





Presented by:  
**Beebe Cline - PREC**

Hugh & McKinnon Realty Ltd.  
Phone: 604-830-7458  
www.beebecline.com  
bcline@shaw.ca



**Active**  
**R3909180**  
Board: F  
House/Single Family

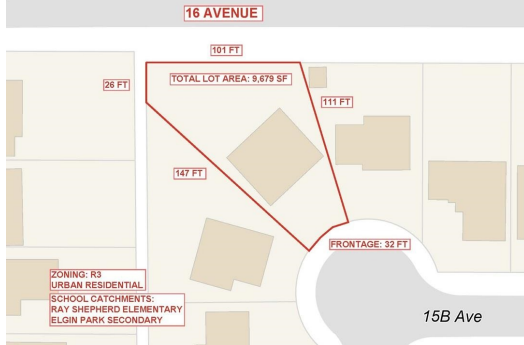
**13317 15B AVENUE**

South Surrey White Rock  
Crescent Bch Ocean Pk.  
V4A 6C8

Residential Detached

**\$1,288,000** (LP)

(SP)



Sold Date: If new, GST/HST inc?: Original Price: **\$1,288,000**  
 Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **1981**  
 Frontage(feet): **32.00** Bathrooms: **3** Age: **44**  
 Frontage(metres): **9.75** Full Baths: **3** Zoning: **R3**  
 Depth / Size: **111x147** Half Baths: **0** Gross Taxes: **\$6,676.13**  
 Lot Area (sq.ft.): **9,679.00** Rear Yard Exp: **North** For Tax Year: **2025**  
 Lot Area (acres): **0.22** P.I.D.: **005-548-586** Tax Inc. Utilities?: **No**  
 Flood Plain: **No** Tour: **Virtual Tour URL**  
 View: **No :**  
 Complex/Subdiv: **Ocean Park Village**  
 First Nation Reserve:  
 Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**  
 Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

Style of Home: **2 Storey**  
 Construction: **Frame - Wood**  
 Exterior: **Brick, Wood**  
 Foundation: **Concrete Slab**  
 Renovations:  
 # of Fireplaces: **1** R.I. Fireplaces:  
 Fireplace Fuel: **Wood**  
 Fuel/Heating: **Forced Air, Natural Gas**  
 Outdoor Area: **Balcony(s), Fenced Yard, Patio(s)**  
 Type of Roof: **Asphalt**  
 Total Parking: **3** Covered Parking: **1** Parking Access: **Front**  
 Parking: **Garage; Single**  
 Driveway Finish: **Asphalt**  
 Dist. to Public Transit: **1/2 Blk** Dist. to School Bus: **1 Blk**  
 Title to Land: **Freehold NonStrata** Land Lease Expiry Year:  
 Property Disc.: **No**  
 Fixtures Leased: **No :**  
 Fixtures Rmvd: **No :**  
 Floor Finish: **Laminate, Vinyl/Linoleum, Carpet**  
 Reno. Year:  
 Rain Screen:  
 Metered Water: **Yes**  
 R.I. Plumbing: **Yes**

Legal: **LOT 185 SECTION 8 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 57217**

Amenities: **Garden, Storage**

Site Influences: **Central Location, Cul-de-Sac, Recreation Nearby, Shopping Nearby**

Features: **ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Stove**

| Finished Floor (Main):     | 1,287        | Floor | Type            | Dimensions    | Floor | Type           | Dimensions | Bathrooms  |
|----------------------------|--------------|-------|-----------------|---------------|-------|----------------|------------|------------|
| Finished Floor (Above):    | 1,303        | Main  | Foyer           | 12'2 x 11'11  | Above | Walk-In Closet | 4'0 x 3'9  | Floor #Pcs |
| Finished Floor (AbvMain2): | 0            | Main  | Family Room     | 16'1 x 12'11  |       |                | x          | Main 3     |
| Finished Floor (Below):    | 0            | Main  | Recreation Room | 23'10 x 12'11 |       |                | x          | Above 3    |
| Finished Floor (Basement): | 0            | Main  | Recreation Room | 19'3 x 9'2    |       |                | x          | Above 3    |
| Finished Floor (Total):    | 2,590sq. ft. | Main  | Bedroom         | 11'11 x 10'2  |       |                | x          |            |
| Unfinished Floor:          | 0            | Main  | Laundry         | 11'11 x 7'4   |       |                | x          |            |
| Grand Total:               | 2,590sq. ft. | Above | Living Room     | 18'5 x 12'11  |       |                | x          |            |
| Flr Area (Det'd 2nd Res):  | sq. ft.      | Above | Dining Room     | 12'3 x 12'0   |       |                | x          |            |
| Suite: <b>Other</b>        |              | Above | Eating Area     | 9'2 x 8'1     |       |                | x          |            |
| Basement: <b>Full</b>      |              | Above | Kitchen         | 9'2 x 9'1     |       |                | x          |            |
|                            |              | Above | Bedroom         | 10'7 x 9'2    |       |                | x          |            |
|                            |              | Above | Bedroom         | 12'11 x 9'7   |       |                | x          |            |
|                            |              | Above | Primary Bedroom | 12'0 x 11'11  |       |                | x          |            |

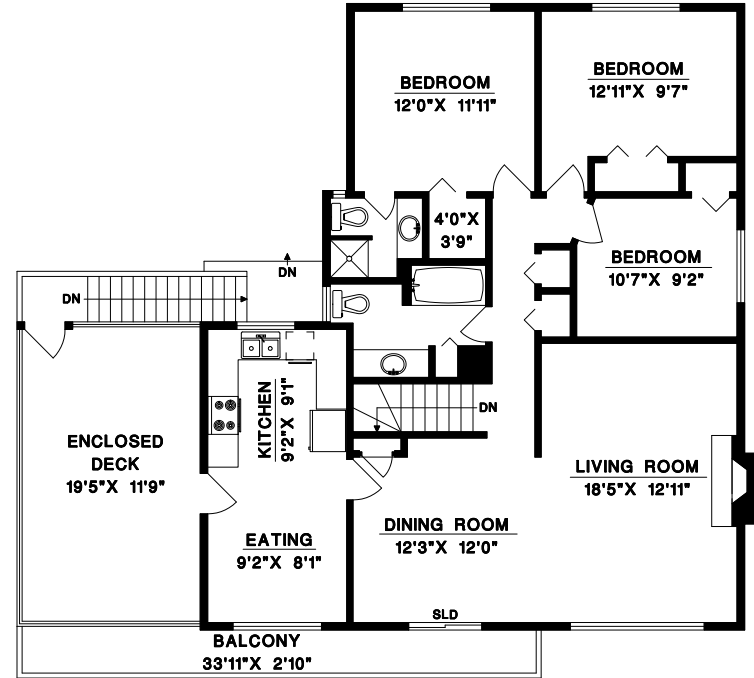
Crawl/Bsmt. Height: # of Levels: **2**  
 # of Kitchens: **1** # of Rooms: **14**  
 Manuf Type: Registered in MHR?:  
 MHR#: CSA/BCE: PAD Rental:  
 ByLaw Restrictions: Maint. Fee:

