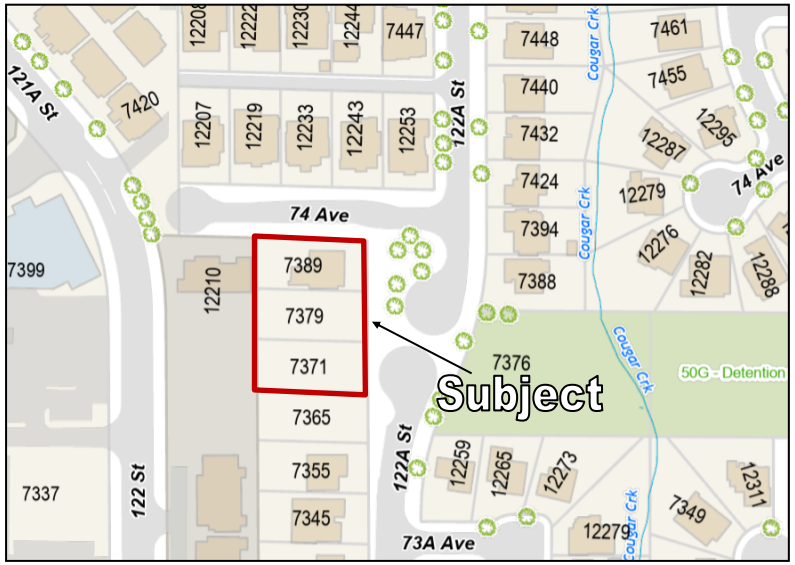

RE/MAX
COMMERCIAL
Westerman
Elementary School
Commercial
Subject
Strawberry Hill Shopping Centre
Mall Access
Mall Access
78 Ave
78 Ave
78 Ave
76 Ave
76 Ave
75A Ave.
75A Ave.
75 Ave
75 Ave
75 Ave
74a Ave
72a Ave
120 St
121A St
122 St
122 St
124 St
124 St
0.6 Acres Low-Rise Development Site
7389, 7379, 7371 122A Ave, Surrey

Approx. 26,334 SqFt Development Site in West Newton

For Sale

7389, 7379, 7371 122A St, Surrey





DEVELOPMENT OPPORTUNITY IN SURREY WEST NEWTON! A rare opportunity to acquire an approx. 26,334 sqft (0.6-acre) development site in West Newton, Surrey. 3 side by side lots, ideally situated on the corner of 122A Street and 74 Avenue, RA zone and falls within Scottsdale Exchange TOA and Low Rise Density OCP, offering potential for lot subdivision or up to 3.0 FSR 8-storey development. Just minutes from Strawberry Hill Shopping Centre, Kwantlen Polytechnic University, Newton Athletic Park, and public transit, the site offers excellent accessibility and convenience. A BC Hydro right-of-way is registered on the second and third lots, with potential for parking use. Don't miss this exceptional opportunity to secure a prime development site in one of Surrey's desirable and well-connected neighbourhoods. **Call today for more information!**

Property Information

Lot Size:	Approx. 26,334 SqFt (0.6 Acres)
Zoning:	RA
OCP:	Low Rise Density
	Scottsdale Exchange TOA Tire 5, 3 FSR up to 8 storey

*All information is proposed, subject to change.
*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.

