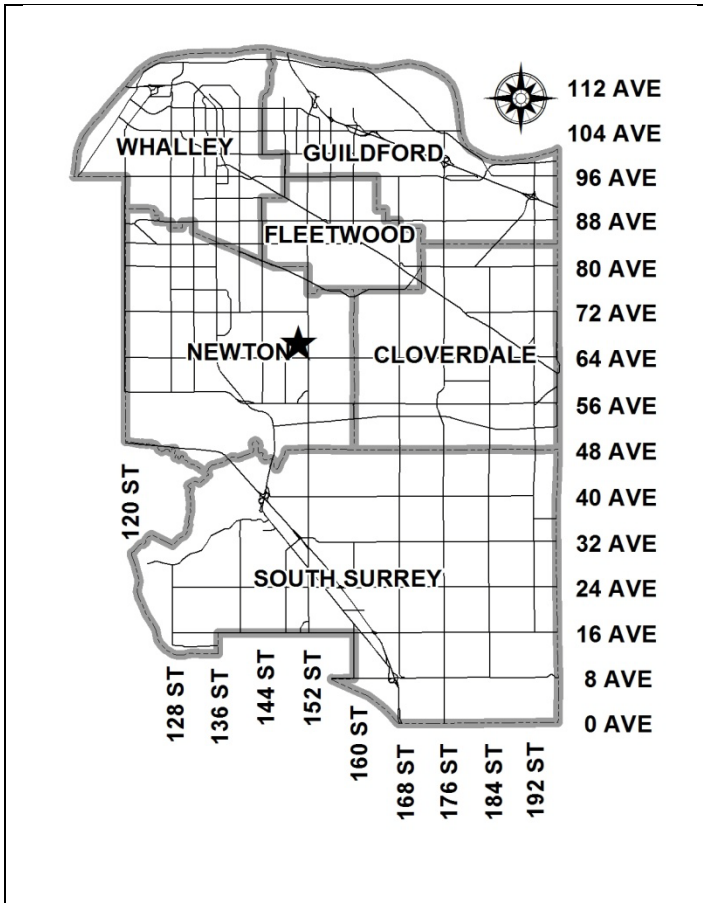


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7911-0137-00

Planning Report Date: October 3, 2011

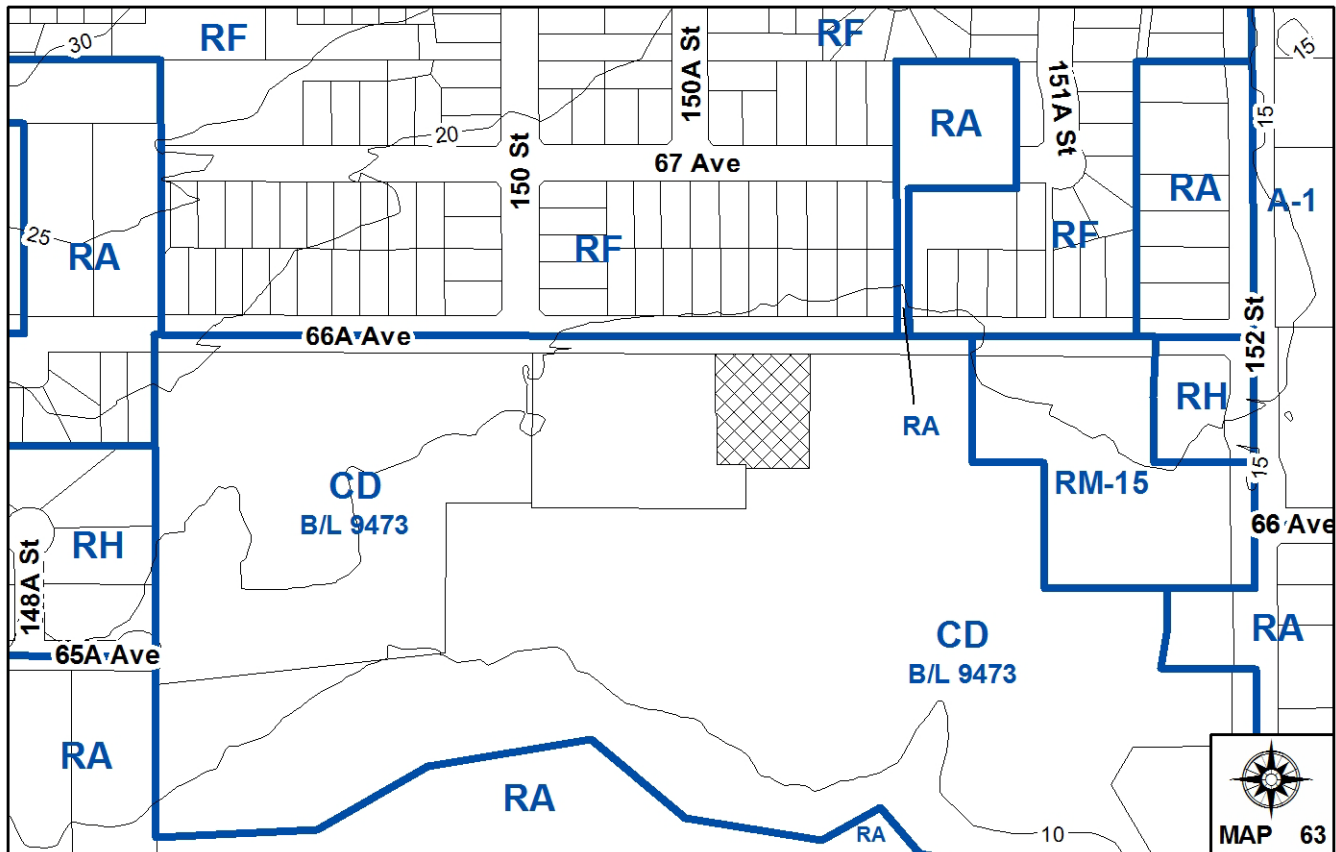


PROPOSAL:

- **NCP amendment** from Institutional to Townhouses (max. 20 u.p.a.).
- **Rezoning** from CD (By-law No. 9473) to CD (based on RM-15).
- **Housing Agreement**

in order to accommodate an existing seniors oriented townhouse development.

LOCATION: 15060 - 66A Avenue
OWNER: The Owners of Strata Plan LMS4358
ZONING: CD (By-law No. 9473)
OCP DESIGNATION: Urban
NCP DESIGNATION: Institutional



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for Rezoning.
- Approval to eliminate indoor amenity space.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The subject site is designated Institutional in the East Newton South Neighbourhood Concept Plan (NCP). An NCP amendment is proposed to redesignate the property to Townhouses (max. 20 u.p.a.)

RATIONALE OF RECOMMENDATION

- The existing 16 unit seniors-occupied townhouse development on the site is not in compliance with the site's institutional designation in the NCP, nor is it in compliance with the zoning and covenant requirements for the site, which allow the site to be used as a personal care facility only. The existing 16 unit townhouse development, although seniors occupied, has no care component provided.
- The proposed NCP redesignation to townhouses and proposed rezoning of the property to a new CD Zone, is intended to bring the existing non-compliant 16-unit seniors oriented townhouse development, with no care component, into compliance with the NCP and Zoning by-law.
- Staff have received no concerns with the proposal in reply to pre-notification letters, and the neighbouring Bible Fellowship Housing Society has also advised that they have no objections. The Bible Fellowship has advised staff that they are agreeable to eliminating the restrictive covenant on the existing townhouse site to eliminate the care requirement.
- Complies with OCP Designation.
- The existing townhouse development is a compatible land use to the surrounding area.
- Phase 2 of this development application involves a proposed rezoning of the neighbouring vacant property to the west (15050 – 66A Avenue) for a 2-storey care facility. The vacant property to the west was created as a remnant parcel when subsequent phases of the originally proposed assisted living townhouse development on the sites never proceeded. The rezoning of the vacant parcel and a corresponding Development Permit will be presented to Council if and when the new owner of the remnant parcel (Park Place Seniors Living Inc.) obtains acceptance of their proposal from Fraser Health and submits the detailed plans for the proposed care facility.

