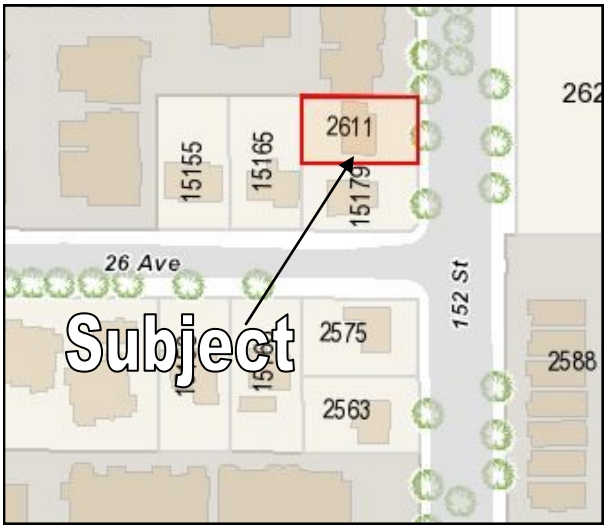
House for Sale with Huge Potential
In South Surrey
2611 152 Street, Surrey





Must See! This solid 2-level house over 2000SF on Approx. 7,400 SF lot in Sunnyside park area. Located on the 152 Street, the second house from corner of 26 Ave and 152 Street. Close to King George Blvd, with minutes drive to Semiahmoo Shopping Centre, White Rock Centre, and US Border. Walking distance to shops and transit. The property across the 26 Ave is rezoning for CD, under Urban OCP of Surrey, and potential to multi family development with adjacent properties and the property surrounding by townhouses, neighbour properties cross from 26 Ave are under development. Now is occupied by tenant, good holding property for future development. **Don't hesitate, call now!**

Property Information

Address:	2611 152 Street, Surrey
Legal:	LOT 2, BLOCK 18, PLAN NWP17029, PART SE1/4, SECTION 22, TOWNSHIP 1, NEW WESTMINSTER LAND DISTRICT, EXCEPT PLAN EX B/L62660
P.I.D.:	010-271-759
Zoning:	RF (SINGLE FAMILY RESIDENTIAL ZONE)
Lot Size:	Approx. 7400 SF (Approx. 67ft x 112ft)

Government Assessment (2020)

Land	$867,000
Improvement	$40,500
Total	$907,500
Tax(2020):	$4,283.13

Property Information

First floor area:	1024 SF
Basement area:	1008 SF
Built Year:	1968



2015 Commercial Top 1 Winner

Raymond Leung PREC* 梁國權

604-644-6482

Award Winning Services!

DIAMOND TITAN CHAIRMAN'S PLATINUM

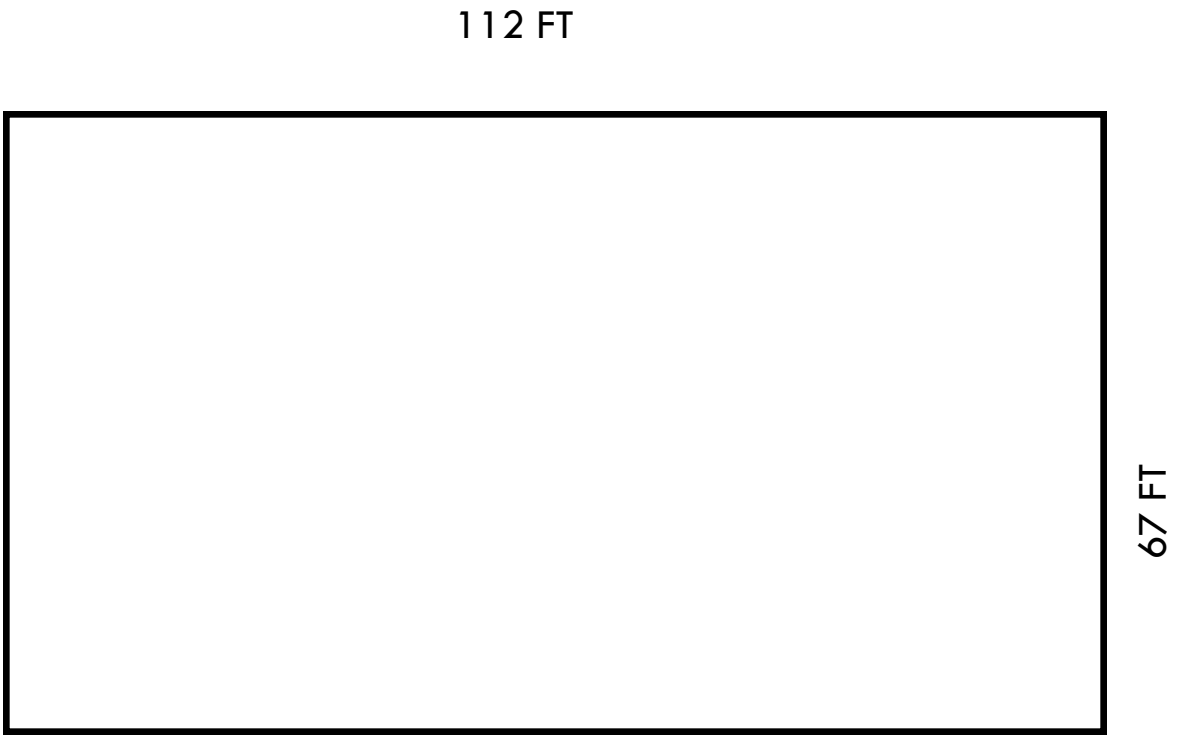
- Re/Max Commercial Western Canada Top 1 全西岸加拿大第1名
- Re/Max Circle of Legend Award 榮譽傳奇獎
- Re/Max International Lifetime Achievement Award 國際終身成就大獎
- No.1 in Sales with Re/Max Realty Associates 5 years 公司五年銷量第1名
- Re/Max Platinum Club Award Winner for 7 years 7年高銷量白金大獎
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- Re/Max International Top 9 Winner 國際首9 名
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Re/Max City Realty #101 – 2806 Kingsway, Vancouver, BC V5R 5T5
Tel: 604-644-6482 Fax: 604-439-2299 Email: Raymondkleung@hotmail.com WebSite: 410Commercial.com

Information herein deemed reliable but not guaranteed and must be verified by the buyer. This communication is not intended to cause or induce breach of an existing agency agreement.

Measurement

























Site Map



Legend

- Road Surface
- Park Specimen Trees500_2000
- Park Outdoor Recreation Facilities