Listing Broker(s): **Hugh & McKinnon Realty Ltd.**

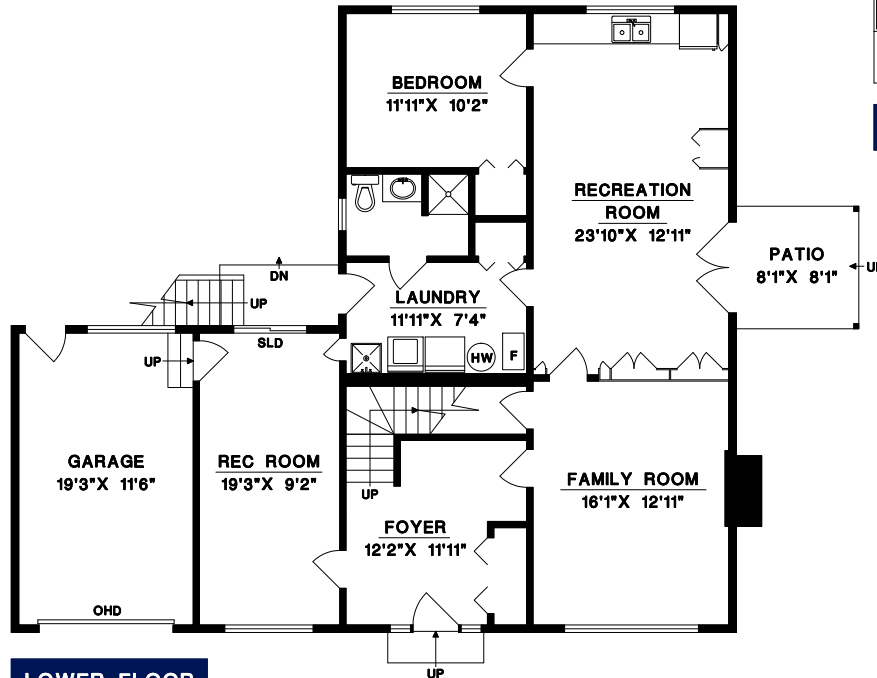
**Lot Size: 9,679 SF rebuilding site tomorrow, two road frontages: 16th avenue has a driveway and 15B Avenue cul-de-sac. The frontage on 16th Avenue is 101 ft and the cul-de-sac entry is 32 ft, western exposure. Currently, home is an ideal four bedroom revenue house 2,590 SF (floor plan online) - could have two kitchens \*2 bedroom suites on Main floor and a 3 bedroom suite up\*. Ocean Park is an excellent family neighborhood, very quiet cul-de-sac. Zoning: R3-Urban residential. Ample shopping in Ocean Park Village. Create two duplexes, a fourplex or laneway homes. Transit on the block. School Catchments: Ray Shepherd Elementary & Elgin Park Secondary. Great Opportunity!**

**BEEBE CLINE**

BUS: 604-531-1909  
CEL: 604-830-7458  
www.whiterocklifestyles.com



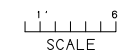
**MAIN FLOOR**



**LOWER FLOOR**

|                      |                     |
|----------------------|---------------------|
| MAIN FLOOR           | 1303 SQ. FT.        |
| LOWER FLOOR          | 1287 SQ. FT.        |
| <b>FINISHED AREA</b> | <b>2590 SQ. FT.</b> |

|         |             |
|---------|-------------|
| GARAGE  | 243 SQ. FT. |
| BALCONY | 113 SQ. FT. |
| DECK    | 315 SQ. FT. |
| PATIO   | 66 SQ. FT.  |



DRAWN BY: CN  
DATE: OCTOBER 2025  
REVISED:

**13317 15B AVENUE**

| <b>PROPERTY COST</b>  |  |                   |                    |
|-----------------------|--|-------------------|--------------------|
| List Price            |  | \$ 1,288,000.00   |                    |
| <b>EXPENSES</b>       |  | <b>Monthly</b>    | <b>Yearly</b>      |
| Property Taxes        |  | \$556.34          | \$6,676.13         |
| Insurance             |  | \$293.83          | \$3,526.00         |
| Hydro                 |  | \$136.06          | \$1,632.72         |
| Gas                   |  | \$134.96          | \$1,619.52         |
| Water/Sewer           |  | \$122.20          | \$1,466.37         |
| <b>Total Expenses</b> |  | <b>\$1,243.40</b> | <b>\$14,920.74</b> |

\* Montly expenses based on estimated figures & should be verified by your own utility company



PLEASE PRINT CLEARLY - APPLICATION / PERMIT

APPLICATION DATE: MAR 31/80 PERMIT NO.: \_\_\_\_\_

1) TO BE FILLED OUT BY PLANNING DEPARTMENT

PROJECT ADDRESS: 13317-15 B AVE W11 ZONE: R-2

LEGAL DESCRIPTION: LT 185 NE 1/4 SEC 9 T1N 1 PL. 57217.

(LEGAL DESCRIPTION IS BASED ON INFORMATION SUPPLIED BY THE APPLICANT)

2) TO BE FILLED IN BY ENGINEERING DEPARTMENT

OFFICE USE

|                                 | YES                                 | NO |                           |                          |                           |
|---------------------------------|-------------------------------------|----|---------------------------|--------------------------|---------------------------|
| STORM SEWER                     | <input checked="" type="checkbox"/> |    | WATER CONNECTION (9-5970) | <u>Nil</u>               | BUILDING <u>231.00</u>    |
| LEGAL ACCESS                    |                                     |    | WATER RATES (8-9631)      | <u>28<sup>10</sup></u>   | SEWER/SEPTIC <u>17.00</u> |
| EASEMENTS                       |                                     |    | SEWER CONNECTION (5-7328) | <u>Nil</u>               | TOTAL <u>310.26</u>       |
| BUILDING VALUE <u>2 60,000.</u> |                                     |    | SEWER RATES (8-4630)      | <u>15<sup>16</sup></u>   | RECEIPT# <u>39690</u>     |
|                                 |                                     |    | GARBAGE RATES (6-1524)    | <u>2 18<sup>11</sup></u> |                           |

3) TO BE FILLED OUT BY THE APPLICANT

OWNER: \_\_\_\_\_

ADDRESS: \_\_\_\_\_ BUS. PHONE: \_\_\_\_\_

BUILDER: STANLEY WARD + ASSOCIATES LTD PHONE: \_\_\_\_\_

ADDRESS: \_\_\_\_\_ BUS. PHONE: \_\_\_\_\_

DESIGNER: T. YMAN ENGINEER PHONE: \_\_\_\_\_

ADDRESS: 13659-1008 SURREY BUS. PHONE: 591-5722

INTENDED USE(S) OF BUILDINGS. Single Family  Double Family  Garage  Other

IF OTHER, PLEASE DESCRIBE \_\_\_\_\_ HAS/IS BUILDING BEEN/BEING STRATA-TITLED? yes/no

OTHER EXISTING BUILDINGS ON SAME LOT Yes/No \_\_\_\_\_ NUMBER \_\_\_\_\_ BEING USED FOR \_\_\_\_\_

PERSON TO WHOM PERMIT IS TO BE ISSUED: \_\_\_\_\_

IN CONSIDERATION OF THE GRANTING OF THE PERMISSION APPLIED FOR, I HEREBY AGREE TO INDEMNIFY AND KEEP HARMLESS THE DISTRICT OF SURREY AGAINST ALL CLAIMS, LIABILITIES, JUDGMENTS, COSTS AND EXPENSES OF WHATSOEVER KIND, WHICH MAY IN ANY WAY ACCRUE AGAINST THE SAID DISTRICT IN CONSEQUENCE OF, AND INCIDENTAL TO, THE GRANTING OF THIS PERMIT, AND I AGREE TO PAY THE COST OF REPAIRING ANY DAMAGE TO THE SIDEWALK AND/OR CURB BY REASON OF THE BUILDING OPERATIONS IN RESPECT OF WHICH THIS PERMIT IS APPLIED FOR, AND I FURTHER AGREE TO CONFORM TO ALL REQUIREMENTS OF THE BUILDING BY-LAW AND ALL OTHER STATUTES AND BY-LAWS IN FORCE IN THE DISTRICT OF SURREY, AND I FURTHER ACKNOWLEDGE THAT THE MUNICIPALITY ACCEPTS NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.

4) OFFICE USE ONLY

PERMIT TO AMEND  CONSTRUCT  ERECT  ALTER  REPAIR  MOVE  DEMOLISH

ONE, TWO FAMILY DWELLING 1 FT. \_\_\_\_\_ IN. X 40 FT. \_\_\_\_\_ IN. = 2 Story on slab lower uniform dbla carport under

SITING OF PROPOSED BUILDING(S) YARDS: FRONT 45 SIDE 7E 7W REAR 11N

LOT DIMENSIONS 1123 X 45.95 X 0.00 X 31.82 LOT AREA \_\_\_\_\_ SPECIAL SETBACKS \_\_\_\_\_

FIELD CARD  MASTER CARD  PERMIT APPROVED BY: MT DATE: 200217

REMARKS & SPECIAL NOTATIONS

LETTER RE TRANSFER OF OWNERSHIP IS ATTACHED TO OUR COPY OF PLANS. COME.

