

CITY OF SURREY

BY-LAW NO. 16417

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: ONE-ACRE RESIDENTIAL ZONE (RA)

TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

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Portion of Parcel Identifier: 027-060-411  
Block G Section 36 Block 5 North Range 2 West New Westminster District as shown on the Survey Plan attached hereto and forming part of this By-law as Schedule A, certified correct by Richard Fu, B.C.L.S. on the 18<sup>th</sup> day of June 2007, containing 2.06 hectares.

Portion of 9750 - 140 Street

(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 and regulate the development of a *hospital*, including an outpatient facility and *accessory uses*.

**B. Permitted Uses**

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

1. *Hospital*, including outpatient facility.
2. *Accessory uses*:

- (a) The following uses are permitted provided that the total floor area of all these uses does not exceed 1,000 square metres [10,700 sq.ft.].
  - i. *Retail store* limited to the following:
    - a. *Convenience store*; and
    - b. Pharmacy;
  - ii. *Eating establishment* excluding the following:
    - a. *Drive-through restaurant*; and
    - b. *Eating establishment* licensed by the Liquor Control and Licensing Act, R.S.B.C. 1996, chapter 267, as amended; and
- (b) *Parking facility*; and
- (c) Offices for medical-related uses.

**C. Lot Area**

Not applicable to this Zone.

**D. Density**

The maximum *floor area ratio* shall be 2.5.

**E. Lot Coverage**

The maximum *lot coverage* shall be 50%.

**F. Yards and Setbacks**

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

<b>Use</b>	<b><i>Setback</i></b>	<b>Southern <i>Yard</i></b>	<b>Northern <i>Yard</i></b>	<b>Western <i>Yard</i></b>	<b>Eastern <i>Yard</i></b>
<i>Principal and Accessory Buildings and Structures</i>		2.0 m. [6 ft.]	5.0 m. [15 ft.]	2.0 m. [6 ft.]	3.0 m. [10 ft.]

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

**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 30 metres [100 feet].
2. Accessory buildings and structures: The *building height* shall not exceed 4.5 metres [15 feet].

**H. Off-Street Parking**

Refer to Tables C.2 and C.4 of Part 5 Off-Street Parking and Loading/Unloading 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. 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 a *lot* shall be seeded or sodded with grass on the side of the *highway* abutting the *lot* except at *driveways*.
4. Loading areas, 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>
2 hectares [4.9 acres]	100 metres [328 ft.]	100 metres [328 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 C-15 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 for uses in Section B.1 and B.2(a) of this Zone shall be based on the rate for Hospitals, and on the C-15 Zone for uses in Section B.2(c) of this 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. *Hospitals* are regulated by the Hospital Act R.S.B.C. 1996 c.200, as amended.
3. This By-law shall be cited for all purposes as "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2007, No. 16417."

READ A FIRST AND SECOND TIME on the 25th day of June, 2007 .

PUBLIC HEARING HELD thereon on the 9th day of July, 2007.

READ A THIRD TIME ON THE 9th day of July, 2007.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the 17th day of December, 2007

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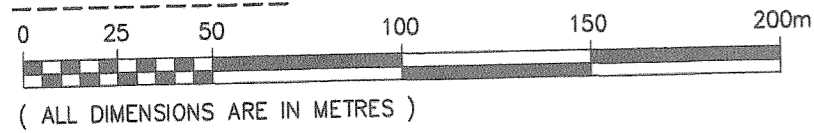
\_\_\_\_\_ MAYOR

\_\_\_\_\_ CLERK

# PLAN TO ACCOMPANY CITY OF SURREY REZONING BYLAW No. 16417 OF BLOCK G, SECTION 36, BLOCK 5 NORTH, RANGE 2 WEST, NEW WESTMINSTER DISTRICT.

