

CERTIFIED

CITY OF SURREY

BY-LAW NO. 12252

A by-law to amend "Surrey Zoning By-law,
1993, No. 12000".

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The 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 963 of the "Municipal Act," and the classification of the following parcels of land, presently shown upon the maps designated as the "Zoning Maps" and marked as Schedule "A" under Part 3 of the said By-law No. 12000, is hereby amended as follows:

FROM "SINGLE FAMILY RESIDENTIAL ZONE (RF)" TO
"COMPREHENSIVE DEVELOPMENT ZONE (CD)"

Lot 4, Section 26, Township 2, New Westminster
District, Plan 75036;

(8382 - 156 Street)

Northerly 40 metres portion of Lot 55, Section
26, Township 2, New Westminster District, Plan
32532; and

(Portion of 15640 - 84 Avenue)

Northerly 40 metres portion of Lot 51, Section
26, Township 2, New Westminster District, Plan
31680.

(Portion of 15660 - 84 Avenue)

(hereinafter referred to as "the lands")

2. The following regulations shall apply to the lands herein:

A. INTENT

This Comprehensive Development Zone is intended to accommodate the development of a care facility for up to and including 45 persons receiving care.

B. PERMITTED USES

The land and any buildings or structures on the lands shall be used for the following uses only, or for a combination of such uses:

1. Care facilities, providing care for a maximum of 45 persons receiving care.
2. Two dwelling units provided that the dwelling units are:
 - (a) Contained within the principal buildings; and
 - (b) Occupied by the owner or the owner's employee for the operation of the care facility.
3. Accessory uses including the following:
 - (a) Personal service uses, limited to barbershops and hair salons;
 - (b) Child care centres;

(c) Office uses limited to physical and mental health services on an out-patient basis, medical and dental offices, health clinics and counselling services;

(d) Eating establishment limited to 35 seats; and

(e) Convenience store.

C. LOT AREA

Not applicable to this zone.

D. DENSITY

1. Care Facility: The maximum density shall not exceed a floor area ratio (FAR) of 0.50.

2. Personal Service Uses, Child Care Centres, Offices Uses, Eating Establishment or Convenience Store: The maximum density shall not exceed 20% of the permitted density of the care facility.

E. LOT COVERAGE

The maximum lot coverage shall be 37%.

F. YARDS AND SETBACKS

1. Buildings and structures existing on or before November 1, 1994 shall be situated as follows:

(a) Front Yard - 5.0m.

(b) Rear Yard - 3.5m.

(c) Side Yard - 1.3m.

2. Buildings and structures erected on or after November 1, 1994 shall be sited not less than 7.5 metres 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 height shall not exceed 9 metres [30 ft.].
2. Accessory buildings and structures: The height shall not exceed 4.5 metres [15 ft.].

H. OFF-STREET PARKING

1. Refer to Part 5 Off-Street Parking, 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 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 lot.
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

1. Child care centres shall be located on the lot such that these centres:
 - (a) Are accessed from a highway, independent from the access to the residential uses permitted in Section B of this Zone; and
 - (b) Have direct access to an open space and play area within the lot.

K. OTHER REGULATIONS

In addition, land use regulations including the following are applicable:

1. Prior to any use, 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-1 Zone as set forth in "Surrey Subdivision and Development By-law", as amended.
2. General provisions on use as set out in Part 4 General Provisions of "Surrey Zoning By-law, 1993, No. 12000," as amended.
3. 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.
4. Sign regulations are as set out in Part 6 Signs, "Surrey Zoning By-law, 1993, No. 12000," as amended.
5. Special building setbacks are as set out in Part 7 Special Building Setbacks, of "Surrey Zoning By-law, 1993, No. 12000," as amended.
6. Building permits shall be subject to the "Surrey Building By-law", as amended, and the "Surrey Development Cost Charge By-law", as amended, and the development costs charge shall be based on the RMS-1 Zone.
7. Development permits may be required in accordance with the Official Community Plan, as amended.

8. Provincial licensing of child care centres is regulated by the Community Care Facility Act R.S.B.C. 1979, c. 57 and the Child Care Regulations set out under B.C. Reg 319/89/213.
9. Provincial licensing of neighbourhood pubs is regulated by the Liquor Control and Licensing Act R.S.B.C.

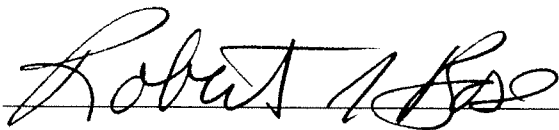
3. This By-law shall be cited for all purposes as "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 1994, No. 12252."

READ A FIRST AND SECOND TIME on the 28th day of November, 1994.

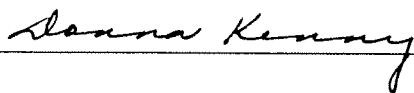
PUBLIC HEARING HELD thereon on the 12th day of December, 1994.

READ A THIRD TIME on the 16th day of October, 1995.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the 22nd day of January, 1996.



MAYOR



CLERK

CLKBLW2882