

PART XXIX(B) - P-P(2) PERSONAL CARE INSTITUTIONAL ZONE TWO

A. INTENT

This zone is intended for private personal care facilities, subject to the provisions of the Community Care and Assisted Living Act, S.B.C., 2002, c.75, as amended.

Amended
B/L 8968
05/04/87
B/L 17182
06/07/10

B. PERMITTED USES

Land and structures shall be used for the following uses only; or for a combination of such uses:

1. Personal care facilities accommodating ten (10) or more persons;
2. Rehabilitation and treatment of disabled persons;
3. Dwelling units; provided that these dwelling units form a part of the personal care facility development and shall not constitute a singular principal use on the site, and further provided that the site is not designated Industrial in the Official Community Plan.
4. Accessory buildings and structures, provided however that the area occupied by all accessory buildings and structures shall not exceed ten (10) per cent of the developed site area.

Amended
B/L 10404
4/22/90
Amended
B/L 9043
07/27/87

C. LAND DEVELOPMENT

Notwithstanding any other provision of this zone, the uses permitted by Section B shall be conditional upon the immediate availability and adequacy of those Municipal facilities and services hereinafter set forth to serve each parcel of land and each unit of every building, structure and use to be erected, placed or carried on thereon. No use of land and no use of any building or structure thereon shall be deemed to be authorized by Section B of this zone, and all uses otherwise permitted by this By-law are hereby prohibited unless and until all of the following services and facilities have been provided and are immediately available and are adequate therefor to the standards set out as follows:

1. Sanitary sewer, waterworks and drainage works shall be provided and constructed to the standards set out for the P-P zone in "Surrey Subdivision By-law, 1986, No. 8830" and amendments thereto.
2. All highways abutting and serving the land including boulevards, street lighting, underground wiring, sidewalks,

C.1, 2
Amended
B/L 9882
02/20/89

transit service facilities shall be provided and constructed to the standards set out for the P-P zone in "Surrey Subdivision By-law, 1986, No. 8830" and amendments thereto.

D. DENSITY

The maximum density shall be as hereinafter set forth:

1. Where the site is designated Urban in the Official Community Plan, the maximum density shall not exceed a floor area ratio of 0.6; provided, however, that the density of dwelling units permitted under Subsection B.3 shall not be more than 38 units per hectare (15 units per acre).
2. Where the site is designated Multiple Residential, Commercial, Industrial, Town Centre or Downtown in the Official Community Plan, the maximum density shall not exceed the floorspace ratio of 1 (one); provided, however, that the density of dwelling units permitted under Subsection B.3 should not be more than 112 units per hectare (45 units per acre). Amended
B/L 9043
07/27/87

E. SITE COVERAGE

The maximum site coverage shall be forty-five (45) per cent.

F. SUBDIVISION

1. Lot size: The minimum lot size shall be two thousand (2,000) square metres [21,500 sq. ft.].
2. Lot width: The minimum lot width shall be thirty (30) metres [100 ft.].

G. SITE AREA

The minimum site area shall be two thousand (2,000) square metres.

H. HEIGHT OF STRUCTURES

1. Principal buildings and structures: The height of any principal building or structure shall not exceed ten (10) metres [32 ft.] or three (3) storeys.
2. Accessory buildings and structures: The height of any accessory building or structure shall not exceed three decimal six (3.6) metres [12 ft.] or one (1) storey.

I. YARDS AND SETBACKS

Buildings and structures shall be situated as hereinafter set forth:

1. Front yard: The minimum front yard shall be seven decimal five (7.5) metres [25 ft.].
2. Rear yard: The minimum rear yard shall be seven decimal five (7.5) metres [25 ft.].
3. Side yard: The minimum side yard shall be three decimal six (3.6) metres [12 ft.], provided that where no lane exists giving access to the rear yard, one side yard shall be left clear for the purpose of emergency vehicular access, and further provided that the side yard shall be increased to not less than seven decimal five (7.5) metres [25 ft.] on the side lot line fronting onto a flanking street.

J. LANDSCAPING

Repealed by By-law 8810.

K. BUILDING EXTERIOR

Maximum length of any unbroken facade of a building shall not exceed twenty-four (24) metres [80 ft.].

L. OFF-STREET PARKING

Not less than fifty (50) per cent of the required off-street parking shall be provided underground or within a structure.

Inserted
B/L 8322
08/25/86

M. DOCUMENTATION

Repealed by By-law 8810. (12/17/86)

N. DEVELOPMENT COST CHARGE

All building construction under this zone shall be subject to the Surrey Development Cost Charge By-law, No. 7996, and amendments thereto; provided that the charges for personal care facilities permitted under B.1 and B.2 shall be based on the rates chargeable for the P-P zone, and the charges for dwelling units permitted under B.3 shall be based on the rates chargeable for the RM-2 zone.

Inserted
B/L 9043
07/27/87