

City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

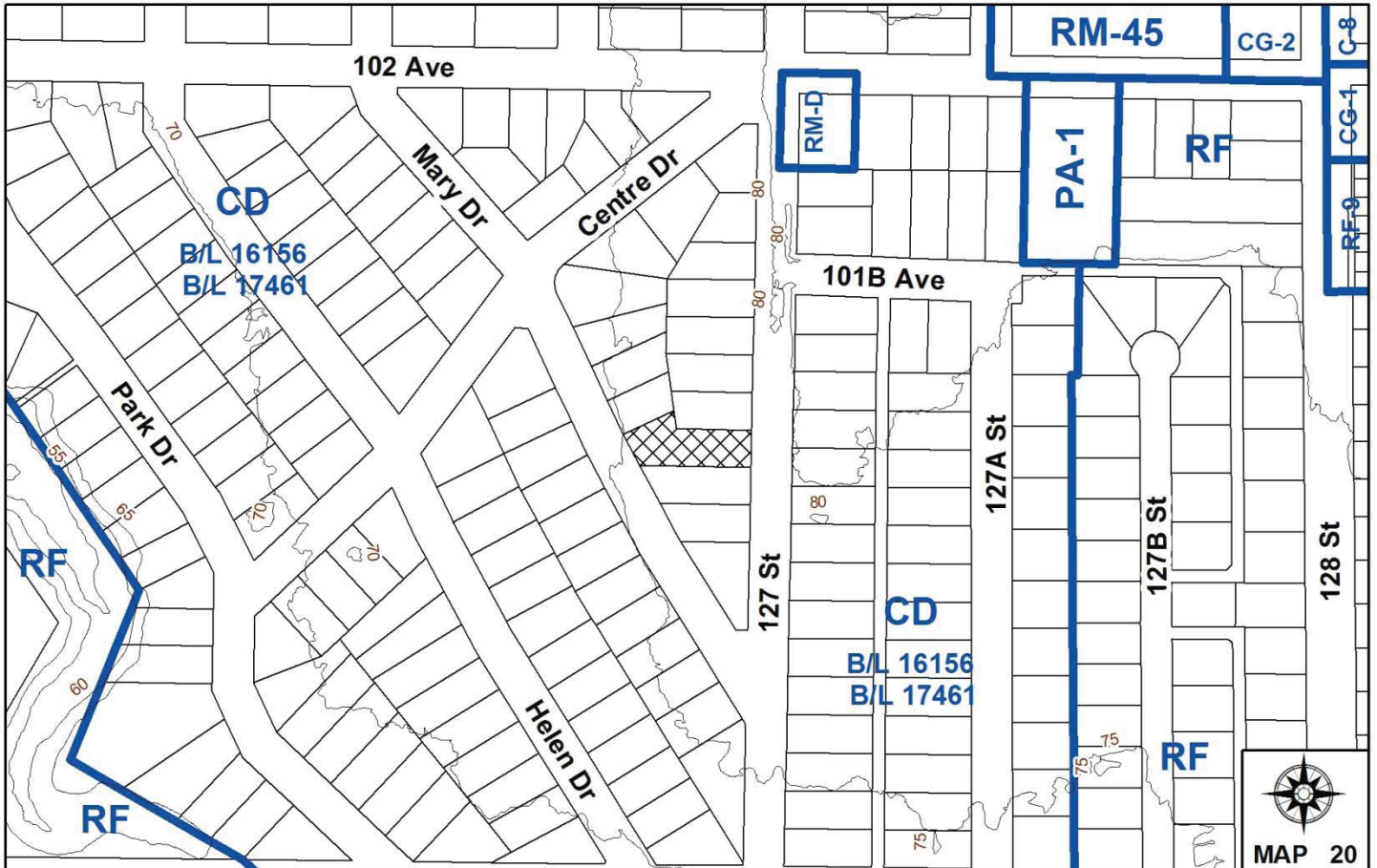
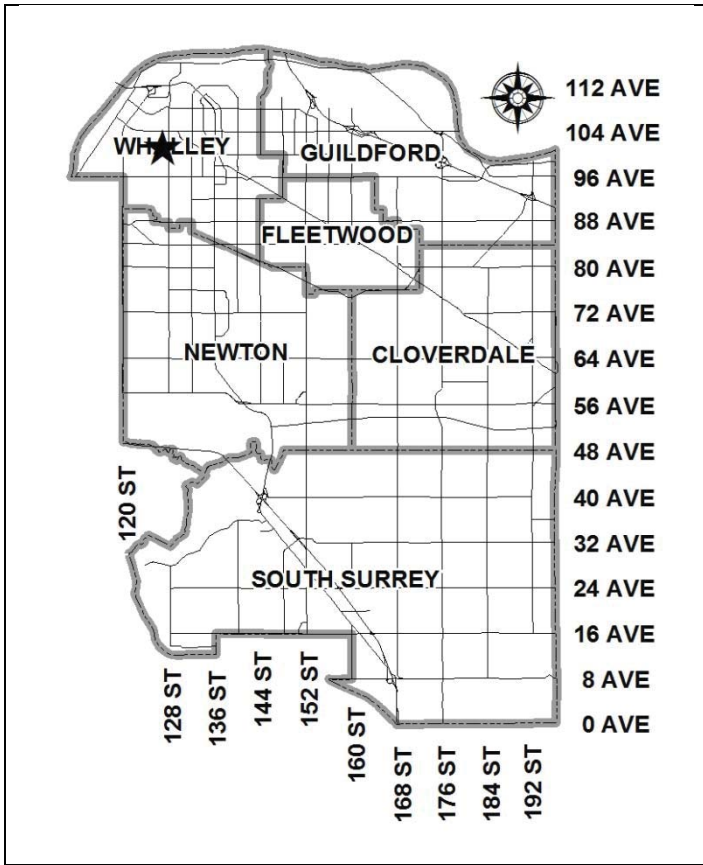
File: 7912-0288-01

Planning Report Date: October 24, 2016

**PROPOSAL:**

- **Development Variance Permit**  
 in order to reduce the lot depth and the rear yard setback to allow subdivision into 2 lots.

