

CITY OF SURREY

BY-LAW NO. 13469

A by-law to amend Surrey Zoning By-law, 1993, No. 12000,
as amended.

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The Council of the City of Surrey, in open meeting assembled, ENACTS AS FOLLOWS:

1. Surrey Zoning By-law, 1993, No. 12000, as amended, is hereby further amended, pursuant to the provisions of Section 903 of the Municipal Act R.S.B.C. 1996 Chapter 323, as amended, by changing the classification of the following parcels of land, presently shown upon the maps designated as the Zoning Maps and marked as Schedule "A" under Part 3 of Surrey Zoning By-law, 1993, No. 12000, as amended, as follows:

FROM "SINGLE FAMILY RESIDENTIAL ZONE (RF)"

TO "COMPREHENSIVE DEVELOPMENT ZONE (CD)"

Parcel Identifier: 007-332-238, Lot 7, Section 34, Block 5 North, Range 2 West, New Westminster District, Plan 11334; and

(13527 - 98 Avenue)

Parcel Identifier: 007-332-246, Lot 8, Section 34, Block 5 North, Range 2 West, New Westminster District, Plan 11334.

(13527 - 98 Avenue)

(hereinafter referred to as the "*Lands*")

2. The following regulations shall apply to the *Lands*:

A. Intent

This Comprehensive Development Zone is intended to permit the development of a short term *care facility*.

B. Permitted Uses

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

1. One *single family dwelling*.

2. *Care facilities* limited to a maximum of 12 *sleeping units*.

C. Lot Area

Not applicable to this Zone.

D. Density

For the purpose of *building* construction:

1. The *floor area ratio* shall not exceed 1.00.

E. Lot Coverage

The maximum *lot coverage* shall be 50%.

F. Yard And Setbacks

1. *Principal buildings* shall be sited in accordance with the following *setbacks*:

- (a) *Front Yard* - 2.5 metres, [8.2 feet].
- (b) *Rear Yard* - 10.0 metres [33 feet].
- (c) *Side Yard* - 0.0 metres [0 feet].

2. *Accessory buildings and structures* shall be sited in accordance with the following *setbacks*:

- (a) *Front Yard* - 7.5 metres [25 feet].
- (b) *Rear Yard* - 3.0 metres [10 feet].
- (c) *Side Yard* - 3.0 metres [10 feet].

G. Height of Buildings

Measurements to be determined as per Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended:

1. *Principal buildings*: The *building height* shall not exceed 13 metres [43 feet].
2. *Accessory buildings and structures*: The *building height* shall not exceed 4.5 metres [15 feet].

H. Off-Street Parking

1. Notwithstanding Section L.4 of this By-law, a minimum of 7 on-site parking spaces shall be provided.

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. Screen planting at least 1.5 metres [5 ft.] high in a strip at least 1.5 metres [5 ft.] wide and a solid decorative fence at least 1.5 metres [5 ft.] high shall be provided along all *lot lines* separating the developed portion of the *lot* from any *residential lot*.
4. 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.
5. 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

Not applicable to this Zone.

K. Subdivision

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

<i>Lot Size</i>	<i>Lot Width</i>	<i>Lot Depth</i>
1,500 sq. m.	30 metres	30 metres
[0.4 acre]	[100 ft.]	[100 ft.]

Dimensions shall be measured in accordance with Section E.21, Part 4 General Provisions, of Surrey Zoning By-law, 1993, No. 12000, as amended.

L. Other Regulations

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

1. Definitions are as set out in Part 1 Definitions, of Surrey Zoning By-law, 1993, No. 12000, as amended.
 2. Prior to any use, the *Lands* must be serviced as set out in Part 2 Uses Limited, of Surrey Zoning By-law, 1993, No. 12000, as amended and in accordance with the servicing requirements for the RMS-2 Zone as set forth in Surrey Subdivision and Development By-law, 1986, No. 8830, as amended.
 3. General provisions are as set out in Part 4 General Provisions, of Surrey Zoning By-law, 1993, No. 12000, as amended.
 4. Additional off-street parking requirements are as set out in Part 5 Off-Street Parking, of Surrey Zoning By-law, 1993, No. 12000, as amended.
 5. *Sign* regulations are as set out in Part 6 Signs, of Surrey Zoning By-law, 1993, No. 12000, as amended.
 6. *Special building setbacks* are as set out in Part 7 Special Building Setbacks, of Surrey Zoning By-law, 1993, No. 12000, as amended.
 7. *Building* permits shall be subject to the Surrey Building By-law, 1987, No. [9011](#), as amended, and the Surrey Development Cost Charge By-law, 1993, No. [11951](#), as amended, and the development cost charges shall be based on the RMS-2 Zone.
 8. Surrey Tree Preservation By-law, 1996, No. 12880, as amended.
 9. Development permits may be required in accordance with the Surrey *Official Community Plan*, 1996, By-law No. 12900, as amended.
3. This By-law shall be cited for all purposes as "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 1998, No. 13469."

PASSED FIRST AND SECOND READING on the 22nd day of June, 1998.

PUBLIC HEARING HELD thereon on the 20th day of July, 1998.

PASSED THIRD READING on the 20th day of July, 1998.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the 25th day of January, 1999.

MAYOR

_____CLERK