Park Playgrounds

- Playground
- Water Playground

Enter Map Description

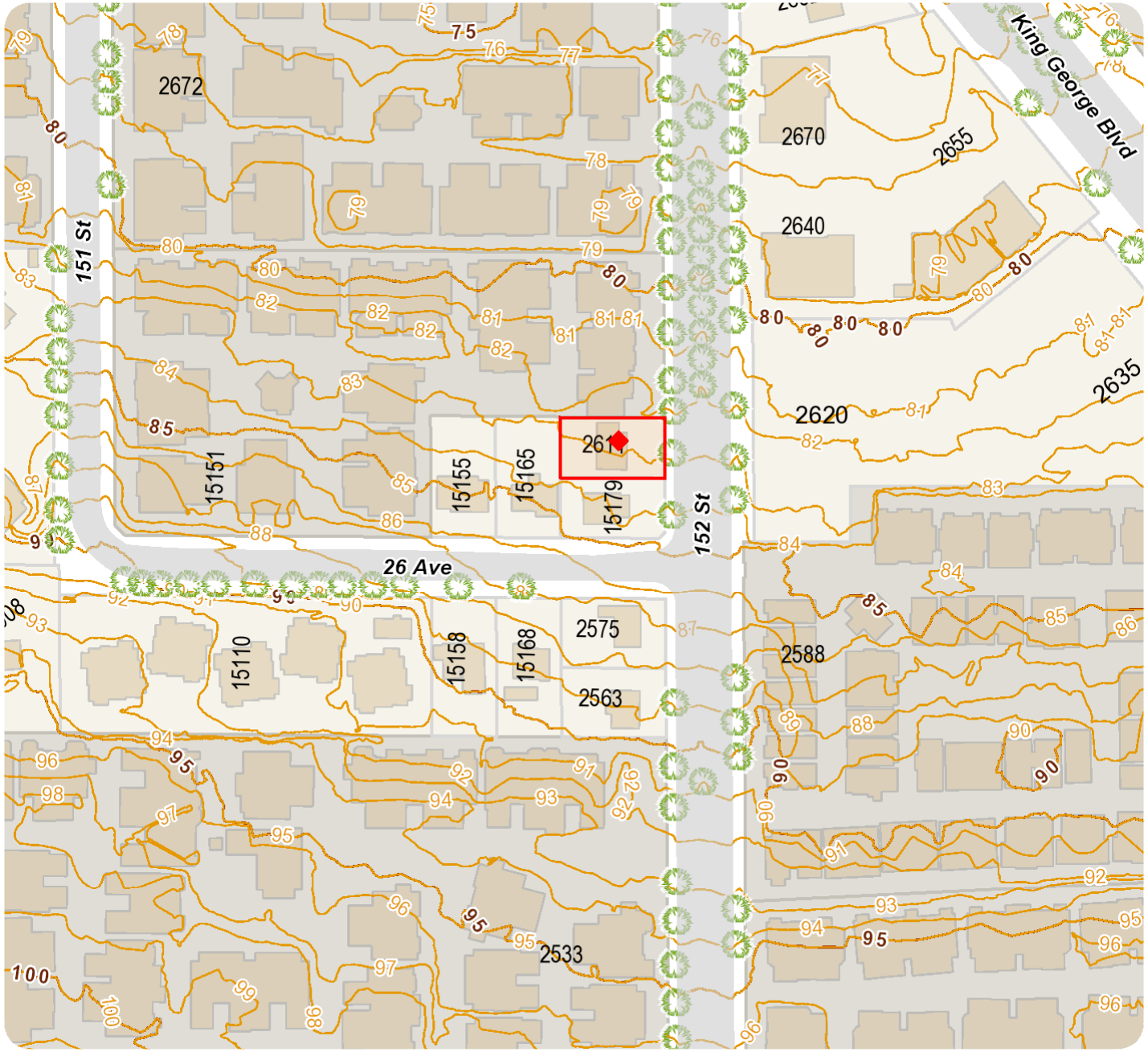
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0 0.0125 0.025 0.05 0.075
km

Map created on: 2020-06-16

Contour



Legend

- Road Surface
- Park Specimen Trees500_2000
- Park Outdoor Recreation Facilities

Park Playgrounds

- Playground
- Water Playground

Park Sports Fields

- Sports Fields
- Diamonds
- Contours - Intermediate (1m)