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&
Christopher Leung
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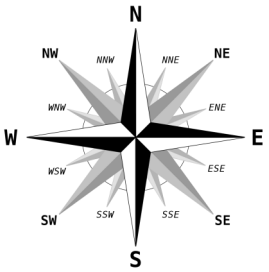
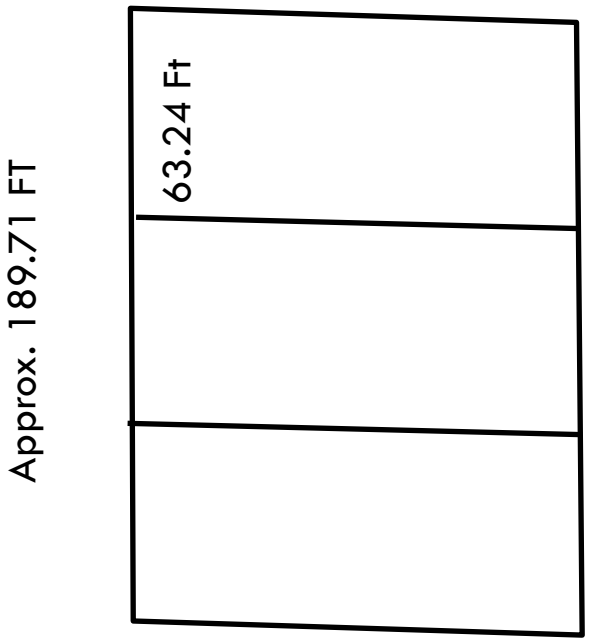
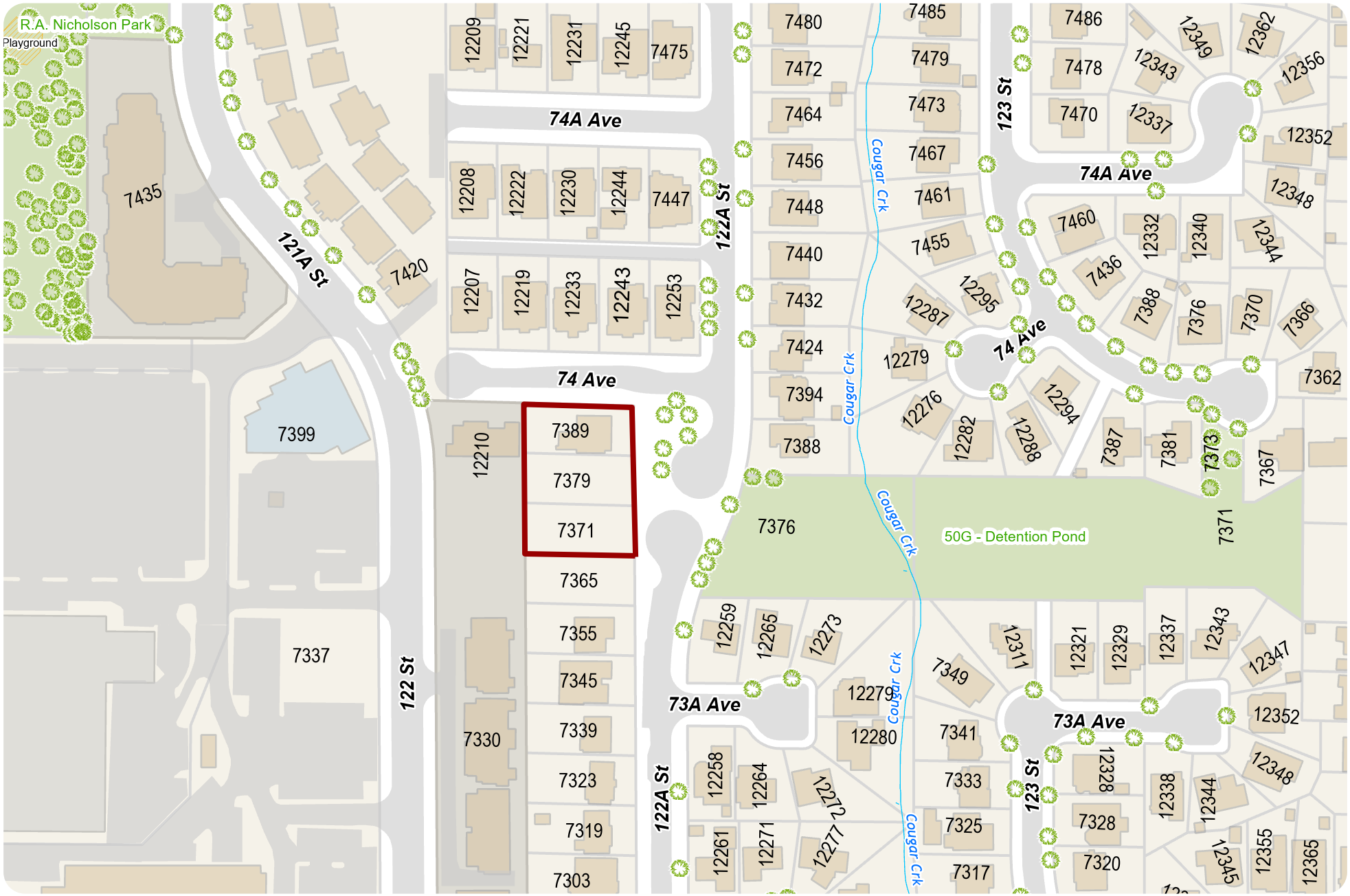
Property Information				Assessment Value			
Address	PID	Legal	Land Size	Land	Building	Total	Property Tax
7389 122A St	010-200-134	LOT 1, PLAN NWP16607, SECTION 19, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT	8,854	$1,303,000	$43,000	$1,346,000	$5,507.94
7379 122A St	010-200-142	LOT 2, PLAN NWP16607, SECTION 19, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT	8,627	$41,700	$0	$41,700	$693.62
7371 122A St	010-200-151	LOT 3, PLAN NWP16607, SECTION 19, TOWNSHIP 2, NEW WESTMINSTER LAND DISTRICT	8,851	$42,800	$0	$42,800	$697.40
Total			26,332	$1,387,500	$43,000	$1,430,500	$6,898.96