**LOCATION:** 10107 - 127 Street  
**OWNERS:** Sandeep Singh Kooner  
 Amandeep Kaur Kooner  
 Kewal Singh Pahal  
 Saroop Singh Pahal  
**ZONING:** CD (By-law No. 16156 amended by  
 By-law No. 17461).  
**OCP DESIGNATION:** Urban



### RECOMMENDATION SUMMARY

- Approval for Development Variance Permit to proceed to Public Notification.

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Seeking reduction in lot depth for proposed Lot 1.
- Seeking relaxation of the rear yard setback for the existing house on proposed Lot 2.

### RATIONALE OF RECOMMENDATION

- The applicant has provided documentation that the proposed 24.4-metre (80 ft.) depth will accommodate an adequate rear yard on proposed Lot 1.
- The proposed rear yard setback relaxation will allow for the existing house to be retained on proposed Lot 2.
- Neither requested variance will negatively impact adjoining properties.
- An identical Development Variance Permit was issued by Council on July 22, 2013 and was valid for three years. The DVP expired on July 22, 2016. The proposed DVP is a repetition of the previously approved DVP.

RECOMMENDATION

The Planning & Development Department recommends that Council approve Development Variance Permit No. 7912-0288-01 (Appendix III) varying the following, to proceed to Public Notification:

- (a) to vary CD By-law No. 16156 as amended by By-law No. 17461 by reducing the minimum lot depth of proposed Lot 1 from 28 metres (92 ft.) to 24.4 metres (80 ft.); and
- (b) to vary CD By-law No. 16156 as amended by By-law No. 17461 by reducing the minimum rear yard setback for the existing single family dwelling on proposed Lot 2 from 7.5 metres (25 ft.) to 3.4 metres (11 ft.).

REFERRALS

Engineering: The Engineering Department has no objection to the project.

SITE CHARACTERISTICS

Existing Land Use: Existing single family dwelling that is intended to be retained on proposed Lot 2.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Single family dwellings.	Urban	CD (By-law No. 16156 amended by By-law No. 17461)
East (Across 127 Street):	Single family dwellings.	Urban	CD (By-law No. 16156 amended by By-law No. 17461)
South:	Single family dwelling.	Urban	CD (By-law No. 16156 amended by By-law No. 17461)
West (Across Mary Drive):	Single family dwellings.	Urban	CD (By-law No. 16156 amended by By-law No. 17461)

DEVELOPMENT CONSIDERATIONSBackground

- On July 8, 2013, Council considered a Planning Report (Development Application No. 7912-0288-00) for a Development Variance Permit (DVP) to vary the lot depth of proposed Lot 1 and the rear yard setback on proposed Lot 2, to facilitate a two-lot subdivision. After the Public Notification process, DVP No. 7912-0288-00 was issued by Council on July 22, 2013.

- The current applicants acquired the site in May 2016.
- Development Variance Permit No. 7912-0288-00, contained a clause indicating that the DVP would expire if the subdivision associated with the DVP was not registered within three years of the date of the issuance of the DVP. As the associated subdivision did not complete, DVP No. 7912-0288-00 expired on July 22, 2016.
- It is noted that in approximately July 2014, prior to the current owners purchasing the property, there was evidence of six (6) on-site trees and one (1) off-site tree being poisoned and subsequently having to be removed. The previous owner was fined, provided a cash-in-lieu payment to the Green City Fund and provided additional bonding fees for replacement trees.

### Current Application

- The applicant has submitted an application for a new DVP in order to be able to allow for the subdivision to proceed and to retain the single family dwelling on proposed Lot 2.
- The subject site is a double fronting lot located at 10127 – 127 Street that fronts both 127 Street and Mary Drive. The site is zoned Comprehensive Development Zone (CD) (By-law No. 16156 amended by By-law No. 17461, attached as Appendix IV) and designated Urban in the Official Community Plan (OCP).
- The site is located within the St. Helen's neighbourhood, which was rezoned under Council-initiative to CD By-law No. 16156 in 2006 in response to the neighbourhood's request to preserve the existing single family residential character of the area. In 2011, Council amended the CD Zone to further restrict the size and height of the single family dwellings through the adoption of Amendment By-law No. 17461.
- The applicant proposes to subdivide the subject lot into two lots (see Appendix II).
- Proposed Lot 1 fronts Mary Drive and has a lot area of 600 square metres (6,458 sq. ft.), lot width of 17.1 metres (56 ft.) and lot depth of 24.4 metres (80 ft.). A Development Variance Permit (DVP) is required for proposed Lot 1 to reduce the lot depth from 28 metres to 24.4 metres (80 ft.) (see the By-law Variances section for more details).
- Proposed Lot 2 fronts 127 Street and has a lot area of 560 square metres (6,027 sq. ft.), lot width of 18.29 metres (60 ft.) and lot depth of 30.6 metres (100 ft.). The applicant proposes to retain the existing one-storey home on proposed Lot 2. However, a DVP is required to reduce the rear yard setback from 7.5 metres (25 ft.) to 3.4 metres (11 ft.) (see the By-law Variances section for more details).