MAP NO. 131

P&L#1

MASTER CARD

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FINAL APPROVAL

*Sept/80 V.B.*



PLEASE PRINT CLEARLY - APPLICATION/PERMIT

APPLICATION DATE April 22/85 PERMIT NO. 38550 APPROVED BY MChow
BLDG. VALUE 1,000.00 PERMIT FEE 10.00 RECEIPT NO. F106311 DATE APPROVED April 22/85

1) TO BE FILLED IN BY APPLICANT
INTENDED USE(S) OF CONSTRUCTION FREE STANDING WOOD HEATER
OTHER EXISTING BUILDINGS ON SAME LOT YES NO NUMBER 2 BEING USED FOR SFP, Shed
OWNER ADDRESS BUILDER ADDRESS DESIGNER ADDRESS

2) TO BE FILLED IN BY PLANNING DEPARTMENT
PROJECT ADDRESS 13317 - 15B Ave (COMPLETED BY) Ag MAP NO. 131
LEGAL DESCRIPTION Lot 185 SE 1/4 Sec. 8 Tp. 1 Plan 57217 ZONE R-F
NOTE: LEGAL DESCRIPTION IS BASED ON INFORMATION SUPPLIED BY APPLICANT. D.P. NO. L.U.C. NO.

3) TO BE FILLED IN BY ENGINEERING DEPARTMENT
Table with columns: LEGAL ACCESS FROM, OTHER REQUIREMENTS, RATES. Includes rows for STREET, LANE, OTHER, SANITARY SEWER, STORM SEWER, EASEMENTS, RETENTION, DETENTION, SERVICE AGRMT., WATER CONNECTION, WATER RATES, SEWER CONNECTION, SEWER RATES, GARBAGE RATES.

ENGINEERING REMARKS
- Install as per Mfg's Specifications -
Specs to be on site.

4) PERMITS AND LICENSE OFFICE USE ONLY
Table with columns: FEES PAYABLE, NUMBER OF UNITS, DEVELOPMENT COST CHARGE BREAKDOWN. Includes rows for BUILDING, SEWER/SEPTIC, DEV. COST CHGS., PORT KILLS LEVY, LEVY OTHER, ENGINEERING FEE, TOTAL, WATER, ART ROADS, DRAINAGE, PUBLIC OPEN SPACE, NON ART ROADS, TOTAL.

REMARKS - NOTATIONS
DRAINAGE CHECK
SEPTIC APPROVAL
TEST HOLE

SIGNATURE OF APPLICANT OF APPLICANT OWNER
APPLICANT IS ADVISED TO READ THE REVERSE SIDE OF THIS DOCUMENT

OFFICE COPY

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# 13317 15b Ave

Surrey, BC

HOODQ ADDRESS REPORT™

## SCHOOLS

With good assigned and local public schools very close to this home, your kids can thrive in the neighbourhood.



### Nearby Schools

#### Ray Shepherd Elementary

Designated Catchment School  
Grades K to 7  
1650 136 St

#### École Gabrielle-Roy

Designated Catchment School  
Grades K to 12  
6887 132 St

#### McLeod Road Traditional Elementary

Grades K to 7  
6325 142 St

#### École Elgin Park Secondary

Designated Catchment School  
Grades 8 to 12  
13484 24 Ave

### Other Local Schools

#### École Laronde Elementary

Grades K to 7  
1880 Laronde Dr

## PARKS & REC

This home is located in park heaven, with 3 parks and 11 recreation facilities within a 20 minute walk from this address.



#### Laronde Park

1806 - 130 Street



9 mins



#### Bell Park

782 - 136 Street



9 mins



#### Summerhill Park

13089 Summerhill Crescent



9 mins

### FACILITIES WITHIN A 20 MINUTE WALK

3 Playgrounds

2 Tennis Courts

2 Basketball Courts

1 Ball Diamond

2 Sports Fields

1 Trail

## TRANSIT

Public transit is at this home's doorstep for easy travel around the city. The nearest street transit stop is only a 2 minute walk away.



### Nearest Street Level Transit Stop

Eastbound 16 Ave at 13300 Block



2 mins

## SAFETY

With safety facilities in the area, help is always close by. Facilities near this home include a fire station, a police station, and a hospital within 4km.



### Fraser Health - Peace Arch Hospital

15521 Russell Ave



### Fire Station

2610 128 St



### Police Station

1815 152 St

# HoodQ

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**From:** [Building File Registry](#)  
**To:** [Beebe Cline](#)  
**Subject:** RE: 13317 15B Avenue  
**Date:** Monday, November 3, 2025 12:40:02 PM

---

Good afternoon,

There is no Survey Certificate on file for 13317 15B Ave.

Sincerely,

Joseph | Building Records Center



**CITY OF SURREY**

Planning and Development  
13450 104th Ave, Surrey, BC, Canada V3T 1V8  
T 604.591.4011 || [www.surrey.ca](http://www.surrey.ca)