Enter Map Description

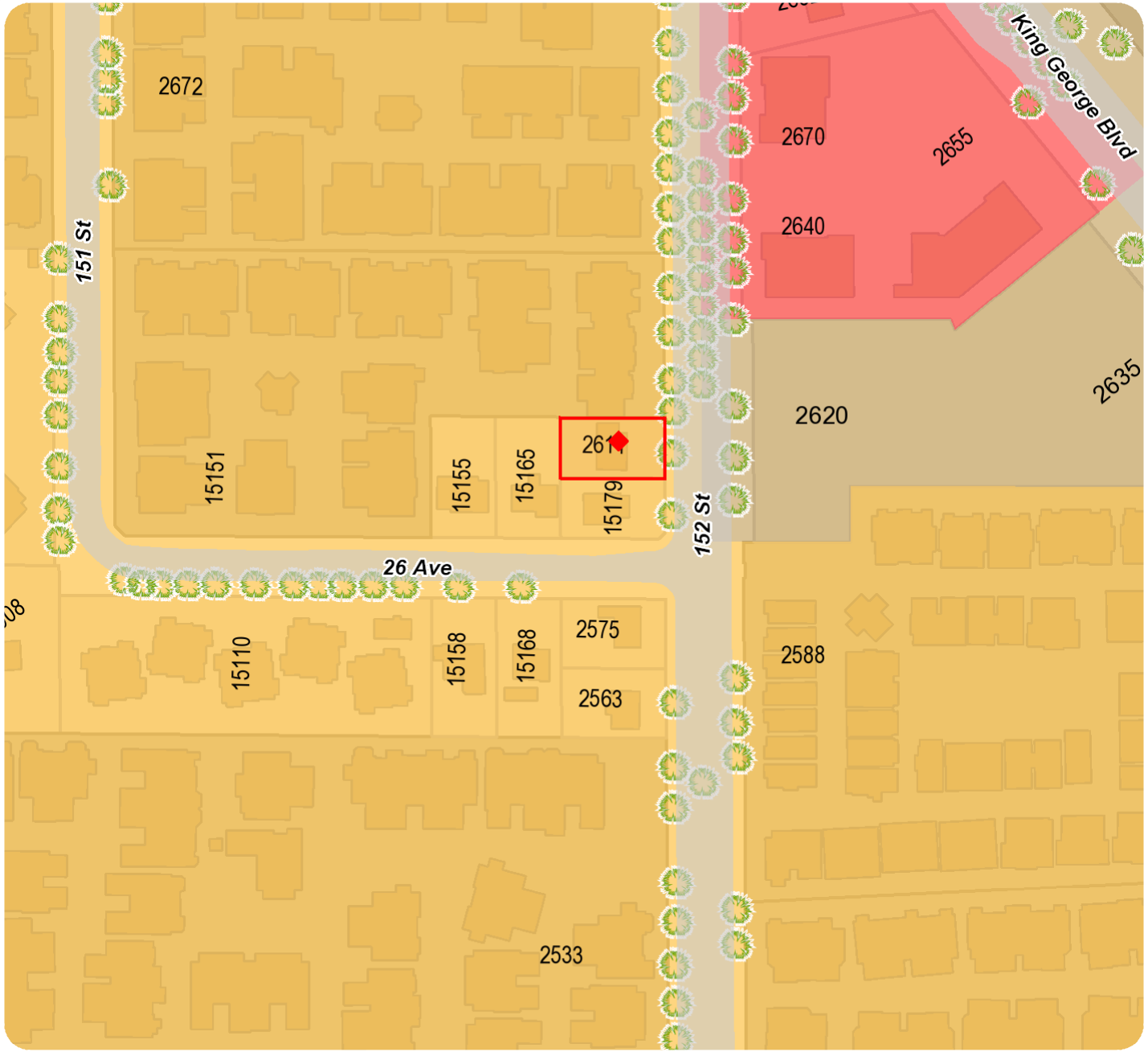
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0 0.0125 0.025 0.05 0.075
km

Map created on: 2020-06-16

COSMOS **OCP**



Legend

- Road Surface
- Park Specimen Trees500_2000
- Park Outdoor Recreation Facilities