### BY-LAW VARIANCES AND JUSTIFICATION

#### (a) Requested Variance:

- To reduce the minimum lot depth in CD By-law No. 16156 as amended by By-law No. 17461 from 28 metres (92 ft.) to 24.4 metres (80 ft.) for proposed Lot 1.

**Applicant's Reasons:**

- Although proposed Lot 1 is 600 square metres (6,458 sq. ft.) in size, it is an odd shape which requires a variance for lot depth.
- The proposed house footprint (Appendix II) allows for a large 7.5-metre (25 ft.) rear yard along all three rear lot lines.

**Staff Comments:**

- The lot depth is measured from the shortest distance between the front and the rear property lines. The lot is an irregular shape and includes three rear lot lines along the eastern edge.
- The existing CD Zone requires a minimum 560-square metre (6,000 sq. ft.) lot size. Proposed Lot 1 is oversized at 600 square metres (6,458 sq. ft.). The lot has a front lot line width of 17.11 metres (56 ft.) and widens to approximately 27 metres (89 ft.) towards the rear of the lot. Lot depth ranges from 24.4 metres (80 ft.) to approximately 30 metres (98 ft.).
- The proposed variance will cause no impact to neighbouring lots.
- The applicant has provided a footprint analysis (see Appendix II) for the proposed lot demonstrating that there will be a 7.5-metre (25 ft.) rear setback between the proposed dwelling and the three rear lot lines.
- Staff support the requested variance.

**(b) Requested Variance:**

- To reduce the minimum rear yard setback in CD By-law No. 16156 as amended by By-law No. 17461 from 7.5 metres (25 ft.) to 3.4 metres (11 ft.) for the existing single family dwelling on proposed Lot 2.

**Applicant's Reasons:**

- The variance is required to retain the existing house.
- There is a large and usable yard to the northwest of the existing house.

**Staff Comments:**

- A variance is required to retain the existing house which fronts 127 Street and was originally constructed with an approximate 35-metre (115 ft.) rear yard setback from Mary Drive. In 1979, a 56-square metre (600 sq. ft.) addition was constructed to the rear of the house. This addition is the portion of the dwelling that requires the variance.
- Due to the "L-shaped" house, a useable rear yard of approximately 85 square metres (912 sq. ft.) can be accommodated to the northwest of the existing house.

- Any future house will need to adhere to the minimum 7.5-metre (25 ft.) rear yard setback of the CD Zone.
- The variance will have no impact on neighbouring lots.
- Staff support the requested variance.

#### INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

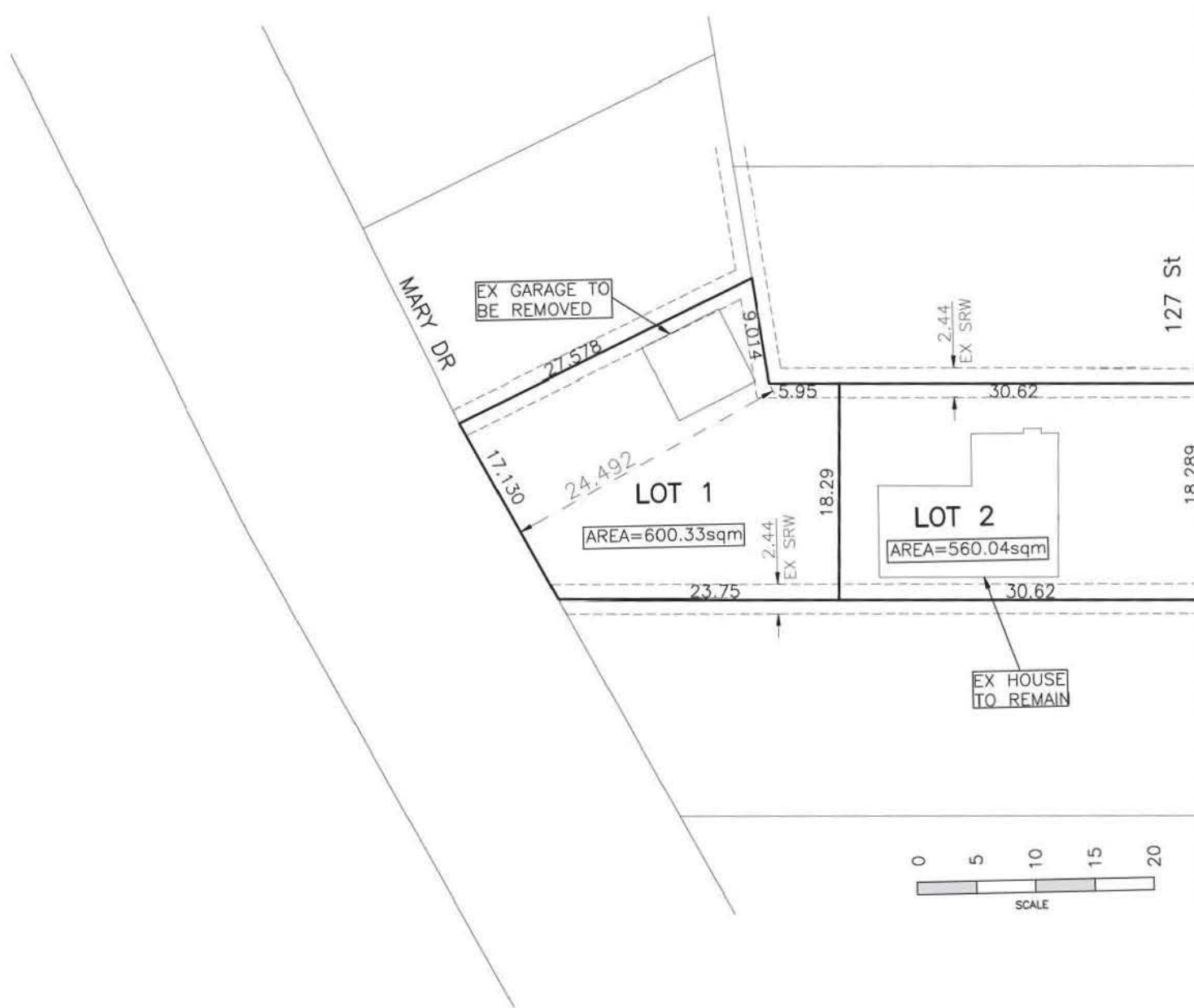
Appendix I.	Lot Owners and Action Summary
Appendix II.	Proposed Subdivision Layout and Footprint Analysis
Appendix III.	Development Variance Permit No. 7912-0288-01
Appendix IV.	CD By-law No. 16156 as amended by By-law No. 17461

*original signed by Judith Robertson*

Jean Lamontagne  
General Manager  
Planning and Development

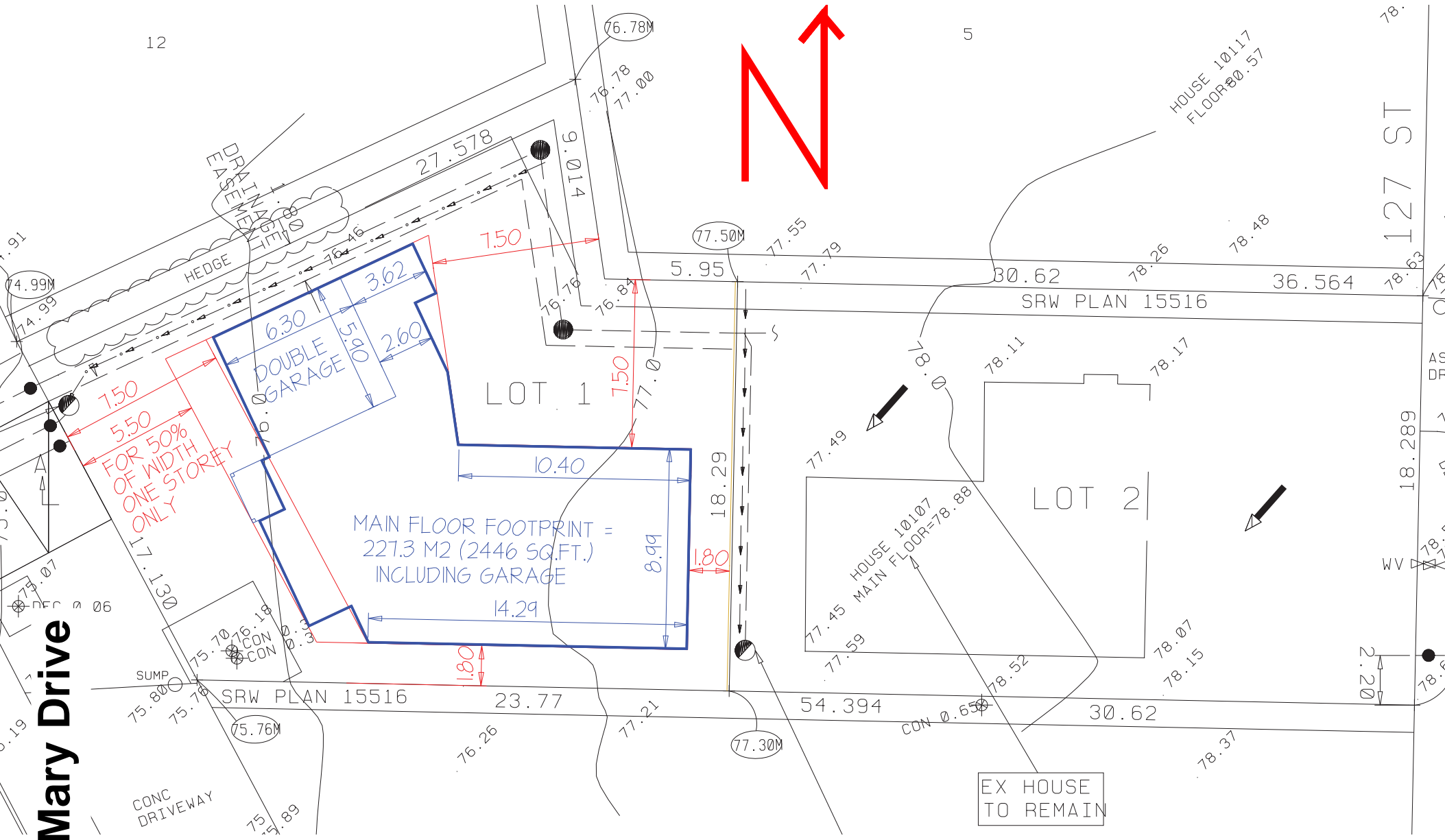
JKS/dk







# Mary Drive



CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7912-0288-01

Issued To: SANDEEP SINGH KOONER  
AMANDEEP KAUR KOONER  
KEWAL SINGH PAHAL  
SAROOP SINGH PAHAL

(the Owner)

Address of Owner: 6330 - 128 Street  
Surrey, BC V3X 1S8

1. This development variance permit is issued subject to compliance by the Owner with all statutes, by-laws, orders, regulations or agreements, except as specifically varied by this development variance permit.
2. This development variance permit applies to that real property including land with or without improvements located within the City of Surrey, with the legal description and civic address as follows:

Parcel Identifier: 010-104-470  
Lot 4 Section 29 Block 5 North Range 2 West New Westminster District Plan 15427

10107 - 127 Street

(the "Land")

3. (a) As the legal description of the Land is to change, the City Clerk is directed to insert the new legal description for the Land once titles have been issued, as follows:

Parcel Identifier:

\_\_\_\_\_

- (b) If the civic address changes, the City Clerk is directed to insert the new civic address for the Land, as follows:

\_\_\_\_\_

4. Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2006, No. 16156, Amendment By-law, 2011, No. 17461, is varied as follows:
  - (a) In Section K. Subdivision, the minimum lot depth is reduced from 28 metres (92 ft.) to 24.4 metres (80 ft.) for proposed Lot 1; and
  - (b) In Section F. Yards and Setbacks, the minimum rear yard setback is reduced from 7.5 metres (25 ft.) to 3.4 metres (11 ft.) for the existing single family dwelling on proposed Lot 2.
5. This development variance permit applies to only the portion of the Land and that portion of the buildings and structures on the Land shown on Schedule A which is attached hereto and forms part of this development variance permit. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached Schedule A, which is attached hereto and forms part of this development variance permit.
6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
7. This development variance permit shall lapse unless the subdivision, as conceptually shown on Schedule A which is attached hereto and forms part of this development variance permit, is registered in the New Westminster Land Title Office within three (3) years after the date this development variance permit is issued.
8. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
9. This development variance permit is not a building permit.

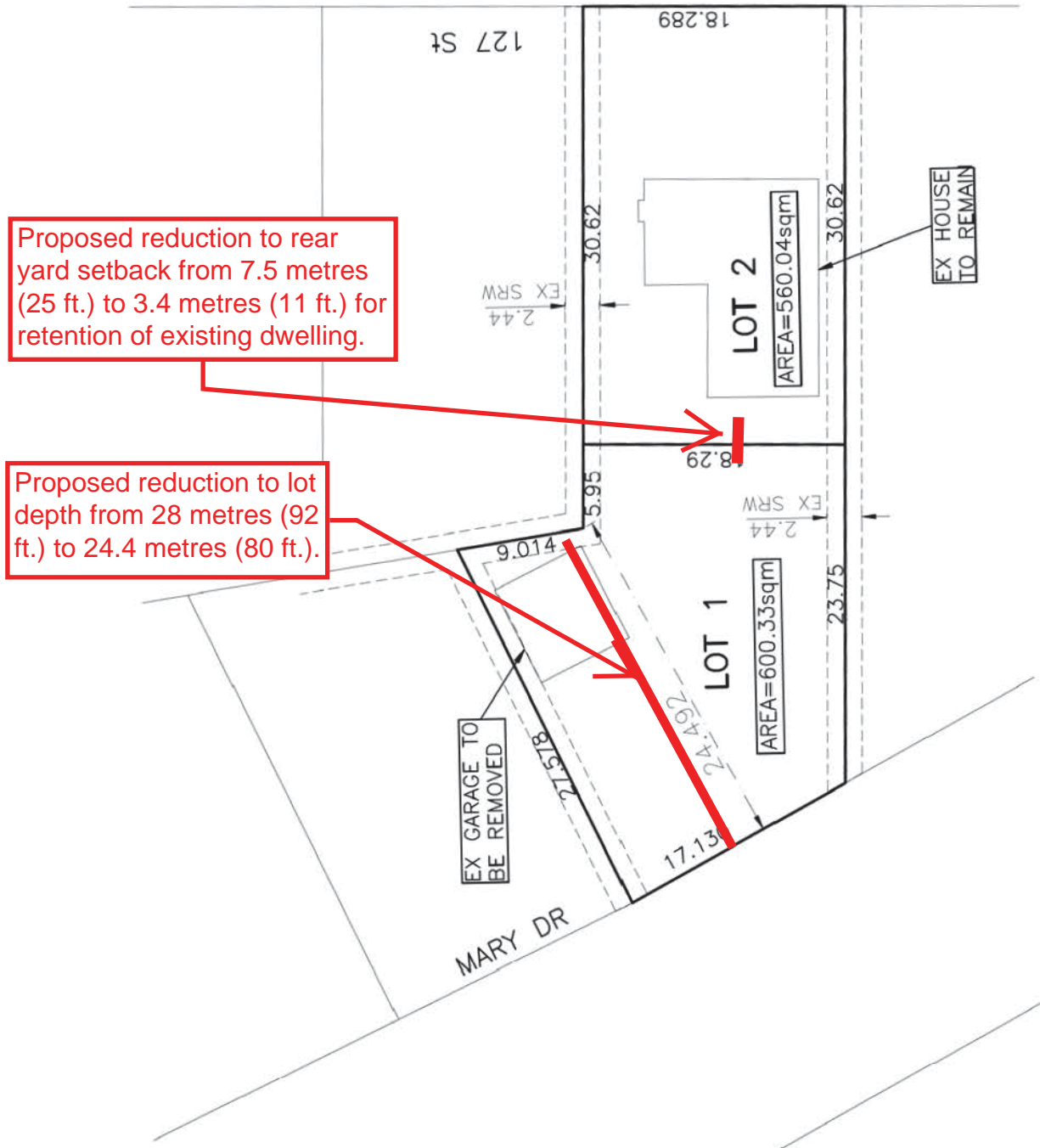
AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE      DAY OF      , 20   .  
ISSUED THIS      DAY OF      , 20   .

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Mayor – Linda Hepner

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City Clerk – Jane Sullivan



CITY OF SURREY

BY-LAW NO. 16156

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

As amended by Bylaw No: 17461, 09/12/11

.....  
THIS IS A CONSOLIDATED BY-LAW PREPARED BY THE CITY OF SURREY FOR CONVENIENCE ONLY. THE CITY DOES NOT WARRANT THAT THE INFORMATION CONTAINED IN THIS CONSOLIDATION IS CURRENT. IT IS THE RESPONSIBILITY OF THE PERSON USING THIS CONSOLIDATION TO ENSURE THAT IT ACCURATELY REFLECTS CURRENT BY-LAW PROVISIONS.

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 parcels of land, presently shown upon the map designated as the Zoning Map and marked as Schedule "A" of Surrey Zoning By-law, 1993, No. 12000, as amended as follows:

FROM: SINGLE FAMILY RESIDENTIAL ZONE (RF)

TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

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All of the parcels of land identified on Schedule "A" and located within the area bounded by the heavy outline on Schedule "B" attached hereto and forming part of this by-law:

(hereinafter referred to as the "*Lands*")

- 2. The following regulations shall apply to the *Lands*:

**A. Intent**

This Comprehensive Development Zone is intended to restrict the size and *building height* of single family dwellings .

## **B. Permitted Uses**

The *Lands* and *structures* shall be used for the following uses only, or for a combination of such uses:

1. One *single family dwelling*.
2. *Accessory uses* including the following:
  - (a) *Bed and breakfast* use in accordance with Section B.2, Part 4 General Provisions, of Surrey Zoning By-law, 1993, No. 12000, as amended; and
  - (b) The keeping of *boarders* or *lodgers* in accordance with Section B.2, Part 4 General Provisions, of Surrey Zoning By-law, 1993, No. 12000, as amended.

## **C. Lot Area**

Not applicable to this Zone.

## **D. Density**

1. For the purpose of subdivision the maximum *unit density* shall be 6 *dwelling units* per acre (15 *dwelling units* per hectare) and the dimensions of the *lots* created in a subdivision shall be in accordance with Section K of this Zone.
2. (a) For the purpose of this Section and notwithstanding the definition of *Density – Floor Area Ratio* in Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended, the following shall be included in the calculation of *floor area ratio*:
  - i. *A basement*;
  - ii. All covered areas used for parking, including a garage or carport;
  - iii. All *accessory buildings*;
  - iv. All covered areas including covered decks, covered patios, porches and verandas, whether or not enclosed; and
  - v. All floor area with extended height shall be multiplied by 2, where the extended height, as measured to the wall top plate is 3.7 metres [12 ft.] or more above the floor, excluding a maximum of 10 square metres [107 sq. ft.] for foyer and staircase purposes; and

- (b) For *building* construction within a *lot*:
- i. Subject to Sub-section D.2(a) of this Zone, the *floor area ratio* shall not exceed 0.48 provided that of the resulting allowable floor area, 37 square metres [400 sq. ft.] shall be reserved for use only as a garage or carport;
  - ii. The maximum permitted floor area of a second storey for a *principal building* shall not exceed 80% of the floor area of the first storey including attached garage and that portion of any porch or veranda at the front that is covered by a sloped roof, but not including any portion of the *structure* located within 7.5 metres [25 ft.] of the *front lot line*. The reduced floor area of the second storey shall be accomplished by an offset at the second storey level from the wall at the main floor level from either the front or side walls at the main floor level or a combination thereof; and
  - iii. Notwithstanding the above, the maximum allowable floor area shall be 298 square metres [3,200 sq.ft.] inclusive of all floor area included in the calculation of *floor area ratio* as described in Sub-section D.2(a) of this Zone.

**E. Lot Coverage**

The maximum *lot coverage* shall be 40%.

**F. Yards and Setbacks**

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

<i>Use</i>	<i>Setback</i>	<i>Front Yard*</i>	<i>Rear Yard**</i>	<i>Side Yard</i>	<i>Side Yard on Flanking Street</i>
<i>Principal Building</i>		7.5 m. [25 ft.]	7.5 m. [25 ft.]	1.8 m. [6 ft.]	3.6 m. [12 ft.]
<i>Accessory Buildings and Structures Greater Than 10 square metres [105 sq.ft.] in Size</i>		18.0 m. [60 ft.]	1.8 m [6 ft.]	1.0 m [3 ft.]	7.5 m [25 ft.]
<i>Other Accessory Buildings and Structures</i>		18.0 m [60 ft.]	0.0 m	0.0 m.	7.5 m. [25 ft.]

Measurements to be determined as per Part 1 Definitions, of Surrey Zoning By-law, 1993, No. 12000, as amended.

\* The *front yard setback* may be relaxed at a first storey level only to 5.5 metres [18 ft.] for a maximum of 50% of the length of the front of the *single family dwelling* for all portions of the *single family dwelling* excluding the garage. If 50% of the *building face* has the *setback* of 9 metres [30 ft.] from the *front lot line*, the *setback* of an attached garage whose main access doors face the fronting *highway* may be relaxed to a minimum of 6.7 metres [22.0 feet], except that the *setback* for a garage whose main access doors face a *side yard* may be relaxed to a minimum of 4.5 metres [15 ft.].

With the exception of a garage whose main access doors face a *side yard*, an attached garage to the *principal building* shall not extend towards the *highway* for more than half the depth of the said garage, measured from the exterior front face of the *principal building*, excluding any front face of the exterior wall above the said garage. If the aforesaid garage contains more than 2 parallel parking bays, the additional parking bay(s) and the garage entrance leading to the additional parking bay(s) shall have the *setback* of a minimum of 0.9 metre [3 ft.] from the front of the said garage.

\*\* 50% of the length of the rear *building face* may have a *setback* of a minimum of 6.0 metres [20 ft.] from the *rear lot line* provided the remainder of the *building face*, not including *sundecks* has the *setback* of a minimum of 8.5 metres [28 ft.] from the *rear lot line*.



## 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 6.70 metres [22 feet].
2. Accessory buildings and structures: The *building height* shall not exceed 4 metres [13 feet] except that where the roof slope and construction materials of an *accessory building or structure* are the same as that of the *principal building*, the *building height* of the *accessory building or structure* may be increased to 5 metres [16.5 feet].

## H. Off-Street Parking

1. Resident and visitor parking spaces shall be provided as stated in Table C.6 of Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.
2. Outside parking or storage of *campers*, boats and *vehicles* including cars, trucks and *house trailers* ancillary to a residential use shall be limited as follows:
  - (a) A maximum of 2 cars or trucks;
  - (b) *House trailer, camper* or boat, provided that the combined total shall not exceed 1; and
  - (c) The total amount permitted under (a) and (b) shall not exceed 3.
3. *Vehicle* parking may be permitted in either the *front yard* or *side yard* subject to the following:
  - (a) No off-street *parking space* shall be permitted within the required *front yard* or *side yard setback* except on a *driveway*. *Driveways* may be constructed off either the *frontage* or *flanking street*;
  - (b) *Parking spaces* shall be located only on a *driveway* leading to a garage, carport or parking pad, in a garage, in a car port, or on a parking pad; and

- (c) The total area surfaced or paved for a *driveway* shall be as follows:
    - i. Every *lot* may have one *driveway* with a uniform width of 6 metres [20 ft.] extending from the *lot line* to the garage, car port, or parking pad on the *lot*;
    - ii. The *driveway* width may be expanded provided that the total area of the *driveway* within the *front yard* or required *side yard* does not exceed 33% of the total area of the *front yard* or required *side yard* within which the *driveway* is located;
    - iii. Notwithstanding 3.(c) (ii) additional *driveway* width may also be allowed to provide access to additional *parking spaces* in a garage, carport or parking pad, where the garage, carport or parking pad has more than 2 side by side *parking spaces*, provided that such width is no more than 3 metres [10 ft.] times the number of adjacent side by side *parking spaces* measured at the required *front yard set back* and is uniformly tapered over the required *front yard* to a width of 6 m [20 ft.] at the *front lot line*; and
    - iv. Where the driveway is constructed in a *side yard* off a *flanking street* all references to *front yard* within this Section shall be read as *side yard*; and
  - (d) The number of *vehicles* parked in a *driveway* within the *front yard* or *side yard* shall not exceed two.
4. No outside parking or storage of a *house trailer* or boat is permitted within the *front yard setback*, or within the required *side yards* adjacent the *dwelling unit*, or within 1 metre [3 ft.] of the *side lot line*, except as follows:
- (a) On *lots* which have no vehicular access to the *rear yard* or where access is not feasible through modification of *landscaping* or fencing or both, either 1 *house trailer* or 1 boat may be parked in the front driveway or to the side of the front driveway or in the *side yard*, but no closer than 1 metre [3 ft.] to a *side lot line* nor within 1 metre [3 ft.] of the *front lot line* subject to the residential parking requirements stated in Table C.6 of Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended;
  - (b) Notwithstanding Sub-section H.4(a), no outside parking or storage of a *house trailer* or boat is permitted on *corner lots* in an area bounded by the intersecting *lot lines* at a street corner and a straight line joining points 9 metres [30 ft.] along the said *lot lines* from the point of intersection of the two *lot lines*; and

- (c) Adequate screening, as described in Section I.2 of this Zone is 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. The parking or storage of *house trailers* or boats shall be adequately screened by compact evergreen trees or shrubs at least 1.8 metres [6 ft.] in height and located between the said *house trailer* or boat and any point on the *lot line* within 7.5 metres [25 ft.] of the said *house trailer* or boat, in order to obscure the view from the abutting *lot* or street, except:
  - (a) On a *corner lot*, this required landscape screening shall not be located in an area bounded by the intersecting *lot lines* at a street corner and a straight line joining points 9 metres [30 ft.] along the said *lot lines* from the point of intersection of the 2 *lot lines*;
  - (b) Where the driveway or the parking area is used for parking or storage of a *house trailer* or boat, the landscape screen is not required within the said driveway; and
  - (c) In the case of *rear yards*, this screening requirement may be provided by a 1.8 metre [6 ft.] high solid fence.