Measurement





Site Map



Enter Map Description

Scale: 1:2,002

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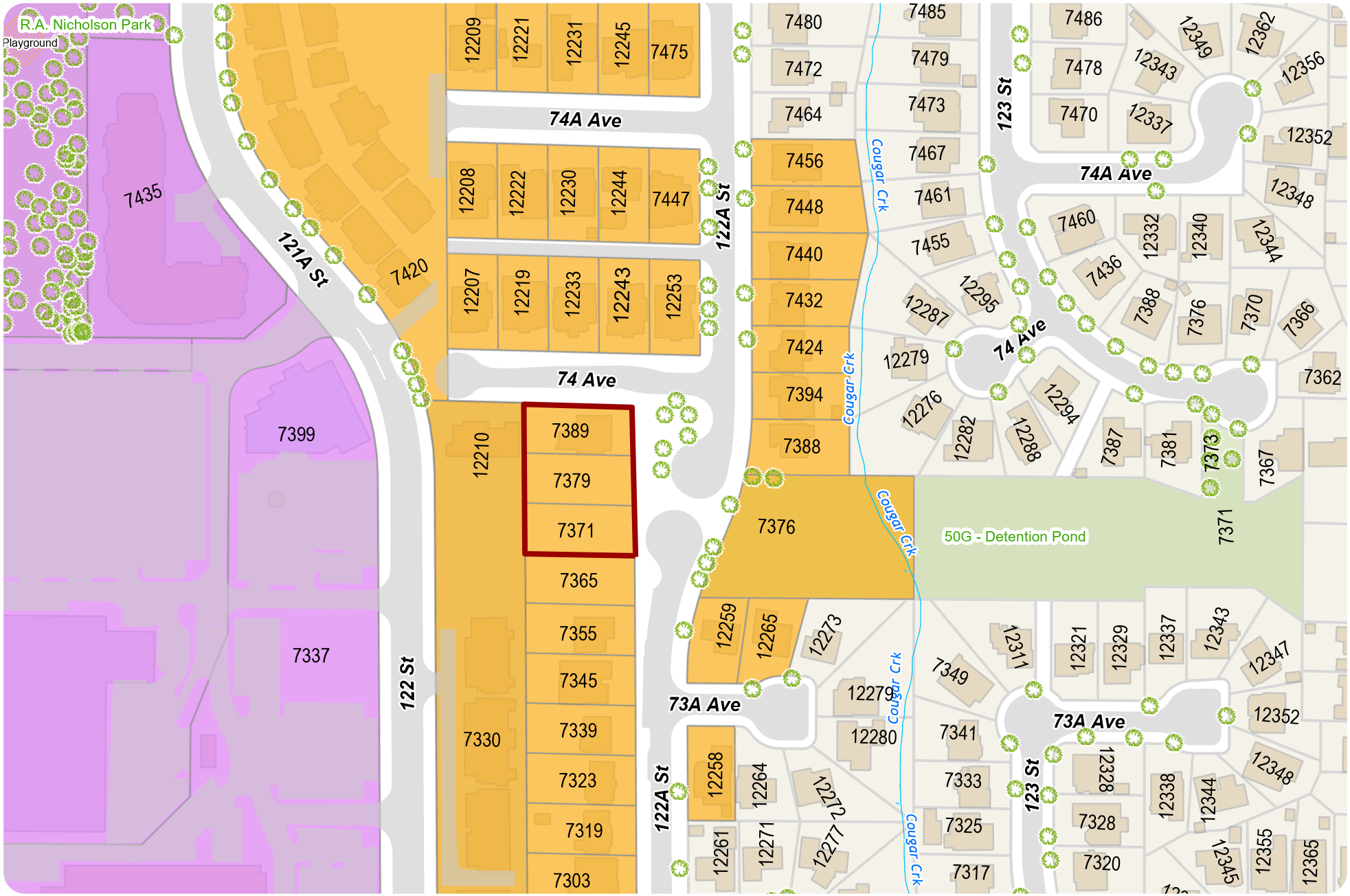
0 0.01 0.03 0.05 0.08
km

Map created on: 2026-10-30

TOA Area



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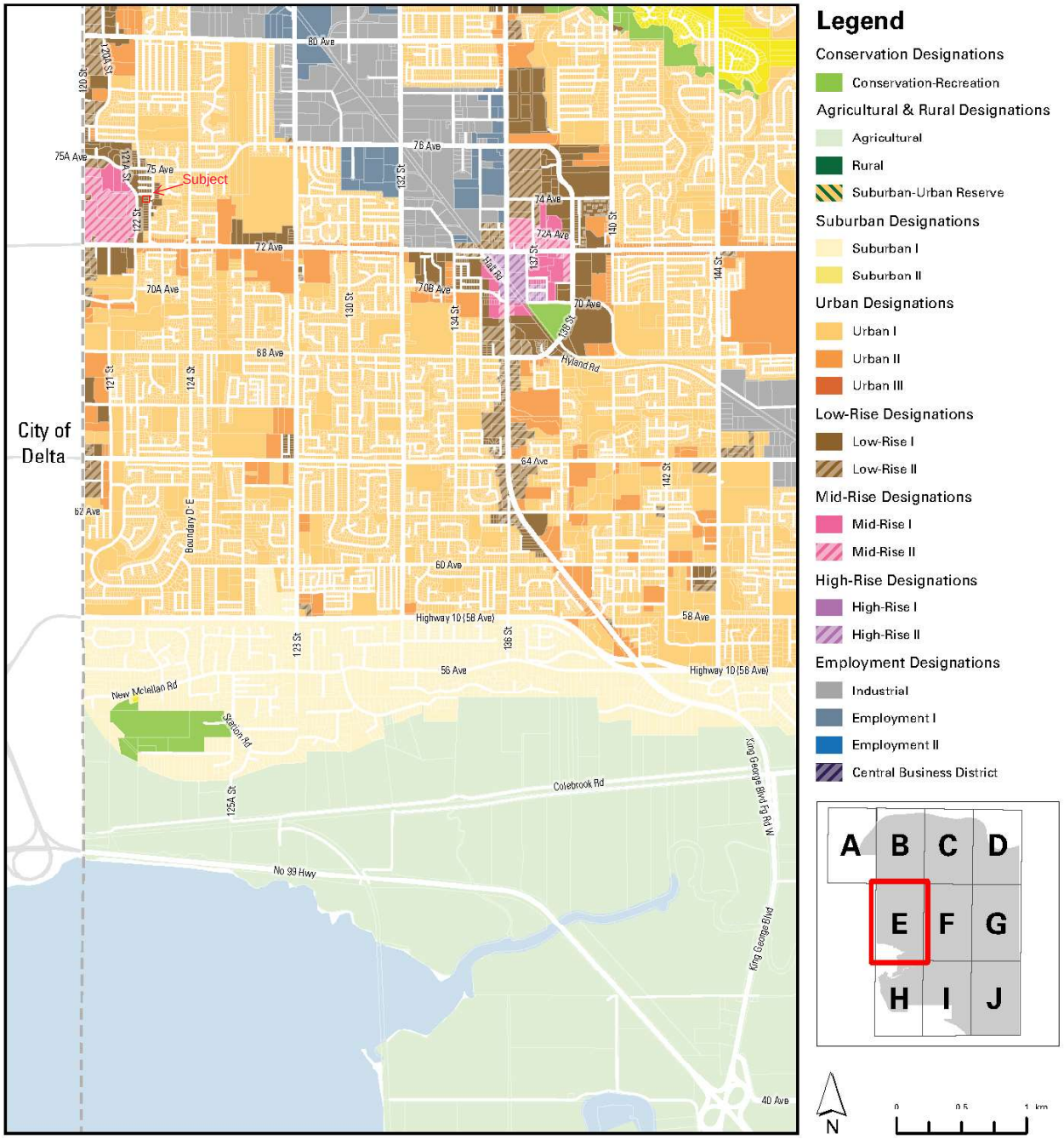
0 0.01 0.03 0.05 0.08
km