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**16 AVENUE**

**101 FT**

**TOTAL LOT AREA: 9,679 SF**

**26 FT**

**111 FT**

**147 FT**

**FRONTAGE: 32 FT**

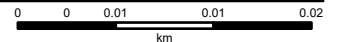
**ZONING: R3  
URBAN RESIDENTIAL**

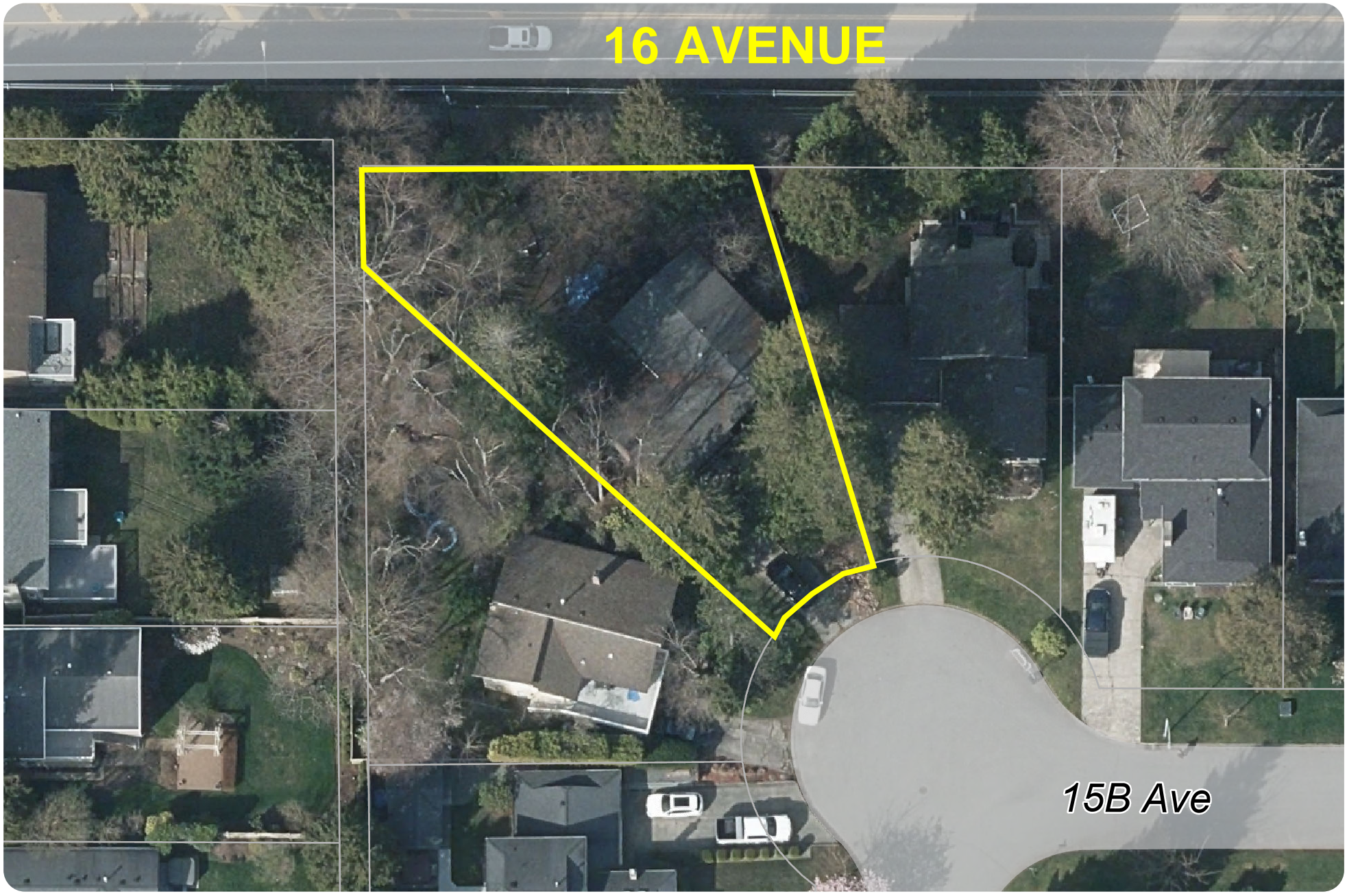
**SCHOOL CATCHMENTS:  
RAY SHEPHERD ELEMENTARY  
ELGIN PARK SECONDARY**

**15B Ave**

**13317 15B Avenue**

**Scale: 1:425**





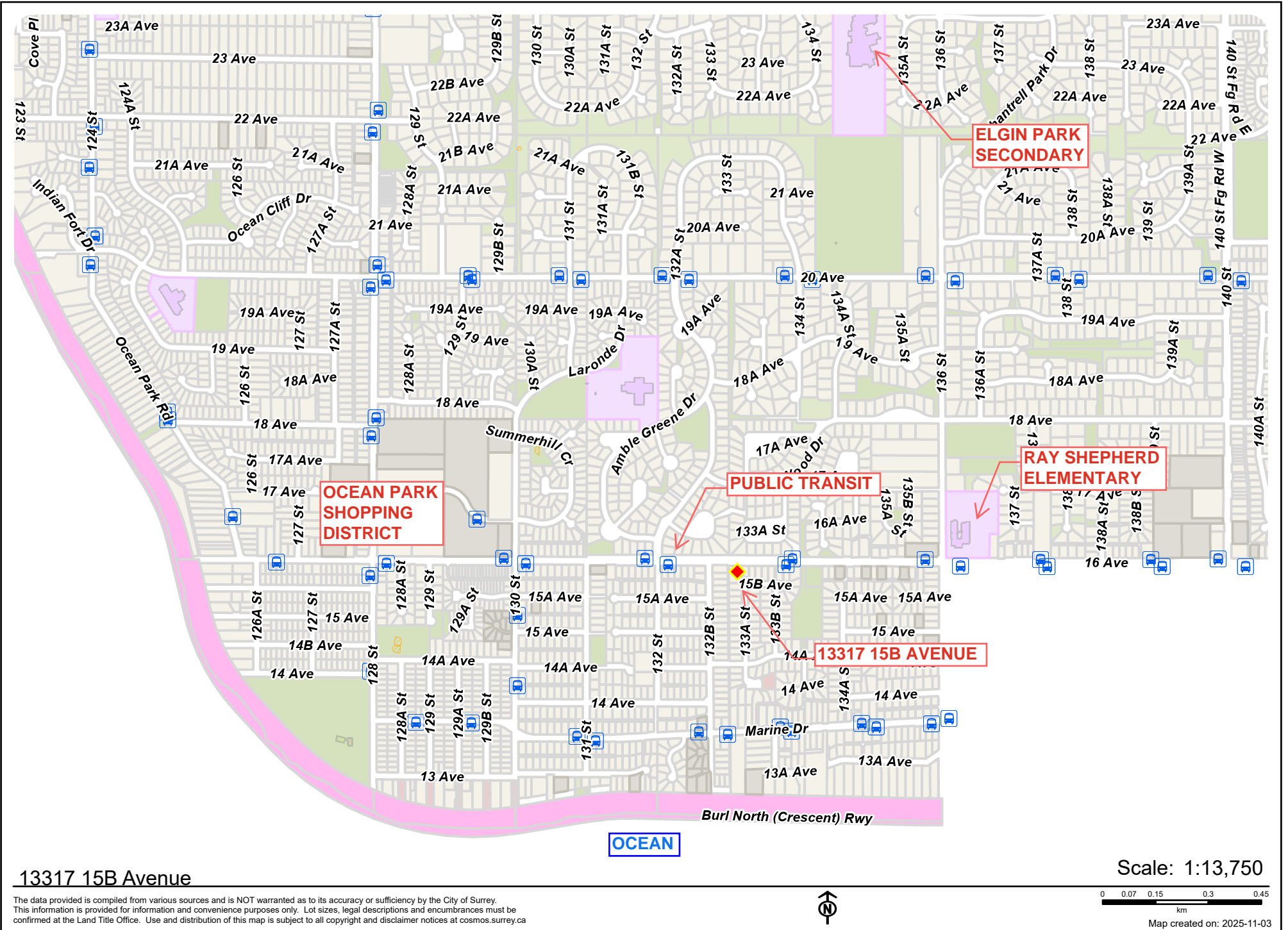
13317 15B Avenue

Scale: 1:425

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Map created on: 2025-11-03



13317 15B Avenue

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Scale: 1:13,750



Map created on: 2025-11-03

|         |                        |    |
|---------|------------------------|----|
| Part 15 | Urban Residential Zone | R3 |
|---------|------------------------|----|

(BL 21281, 21390, 21474, 21595, 21701)

**A. Intent**

This R3 Zone is intended for small-scale multi-unit housing on urban sized *lots* typically 560 sq. m or larger, which may accommodate 2 to 6 *dwelling units*, and is subject to the remainder of this Part 15.

**B. Permitted Uses**

1. Land, *buildings* and *structures* in this R3 Zone must only be used for the following uses, or a combination of *principal uses* and *accessory uses* if the maximum number of *dwelling units* is not exceeded as follows:

| Lot Size                          | Lot Location  | Maximum Number of Dwelling Units <sup>1</sup> | Principal Uses  | Accessory Uses   |
|-----------------------------------|---|---|---|--|
| (a) ≥ 4,050 sq. m                 | i. All Areas  | Up to 2                                       | <i>Single Family Dwelling</i>   |  |
| (b) < 4,050 sq. m and ≥ 280 sq. m | i. Inside <i>Transit-Oriented Areas</i> <sup>2</sup>            | Up to 2                                       | <i>Single Family Dwelling</i>   | <i>Secondary Suite</i> <sup>6</sup>  |
|                                   | ii. All areas, except B.1.(b)i and iii                          | Up to 4                                       | <i>Single Family Dwelling</i> or <i>Duplex</i> or <i>Houseplex</i> <sup>3</sup> | <i>Garden Suite</i><br><i>Coach House</i>  |
|                                   | iii. Eligible <i>lots</i> within <i>Frequent Bus Stop Areas</i> | Up to 6                                       | <i>Single Family Dwelling</i> or <i>Duplex</i> or <i>Houseplex</i> <sup>3</sup> | <i>Bed and Breakfast</i> <sup>4</sup><br><i>Boarders or Lodgers</i> <sup>4</sup> |
| (c) < 280 sq. m                   | i. Inside <i>Transit-Oriented Areas</i> <sup>2</sup>            | Up to 2                                       | <i>Single Family Dwelling</i>   | <i>Short-Term Rental</i> <sup>5</sup>  |
|                                   | ii. All areas, except B.1.(c)i                                  | Up to 3                                       | <i>Single Family Dwelling</i>   |  |

1. Despite the permitted uses in Table B.1, the following lands allow no more than 2 *dwelling units* on a *lot*:
  - (a) Land that is protected under Section 12.1(2) of the *Heritage Conservation Act*;
  - (b) Land that as of December 7, 2023 was designated as protected under a bylaw made under Section 611 [*heritage designation protection*] of the *Local Government Act*; and
  - (c) Land that is not connected to a community water or community sewer system provided as a service by a municipality or regional district.
2. One of the exemptions in Section 3 of the *Local Government Zoning Bylaw Regulation* is that small-scale multi-unit housing requirements do not apply in relation to land that is within a *transit-oriented area*.
3. A *houseplex* may be permitted on a *corner lot*, a *through lot*, or a *lot* with *lane access*.
4. *Bed and breakfast* use and the keeping of *boarders* or *lodgers* are only permitted in accordance with Section B.7 of Part 4 General Provisions.
5. *Short-Term Rental* is only permitted in accordance with Section B.7 of Part 4 General Provisions.
6. A *secondary suite* is not permitted in a *houseplex*.

**C. Subdivision**1. Minimum Lot Sizes:

*Lots* created through subdivision in this R3 Zone must conform to the following minimum standards:

| Size or Dimension | Minimum Requirement |
|-------------------|---------------------|
| <i>Lot Area</i>   | 8,094 sq. m         |
| <i>Lot Width</i>  | 50 m                |
| <i>Lot Depth</i>  | 60 m                |

2. Permitted Lot Size Reductions:

In accordance with the *unit density* increases permitted in Section D.1.(b), if amenity contributions are provided in accordance with Schedule G, *lots* created through subdivision in this R3 Zone may be reduced to the following minimum standards:

| Size or Dimension | Minimum Requirement |
|-------------------|---------------------|
| <i>Lot Area</i>   | 560 sq. m           |
| <i>Lot Width</i>  | 15 m                |
| <i>Lot Depth</i>  | 28 m                |

**D. Density**

(BL 21701)

1. Subdivision:

For the purpose of subdivision in this R3 Zone:

(a) Base Number of Lots:

Maximum of 2.5 *lots* per hectare; and

(b) Permitted Number of Lots with Amenity Contributions:

If amenity contributions are provided in accordance with Schedule G, the number of *lots* may be increased to a maximum of 18 *lots* per hectare.

2. Building Construction:

For *building* construction in this R3 Zone:

| Building Type   | Lot Size           | Floor Area Ratio <sup>1</sup> , Floor Area and Building Size Requirements  |
|---|--------------------|--|
| (a) <i>Single Family Dwelling</i> <sup>2</sup> with or without a <i>Secondary Suite</i> | i. All <i>lots</i> | <p>a. The <i>floor area ratio</i> must not exceed 0.60 for the first 560 sq. m of <i>lot area</i> and 0.35 for the remaining <i>lot area</i> in excess of 560 sq. m, provided a minimum of 39 sq. m. of the total floor area is used only as a garage or carport, except for eligible <i>lots</i> within <i>frequent bus stop areas</i> where a garage or carport is not required.</p> <p>b. Despite Section D.2.(a)i.a., <i>single family dwellings</i> must have a minimum ground level floor area of 84 sq. m and a minimum <i>building width</i> of 7 m., and must not exceed a maximum floor area is 465 sq. m.</p> |

|   |                   |  |
|---|-------------------|--|
| (b) Duplex <sup>3</sup> with or without a Secondary Suite | i. All lots       | <p>a. The <i>floor area ratio</i> must not exceed 1.0, provided a minimum of 44 sq. m. of the total floor area is used only as a garage or carport within the <i>duplex</i>, except for eligible <i>lots</i> within <i>frequent bus stop areas</i> where a garage or carport is not required.</p> <p>b. Despite the definition of <i>floor area ratio</i>, <i>basements</i> are included in the <i>floor area ratio</i> calculation for <i>duplexes</i>.</p> <p>c. Despite Section D.2.(b)i.a., <i>duplexes</i> must have a minimum ground level floor area of 84 sq. m and a minimum <i>building</i> width of 7 m, and must not exceed a maximum floor area of 560 sq. m including <i>basements</i>.</p>  |
| (c) Houseplex   | i. All lots       | <p>a. The <i>floor area ratio</i> must not exceed 1.0 for the first 560 sq. m of <i>lot</i> area and 0.60 for the remaining <i>lot</i> area in excess of 560 sq. m, provided a minimum of 22 sq. m of the total floor area of each <i>dwelling unit</i> is used only as a garage or carport for the <i>houseplex</i>, except for eligible <i>lots</i> within <i>frequent bus stop areas</i> where a garage or carport is not required.</p> <p>b. Despite the definition of <i>floor area ratio</i>, <i>basements</i> are not included in the <i>floor area ratio</i> calculation for a <i>houseplex</i>.</p> <p>c. Despite Section D.2.(c)i.a., a <i>houseplex</i> must have a minimum ground level floor area of 84 sq. m and a minimum <i>building</i> width of 15 m, and must not exceed a maximum floor area is 600 sq. m not including <i>basements</i>, provided a minimum of 22 sq. m. of the floor area of each <i>dwelling unit</i> is used only as a garage or carport, except for eligible <i>lots</i> within <i>frequent bus stop areas</i> where a garage or carport is not required.</p> |
| (d) Coach House   | i. Not applicable | <p>a. The floor area of a <i>coach house</i> is permitted in addition to the <i>floor area ratio</i> permitted for <i>single family dwellings</i>, <i>duplexes</i> and <i>houseplexes</i> in Sections D.2.(a), (b) and (c) provided that a <i>coach house</i> must have a minimum floor area of 35 sq.m. and a maximum total floor area of 75 sq. m., excluding the garage or carport.</p> <p>b. Despite D.2(d)i.a., if the floor area of the <i>single family dwelling</i>, <i>duplex</i> or <i>houseplex</i> in Sections D.2.(a), (b) and (c) has not achieved the maximum floor area on the <i>lot</i>, the remainder of the floor area may be used for the <i>coach house</i> up to a maximum size of 120 sq.m.</p>  |

|                         |                   |   |
|-------------------------|-------------------|---|
| (e) <i>Garden Suite</i> | i. Not applicable | <p>a. The floor area of a <i>garden suite</i> is permitted in addition to the <i>floor area ratio</i> permitted for <i>single family dwellings, duplexes and houseplexes</i> in Sections D.2.(a), (b) and (c), provided that a <i>garden suite</i> must have a minimum floor area of 35 sq.m. and a maximum total floor area of 75 sq. m.</p> <p>b. Despite D.2(e)i.a., if the floor area of the <i>single family dwelling, duplex or houseplex</i> in Sections D.2.(a), (b) and (c) has not achieved the maximum floor area on the <i>lot</i>, the remainder of the floor area may be used for the <i>garden suite</i> up to a maximum size of 120 sq.m.</p> |
|-------------------------|-------------------|---|

1 *Floor area ratio* must also be calculated in accordance with Section D.3.(a) and (b).

2 Refer to Section D.4(a) for second and third storey requirements.

3 Refer to Section D.4(b) for second and third storey requirements.

3. Floor Area Ratio Calculation:

(a) In this R3 Zone, the following must be included in the calculation of *floor area ratio*:

- i. Covered areas used for parking in accordance with Section D.2;
- ii. The area of an *accessory building* in excess of 10 sq. m;
- iii. Covered outdoor space with a height of 1.8 m or greater, except for a maximum 10% of the maximum allowable floor area of which 10 sq. m must be reserved for a front porch or veranda; and
- iv. Floor area including a garage or carport with a height exceeding 3.66 m must be multiplied by 2, excluding:
  - a. Staircases;
  - b. 19 sq. m for *principal buildings*;
  - c. Floor area directly below a sloped ceiling less than 4.58 m in height, provided that the area has at least one wall 3.66 m or less in height; and

(b) In this R3 Zone, the following may be excluded from the calculation of *floor area ratio*:

- i. If the minimum ground floor elevation is less than the minimum flood and *building* elevations, as specified by the Provincial Government and in the Surrey Building Bylaw, as amended, non-habitable floor area may be excluded from the *floor area ratio* calculation as follows:
  - a. A ground floor foyer provided that the foyer area does not exceed 10 sq. m in area; and
  - b. Any portion of the ground floor, including covered outdoor space at the ground level.

