

CITY OF SURREY

BY-LAW NO. 16703

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 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" of Surrey Zoning By-law, 1993, No. 12000, as amended as follows:

- (a) FROM: SINGLE FAMILY RESIDENTIAL ZONE (RF)
TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)
-

Parcel Identifier: 007-618-638

Lot 54 Except: Part Dedicated Road on Plan BCP25700 Section 35 Block 5 North Range 2 West New Westminster District Plan 14725

9648 - 137A Street

Parcel Identifier: 000-437-557

Lot 56 Section 35 Block 5 North Range 2 West New Westminster District Plan 14725

9640 - 137A Street

Parcel Identifier: 010-013-865

Lot 58 Section 35 Block 5 North Range 2 West New Westminster District Plan 14725

9632 - 137A Street

Parcel Identifier: 010-013-814

Lot 55 Except: Part Dedicated Road on Plan BCP25701 Section 35 Block 5 North Range 2 West New Westminster District Plan 14725

9647 - 137B Street

Parcel Identifier: 010-013-831
Lot 57 Section 35 Block 5 North Range 2 West New Westminster District Plan
14725

9637 - 137B Street

Parcel Identifier: 010-013-873
Lot 59 Section 35 Block 5 North Range 2 West New Westminster District Plan
14725

9631 - 137B Street

Portion of 137B Street dedicated on Plan 14725, shown in outline on a Survey Plan attached hereto and forming part of this by-law as Schedule A, certified correct by Ken W. Schuurman, B.C.L.S. on the 2nd day of May, 2008 called Block A and containing 441 square metres

- (b) FROM: FAMILY RESIDENTIAL ZONE (R-F) (BY-LAW NO. 5942)
TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

Portion of 137B Street dedicated on Plan 17876, shown in heavy outline on a Survey Plan attached hereto and forming part of this by-law as "Schedule A", certified correct by Ken W. Schuurman, B.C.L.S. on the 2nd day of May, 2008 called Block B and containing 441 square metres

(hereinafter both 1(a) and 1 (b) are 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 *care facilities*, which are subject to the Community Care and Assisted Living Act, R.S.B.C., c.75, as amended.

B. Permitted Uses

The *Lands* and *structures* shall be used for *care facilities*.

C. Lot Area

Not applicable to this Zone.

D. Density

The *floor area ratio* shall not exceed 2.3.

E. Lot Coverage

The *lot coverage* shall not exceed 55%.

F. Yard and Setbacks

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

Use	Setback	Front Yard	Rear Yard	Northern Side Yard	Southern Side Yard
<i>Principal and Accessory Buildings and Structures</i>		5.5 m. [18 ft.]	5.0 m. [16 ft.]	3.0 m. [10 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.

2. Notwithstanding Section F.1, columns and canopies may encroach 2.5 metres (8 ft.) into the *front yard* and 2.0 metres (6 ft.) into the northern *side yard*.
3. Notwithstanding Sub-section F.17 (b) of Part 4 General Provisions of Surrey Zoning By-law, 1993, No. 12000, as amended, stairs of more than 3 risers may encroach into the northern *side yard*.

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 18.0 metres [58 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 65 employee and visitor *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. Garbage containers and *passive recycling containers* shall be located in an *underground parking facility* or within a *building*.

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>
2,000 sq. m [0.5 acre]	30 metres [100 ft]	30 metres [100 ft.]

Dimensions shall be measured in accordance with Section E.21, Part 4 General Provisions, of the 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 the 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 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.
8. *Building* permits shall be subject to Surrey Development Cost Charge By-law, 2008, No. 16494, as amended, and the development cost charges shall be based on the RMS-2 Zone.
9. Surrey Tree Protection By-law, 2006, No. 16100, as amended.
10. 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, 2008 No. 16703."

READ A FIRST AND SECOND TIME on the 16th day of June, 2008.

PUBLIC HEARING HELD thereon on the 14th day of July, 2008.

READ A THIRD TIME ON THE 14th day of July, 2008.

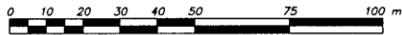
RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the 24th day of November, 2008.

_____ MAYOR
 _____ CLERK

SCHEDULE A

**Explanatory Survey Plan to Accompany City of Surrey Rezoning
Bylaw No. 16703 of a Portion of Road Dedicated on
Plan 14725 and Plan 17876, Section 35, Block 5 North,
Range 2 West, N.W.D.**

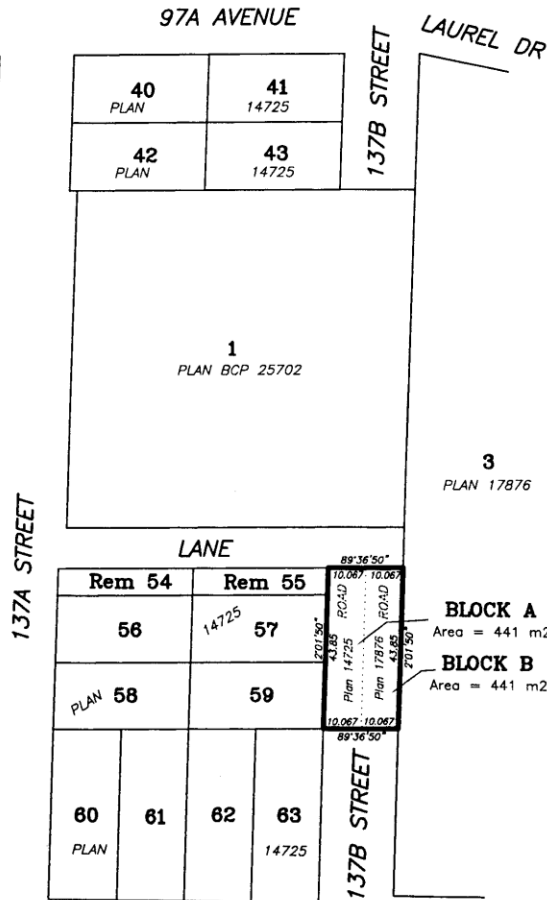
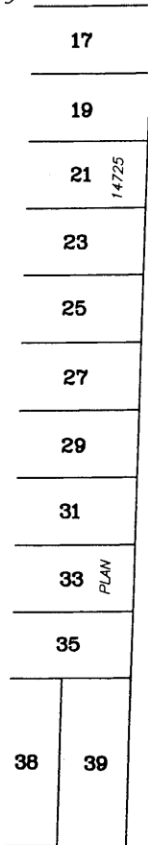
City of Surrey B.C.G.S. 92G.016



SCALE 1 : 1000
All distances are in metres

Bearings are Astronomic and Derived from Plan 14725

REDUCED SCALE PRINT



Cameron Land Surveying Ltd.
B.C. Land Surveyors
Unit 206 - 16055 Fraser Highway
Surrey, B.C. V4N 0G2
Phone: 604-597-3777
Fax: 604-597-3783

Certified correct this 2nd day
of May, 2008.

K. Schuurman
Ken W. Schuurman B.C.L.S.

This plan lies within the Greater Vancouver Regional District

File: 4587-ZONING