Map created on: 2026-10-30

Map F1-E: Land Use Designations



C5 Low-Rise Designations

5.1 Low-Rise I (LOW1)

5.1.1 Intent

The Low-Rise I designation is intended to support residential apartments, generally ranging from 3-6 storeys (up to 8 storeys in *Transit Oriented Areas*) and allows mixed-use apartments and complementary uses.

5.1.2 Implementing Zones

The following zones are consistent with the Low-Rise I designation:

Zone(s)	Description
MR4, MR5	Townhouses
MR6	Low-Rise Apartment (4-storey)
MR7	Low-Rise Apartment (6-8 storey)
C-5[1], C-8[1], C-8A[1], C-8B[1]	Commercial
[1] Subject to appropriate interfaces and access.	

5.2 Low-Rise II (LOW2)

5.2.1 Intent

The Low-Rise II designation is intended to support commercial and mixed-use apartments (with minimum ground floor commercial), generally ranging from 3-6 storeys (up to 8 storeys in *Transit-Oriented Areas*) and complementary uses.

Within mixed-use developments, commercial uses are expected to be located on the ground floor of a building fronting any street(s) where specifically noted in a *Secondary Plan.* When a *Secondary Plan* does not provide direction on the ground floor use, commercial uses are expected fronting at least one street with highest road classification as shown in ***Surrey Road Classification (R-91).***

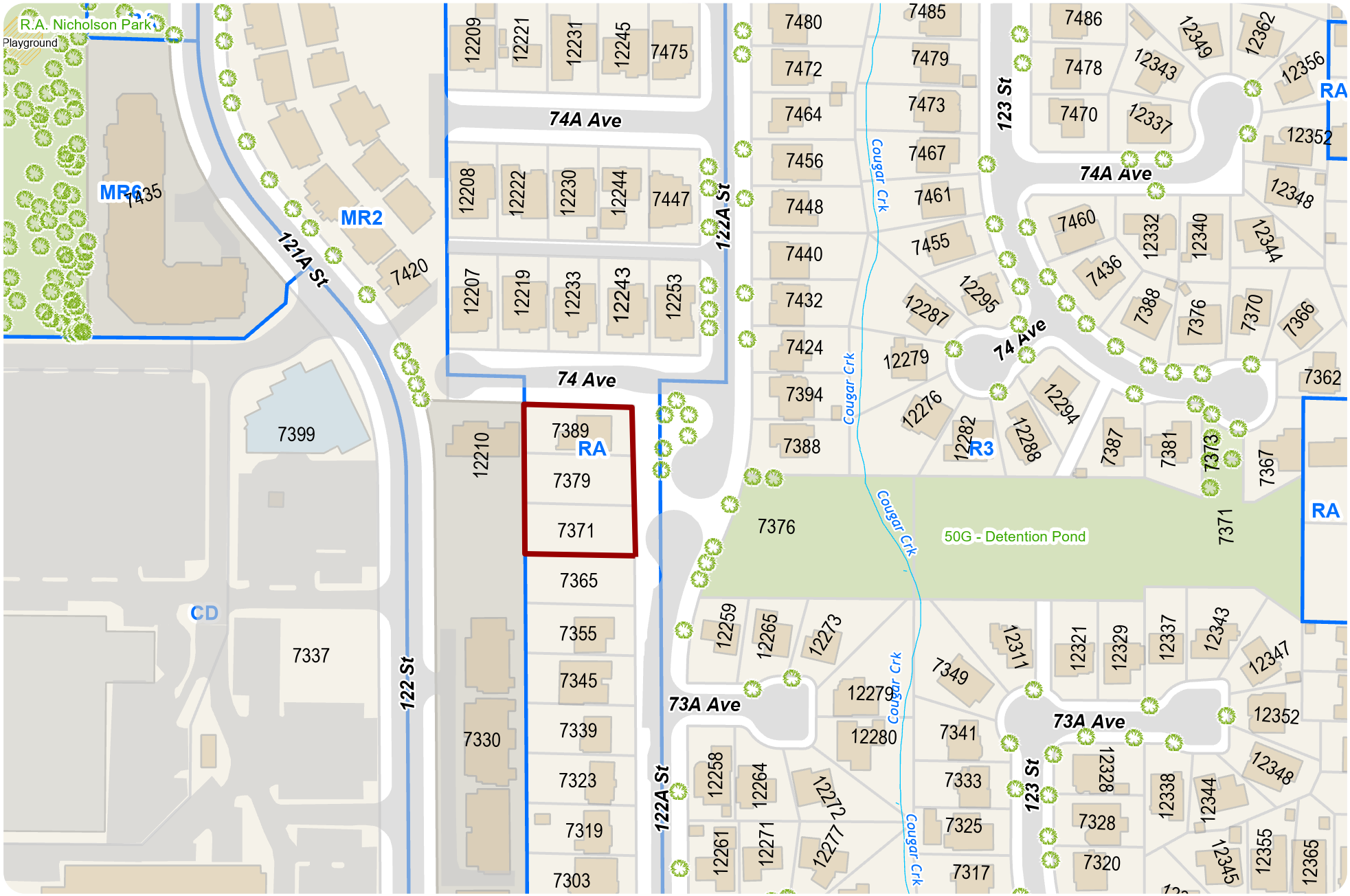
5.2.2 Implementing Zones

The following zones are consistent with the Low-Rise II designation:

Zone(s)	Description
MR6-C	Low-Rise Apartment (4-storey) with minimum commercial requirements
MR7-C, C-15	Low-Rise Apartment (6-8-storey) with minimum commercial requirements
C-8, C-8A, C-8B	Commercial

Minimum commercial requirements may be waived at Staff's discretion if the subject site does not include arterial or collector road frontages as shown in ***Surrey Road Classification (R-91)*** AND/OR if the subject site does not contain any street interfaces specified for commercial uses by a *Secondary Plan*.

COSMOS Zoning Map



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km

Map created on: 2026-10-30

Part 12
Acreage Residential Zone — RA

(BL 21281, 21390, 21474, 21595, 22014)

A. Intent

This RA Zone is intended for acreage *lots* typically 4,050 sq. m or larger, which may accommodate up to 2 *dwelling units*; and for existing *lots* less than 4,050 sq. m, small-scale multi-unit housing, which may accommodate 2 to 6 *dwelling units*, and is subject to the remainder of this Part 12.

B. Permitted Uses

(21474)

1. Land, *buildings* and *structures* in this RA 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*[1]	*Principal Uses*	*Accessory Uses*
(a) ≥ 4,050 sq. m	i. All Areas	Up to 2	*Single Family Dwelling* *Hobby Kennel*[3] *Agriculture* and *Horticulture* Uses[4] Skateboard ramp *structure*[5]	Horse-boarding Display and retail sale of products[6] And all accessory uses permitted in Sections B.1.(b) and (c)
(b) < 4,050 sq. m and ≥ 280 sq. m	i. Inside *Transit-Oriented Areas*[2]	Up to 2	*Single Family Dwelling*	*Secondary Suite* *Garden Suite* *Coach House* *Bed and Breakfast*[7] *Boarders or Lodgers*[7] *Short-Term Rental*[8]
	ii. All areas, except B.1.(b)i and iii	Up to 4	*Single Family Dwelling* or *Duplex*	
	iii. Eligible *lots* within Frequent *Bus Stop Areas*	Up to 6	*Single Family Dwelling* or *Duplex*	
(c) < 280 sq. m	i. Inside *Transit-Oriented Areas*[2]	Up to 2	*Single Family Dwelling*	
	ii. All areas, except B.1.(c)i	Up to 3	*Single Family Dwelling*	

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, as amended*;

(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, as amended;* 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 *hobby kennel* is only permitted where the *lot* is ≥ 4,050 sq. m in size and subject to the Surrey Kennel Regulation Bylaw, as amended.

4 *Agriculture* and *horticulture* uses are only permitted where the *lot* is ≥ 2 ha.

5 Skateboard ramp *structures*, only where the *lot* is ≥ 0.9 ha, in accordance to Section J.3.

6 The display and retail sale of products is accessory to *agriculture* and *horticulture* uses, and is in accordance with Section J.4.

7 *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.

8 *Short-Term Rental* is only permitted in accordance with Section B.7 of Part 4 General Provisions.

C. Subdivision

1. Minimum Lot Sizes:

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

Size or Dimension	Minimum Requirement
Lot Area	4,050 sq. m
Lot Width	50 m
Lot Depth	60 m

D. Density

(BL 21595)

1. Subdivision:

For the purpose of subdivision, the maximum number of *lots* per hectare is 2.5.

2. Building Construction:
For *building* construction in this RA Zone:

Building Type	*Lot* Size	*Floor Area Ratio*[1], Floor Area and *Building* Size Requirements
(a) *Single Family Dwelling*[2] with or without a *Secondary Suite*	i. ≤ 900 sq. m in area designated Rural, Suburban-Urban Reserve, Suburban I, or Suburban II in the *OCP* ii. ≤ 1,858 sq. m in area designated Urban I, Urban II, Low-Rise I, Low-Rise II, Mid-Rise I, Mid-Rise II, High-Rise I, or High-Rise II in the *OCP*	a. The *floor area ratio* must not exceed 0.60 for the first 560 sq. m of *lot* area and 0.35 for the remaining *lot* area 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 *lots* within *Frequent Bus Stop Areas* where a garage or carport is not required. b. *Single family dwellings* must have a minimum ground level floor area of 84 sq. m and a minimum *building* width of 7 m., and a maximum floor area of 465 sq. m.
	iii. > 900 sq. m in area designated Rural, Suburban-Urban Reserve, Suburban I, or Suburban II in the *OCP* iv. > 1,858 sq. m in area designated Urban I, Urban II, Low-Rise I, Low-Rise II, Mid-Rise I, Mid-Rise II, High-Rise I, or High-Rise II in the *OCP*	a. The *floor area ratio* is not applicable. b. *Single family dwellings* must have a minimum ground level floor area of 84 sq. m and a minimum *building* width of 7 m.
(b) *Duplex*[3] with or without a *Secondary Suite*[3]	i. ≤ 900 sq. m in area designated Rural, Suburban-Urban Reserve, Suburban I, or Suburban II in the *OCP* ii. ≤ 1,858 sq. m in area designated Urban I, Urban II, Low-Rise I, Low-Rise II, Mid-Rise I, Mid-Rise II, High-Rise I, or High-Rise II in the *OCP*	a. The *floor area ratio* must not exceed 1.0 for the first 560 sq. m of *lot* area and 0.60 for the remaining *lot* area in excess of 560 sq. m, provided a minimum of 44 sq. m. of the total floor area is used only as a garage or carport, except for eligible *lots* within *Frequent Bus Stop Areas* where a garage or carport is not required. b. Despite the definition of *floor area ratio, basements* are included in the *floor area ratio* calculation for *duplexes*. c. *Duplexes* must have a minimum ground level floor area of 84 sq. m and a minimum *building* width of 7 m.

