

CITY OF SURREY

BY-LAW NO. 16951

A by-law to amend "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 1995, No. 12558"

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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, Amendment By-law 1995, No. 12558" is
hereby amended as follows:

(a) Part 1 is amended by deleting "Section 963 of the 'Municipal Act'" and replacing
it with "Section 903 of the Local Government Act, R.S.B.C. 1996 c.323 as
amended".

(b) Part 1 is amended by deleting the legal description and civic address and
replacing them with the following:

"Parcel Identifier: 023-181-061 Lot 1, Section 15, Township 7, Group 2, New
Westminster District, Plan LMP24699

19465 – 16 Avenue

(hereinafter referred to as Lot B as shown on Schedule "A" attached hereto and
forming part of this By-law).

Parcel Identifier: 023-181-079 Lot 2, Section 15, Township 7, Group 2, New
Westminster District, Plan LMP24699

19475 – 16 Avenue

(hereinafter referred to as Lot A as shown on Schedule "A" attached hereto and
forming part of this By-law and both Lot A and Lot B collectively referred to as
the 'Lands')

(c) Part 2 is amended by deleting Section A. Intent and replacing it with the
following:

"A. Intent

This Comprehensive Development Zone is intended to accommodate and
regulate the development of *care facilities* for up to and including but not
more than thirty-four (34) persons receiving care on Lot A and for up to
and including but not more than eight (8) persons receiving care on Lot B
which may be subject to the Community Care and Assisted Living Act
R.S.B.C., 2002, c.75, as amended, and to accommodate and regulate the
development of a residential care and treatment facility for up to and
including but not more than twenty (20) persons receiving care on Lot B,

subject to a Housing Agreement entered into between the owner of the Lands and the City."

- (d) Part 2, Section B. Permitted Uses (Lot B) is amended by inserting a new sub-section 2 immediately following Sub-section B.1 as follows, and renumbering the existing Sub-section B.2. to B.3.:

"2. A residential care and treatment facility. For the purposes of this By-law, a residential care and treatment facility means a *building* which contains *sleeping units* for up to a maximum of twenty (20) residents receiving care or assistance, subject to a Housing Agreement pursuant to Section 905 of the Local Government Act, R.S.B.C., 1996, c323 as amended, on terms acceptable to the City, but excluding a *temporary homeless shelter* or an *alcohol and drug recovery house*.

- (e) Part 2, Section D. Density (Lot B) Sub-section D.1. is deleted and replaced with the following:

"1. *Care Facility* and Residential Care and Treatment Facility: The maximum floor area shall not exceed 700 square metres [7,550 sq.ft]."

- (f) Part 2, Section E. Lot Coverage (Lot B) is amended by deleting "0.03" and replacing it with "0.04".

- (g) Part 2, Section K. Other Regulations, Sub-section 8 is amended by deleting "Community Care Facility Act R.S.B.C." and replacing it with "Community Care and Assisted Living Act R.S.B.C., 2002, c.75, as amended."

- (h) Part 2, Section K. Other Regulations, Sub-section 9 is amended by deleting "Community Care Facility Act R.S.B.C., 1979, c.57 and the Child Care Regulations set out under B.C. Reg. 319/89" and replacing it with "Community Care and Assisted Living Act R.S.B.C., 2002, c.75, as amended, and the Regulations pursuant thereto including without limitation B.C. Reg. 319/89/213".

- 2. This By-law shall be cited for purposes as "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law 1995, No. 12558, Amendment By-law, 2009, No. 16951. "

PASSED FIRST AND SECOND READING on the 25th day of May, 2009.

PUBLIC HEARING HELD thereon on the 15th day of June, 2009.

