

CITY OF SURREY

BY-LAW NO. 16560

A by-law to amend Surrey Zoning By-law, 1979, No. 5942,
Amendment By-law, 1991, No. 11151, Amendment By-law, 2001, No. 14423

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THE CITY COUNCIL of the City of Surrey, in open meeting assembled, ENACTS AS FOLLOWS:

1. Surrey Zoning By-law, 1979, No. 5942, Amendment By-law, 1991, No. 11151, Amendment By-law, 2001, No. 14423 is hereby further amended by deleting Lot 2 which is referred to as Block 4 throughout as follows:

(a) In paragraph 1 delete the following legal description and civic address:

"Lot 2, Except: Parcel "A" (By-law Plan 84210), Section 26, Township 2, New Westminster District, Plan 81868

(8585 – 160 Street)"

(b) On page 3, delete the following:

"Blocks 2, 3 ,4 & 5"

And replace with the following:

"Blocks 2, 3 & 5"

(c) At the top of page 7 after the following words on page 6:

"Further, notwithstanding the above noted zones, the maximum aggregate gross floor area of all C-R (1) uses on site shall not exceed 1,393 square metres (15,000 square feet)."

Delete the following:

"The aforesaid Blocks 1, 2, 3, 4, and 5 are outlined in Schedule "A" which is attached to and forms part of this By-law."

And replace it with the following:

"The aforesaid Blocks 1, 2, 3, and 5 are outlined in Schedule "A" which is attached to and forms part of this By-law."

(d) On page 7 in paragraph "(d) Density" delete the following:

"Blocks 2, 3, 4, & 5: The maximum density shall not exceed a floor area ratio of one (1)."

And replace it with the following:

"Blocks 2, 3, & 5: The maximum density shall not exceed a floor area ratio of one (1.0)."

- (e) At the top of page 8 after paragraph (e) on page 7 delete the following:

"Blocks 2, 3, 4, & 5:"

And replace it with the following:

"Blocks 2, 3, & 5:"

- (f) On page 8 after the following words in (g) 2.:

"Accessory buildings: The height of accessory buildings shall not exceed four (4) metres."

Delete the following:

"Blocks 2, 3, 4, & 5:"

And replace it with:

"Blocks 2, 3, & 5:"

- (g) On page 9 after the following words:

"Block 3:

1. Front yard: The minimum front yard shall be seven decimal five (7.5) metres;
2. Side yard: The side yard shall be either zero or not less than three (3) metres;
and
3. Rear setback: The minimum rear yard shall be seven decimal five (7.5) metres."

Delete the following:

"Block 4:

1. Front yard: The minimum front yard shall be seven decimal five (7.5) metres;
2. Side yard: The side yard shall be either zero or not less than three (3) metres, except that where the site abuts a residential zone, in which case the side yard shall be not less than four decimal eight (4.8) metres; and
3. Rear setback: The minimum rear yard shall be seven decimal five (7.5) metres."

(h) Delete Schedule A in its entirety and replace it with a new Schedule A which is attached hereto and forms part of this By-law.

2. This By-law shall be cited for all purposes as "Surrey Zoning By-law, 1979, No. 5942, Amendment By-law, 1991, No. 11151, Amendment By-law, 2001, No. 14423, Amendment By-law, 2008, No. 16560".

READ A FIRST AND SECOND TIME on the 28th day of January, 2008.

PUBLIC HEARING HELD thereon on the 11th day of February, 2008.

READ A THIRD TIME ON THE 11th day of February, 2008.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the 11th day of February, 2008.

_____ MAYOR

_____ CLERK

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SCHEDULE "A"