Park Playgrounds

- Playground
- Water Playground

Park Sports Fields

- Sports Fields
- Diamonds

Enter Map Description

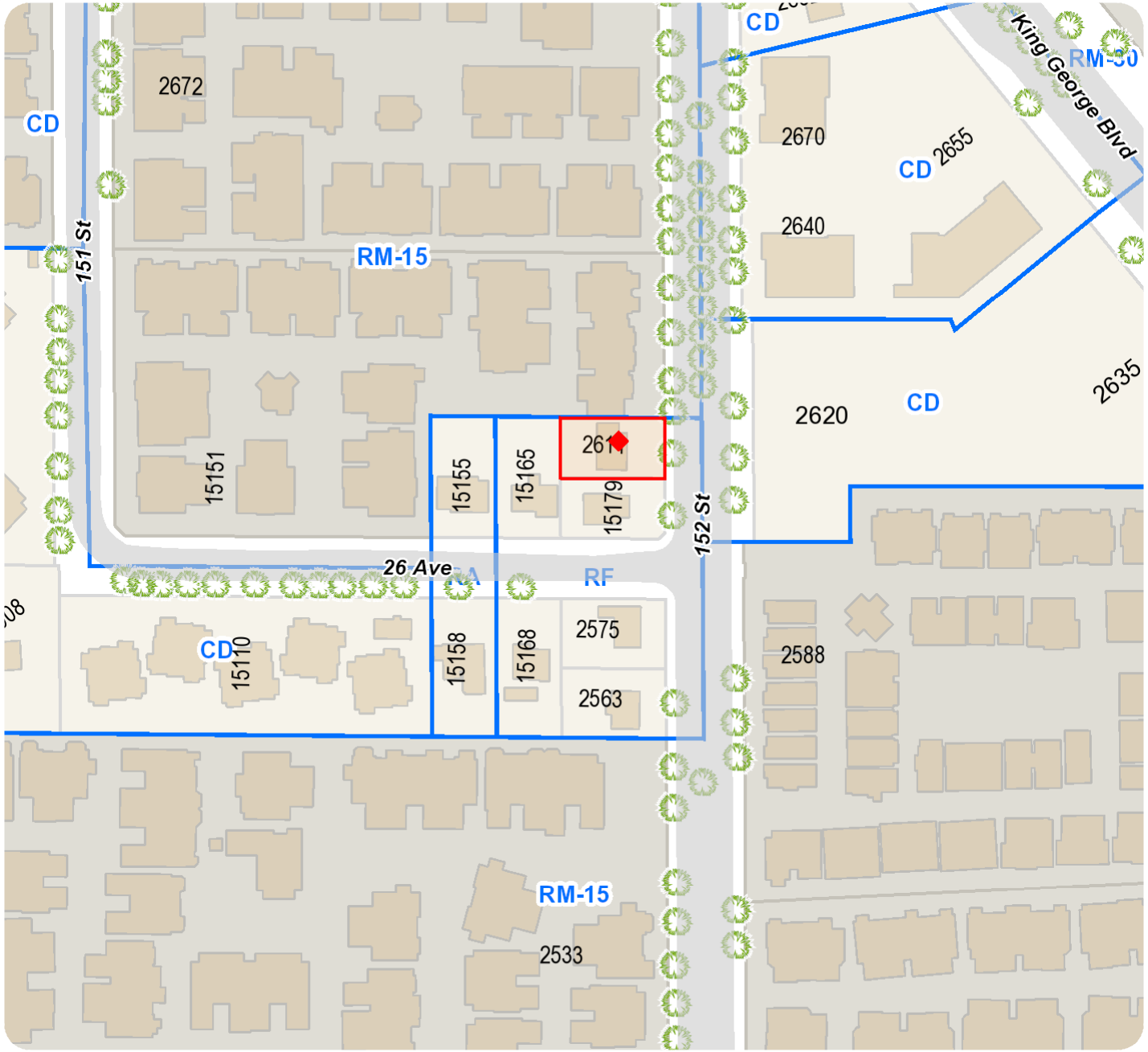
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0 0.0125 0.025 0.05 0.075
km

Map created on: 2020-06-16

Zoning Map



Legend

- Road Surface
- Park Specimen Trees500_2000
- Park Outdoor Recreation Facilities

Park Playgrounds

- Playground
- Water Playground

Park Sports Fields

- Sports Fields
- Diamonds

Enter Map Description

Scale: 1:2,000

The data provided is compiled from various sources and is NOT warranted as to its accuracy or sufficiency by the City of Surrey. This information is provided for information and convenience purposes only. Lot sizes, legal descriptions and encumbrances must be confirmed at the Land Title Office. Use and distribution of this map is subject to all copyright and disclaimer notices at cosmos.surrey.ca