4. Principal Building Second and Third Storey Floor Area

- (a) For *single family dwellings*, the maximum permitted floor area of a second storey for a *principal building* must not exceed 80% of the floor area of the first storey including attached garage and that portion of any porch or veranda at the front that is covered by a roof. The reduced floor area of the second storey must be accomplished by a 20% offset at the second storey level from the wall at the first storey level from either the front or side walls or a combination thereof, such that the offset is fully visible anywhere along the *front lot line* and/or *flanking lot line* of the lot;
- (b) For *duplexes*, the maximum permitted floor area of the second and third storeys for a *principal building* must not exceed 90% of the floor area of the first storey including attached garage and that portion of any porch or veranda at the front that is covered by a roof. The reduced floor area of the second and third storeys must be accomplished by a 10% offset at both the second and third storey levels from the wall at the first storey level from either the front or side walls or a combination thereof, such that the offset is fully visible anywhere along the *front lot line* and/or *flanking lot line* of the lot. The 10% offset may include a porch or veranda at the front that is covered by a roof at the second storey level; and
- (c) Section D.4.(a) does not apply to existing two storey *single family dwellings* in this Zone with building permits issued prior to July 11, 1994.

E. **Lot Coverage**

1. The maximum *lot coverage* for all *buildings* and *structures* in this R3 Zone must be as follows:

| <i>Building Type</i>  | <i>Lot Size</i>                | <i>Maximum Lot Coverage</i>  |
|---|--------------------------------|--|
| <i>Single Family Dwelling</i><br>with or without a <i>Secondary Suite</i>                               | ≤ 560 sq. m                    | 40%  |
|   | > 560 sq. m but ≤ 1,262 sq. m  | 40% reduced at a rate of 2% for each 93 sq. m of additional <i>lot</i> area until 25% is reached |
|   | > 1,262 sq. m                  | 25%  |
| <i>Single Family Dwelling</i><br>with or without a <i>Secondary Suite, Coach House, or Garden Suite</i> | ≤ 560 sq. m                    | 50%  |
|   | > 560 sq. m. but ≤ 1,262 sq. m | 50% reduced at a rate of 2% for each 93 sq. m of additional <i>lot</i> area until 30% is reached |
|   | > 1,262 sq. m                  | 30%  |
| <i>Duplex</i> with or without a <i>Secondary Suite</i>  | ≤ 560 sq. m                    | 50%  |
|   | > 560 sq. m but ≤ 1,262 sq. m  | 50% reduced at a rate of 2% for each 93 sq. m of additional <i>lot</i> area until 35% is reached |
|   | > 1,262 sq. m                  | 35%  |
| <i>Duplex</i> with or without a <i>Secondary Suite, Coach House, or Garden Suite</i>                    | ≤ 560 sq. m                    | 50%  |
|   | > 560 sq. m but ≤ 1,262 sq. m  | 50% reduced at a rate of 2% for each 93 sq. m of additional <i>lot</i> area until 35% is reached |
|   | > 1,262 sq. m                  | 35%  |

|   |                               |  |
|---|-------------------------------|--|
| <i>Houseplex with or without a Secondary Suite</i>                | ≤ 560 sq. m                   | 60%  |
|   | > 560 sq. m but ≤ 1,262 sq. m | 60% reduced at a rate of 2% for each 93 sq. m of additional <i>lot</i> area until 35% is reached |
|   | > 1,262 sq. m                 | 35%  |
| <i>Houseplex with or without a Secondary Suite or Coach House</i> | ≤ 560 sq. m                   | 60%  |
|   | > 560 sq. m but ≤ 1,262 sq. m | 60% reduced at a rate of 2% for each 93 sq. m of additional <i>lot</i> area until 35% is reached |
|   | > 1,262 sq. m                 | 35%  |

#### F. Yards and Setbacks

1. *Buildings and structures*, subject to Section F.2., must be sited in this R3 Zone in accordance with the following minimum *setbacks*:

| <i>Building Type</i>   | <i>Interior Lot Lane Access</i> | <i>Corner Lot Lane Access</i> | <i>Interior Lot No Lane</i> | <i>Corner Lot No Lane</i> |
|--|---------------------------------|-------------------------------|-----------------------------|---------------------------|
| <b><i>Single Family Dwelling with or without a Secondary Suite</i></b> |                                 |                               |                             |                           |
| <i>Front Yard</i>  | 6.5 m                           | 6.5 m                         | 6.5 m                       | 6.5 m                     |
| <i>Rear Yard</i>   | 7.5 m                           | 7.5 m                         | 7.5 m                       | 7.5 m                     |
| <i>Side Yard</i>   | 1.8 m                           | 1.8 m                         | 1.8 m                       | 1.8 m                     |
| <i>Street Side Yard</i>  | n/a                             | 3.6 m                         | n/a                         | 3.6 m                     |
| <b><i>Duplex with or without a Secondary Suite</i></b>                 |                                 |                               |                             |                           |
| <i>Front Yard</i>  | 6.0 m                           | 6.0 m                         | 6.0 m                       | 6.0 m                     |
| <i>Rear Yard</i>   | 7.5 m                           | 7.5 m                         | 7.5 m                       | 7.5 m                     |
| <i>Side Yard</i>   | 1.2 m                           | 1.2 m                         | 1.2 m                       | 1.2 m                     |
| <i>Street Side Yard</i>  | n/a                             | 2.4 m                         | n/a                         | 2.4 m                     |
| <b><i>Houseplex</i></b>  |                                 |                               |                             |                           |
| <i>Front Yard</i>  | 3.5 m                           | 3.5 m                         | Not Permitted               | 3.5 m                     |
| <i>Rear Yard</i>   | 7.5 m                           | 7.5 m                         |                             | 7.5 m                     |
| <i>Side Yard</i>   | 1.2 m                           | 1.2 m                         |                             | 1.2 m                     |
| <i>Street Side Yard</i>  | n/a                             | 2.4 m                         |                             | 2.4 m                     |
| <b><i>Coach House</i></b>  |                                 |                               |                             |                           |
| <i>Front Yard</i>  | Not Permitted                   | Not Permitted                 | Not Permitted               | Not Permitted             |
| <i>Rear Yard</i>   | 1.2 m                           | 1.2 m                         |                             | 1.8 m                     |
| <i>Side Yard</i>   | 1.2 m                           | 1.2 m                         |                             | 1.8m                      |
| <i>Street Side Yard</i>  | 2.4 m                           | 2.4 m                         |                             | 2.4 m                     |
| <i>Separation</i>  | 5.0 m                           | 5.0 m                         |                             | 5.0 m                     |
| <b><i>Garden Suite</i></b>   |                                 |                               |                             |                           |
| <i>Front Yard</i>  | Not Permitted                   | Not Permitted                 | Not Permitted               | Not Permitted             |
| <i>Rear Yard</i>   | 1.2 m                           | 1.2 m                         | 1.8 m                       | 1.8 m                     |
| <i>Side Yard</i>   | 1.8 m                           | 1.8m                          | 1.8 m                       | 1.8m                      |
| <i>Street Side Yard</i>  | 2.4 m                           | 2.4 m                         | 2.4 m                       | 2.4 m                     |
| <i>Separation</i>  | 5.0 m                           | 5.0 m                         | 5.0 m                       | 5.0 m                     |

| <b>Other Accessory Buildings &amp; Structures &gt; 10 sq. m</b> |               |               |               |               |
|---|---------------|---------------|---------------|---------------|
| <i>Front Yard</i>   | Not Permitted | Not Permitted | Not Permitted | Not Permitted |
| <i>Rear Yard</i>  | 1.2 m         | 1.2 m         | 1.8 m         | 1.8 m         |
| <i>Side Yard</i>  | 1.0 m         | 1.0 m         | 1.0 m         | 1.0 m         |
| <i>Street Side Yard</i>   | n/a           | 3.6 m         | n/a           | 3.6 m         |
| <b>Other Accessory Buildings &amp; Structures ≤ 10 sq. m</b>    |               |               |               |               |
| <i>Front Yard</i>   | 18.0 m        | 18.0 m        | 18.0 m        | 18.0 m        |
| <i>Rear Yard</i>  | 0 m           | 0 m           | 0 m           | 0 m           |
| <i>Side Yard</i>  | 0 m           | 0 m           | 0 m           | 0 m           |
| <i>Street Side Yard</i>   | n/a           | 1.8 m         | n/a           | 1.8 m         |

<sup>1</sup> Or a through lot.