Adjacent Area:

Direction	Existing Use	NCP/OCP Designation	Existing Zone
North (Across 66A Avenue):	Single family dwellings.	Urban Single Family Residential/Urban	RF
East:	Bible Fellowship.	Institutional/Urban	CD (By-law No.9473)
South:	Bible Fellowship.	Institutional/Urban	CD (By-law No.9473)
West:	Townhouses.	Institutional/Townhouses/Urban	CD (By-law No.9473)

JUSTIFICATION FOR PLAN AMENDMENT

- The subject site is designated Institutional in the East Newton South Neighbourhood Concept Plan (NCP). An NCP amendment is proposed to redesignate the property to Townhouses (max. 20 u.p.a.).
- The site was originally intended to be developed as an assisted living townhouse development, however, a care component was never provided and as such, the 16 existing townhouse units, although seniors occupied, are not in compliance with the site's current zoning or its' Institutional designation in the East Newton South Neighbourhood Concept Plan (NCP).
- The proposed redesignation to townhouses is concurrent with a rezoning of the property, intended to bring the existing non-compliant 16-unit senior oriented townhouse development, with no care component, into compliance with the NCP and Zoning by-law. Details of the proposed rezoning are provided below.

DEVELOPMENT CONSIDERATIONS

- The subject site involves two properties (15050 and 15060 – 66A Avenue) located on the south side of 66A Avenue, just west of 152 Street. To the south and east of the site is the Bible Fellowship Foursquare church, Pacific Life Bible College, and Regent Christian Academy.
- The site is currently zoned "Comprehensive Development Zone (CD) (By-law No. 9473)" which allows the site to be used for "personal care facilities, accommodating 10 or more persons", and "rehabilitation and treatment of disabled persons" only. There is also a Restrictive Covenant registered on the two properties between an original developer and the Bible Fellowship Housing Society, in which the developer agrees to construct a residential complex that includes a care component and a management program on the site.

- The site was originally intended to be developed with 60 assisted living townhouse units which, although not in the form of a conventional personal care facility, would include the necessary care components and management program to be in compliance with the zoning and covenant requirements for the site.
- Phase 1 of the development was constructed in the early 2000's and consists of 16 townhouse units (The Cottages at Harvest Lane). Subsequent phases of the project did not proceed because of financial reasons and the project went into receivership. In addition, the originally proposed care component and management program was never provided for Phase 1 and although strata by-laws limit occupancy of the 16 constructed townhouse units to persons 55 years or older, the units are not in compliance with the zoning or covenant requirements on the site.
- Since subsequent phases of the project never proceeded, the 16 unit townhouse project exists on one titled lot (15060 – 66A Avenue), and the remainder of the site, which is vacant, exists as another titled lot (15050 – 66A Avenue).
- The vacant parcel has been purchased by a new owner, Park Place Seniors Living Inc. (Park Place). It is the intention of Park Place to build a 2-storey seniors care facility under contract with Fraser Health on the property. The proposed 2-storey care facility would be in compliance with the site's "Institutional" designation under the East Newton South Neighbourhood Concept Plan (NCP).
- Fraser Health projects that the population growth and the increased number of seniors in Surrey will require additional new seniors care and living spaces to be available by no later than 2014. The normal process to provide these care facilities is through a public Request for Proposal (RFP) whereby care funding is made available to the successful bidder to design, build and operate the new facility.
- The development of a 2-storey care facility on the vacant property requires that the property be rezoned to a new CD Zone, and also requires a Development Permit. As such, the subject application includes a proposal to rezone the vacant parcel to a new CD Zone and also a Development Permit to regulate the design and character of the proposed care facility. There is a timing issue however, as these processes require that the design of the proposed care facility be provided and until a proposal is accepted by Fraser Health, specific details of the design of the proposed facility cannot be provided. As such, Park Place must obtain acceptance of their proposal from Fraser Health before they can proceed with the necessary rezoning and development permit process for the vacant parcel.
- In anticipation of the RFP process, Park Place needs to secure a commitment to financing of the project by a traditional lender or bank. In order for this critical step to take place, the title of the property must be clear of encumbrances.
- Although the original developer never proceeded with the original 60 unit assisted living townhouse project, the phased strata plan remains registered on the vacant property. As such, Park Place intends to submit a petition to the Supreme Court of British Columbia to obtain a cancellation of the phased strata plan. Once the phased strata plan is cancelled, Park Place can obtain the financing commitment necessary to proceed with the RFP

process. An endorsement from the City of Surrey's Approving Officer is required as part of the petition application.

- Before the Approving Officer can endorse the petition application, it is necessary that the zoning non-conformity of the existing Phase 1 strata development (The Cottages at Harvest Lane) be rectified. This requires that the Phase 1 site also be rezoned to a new CD Zone to accommodate the existing townhouse units with no care component. The owners of the 16 strata lots have been notified and are supportive of undertaking the necessary rezoning process to bring their units into compliance with the City's zoning requirements. As such, Park Place and the strata lot owners have submitted the subject application as joint applicants and the application is proceeding in 2 stages.
- This report involves only the rezoning of the existing Phase 1 property (15060 – 66A Avenue) to a new CD Zone to accommodate the existing townhouse units with no care component. The rezoning of the vacant parcel (15050 -66A Avenue) and the corresponding Development Permit will be presented to Council if and when Park place obtains acceptance of their proposal from Fraser Health and submits the detailed plans for the proposed care facility.
- The proposed CD Zone to accommodate the existing 16-unit townhouse development is based on the RM-15 Zone, with some variations to accommodate the existing site condition as follows:

	RM-15 Zone	Proposed CD Zone
Permitted uses	Ground-oriented multiple unit residential buildings	Ground-oriented multiple unit residential buildings restricted to seniors (55+) occupancy only
Unit Density	15 upa (37 uph)	20 upa
Density (FAR)	0.60	0.65
Lot Coverage	45%	45%
Building Height	11 metres (36 ft.)	11 metres (36 ft.)
Setbacks	7.5 metres from all lot lines	North – 6.5 metres South – 1.2 metres East – 3.0 metres West- 6.5 metres

- The proposed CD Zone includes a slightly higher unit density (20 upa vs. 15 upa) and floor area ratio (FAR) (0.65 vs. 0.60) than the RM-15 Zone. In addition, the building setbacks have been reduced from 7.5 metres (25 ft.) required under the RM-15 Zone to 6.5 metres (21 ft.) from the north and west lot line, 3.0 metres (10 ft.) from the east lot line, and 1.2 metres (4 ft.) from the south lot line. All of these adjustments are to accommodate the existing townhouses on the lot.

Parking and Housing Agreement Requirement

- Since the existing 16-unit townhouse complex was designed as an assisted living project, the site is deficient on parking as required under the Zoning By-law. Under the Zoning By-law the existing 16-unit townhouse site requires 32 resident parking stalls and 3 visitor parking stalls. There are 16 resident parking stalls provided on the lot and there is an easement registered on the Bible Fellowship site allowing the strata to make use of an

additional 6 stalls on the Bible Fellowship site. As such, there are a total of 22 stalls provided.

- The site has functioned with reduced parking since it was originally constructed in the early 2000's. This is largely due to the fact that the site is a senior's only development and as such the demand for parking is reduced compared to typical market housing. Currently, strata by-laws limit occupancy of the units to persons 55 years or older. Parking issues may arise if the strata decide to eliminate the 55+ age restriction. The strata has advised staff that they have no intentions of eliminating the age restriction and are agreeable to entering into a housing agreement with the City, which will ensure that the 55+ age restriction remains in place, unless approved by the City. The housing agreement will be required to be registered prior to final adoption of the rezoning by-law.
- Subject to the housing agreement being registered, the City's Transportation Division has no objections with the parking requirement being reduced to a total of 22 stalls in the CD Zone to accommodate the existing parking provision/arrangement.

Indoor Amenity Space

- Under the Zoning By-law, a minimum of 3.0 square metres (32 sq.ft.) of indoor amenity space per unit is required to be provided on site. The existing 16 unit townhouse development does not have an indoor amenity space, however, they do have an informal arrangement with the Bible Fellowship Housing Society, to make use of the Bible Fellowship's amenity building when available, upon request. The Bible Fellowship has no objection to this informal arrangement remaining in place indefinitely. Since the amenity space is conveniently located for use by the strata residents and has met the indoor amenity space needs of the strata since the early 2000's without issue, this is considered to reasonably address the indoor amenity space requirement for the townhouse site.

Restrictive Covenant with the Bible Fellowship Housing Society

- The Bible Fellowship Housing Society has been contacted and apprised of this development proposal. The Bible Fellowship is supportive of the proposed care facility development on the vacant, remnant site and also has no objections to the existing townhouse development being rezoned to address the existing zoning non-conformity. The Bible Fellowship has advised that they are agreeable to eliminating the Restrictive Covenant on the existing townhouse site to eliminate the care requirement. The Restrictive Covenant will remain on the vacant, remnant site but this will not be an issue as the proposed care facility would comply fully with the covenant restrictions.

PRE-NOTIFICATION

- Pre-notification letters were mailed to 144 neighbouring property owners on August 11, 2011. A Development Proposal Sign was also erected on the property. Staff received no responses.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- | | |
|---------------|--|
| Appendix I. | Lot Owners, Action Summary and Project Data Sheets |
| Appendix II. | Existing Site Plan (The Cottages at Harvest Lane) |
| Appendix III. | Engineering Summary |
| Appendix IV | Proposed CD By-law |

original signed by Nicholas Lai

Jean Lamontagne
General Manager
Planning and Development

RG/kms

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DEVELOPMENT DATA SHEET

Proposed Zoning: CD

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		
Road Widening area		
Undevelopable area		
Net Total		3,281 m ²
LOT COVERAGE (in % of net lot area)		
Buildings & Structures		
Paved & Hard Surfaced Areas		
Total Site Coverage	45%	45%
SETBACKS (in metres)		
North	6.5 metres	6.5 metres
South	1.2 metres	1.2 metres
East	3.0 metres	3.0 metres
West	6.5 metres	6.5 metres
BUILDING HEIGHT (in metres/storeys)		
Principal	11 metres	11 metres
Accessory		
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
FLOOR AREA: Residential	2,132 m ²	2,132 m ²
FLOOR AREA: Commercial		
Retail		
Office		
Total		
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA	2,132 m ²	2,132 m ²

** If the development site consists of more than one lot, lot dimensions pertain to the entire site.*

Development Data Sheet cont'd

Required Development Data	Minimum Required / Maximum Allowed	Proposed
DENSITY		
# of units/ha /# units/acre (gross)		
# of units/ha /# units/acre (net)	50 uph/20 upa	50 uph/20 upa
FAR (gross)		
FAR (net)	0.65	0.65
AMENITY SPACE (area in square metres)		
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial		
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors		
Institutional		
Total Number of Parking Spaces	16	16
Number of disabled stalls		
Number of small cars		
Tandem Parking Spaces: Number / % of Total Number of Units		
Size of Tandem Parking Spaces width/length		

Heritage Site	NO	Tree Survey/Assessment Provided	NO
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STRATA PLAN OF PART OF LOT 1, SECTION 15, TOWNSHIP 2, NEW WESTMINSTER DISTRICT, PLAN LMP43488

APPENDIX II

STRATA PLAN LMS 4305

PHASE 1

DEPOSITED AND REGISTERED IN THE LAND TITLE OFFICE AT NEW WESTMINSTER, B.C., THIS 16 DAY OF FEB 2000.

B.C.G.S. 926.007

"CITY OF SURREY"

ASSISTANT DEPUTY-REGISTRAR

REF. NO. BR 33417-452

SCALE 1:750

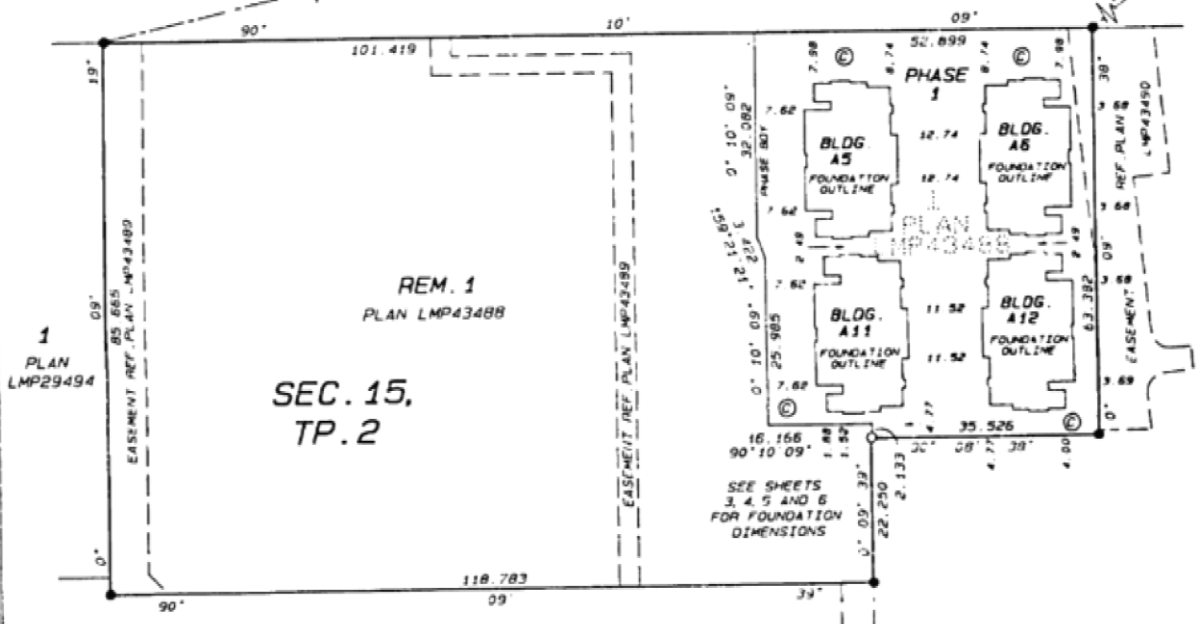


ALL DISTANCES ARE IN METRES

CIVIC ADDRESS
15100-66 A AVENUE
SURREY, B.C.
V3S 2A6



66A AVENUE



1 PLAN LMP29494

REM. 1
PLAN LMP43488
SEC. 15,
TP. 2

REM. PCL. "A"
REF. PLAN 57014

INTEGRATED SURVEY AREA NO. 1
CITY OF SURREY

THIS PLAN SHOWS GROUND-LEVEL MEASURED DISTANCES.
PRIOR TO COMPUTATION OF U.T.M. CO-ORDINATES
MULTIPLY BY COMBINED FACTOR 0.9996032 NAD83 (CSRS).

NOTE:
THIS STRATA PLAN CONTAINS LIMITED
COMMON PROPERTY ACCORDING TO SECTION 73
OF THE STRATA PROPERTY ACT.

LEGEND

GRID BEARINGS ARE DERIVED FROM OLD CONTROL MONUMENTS 5025 AND 5026.

- Ⓐ DENOTES CONTROL MONUMENT FOUND
- DENOTES STANDARD IRON POST FOUND
- DENOTES STANDARD IRON POST PLACED
- m² DENOTES SQUARE METRES
- Ⓒ DENOTES COMMON PROPERTY
- S.L. DENOTES STRATA LOT
- LCP-4 (TYPICAL) DENOTES LIMITED COMMON PROPERTY FOR THE EXCLUSIVE USE OF STRATA LOT 4

I, M. PAPOVE OF COQUITLAM, A BRITISH COLUMBIA LAND SURVEYOR, HEREBY CERTIFY THAT THE BUILDINGS SHOWN ON THIS STRATA PLAN ARE WITHIN THE EXTERNAL BOUNDARIES OF THE LAND THAT IS THE SUBJECT OF THE STRATA PLAN DATED THIS 28TH DAY OF NOVEMBER, 2000.

B.C.L.S.

THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT

PAPOVE
PROFESSIONAL
LAND SURVEYING I.C.
4202 - 1070 RIDGENAY AVENUE
COQUITLAM, B.C. V3J 1S7
TEL. 936-3737 FAX. 936-6509
FILE: 4524-1

TO: **Manager, Area Planning & Development
- South Surrey Division
Planning and Development Department**

FROM: **Acting Development Services Manager, Engineering Department**

DATE: **September 27, 2011** PROJECT FILE: **7811-0137-00**

RE: **Engineering Requirements (Commercial/Industrial)
Location: 15060 - 66A Ave**

NCP AMENDMENT

There are no engineering issues associated with the proposed NCP Amendment at 15060 66A Avenue.

REZONE/SUBDIVISION

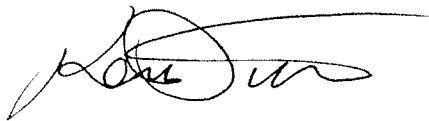
Works and Services

- Ensure an adequately sized metered water service connection is provided to the site.

A Servicing Agreement is required prior to Rezone.

DEVELOPMENT PERMIT

There are no engineering requirements relative to issuance of the Development Permit.