0 0.0125 0.025 0.05 0.075
km

Map created on: 2020-06-16

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; 19073, 02/20/17; 19333, 12/18/17; 19995, 12/16/19; 20014, 01/27/20; 20058, 05/04/20

1. For the purpose of subdivision:

   (a) In all Secondary Plan and Infill Areas, as identified in Schedule G, Section E of this By-law, the maximum *unit density* shall be 2.5 *dwelling units* per hectare 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 and Section K.2 of this Zone shall apply if amenity contributions (specifically affordable housing,

capital projects, police, fire, libraries, parks and, where applicable, underground utilities) are provided in accordance with Schedule G, Sections A, B, D and E of this By-law.

(b) In all other areas, the maximum *unit density* shall be 2.5 *dwelling units* per hectare. Any increase in the maximum *density* is subject to the provision of amenity contributions (specifically affordable housing and capital projects) in accordance with Schedule G, Sections A and B of this By-law.

(c) Notwithstanding Section D.1 (a) and (b) above, if a *lot* falls within a Centre Specific Contribution Area, as identified in Schedule G, Section C of this By-law, additional amenity contributions (specifically capital projects) as specified in Schedule G, Section C of this By-law, may apply.

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 first storey including attached garage and that portion of any porch or veranda at the front that is covered by a 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 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.*

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 areas 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 including staircases, garages and covered parking with extended height exceeding 3.7 metres [12 feet] must be multiplied by 2, excluding:

(i.) 19 square metres [200 sq. ft.] and
(ii.) floor area directly below a sloped ceiling less than 4.6 metres [15 ft.] in height, provided that the area has at least one wall 3.7 metres [12 ft.] or less in height.

E. Lot Coverage

Amendments: 17989, 29/07/13; 18771, 07/25/16

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 reduced at a rate of 2% for each 93 square metres [1,000 sq. ft.] of additional *lot* area until a *lot coverage* of 25% is reached, which is the maximum *lot coverage* for *lots* greater than 1,262 square metres [13,500 sq. ft.] in area.

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; 18771, 07/25/16

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

Setback / ***Use***	*Front Yard*[1,2,3]	*Rear Yard*[4]	*Side Yard*	*Side Yard* on *Flanking Street*
Principal Building	7.5 m [25 ft.]	7.5 m [25 ft.]	1.8 m[5] [6 ft.]	3.6 m [12 ft.]
Accessory Buildings and *Structures* Greater Than 10 square metres [108 sq. ft.] in Size	18.0 m [60 ft.]	1.8 m [6 ft.]	1.0 m [3 ft.]	7.5 m [25 ft.]
Other *Accessory Buildings* and *Structures*	18.0 m [60 ft.]	0.0 m	0.0 m	7.5 m [25 ft.]

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

1 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.].

2 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.

3 The required *front yard setback* is increased to 11.0 metres [36 ft.] 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 metres [26 ft.], as determined by measuring a straight line drawn between the two front corners of the *lot*.

4 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*.

5 The *side yard setback* may be reduced to 1.2 metres [4 ft.] along one *side lot line* adjoining a *lot* zoned Single Family Residential (RF) provided that the *side yard setback* on the opposite side of the *lot* is increased to 2.4 metres [8 ft.].

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; 18719, 05/30/16; 18771, 07/25/16; 18859, 10/03/16

1. Resident *parking spaces* shall be provided as stated in Table C.1 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 3 cars or trucks, which may be increased to a maximum of 4 cars or trucks on *lots* where the front face of an attached garage is set back a minimum of 11.0 metres [36 ft.] from the *front lot line*;

(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, which may be increased to 4 where the front face of an attached garage is set back a minimum of 11.0 metres [36 ft.] from the *front lot line*.