## 2. Setback Reductions and Variations

Despite Table F.1, the following *setback* reductions and variations in this R3 Zone are permitted:

### (a) Single Family Dwelling with or without Secondary Suite

#### i. Front Yard:

- a. Except for a garage, the *front yard setback* may be relaxed at the lower floor level to 5.0 m for a maximum of 50% of the width of the *single family dwelling*;
- b. If a minimum of 50% of the width of the *single family dwelling* is set back 9 m, the *setback* to an attached garage may be relaxed to 6.0 m;
- c. With the exception of a garage with its main access doors facing a *side yard*, an attached garage to the *single family dwelling* must not extend towards the *highway* for more than half the depth of the said garage, measured from the front face of the *single family dwelling*, 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 1 m from the front of the said garage;
- d. The required *front yard setback* is increased to 10 m to the front face of an attached garage on *lots* that front onto a cul-de-sac bulb and which have a *frontage* of less than 8.0 m, as determined by measuring a straight line drawn between the two front corners of the *lot*; and
- e. Exterior staircases, landings, and planters that are more than 0.6 metres above *existing grade*, which are attached to the *single family dwelling* may be *setback* a minimum of 4.5 m from the *front lot line*; and

- ii. *Rear Yard:*
    - a. 50% of the length of the rear *building* face may be *setback* a distance of 6.0 m from the *rear lot line* provided the remainder of the *building* face is *setback* at least 8.5 m from the *rear lot line*; and
  - iii. *Side Yard:*
    - a. The *side yard setback* may be reduced to 1.2 m along one *side lot line* adjoining a *lot* zoned for small-scale multi-unit housing, provided that the *side yard setback* on the opposite side of the *lot* is increased to 2.4 m.
- (b) Duplex with or without Secondary Suites
- i. *Front Yard:*
    - a. Exterior staircases, landings, and planters that are more than 0.6 metres above *existing grade*, which are attached to the *principal building* may be *setback* a minimum of 4.5 m from the *front lot line*; and
    - b. For *lots* with no rear *lane* access, the *front yard setback* for a *duplex* may be reduced to 4.0 m.
- (c) Houseplex
- i. *Front Yard:*
    - a. The *front yard setback* of the *houseplex* may be reduced to a minimum of 2.0 metres for the first storey by an enclosed and uninhabitable space such as a porch or verandah, provided that the said porch or verandah is a minimum of 1.5 m deep, covered from above and is an integral part of the *houseplex*.
- (d) Coach House
- i. *Rear Yard:*
    - a. The *rear yard setback* of a *coach house* may be reduced to 1.0 m if the *coach house* is constructed above a garage or carport; and
  - ii. *Separation:*
    - a. The minimum *separation* may be reduced to 3.0 m for stairs and outdoor space such as a *deck* or patio that may be covered by a roof.
- (e) Garden Suite
- i. *Separation:*
    - a. The minimum *separation* may be reduced to 3.0 m for stairs and outdoor space such as a *deck* or patio that may be covered by a roof.

### G. Height of Buildings and Structures

1. *Building and structure* heights in this R3 Zone must be in accordance with the following requirements:

| <i>Building Type</i>  |  | <i>Requirement</i>   |
|---|--|--|
| <i>Single Family Dwelling with or without a Secondary Suite</i> | <i>Building Height with sloped roof</i>  | Must not exceed 9 m  |
|   | <i>Building height</i> where any portion of the roof has a slope less than < 1:4 | Must not exceed 7.3 m  |
|   | <i>Building height</i> in floodplain, as referred to in Part 8 Floodproofing     | Must not exceed 10 m <sup>1</sup>  |
| <i>Duplex with or without a Secondary Suite</i>                 | <i>Building Height with sloped roof</i>  | Must not exceed 3 storeys inclusive of the <i>basement</i> , up to a maximum of 11 m   |
|   | <i>Building height</i> where any portion of the roof has a slope less than < 1:4 | Must not exceed 3 storeys inclusive of the <i>basement</i> , up to a maximum of 9.3 m  |
|   | <i>Building height</i> in floodplain, as referred to in Part 8 Floodproofing     | Must not exceed 3 storeys inclusive of the <i>basement</i> , up to a maximum of 12 m <sup>1</sup>  |
| <i>Houseplex</i>  | <i>Building Height with sloped roof</i>  | Must not exceed 3 storeys inclusive of the <i>basement</i> , up to a maximum of 9 m  |
|   | <i>Building height</i> where any portion of the roof has a slope less than < 1:4 | Must not exceed 3 storeys inclusive of the <i>basement</i> , up to a maximum of 7.3 m  |
|   | <i>Building height</i> in floodplain, as referred to in Part 8 Floodproofing     | Must not exceed 3 storeys inclusive of the <i>basement</i> , up to a maximum of 12 m <sup>1</sup>  |
| <i>Coach House or Garden Suite</i>                              | <i>Building height with sloped roof</i>  | Must not exceed 2 storeys inclusive of the <i>basement</i> , up to a maximum of 7.0 m and a maximum roof peak height of 8.3 m <sup>1</sup>   |
|   | <i>Building height</i> where any portion of the roof has a slope less than < 1:4 | Must not exceed 2 storeys inclusive of the <i>basement</i> , up to a maximum of 6.5 m  |
|   | <i>Building height</i> in floodplain, as referred to in Part 8 Floodproofing     | Must not exceed 2 storeys inclusive of the <i>basement</i> , up to a maximum of 8.5 m <sup>1</sup>   |
| <i>Accessory Building</i>                                       |  | Must not exceed 4, but may be increased to 5 m where the roof slope and construction materials of an <i>accessory building</i> are the same as that of the <i>principal building</i> |
| <i>Structures</i>   |  | Must not exceed 4 m  |

- 1 The increased *building height* is permitted for *single family dwellings, duplexes, houseplexes, coach houses and garden suites* when the ground floor is used for parking or non-habitable space only, provided the minimum

ground floor elevation is less than the minimum flood and *building* elevations as specified by the Provincial Government and in the Surrey Building Bylaw, as amended.