CITY OF SURREY  
B.C.G.S. 92G.016

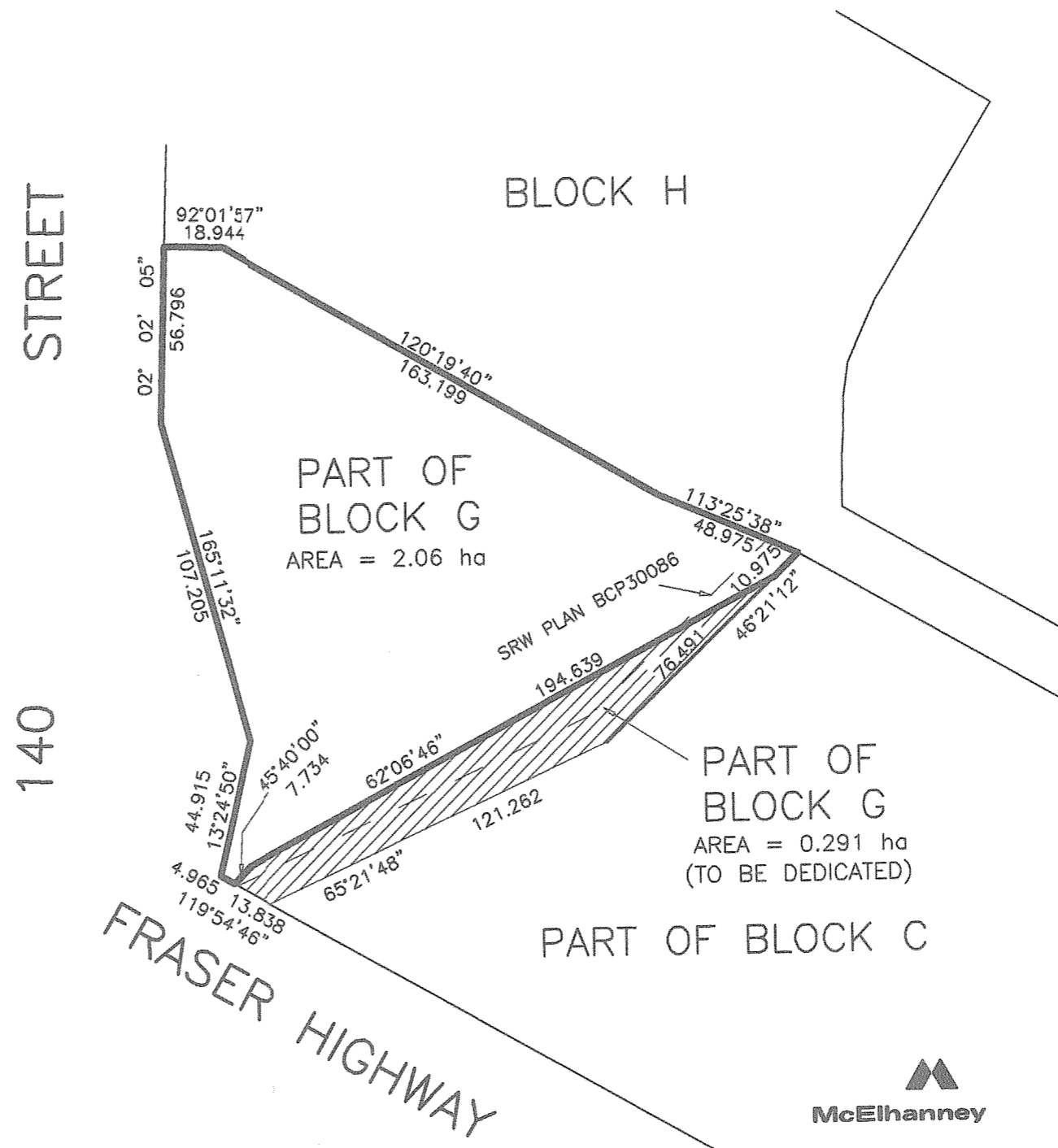
SCALE : 1:2000



LEGEND

GRID BEARINGS NAD 83 (CSRS) ARE  
DERIVED FROM PLAN BCP30086

BOOK OF REFERENCE	AREA
PART OF BLOCK G, SECTION 36, BLOCK 5 NORTH, RANGE 2 WEST NEW WESTMINSTER DISTRICT. (HEAVY OUTLINE)	2.06 ha
PART OF BLOCK G, SECTION 36, BLOCK 5 NORTH, RANGE 2 WEST NEW WESTMINSTER DISTRICT. (HATCHED)	0.291 ha



CERTIFIED CORRECT ACCORDING  
TO LAND TITLE OFFICE RECORDS  
DATED THIS

18<sup>th</sup> DAY OF June, 2007

*Richard S. Fu*  
RICHARD S. FU B.C.L.S.



McELHANNEY ASSOCIATES  
LAND SURVEYING LTD.  
100 780 BEATTY STREET  
VANCOUVER, B.C. V6B 2M1  
TEL: 604-683-8521  
FAX: 604-683-4350

OUR FILE NO. 2113-01641-1  
OUR DRAWING NO. REZONING.DWG

THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT