

CITY OF SURREY

CERTIFIED

BY-LAW NO. 12639

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 "ASSEMBLY HALL 2 ZONE (PA-2)"
TO "COMPREHENSIVE DEVELOPMENT ZONE (CD)"

Lot "J" (U37030), Blocks 41 to 45 Except: Parcel "One" (Bylaw Plan 64766),
Section 8, Township 8, New Westminster District, Plan 2107.

(5950 - 179 Street)

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

A. INTENT

This Comprehensive Development Zone is intended to accommodate and regulate the development of a church, private school facility and two single family dwellings.

B. PERMITTED USES

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

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1. Assembly halls, including churches.
2. Private schools.

3. Child care centres.
4. Community services.
5. Accessory uses, including the following:
 - (a) Two single family dwellings for the accommodation of official, manager or caretaker of the principal use provided that each separate dwelling is limited in area to 233 square metres [2504 sq. ft.].

C. LOT AREA

Not applicable to this zone.

D. DENSITY

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

E. LOT COVERAGE

The maximum lot coverage shall be 40%.

F. YARD AND SETBACKS

1. Buildings and structures (including two single family dwellings) shall be situated in accordance with the following minimum setbacks:

Setback	Front Yard	Rear Yard	Side Yard	Side Yard on Flanking Street
Principal and Accessory Buildings and Structures	7.5 m. [25 ft.]	7.5 m. [25 ft.]	7.5 m.* [25 ft.]	7.5 m. [25 ft.]

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

G. HEIGHT OF BUILDINGS

1. Principal building: The height shall not exceed 11.4 metres [37 ft.].
2. Accessory buildings and structures:
 - (a) Single family dwellings: The height shall not exceed 8 metres [26 ft.].
 - (b) All other structures: The height shall not exceed 4 metres [13 ft.].

H. OFF-STREET PARKING

1. Principal uses: Refer to Part 5 Off-Street Parking, of "Surrey Zoning By-law, 1993, No: 12000," as amended.
2. Single Family Dwelling unit: Two (2) off-street parking spaces shall be provided for each single family dwelling unit.
3. No off-street parking shall be permitted within the front yard setback or the side yard setback along a flanking street.

I. LANDSCAPING

1. All developed portions of the lot not covered by buildings, structures of paved areas shall be landscaped including the retention of mature trees. This landscaping shall be maintained.
2. Along all lot lines of the developed portion of the lot, a 3 metre [10 ft.] wide landscaped strip shall be provided, consisting of hedges, ground cover or a decorative fence or combination thereof.
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.

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 other uses permitted in Section B of this Zone; and
 - (b) Have direct access to an open space and play area within the lot.

K. SUBDIVISION

Lots created through subdivision in this Zone shall conform to the following minimum standards:

Lot Size:	2,000 square metres [0.5 acres]
Lot Width:	30 metres [100 ft.]
Lot Depth:	30 metres [100 ft.].

L. OTHER REGULATIONS

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

1. Other regulations shall comply with Part L Other Regulations prescribed in the PA-2 Zone of "Surrey Zoning By-law, 1993, No. 12000," as amended.
2. Parts 1 through 8 inclusive of "Surrey Zoning By-law, 1993, No. 12000," as amended, shall generally apply to the lands, unless such provisions are contradictory, then the provisions of this By-law shall apply.

M. DEVELOPMENT COST CHARGES

All building construction under this By-law shall be subject to Surrey Development Cost Charges By-law No. 7996, as amended. These charges shall be based on the rates chargeable for the PA-2 Zone of "Surrey Zoning By-law, 1993, No. 12000," as amended.

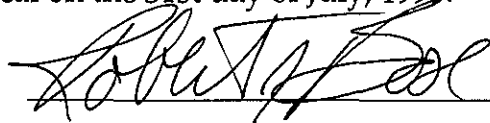
3. This By-law shall be cited for all purposes as "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 1995, No. 12639."

READ A FIRST AND SECOND TIME on the 19th day of June, 1995.

PUBLIC HEARING HELD thereon on the 24th day of July, 1995.

READ A THIRD TIME on the 31st day of July, 1995.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the 31st day of July, 1995.

 MAYOR

 CLERK

CLKBLW3039