

CITY OF SURREY

BY-LAW NO. 16258

A by-law to amend Surrey Zoning By-law, 1993, No. 12000, as amended  
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THE CITY 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 Local Government Act, R.S.B.C. 1996 c. 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" of Surrey Zoning By-law, 1993, No. 12000, as amended as follows:

FROM: GENERAL AGRICULTURE ZONE (A-1)  
TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

Parcel Identifier: 001-449-036  
Lot 8 Except: Parcel "A" (Explanatory Plan 9808), Section 10, Township 8, New Westminister District, Plan 8210

19560 Fraser Highway

Parcel Identifier: 011-305-410  
Parcel "A" (Explanatory Plan 9808), Lot 8, Section 10, Township 8, New Westminister District, Plan 8210

19572 Fraser Highway

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

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

**A. Intent**

This Comprehensive Development Zone is intended to accommodate the development of a *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. *Care facilities*

**C. Lot Area**

Not applicable to this Zone.

**D. Density**

The maximum *floor area ratio* shall be 0.89.

**E. Lot Coverage**

The maximum *lot coverage* shall be 45%.

**F. Yards and Setbacks**

All measurements to be determined as per Part I Definitions, of Surrey Zoning By-law, 1993, No. 12000, as amended.

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

- (a) North *Front Yard* - 6.4 metres [21 feet];
- (b) South *Rear Yard* - 7.5 metres [25 feet];
- (c) East *Side Yard*  
North of Lane\* 7.5 metres [25 feet] to *building* face and 6.3 metres [20 feet] to the columns of a covered patio;
- (d) East *Side Yard*  
South of Lane\* 4.7 metres [15 feet] to *building* face;
- (e) West *Side Yard*\* - 4.6 metres [15 ft.];
- (f) Lane - 4.7 metres [15 feet] to *building* face and 1.5 metres [5 feet] to columns of a porte cochere

\* Notwithstanding Section E.17 of Part 4 General Provision of Surrey Zoning By-law, 1993, No. 12000, as amended, eaves projecting more than 0.6 metre [2 ft.] may encroach into the *setback* area.

2. *Accessory buildings* and *structures* shall be sited a minimum of 7.5 metres [25 feet] from all *lot lines*.

## **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 9.0 metres [30 feet].
2. Accessory buildings and structures: The *building height* shall not exceed 4.5 metres [15 feet].

## **H. Off-Street Parking**

Notwithstanding Table C.4, Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended, a minimum of 44 *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 lots*.
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>
8,300 sq. m [2.0 acres]	60 metres [196 ft]	150 metres [490 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 to all statutes, by-laws, orders, regulations or agreements, the following are applicable, however, in the event that there is a conflict with the provisions in this Comprehensive Development Zone and other provisions in Surrey Zoning By-law, 1993, No. 12000, as amended, the provisions in this Comprehensive Development Zone shall take precedence:

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 Parking and Loading/Unloading, of Surrey Zoning By-law, 1993, No. 12000, as amended.
5. *Sign* regulations are as set out in Surrey Sign By-law, 1999, No. 13656, 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, 2006, No. 15973, as amended, and the development cost charges shall be based on the RMS-2 Zone.
8. Surrey Tree Protection By-law, 2006, No. 16100, as amended.
9. Development permits may be required in accordance with the Surrey *Official Community Plan*, 1996, By-law No. 12900, as amended.

10. Provincial licensing of *care facilities* is regulated by the Community Care Facility Act, 1996, c.60, as amended, and the Regulations pursuant thereto.

3. This By-law shall be cited for all purposes as "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2007, No. 16258."

READ A FIRST AND SECOND TIME on the 12th day of February, 2007.

PUBLIC HEARING HELD thereon on the 26th day of February, 2007.

READ A THIRD TIME, AS AMENDED, ON THE 19th day of November, 2007.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the 19th day of November, 2007.

\_\_\_\_\_ MAYOR

\_\_\_\_\_ CLERK

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