

CITY OF SURREY

BY-LAW NO. 12233

A by-law to amend "Surrey Zoning By-law,  
1993, No. 12000."  
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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 963 of the "Municipal Act," and 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 the said By-law No. 12000, is hereby amended as follows:

FROM "PERSONAL CARE INSTITUTIONAL ZONE (P-P)" TO  
"COMPREHENSIVE DEVELOPMENT ZONE (CD)"

Strata Lots 1 and 2, both of Section 8,  
Township 8, New Westminster District, Strata Plan  
NW1449, together with an interest in the common  
property in proportion to the unit entitlement of  
the Strata Lot as shown on Form 1.

(5939 & 5905 - 180 Street)

(hereinafter referred to as "the lands")

- 2. The following regulations shall apply to the lands herein:

- A. INTENT

This Comprehensive Development Zone is intended to accommodate and regulate a care facility.

- B. PERMITTED USES

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

- 1. Care facilities
- 2. Accessory uses related to the above uses

C. LOT AREA

Not applicable to this Zone.

D. DENSITY

The maximum density shall not exceed a floor area ratio (FAR) of 0.60.

E. LOT COVERAGE

The maximum lot coverage shall not exceed 40%.

F. YARD AND SETBACKS

Buildings and structures shall be situated as follows:

- (a) Front Yard: The minimum front yard shall be seven decimal five (7.5) metres [25 ft.].
- (b) Rear Yard: The minimum rear yard shall be three decimal five (3.5) metres [11.5 ft.].
- (c) Side Yard: The minimum side yard shall be seven decimal five (7.5) metres [25 ft.].

G. HEIGHT OF STRUCTURES

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

1. Principal buildings: The height shall not exceed 13 metres [43 ft.].
2. Accessory buildings and structures: The height shall not exceed 4 metres [13 ft.].

H. OFF-STREET PARKING

Refer to Part 5 Off-Street Parking, of "Surrey Zoning By-law, 1993, No. 12000," as amended.

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 as per the attached plan.

J. OTHER REGULATIONS

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 "Surrey Zoning By-law, 1993, No. 12000," as amended 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 "Surrey Zoning By-law, 1993, No. 12000," as amended.
3. 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.
4. Sign regulations are as set out in Part 6 Signs, of "Surrey Zoning By-law, 1993, No. 12000," as amended.
5. Special building setbacks are as set out in Part 7 Special Building Setbacks, of "Surrey Zoning By-law, 1993, No. 12000," as amended.
6. Building permits shall be subject to the "Surrey Building By-law," and the "Surrey Development Cost Charge By-law," and the development costs charge shall be based on the RMS-2 Zone of "Surrey Zoning By-law, 1993, No. 12000," as amended.
7. Development permits may be required in accordance with the Official Community Plan, as amended.
8. Care Facilities as regulated by the Hospital Act R.S.B.C. 1979, c. 176, and as regulated by the Community Care Facility Act R.S.B.C., 1979, c. 176, and other such facilities funded by provincial or federal agencies.

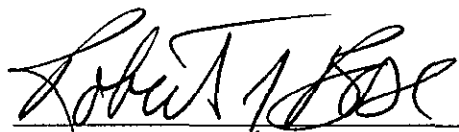
3. This By-law shall be cited for all purposes as "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 1994, No. 12233."

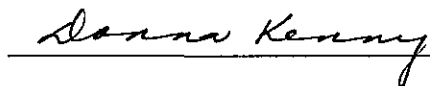
READ A FIRST AND SECOND TIME on the 21st day of March, 1994.

PUBLIC HEARING HELD thereon on the 2nd day of May, 1994.

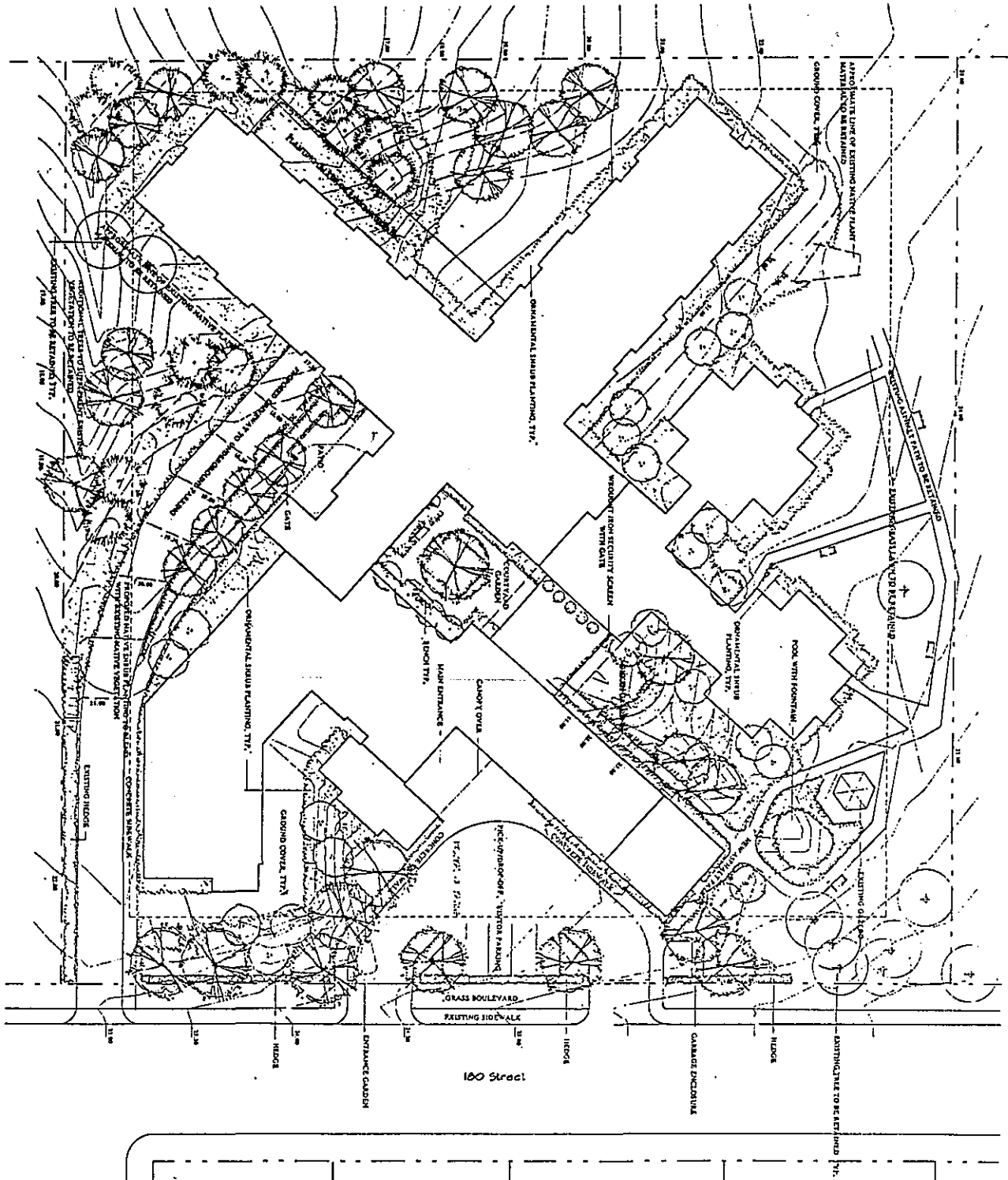
READ A THIRD TIME on the 9th day of May, 1994.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the 13th day of May, 1996.

  
\_\_\_\_\_ MAYOR

  
\_\_\_\_\_ CLERK

clkblw 2567



**ZION PARK MANOR  
EXTENDED CARE  
ADDITION**

**LANDSCAPE CONCEPT  
PLAN**

**Neale  
Stanszakis  
Doll  
Adams  
ARCHITECTS**

**DATE:** 11/20/2000

**SCALE:** 1/4" = 1'-0"

**PROJECT:** Zion Park Manor Extended Care Addition

**PREPARED BY:** Neale Stanszakis Doll Adams Architects

**DATE:** 11/20/2000

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