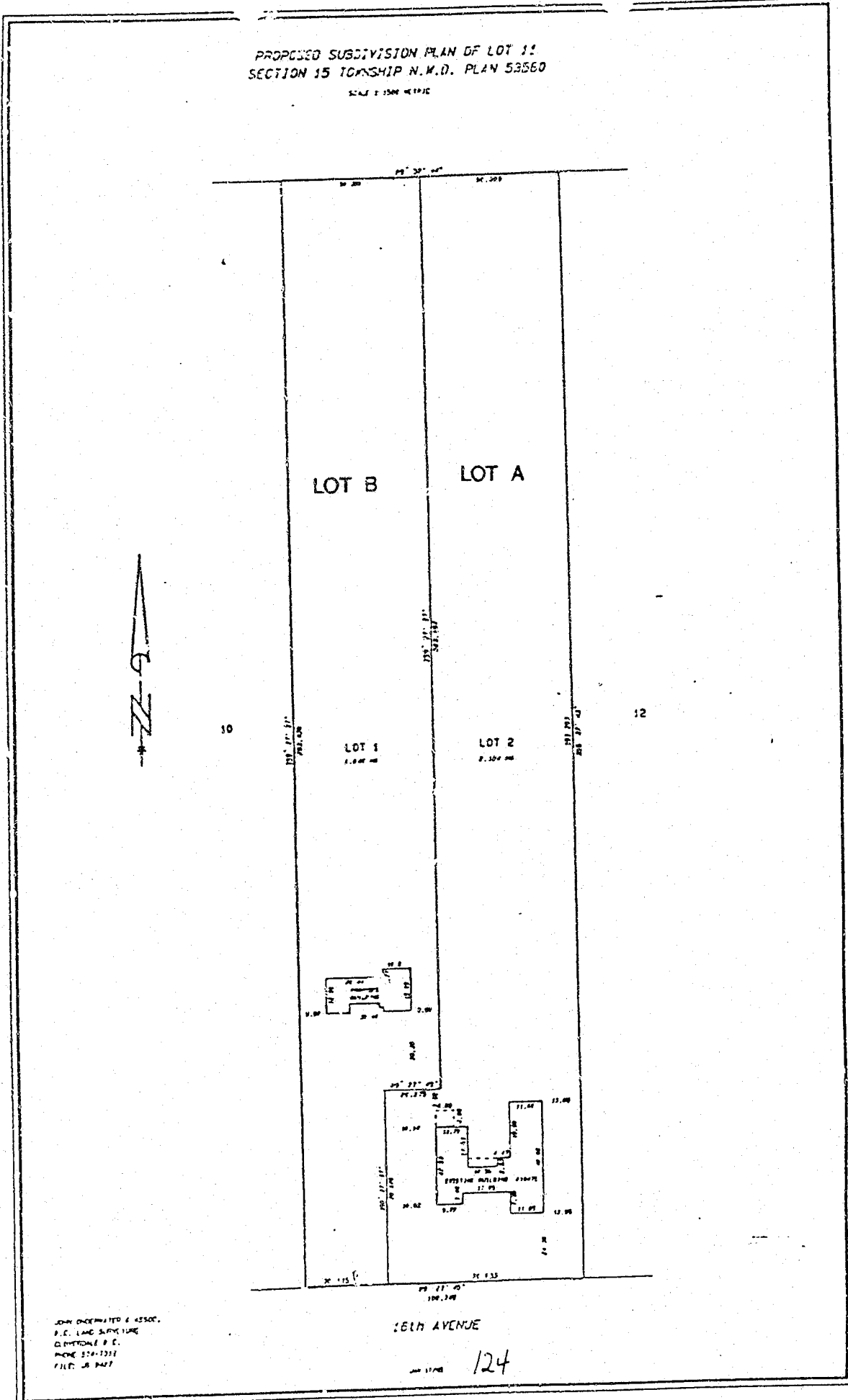
PASSED THIRD READING ON THE 15th day of June, 2009.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the 16th day of November, 2009.

_____ MAYOR

_____ CLERK

PROPOSED SUBDIVISION PLAN OF LOT 11
SECTION 15 TOWNSHIP N.W.D. PLAN 53560
SCALE 1:5000 METRIC



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