	iii. > 900 sq. m in area designated Rural, Suburban-Urban Reserve, Suburban I, or Suburban II in the *OCP* iv. > 1,858 sq. m in area designated Urban I, Urban II, Low-Rise I, Low-Rise II, Mid-Rise I, Mid-Rise II, High-Rise I, or High-Rise II in the *OCP*	a. The *floor area ratio* is not applicable. b. *Duplexes* must have a minimum ground level floor area of 84 sq. m and a minimum *building* width of 7 m.
(c) *Coach House*	i. Not applicable	a. The floor area of a *coach house* is permitted in addition to the *floor area ratio* permitted for *single family dwellings* and *duplexes* in Sections D.2.(a) and (b), provided that a *coach house* 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. b. Despite D.2(c)i.a., if the floor area of the *single family dwelling* or *duplex* in Sections D.2.(a) and (b) has not achieved the maximum floor area on the *lot*, the remainder of the floor area may be used for the *coach house* up to a maximum size of 120 sq. m.
(d) *Garden Suite*	i. Not applicable	a. The floor area of a *garden suite* is permitted in addition to the *floor area ratio* permitted for *single family dwellings* and *duplexes* in Sections D.2.(a) and (b), provided that a *garden suite* must have a minimum floor area of 35 sq. m. and a maximum total floor area of 75 sq. m. b. Despite D.2(d)i.a., if the floor area of the *single family dwelling* or *duplex* in Sections D.2.(a) and (b) has not achieved the maximum floor area on the *lot*, the remainder of the floor area may be used for the *garden suite* up to a maximum size of 120 sq. m.

1 *Floor area ratio* must also be calculated in accordance with Section D.3.
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 RA Zone, the following must be included in the calculation of *floor area ratio*:

i. Covered areas used for parking, unless the covered parking is located within the *basement*;

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 of 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, garages and covered parking with extended height exceeding 3.66 m must be multiplied by 2, excluding:
   a. Staircases;
   b. 19 sq. m for *principal buildings*; and
   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.

(b) Despite the definition of *floor area ratio*, where the exclusions of the *undevelopable areas* results in a lot area that is less than the minimum *lot area* permitted in Section C. of this RA Zone, the *floor area ratio* shall be calculated using the minimum lot area permitted in that this RA Zone.

4. Principal Building Second and Third Storey Floor Area:

(a) For *single family dwellings* on *lots* that are ≤ 900 sq. m in area and designated Rural, Suburban-Urban Reserve, Suburban I, or Suburban II in the *OCP* or ≤ 1,858 sq. m in area and designated Urban I, Urban II, Low-Rise I, Low-Rise II, Mid-Rise I, Mid-Rise II, High-Rise I, or High-Rise II in the *OCP*, 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*; and

(b) For *duplexes* on *lots* that are ≤ 900 sq. m in in area and designated Rural, Suburban-Urban Reserve, Suburban I, or Suburban II in the *OCP* or ≤ 1,858 sq. m in area and designated Urban I, Urban II, Low-Rise I, Low-Rise II, Mid-Rise I, Mid-Rise II, High-Rise I, or High-Rise II in the *OCP*, 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*.

E. Lot Coverage

1. The maximum *lot coverage* for all *buildings* and *structures* in this RA Zone must not exceed 20%.

2. *Single Family Dwelling* with or without a *Secondary Suite*:

Despite Section E.1, where a *lot* in this RA Zone:

(a) Is ≤ 900 sq. m in area and designated Rural or Suburban-Urban Reserve in the *OCP*; or

(b) Is ≤ 1,160 sq. m in area and designated Rural, Suburban I, or Suburban II in the *OCP*; or

(c) Is ≤ 1,858 sq. m in area and designated Urban I, Urban II, Low-Rise I, Low-Rise II, Mid-Rise I, Mid-Rise II, High-Rise I, or High-Rise II in the *OCP*; then:

   i. For *lots* ≤ 560 sq. m in area, the maximum *lot coverage* for all *buildings* and *structures* must be 40%; or

ii. For *lots* > 560 sq. m and ≤ 1,262 sq. m in area, the maximum *lot coverage* for all *buildings* and *structures* must be 40% reduced by 2% for each 93 sq. m of additional *lot* area until a *lot coverage* of 25% is reached; or

iii. For *lots* > 1,262 sq. m in area, the maximum *lot coverage* for all *buildings* and *structures* is 25%.

3. *Single Family Dwelling* with or without a *Secondary Suite*, and a *Coach House*, or *Garden Suite*:
Despite Section E.1, where a lot in this RA Zone:

(a) Is ≤ 1,858 sq. m in area and designated Urban I, Urban II, Low-Rise I, Low-Rise II, Mid-Rise I, Mid-Rise II, High-Rise I, or High-Rise II in the *OCP*; then:

i. For *lots* ≤ 560 sq. m in area, the maximum *lot coverage* for all *buildings* and *structures* must be 45%; or

ii. For *lots* > 560 sq. m and ≤ 1,262 sq. m in area, the maximum *lot coverage* for all *buildings* and *structures* must be 45% reduced by 2% for each 93 sq. m of additional *lot* area until a *lot* coverage of 30% is reached; or

iii. For *lots* > 1,262 sq. m in area, the maximum *lot coverage* for all *buildings* and *structures* is 30%.