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 8.0 metres [26 ft.] extending from the *lot line* to the garage, car port, or parking pad on the *lot*;

ii. Notwithstanding Sub-section H.3.(c) (i) 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 setback* and is uniformly tapered over the required *front yard* to a width of 8 metres [26 ft.] at the *front lot line;* and

iii. Notwithstanding Sub-sections H.3.(c) (i) and (ii), a *driveway* shall not exceed 53% of the total area of the *front yard* or required *side yard* within which the *driveway* is located;

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

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.1 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; 18771, 07/25/16

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; 19995, 12/16/19

1. For subdivision of land in all Secondary Plan and Infill Areas as identified in Schedule G, Section E of this By-law, where amenities are not provided in accordance with Schedule G, Sections D and E of this By-law, the *lots* created through subdivision 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 land in all Secondary Plan and Infill Areas as identified in Schedule G, Section E of this By-law, where amenities are provided in accordance with Schedule G, Sections D and E of this By-law, the *lots* created shall conform to the minimum standards prescribed in Section K.3 of this Zone.

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

	***Lot* Size**	***Lot* Width**	***Lot* Depth**
Subdivision	560 sq. m [6,000 sq. ft.]	15 metres [50 ft.]	28 metres [90 ft.]
Lot Consolidation in Bridgeview's Designated Floodplain Areas	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.

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Multiple Residential 70 Zone

Part 24 RM-70

A. Intent

This Zone is intended to accommodate and regulate the development of medium *density*, high-rise *multiple unit residential buildings* and related *amenity spaces*, which are to be developed in accordance with a *comprehensive design*.

B. Permitted Uses

Amendments: 13774, 07/26/99; 17462, 09/12/11

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. *Multiple unit residential buildings* and *Ground-Oriented Multiple Unit Residential Buildings*.

2. *Child care centres*, provided that such centres:

   (a) Do not constitute a singular use on the *lot*; and

   (b) Do not exceed a total area of 3.0 square metres [32 sq. ft.] per *dwelling unit*.

C. Lot Area

Refer to Sections D and E of this Zone.

D. Density

Amendment: 18414, 03/23/15; 19073, 02/20/17; 19614, 07/23/18; 19995, 12/16/19; 20058, 05/04/20

For the purpose of *building* construction:

1. In all Secondary Plan and Infill Areas, as identified in Schedule G, Section E of this By-law, the maximum *density* shall be a *floor area ratio* of 0.1 or *building* area of 300 sq. m, whichever is smaller. The maximum *density* may be increased to that prescribed in Sections D.3 and D.4 of this Zone if amenity contributions (specifically affordable housing, capital projects, police, fire, libraries, parks and, where applicable, underground utilities) are provided in accordance with Schedule G, Sections A, B, D and E of this By-law.

2. In all other areas, the maximum *density* shall be as prescribed in Section D.3 and D.4 of this Zone. Any increase in the maximum *density* is subject to the provision of amenity contributions (specifically affordable housing and capital projects) in accordance with Schedule G, Sections A and B of this By-law.

3. *Multiple Unit Residential Buildings* and *Ground-Oriented Multiple Unit Residential Buildings*: the *floor area ratio* shall be 1.50.

4. Indoor *Amenity Space*: the indoor *amenity space* required in Section J.1 of this Zone is excluded from the *floor area ratio* calculation.

5. Notwithstanding Sections D.1 through D.4 above, if a *lot* falls within a Centre Specific Contribution Area, as identified in Schedule G, Section C of this By-law, additional amenity contributions (specifically capital projects) as specified in Schedule G, Section C of this By-law, may apply

6. *Secure Bicycle Parking Area*: A *secure bicycle parking area* provided in a separate bicycle room located within a *building,* whether located at or above *finished grade*, with convenient access to the outside of the *building*, is excluded from the calculation of the *floor area ratio* to a maximum of 170 sq. m [1,830 sq. ft.].

E. Lot Coverage

The maximum *lot coverage* shall be 33%.

F. Yards and Setbacks

Buildings and *structures* shall be sited not less than 7.5 metres [25 ft.] from all *lot lines* (measurements to be determined as per Part 1 Definitions, of this By-law).