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

1. For all areas:  
Parking Calculation:
  - (a) Refer to Table D.1 of Part 5 Off-Street Parking and Loading/Unloading; and
  - (b) Where *boarders* or *lodgers* or *bed and breakfast* users are accommodated, the following additional parking is required, except for eligible *lots* within *frequent bus stop areas*:
    - i. *Bed and Breakfast* – 1 parking space per bedroom available; and
    - ii. *Boarders or Lodgers* – 1 parking space per boarder or lodger.
2. Parking Areas:  
*Vehicle* parking areas must be limited as follows:
  - (a) *Vehicle* parking is permitted in either the *front yard*, *rear yard*, *side yard*, or garage, carport or parking pad;
  - (b) *Parking spaces* must be located only on a *driveway* leading to a garage, carport or parking pad;
  - (c) Despite Section H.2(b), only *driveways* may accommodate parking within the *front yard* or *side yard*, to a maximum of 3 *vehicles*;
  - (d) For *duplexes*, a side-by-side garage for each *dwelling unit* is only permitted for *lots* 18 m or wider. Only single or tandem garages are permitted for *lots* under 18 m in width; and
  - (e) For *houseplexes*, garages must be detached with rear *lane* access.
3. Driveways:  
*Driveways* are permitted as follows:
  - (a) *Driveways* may be constructed off either the *frontage* or *flanking street* of a *lot*;
  - (b) Every *lot* may have one *driveway* with a total surface or paved area as follows:
    - i. Uniform maximum width of 8.0 m extending from the *lot line* to the garage, carport or parking pad; and
    - ii. Width may be increased to a maximum of 55% of the total area of the required *front yard* or required *side yard* within which the *driveway* is located;
  - (c) Despite Section H.3(b) of this R3 Zone, a *driveway* width may be increased to provide access to additional *parking spaces* in a garage, carport or parking pad where those parking areas have more than 2 side-by-side *parking spaces*, provided that:
    - i. The increased width is a maximum of 3 m times the number of adjacent side-by-side *parking spaces*, measured at the required *front yard setback*; and
    - ii. The *driveway* is uniformly tapered over the required *front yard* to a maximum width of 8.0 m at the *front lot line*; and
  - (d) Where a *driveway* is constructed in a *side yard* off a *flanking street* all references to *front yard* within this Section must be read as *side yard*.
4. Outdoor Parking and Storage:  
 Outdoor parking or storage of *vehicles* *house trailers*, *utility trailers*, *campers* or boats ancillary to a residential use must be limited as follows:

- (a) A maximum of 4 *vehicles* or 3 *vehicles* and 1 *house trailer, utility trailer, camper* or boat may be parked or stored outdoors but only if said *vehicles* are ancillary to a residential use;
- (b) Outside parking or storage of a *house trailer* or boat is not permitted within the *front yard setback*, or within the required *side yards* adjacent to the *dwelling unit*, or within 1 m of the *side lot line*;
- (c) Despite Section H.4(b) of this R3 Zone, 1 *house trailer* or 1 boat may be parked a minimum of 1 m from the *front lot line* and/or *side lot line* in the front *driveway*, to the side of the front *driveway* or in the *side yard*, on *lots* that have no vehicular access to the *rear yard* or where access is not feasible through *landscaping* or fencing modifications; and
- (d) Despite Section H.4(c) of this R3 Zone, *house trailers* or boats are not permitted to be parked on *corner lots* in the area bounded by the intersecting *lot lines* at a street corner and a straight-line joining points 9 m along the said *lot lines* from the point of intersection of the two *lot lines*.

## I. Landscaping and Screening

### 1. General Landscaping:

All developed portions of the *lot* not covered by *buildings, structures* or paved areas must be landscaped including the retention of mature trees. This *landscaping* must be maintained.

### 2. Porous and Non-Porous Surfaces:

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

### 3. Outdoor Parking and Storage:

For outdoor parking or storage:

- (a) *House trailers* or boats parked or stored in any area of a *lot* other than a *driveway* or parking pad must be adequately screened as follows:
  - i. *All Yards:* Compact evergreen trees or shrubs a minimum of 1.8 m high; except:
  - ii. *Rear Yard:* A solid fence a minimum of 1.8 m high may be used in place of the trees or shrubs;
- (b) Screening required in Section I.3(a) of this Zone must be located between the *house trailer* or boat and any portion of the *lot line* within 7.5 m of the *house trailer* or boat in order to obscure the view from the abutting *lot* or street; and
- (c) Despite Section I.3(b) of this Zone, screening of a *house trailer* or boat on a *corner lot* must not be located in an area bounded by the intersecting *lot lines* at a street corner and a straight-line joining points 9 m along the said *lot lines* from the point of intersection of the 2 *lot lines*.

**J. Special Regulations**1. Floodplain:

For *lots* within a designated floodplain as referred to in Part 8 Floodproofing, the uses permitted in this Zone must only be permitted if the *lot* has a minimum *frontage* of 15 m and minimum *lot* area of 464 sq. m. Only flood resistant *building* materials are permitted below the minimum flood and *building* elevations, as specified by the Provincial Government and in the Surrey Building Bylaw, as amended.

2. Basement Access:

- (a) *Basement* access and *basement* wells serving a *principal building* in this R3 Zone must be sited as follows:
- i. For *single family dwellings* and *duplexes*, *basement* access and *basement* wells may encroach into the required *front yard setback*, provided the maximum area does not exceed 10 sq. m;
  - ii. *Basement* access and *basement* wells may encroach into the required *rear yard setback*, provided the maximum area does not exceed 28 sq. m;
  - iii. *Basement* access and *basement* wells may be located within the *side yard*, but not within the required *side yard setback*, provided the maximum area does not exceed 10 sq. m; and
  - iv. The area of the *basement* access and *basement* wells must include the stairs, and the cumulative area of all *basement* access and *basement* wells on a *lot* must not exceed 28 sq. m.

**K. Other Applicable Acts, Regulations and Bylaws**

## 1. This R3 Zone is subject to compliance with the following:

- (a) All Federal legislation including, without limitation, the *Fisheries Act*, the *Railway Safety Act*, and the *Aeronautics Act*;
- (b) All Provincial legislation including, without limitation, the *Community Charter*, the *Local Government Act*, the *Local Government Zoning Bylaw Regulation*, the *Land Title Act*, the *Riparian Areas Protection Act*, the *Water Sustainability Act*, the *Transportation Act*, the *Railway Act*, the *British Columbia Railway Act*, and the *Agricultural Land Commission Act*;
- (c) All City of Surrey bylaws, policies, and regulations including, without limitation, the Official Community Plan Bylaw, as amended, Development Permits, Hazard Lands Development Permit Guidelines, Sensitive Ecosystem Development Permit Guidelines, the Subdivision and Development Bylaw, as amended, the Development Cost Charge Bylaw, as amended, the Surrey Sign Bylaw, as amended, the Surrey Building Bylaw, as amended, and the Surrey Tree Protection Bylaw, as amended, if these do not restrict or prohibit the density otherwise permitted under this R3 Zone;
- (d) Subdivision requirements of the Approving Officer;
- (e) Heritage designation bylaws, as amended, and heritage revitalization agreements, if these do not restrict or prohibit the density otherwise permitted under this R3 Zone;
- (f) Covenants registered in the Land Title Office in favour of the City under Section 219 of the *Land Title Act*; and
- (g) Regulations pursuant to any Acts.

**KWOMAIS POINT PARK**  
**1367 128 Street, Surrey BC**



Kwomais Point Park is a spectacular park in southwest Surrey perched on the top of the bluffs above Semiahmoo Bay. The park offers stunning views across the bay to Tsawwassen and beyond to Vancouver Island and the San Juan Islands. There is a new viewing platform in the west of the park, just south of 14 Avenue and 126A Street.

The park is also highlighted by its mature forest, with many large Grand Fir, Douglas Fir and Big Leaf Maples, some of which are over 80 years old. There's a lovely walking path that runs through the park, between 126A Street and 128 Street, as well as a number of natural area trails that loop through the forest.

Parking is available, with access from 128 Street. Adjacent to the parking lot you'll find the recently renovated Kwomais Lodge and Sanford Hall, both beautiful heritage facilities that offer a range of programming as well as hall rental. Nearby, a labyrinth and plaza have recently been constructed.

In November 2008, Surrey City Council approved the Kwomais Point Park Master Plan. The highlights of the plan included the preservation of Kwomais Lodge and Sanford Hall as community facilities for public use, and a range of amenities, some of which have been completed.

**Announcements**

Additional improvements to the parking lot are anticipated, in conjunction with the redevelopment of the intersection of 128th Street and Marine Drive. Additional view points are also in the plan. It's expected that the implementation of the Master Plan will take several years to complete.