4. *Duplex* with or without a *Secondary Suite, Coach House,* or *Garden Suite*:
Despite Section E.1, where a *lot* in this RA Zone:

(a) Is ≤ 900 sq. m in area and designated Rural or Suburban-Urban Reserve in the *OCP*; or

(b) Is ≤ 1,160 sq. m in area and designated Rural, Suburban I, or Suburban II in the *OCP*; or

(c) Is ≤ 1,858 sq. m in area and designated Urban I, Urban II, Low-Rise I, Low-Rise II, Mid-Rise I, Mid-Rise II, High-Rise I, or High-Rise II in the OCP; then:

i. For *lots* ≤ 560 sq. m in area, the maximum *lot coverage* for all *buildings* and *structures* must be 45%; or

ii. For *lots* > 560 sq. m and ≤ 1,262 sq. m in area, the maximum *lot coverage* for all *buildings* and *structures* must be 45% reduced by 2% for each 93 sq. m of additional *lot* area until a *lot coverage* of 25% is reached; or

iii. For *lots* > 1,262 sq. m in area, the maximum *lot coverage* for all *buildings* and *structures* is 25%.

F. Yards and Setbacks

(BL 21595, 22014)

1. *Buildings* and *structures,* where a *lot* is > 900 sq. m in area and designated Rural, Suburban-Urban Reserve, Suburban I, Suburban II in the *OCP* or where the *lot* is > 1,858 sq. m in area and designated Urban I, Urban II, Low-Rise I, Low-Rise II, Mid-Rise I, Mid-Rise II, High-Rise I, or High-Rise II in the *OCP,* must be sited in this RA Zone in accordance with the following minimum *setbacks*:

Building Type	*Principal Building*	Other *Accessory Buildings* and *Structures* > 10 sq. m	Other *Accessory Buildings* and *Structures* ≤ 10 sq. m.	*Hobby Kennel*[1], *Agriculture* and *Horticulture Buildings*	Skateboard Ramp *Structure*
Single Family Dwelling* with or without a *Secondary Suite					
Front Yard	7.5 m	18.0 m	18.0 m	36.0 m	18.0 m
Rear Yard	7.5 m	1.8 m	0.0 m	7.5 m	36.0 m
Side Yard	4.5 m^2	1.0 m	0.0 m	7.5 m	7.5 m

Street Side Yard	7.5 m	7.5 m	7.5 m	36.0 m	36.0 m
Duplex* with or without a *Secondary Suite					
Front Yard	7.5 m	18.0 m	18.0 m	36.0 m	18.0 m
Rear Yard	7.5 m	1.8 m	0.0 m	7.5 m	36.0 m
Side Yard	4.5 m^2	1.0 m	0.0 m	7.5 m	7.5 m
Street Side Yard	7.5 m	7.5 m	7.5 m	36.0 m	36.0 m
Coach House or Garden Suite					
Front Yard	Not Permitted	18.0 m	18.0 m	36.0 m	18.0 m
Rear Yard	1.8 m	1.8 m	0.0 m	7.5 m	36.0 m
Side Yard	1.8 m	1.0 m	0.0 m	7.5 m	7.5 m
Street Side Yard	2.4 m	7.5 m	7.5 m	36.0 m	36.0 m
Separation	5.0 m	5.0 m	n/a	n/a	n/a

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

2 One (1) *side yard setback* may be reduced to not less than 3.0 m if the opposite *side yard* on the lot is at least 15 m and the reduced *side yard* abuts land which is designated Suburban in the OCP.

2. *Buildings* and structures, where a *lot* is ≤ 900 sq. m in area and designated Rural, Suburban-Urban Reserve, Suburban I, or Suburban II in the *OCP* or where the *lot* is ≤ 1,858 sq. m in area and designated Urban I, Urban II, Low-Rise I, Low-Rise II, Mid-Rise I, Mid-Rise II, High-Rise I, or High-Rise II in the *OCP, buildings* and *structures,* subject to Section F.3, must be sited in this RA Zone in accordance with the following minimum *setbacks*:

Building Type	All *Lots*	Other *Accessory Buildings* and *Structures* > 10 sq. m	Other *Accessory Buildings* and *Structures* ≤ 10 sq. m
Single Family Dwelling* with or without a *Secondary Suite			
Front Yard	7.5 m	18.0 m	18.0 m
Rear Yard	7.5 m	1.8 m	0.0 m
Side Yard	1.8 m	1.0 m	0.0 m
Street Side Yard	3.6 m	7.5 m	7.5 m
Duplex* with or without a *Secondary Suite			
Front Yard	7.5 m	18.0 m	18.0 m
Rear Yard	7.5 m	1.8 m	0.0 m
Side Yard	1.8 m	1.0 m	0.0 m
Street Side Yard	3.6 m	7.5 m	7.5m
Coach House or Garden Suite			
Front Yard	Not Permitted	18.0 m	18.0 m
Rear Yard	1.8 m	1.8 m	1.8 m
Side Yard	1.8 m	1.0 m	1.0 m
Street Side Yard	2.4 m	7.5 m	7.5 m
Separation	5.0 m	5.0 m	n/a

3. *Setback* Reductions and Variations

These *building setbacks*, reductions and variations do not apply to Section F.1. Despite Table F.2, the following *setback* reductions and variations in this RA Zone are permitted for a *lot* that is ≤ 900 sq. m in area and designated Rural, Suburban-Urban Reserve, Suburban I, or Suburban II in the *OCP,* or where a *lot* is ≤ 1,858 sq. m in area and designated Urban I, Urban II, Low-Rise I, Low-Rise II, Mid-Rise I, Mid-Rise II, High-Rise I, or High-Rise II in the *OCP*:

(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 5.5 m for a maximum of 50% of the width of the *principal building*. 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 6.7 m;

b. 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 *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 0.9 m from the front of the said garage; and

c. The required *front yard setback* is increased to 11.0 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

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 *duplex* may be *setback* a minimum of 4.5 m from the *front lot line*.