G. Height of Buildings

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

1. *Principal buildings*: The *height* shall not exceed 50 metres [164 ft.]

2. *Accessory buildings* and *structures*: The *height* shall not exceed 4.5 metres [15 ft.].

H. Off-Street Parking and Loading/Unloading

Amendments: 12333, 07/25/94; 13094, 05/12/97; 13774, 07/26/99; 14120, 10/16/00; 17471, 10/03/11; 18434, 04/27/15; 18719, 05/30/16; 19817, 05/27/19

1. Resident, visitor and employee *parking spaces* shall be provided as stated in Table C.1 of Part 5 Off-Street Parking and Loading/Unloading of this By-law.

2. Fifty percent (50%) of all required resident *parking spaces* shall be provided as *underground parking* or as parking within the *building* envelope.

3. Parking within the required *setbacks* is not permitted.

4. No parking shall be permitted in the front of the main entrance of a *multiple unit residential building*, except for the purpose of short-term drop-off or pick-up and for accessible parking.

5. *Tandem parking* for *ground-oriented multiple unit residential buildings* shall be permitted as follows:

   (a) A maximum of fifty percent (50%) of all required resident *parking spaces* may be provided as *tandem parking spaces*, excluding *parking spaces* provided as *underground parking.* For *underground parking*, a maximum of ten percent (10%) of all required resident *parking spaces* may be provided as *tandem parking spaces*;

   (b) *Dwelling units* with *tandem parking spaces* shall not be permitted direct vehicular access to an adjacent *highway*;

   (c) *Tandem parking spaces* must be attached to each *dwelling unit*, excluding *parking spaces* provided as *underground parking*; and

   (d) Both *tandem parking spaces* must be held by the same owner.

I. Landscaping

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

2. Along the developed sides of the *lot* which abut a *highway*, a continuous *landscaping* strip of not less than 1.5 metres [5 ft.] in width shall be provided within the *lot*.

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

Amendments: 19945, 11/18/19; 20058, 05/04/20

1. *Amenity space*, subject to Section B.1, Part 4, General Provisions, shall be provided on the *lot* as follows:

   (a) Outdoor *amenity space* in the amount of:

      i) 3.0 sq. m per *dwelling unit*; and
      ii) 1.0 sq. m per *lock-off suite*; and
      iii) 4.0 sq. m per *micro unit*;

   (b) Outdoor *amenity space* shall not be located within the required *setbacks*;

   (c) Indoor *amenity space* in the amount of:

      i) 3.0 sq. m per *dwelling unit* up to 557 sq. m of *amenity space* (equivalent to 186 *dwelling units*); and
      ii) 1.0 sq. m per *dwelling unit* for that portion greater than 557 sq. m of *amenity space*; and
      iii) 1.0 sq. m per *lock-off suite*; and
      iv) 4.0 sq. m per *micro unit*; and

   (d) Indoor *amenity space* devoted to a *child care centre* shall be a maximum of 1.5 sq. m per *dwelling unit*.

2. *Child care centres* shall be located on the *lot* such that these centres:

   (a) Are accessed from a *highway*, independent from the access to the residential uses permitted in Section B of this Zone; and

   (b) Have direct access to an *open space* and play area within the *lot*.

3. *Balconies* are required for all *dwelling units* which are not *ground-oriented* and shall be a minimum of 5% of the *dwelling unit* size or 4.6 square metres [50 sq. ft.] per *dwelling unit*, whichever is greater.

K. Subdivision

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

***Lot* Size**	***Lot* Width**	***Lot* Depth**
2,000 sq. m [0.5 acre]	30 metres [100 ft.]	30 metres [100 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; 17181, 06/07/10

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. Provincial licensing of *child care centres* is regulated by the Community Care and Assisted Living Act, S.B.C., 2002, c.75, as amended and the Child Care Licensing Regulation set out under B.C. Reg. 95/2009, as amended.

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