Rémi Dubé, P.Eng.
Acting Development Services Manager

LR

BY-LAW NO. _____

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

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: COMPREHENSIVE DEVELOPMENT ZONE (CD)
 (SURREY ZONING BY-LAW, 1979, NO. 5942, AMENDMENT BY-LAW,
 1988, NO. 9473)

TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

Parcel Identifiers: 024-954-586; 024-954-594; 024-954-608;024-954-616; 024-954-624; 024-954-632; 024-954-641; 024-954-659; 024-954-667; 024-954-675; 024-954-683;024-954-691; 024-954-705; 024-954-713; 024-954-721; 024-954-730

Strata Lots 1 to 16 Section 15 Township 2 New Westminster District Strata Plan LMS4358 Together With An Interest In The Common Property In Proportion To The Unit Entitlement Of The Strata Lot As Shown On Form V

15060 – 66A Avenue

(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 low *density, ground-oriented multiple unit residential buildings* and related *amenity spaces*, which are to be developed in accordance with a *comprehensive design*.

B. Permitted Uses

The *Lands* and *structures* shall be used for *ground-oriented multiple unit residential buildings* only.

C. Lot Area

Not applicable to this Zone.

D. Density

1. For the purpose of this Section and notwithstanding the definition of *unit density* in Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended, the *unit density* shall be based on the total area within the strata plan.
2. For the purpose of this Section, and notwithstanding the definition of *floor area ratio* in Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended, all covered areas used for parking shall be included in the calculation of *floor area ratio* and *floor area ratio* shall be based on the total area within the strata plan.
3.
 - (a) The *floor area ratio* shall not exceed 0.65; and
 - (b) The *unit density* shall not exceed 49 *dwelling units* per hectare [20 u.p.a.].
4. The indoor *amenity space* required in Sub-section J.1(b) is excluded from the calculation of *floor area ratio*.

E. Lot Coverage

1. For the purpose of this Section and notwithstanding the definition of *lot coverage* in Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended, the *lot coverage* shall be based on the total area within the strata plan.
2. The *lot coverage* shall not exceed 45%.

F. Yards and Setbacks

For the purpose of this Section and notwithstanding the definition of *setbacks* in Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended, the *setbacks* shall be measured to the perimeter boundaries of the strata plan.

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

Use	Setback	<i>North Yard</i>	<i>South Yard</i>	<i>East Yard</i>	<i>South Yard</i>
<i>Principal and Accessory Buildings and Structures</i>		6.5 m [21 ft.]	1.2 m [4 ft.]	3.0 m [10 ft.]	6.5 m [21 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 11 metres [36 feet].
2. *Accessory buildings and structures*:
 - (a) *Indoor amenity space buildings*: The *building height* shall not exceed 11 metres [36 ft.]; and
 - (b) *Other accessory buildings and structures*: The *building height* shall not exceed 4.5 metres [15 ft.].

H. Off-Street Parking

1. Notwithstanding the parking requirements in Table C.6. of Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended, a minimum of 16 resident *parking spaces* shall be provided and a minimum of 6 visitor *parking spaces* shall be provided.
2. All required resident *parking spaces* shall be provided as *underground parking* or as *parking within building envelope*.
3. *Tandem parking* is permitted, subject to the following:
 - (a) *Parking spaces* provided as *tandem parking* must be enclosed and attached to each *dwelling unit*;
 - (b) *Parking spaces* provided as *tandem parking* must be held by the same owner; and
 - (c) Access to *parking spaces* provided as *tandem parking* is not permitted within 6 metres [20 ft.] from *lot entrances/exits*.

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. 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*.
4. 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. *Amenity space* shall be provided on the *lot* as follows:
 - (a) Outdoor *amenity space*, in the amount of 3.0 square metres [32 sq.ft.] per *dwelling unit* and shall not be located within the required *setbacks*; and
 - (b) Indoor *amenity space*, in the amount of 3.0 square metres [32 sq.ft.] per *dwelling unit*.

K. Subdivision

No further subdivision is permitted.

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 RM-15 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 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.
8. *Building* permits shall be subject to Surrey Development Cost Charge By-law, 2011, No. 17330, as may be amended or replaced from time to time, and the development cost charges shall be based on the RM-15 Zone.
9. Tree regulations are set out in 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, _____, No. _____."

READ A FIRST AND SECOND TIME on the _____ th day of _____, 20__.

PUBLIC HEARING HELD thereon on the _____ th day of _____, 20__.

READ A THIRD TIME ON THE _____ th day of _____, 20__.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the _____ th day of _____, 20__.

MAYOR

CLERK