(c) *Coach House*

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.

(d) *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

(BL 21595)

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

Building **Type**		**Requirement**
Single Family Dwelling with or without a *Secondary Suite*	*Building height*	Must not exceed 9 m
	Building height in floodplain, as referred to in Part 8 Floodproofing	Must not exceed 10 m[1]
Duplex with or without a *Secondary Suite*	*Building height*	Must not exceed 3 storeys inclusive of the *basement*, up to a maximum of 11 m
	Building height in floodplain, as referred to in Part 8 Floodproofing	Must not exceed 3 storeys inclusive of the *basement*, up to a maximum of 12 m[1]

Coach House or *Garden Suite*	*Building height*	Must not exceed 2 storeys inclusive of the *basement*, up to a maximum of 7.0 m and a maximum roof peak height of 8.3 m
	Building height in floodplain, as referred to in Part 8 Floodproofing	Must not exceed 2 storeys inclusive of the *basement*, up to a maximum of 8.5 m[1]
Accessory Building	*Building Height*	Must not exceed 4 m
	Increased *Building Height*	May be increased to 5 m where the roof slope and construction materials of an *accessory building* are the same as that of the *principal building*
Structures		Must not exceed 4 m
Skateboard ramp		Must not exceed the *building height* of the *single family dwelling* constructed on the *lot* to a maximum of 5 m, measured from *existing grade* to the top of the ramp's handrail

1 The maximum *building height* is permitted for *single family dwellings*, *duplexes*, *coach houses* and *garden suites* when the ground floor is used for parking 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

(BL 21474)

1. Parking Calculations:
   (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. *Lots* > 1,858 sq. m In Area:
   For *lots* > 1,858 sq. m in area, the following parking regulations must apply:
   (a) Outdoor Parking or Storage:
   Outdoor parking or storage of *vehicle*s, *house trailers*, *utility trailers*, *campers* and boats ancillary to the residential use must be limited as follows:
      i. A maximum of 2 *vehicles* may be parked or stored outdoors and only if said *vehicles* are ancillary to a residential use; and
      ii. A combined maximum of 3 *house trailers, utility trailers*, *campers* or boats are permitted.

3. *Lots* ≤ 1,858 sq. m In Area:
   For *lots* ≤ 1,858 sq. m in area the following parking regulations must apply:
   (a) Parking Areas:
   Vehicle parking areas must be limited as follows:
      i. *Vehicle* parking is permitted in either the *front yard*, *side yard*, *rear yard*, garage, carport or parking pad;

ii. *Parking spaces* must be located only on a *driveway* leading to a garage, carport or parking pad, in a garage, in a carport, or on a parking pad; and

iii. Despite Section H.3(a)(i) of this RA Zone, only *driveways* may accommodate parking within the *front yard* or *side yard*;

(b) Driveways:

Driveways must be limited as follows:

i. May be constructed off either the *frontage* or *flanking street;*

ii. Every *lot* may have one *driveway* with a total surface or paved area a uniform maximum width of 8.0 m extending from the *lot line* to the garage, carport, or parking pad on the *lot*;

iii. Despite Section H.3(b)(ii) *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:

a. 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

b. The *driveway* is uniformly tapered over the required *front yard* to a width of 8 m at the *front lot line;* and

iv. Despite Sections H.3(b)(i) and (ii), a *driveway* must not exceed 53% of the total area of the *front yard* or required *side yard* within which the *driveway* is located; and

v. Where the *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*.

(c) Outdoor Parking or Storage:

Outdoor parking or storage of *vehicles*, *house trailers*, *utility trailers, campers* or boats ancillary to a residential use must be limited as follows:

i. 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;

ii. 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;*

iii. Despite Sub-section H.3.(c)ii. of this RA 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

iv. Despite Sub-section H.3(c)(iii) of this RA 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 the 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. 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; and

(b) Screening required in Section I.2(a) of this RA 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.2(b) of this RA 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, 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 RA Zone must be sited as follows:

i. *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.

3. Skateboard Ramp:

A skateboard ramp in this RA Zone must be:

(a) Permitted in association with a *single family dwelling* or *duplex*;

(b) Completely enclosed by a fence a minimum of 1.8 m to a maximum of 3.6 m high along the perimeter of the ramp *structure*, or equipped with a security device to prohibit unauthorized use of the skateboard ramp *structure*;

(c) A maximum of 173.4 sq. m in area, a maximum of 5 m high, a maximum of 14.3 m long and a maximum of 12.2 m wide;

(d) Sited behind the *single family dwelling* or *duplex*; and

(e) For the enjoyment of the residents of the *single family dwelling* or *duplex* on the *lot* and not for commercial purposes.

4. Display and Retail Sale

Display and retail sale of products are permitted in this RA Zone if all of the following are satisfied:

(a) All the products offered for sale are produced by the *farm operation* or at least 50% of the floor area for product sales and display must be limited to product produced by the *farm operation*;

(b) All the products offered for sale are limited to *agriculture* and/or *horticulture* products, excluding dressed fowl or poultry, butchered meat and/or preserved food unless dressed, butchered or preserved off-site;

(c) All the products offered for sale or on display take up a maximum cumulative floor area of 93 sq. m;

(d) All products offered for sale and related displays must be located entirely within a *building*; and

(e) All products offered for sale and related displays must be an *accessory use* to a *single family dwelling, duplex* and the *agriculture* and/or *horticulture* use of the *lot*.