Landscaping**

1. All developed portions of the developed *lot* not covered by *buildings, structures, parking areas, roadways* and designated *manufactured home spaces* shall be landscaped and maintained, including the retention of mature trees.
2. The required *setback* area shall be fully landscaped and adequately maintained.
3. The boulevard areas of *highways* abutting a *lot* shall be seeded or sodded with grass on the side of the *highway* abutting the *lot*, except at *driveways*.
4. Garbage containers and *passive recycling containers* shall be screened to a height of at least 2.5 metres [8 ft.] by *buildings, a landscaping screen, a solid decorative fence, or a combination thereof*.

**J. Special Regulations**

1. *Amenity space* shall be provided on the *lot* as follows:
  - (a) Outdoor *amenity space*, in the amount of 3.0 square metres [32 sq.ft.] per *dwelling unit* and shall not be located within the required *setbacks*; and
  - (b) Indoor *amenity space*, in the amount of 3.0 square metres [32 sq.ft.] per *dwelling unit*.

**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>
Fee Simple <i>Lots</i>	2 hectares [5 acres]	50 metres [165 ft.]	50 metres [165 ft.]
Bare Land Strata <i>Lots</i>	225 sq. m. [2,420 sq.ft.]	12 metres [40 ft.]	15 metres [50 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. Sign regulations are as provided in Surrey Sign By-law No. 13656.
5. Special *building setbacks* are as set out in Part 7 Special Building Setbacks, of this By-law.
6. *Building* permits shall be subject to the "Surrey Building By-law" and the "Surrey Development Cost Charge By-law".
7. Development permits may be required in accordance with the *Official Community Plan*.
8. *Manufactured home parks* shall be subject to the "Surrey Mobile Homes and Trailer Regulation and Control By-law".