**J. Special Regulations**

The roof slope of a *principal building* shall be a minimum slope of 2:12 and a maximum slope of 6:12.

**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>
Subdivision	560 sq. m [6,000 sq.ft.]	15 metres [50 ft]	28 metres [90 ft.]

Dimensions shall be measured in accordance with Section E.21, Part 4 General Provisions, of 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 RF Zone as set forth in 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 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, and the Surrey Development Cost Charge By-law, 2002, No. 14650, as amended, and the development cost charges shall be based on the RF Zone.
8. Surrey Tree Protection By-law, 2006, No. 16100, as amended.
9. Provincial licensing of *child care centres* is regulated by the Community Care Facility Act R.S.B.C. 1996. c. 60, as amended, and the Regulations pursuant thereto including without limitation B.C. Reg 319/89/213.

3. This By-law shall be cited for all purposes as "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2006, No. 16156."

READ A FIRST AND SECOND TIME on the 20th day of November, 2006.

PUBLIC HEARING HELD thereon on the 4th day of December, 2006.

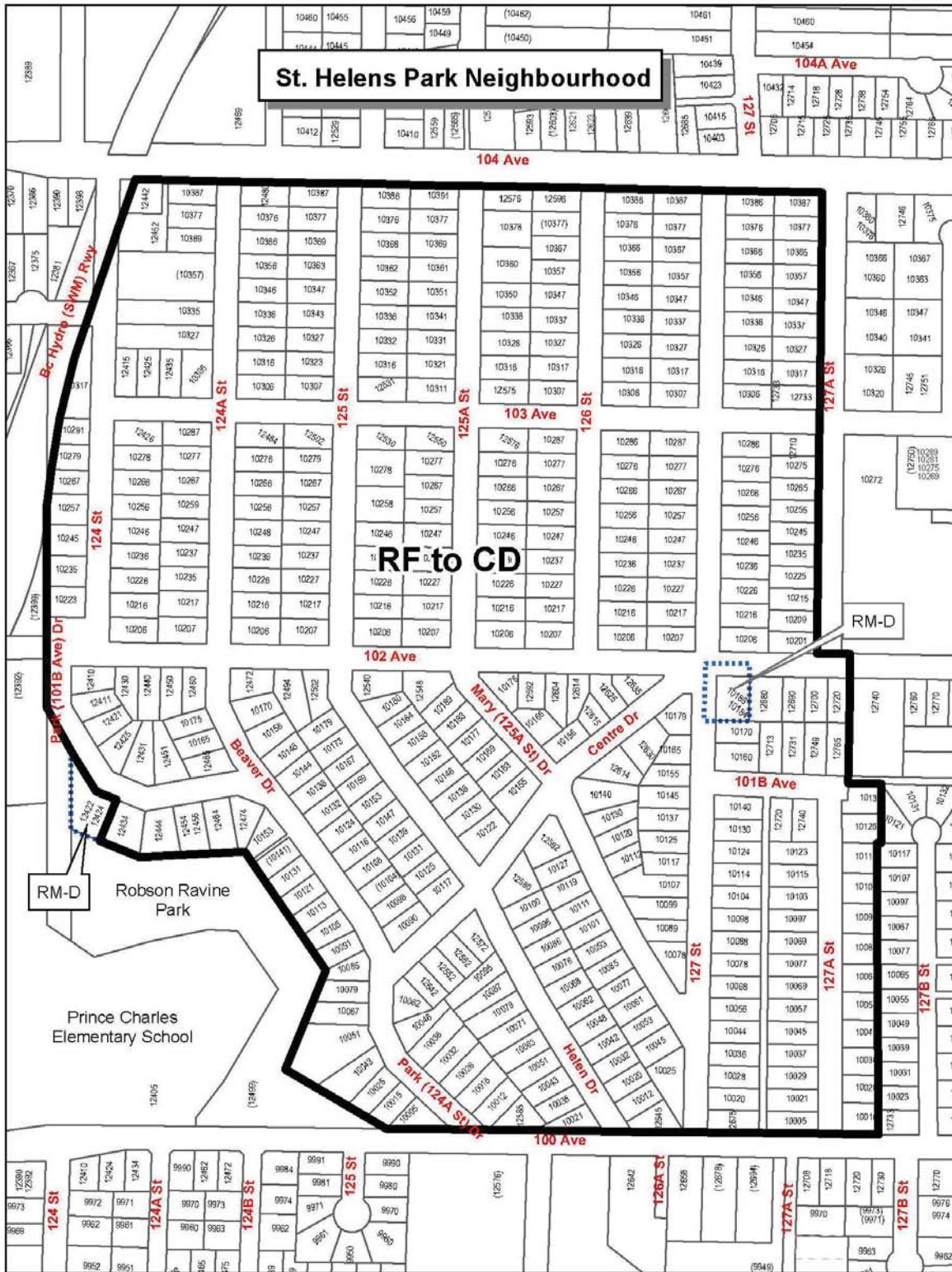
READ A THIRD TIME ON THE 4th day of December, 2006.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the 4th day of December, 2006.

\_\_\_\_\_ MAYOR

\_\_\_\_\_ CLERK

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**St. Helens Park Neighbourhood**

**RF to CD**

RM-D

RM-D