

CITY OF SURREY

BY-LAW NO. 12678

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 "COMPREHENSIVE DEVELOPMENT ZONE (C-D 50)" TO
"COMPREHENSIVE DEVELOPMENT ZONE (CD)"

Parcel A Except: Part Road on Plan LMP12032, Section 18, Township 2, New Westminster District, Plan LMP6095.

(6933 - 124 Street)

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

A. INTENT

This Comprehensive Development Zone is intended to accommodate the development of a private school and accessory facilities.

B. PERMITTED USES

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

1. Private school provided that maximum student enrollment shall be **750**.

2. Other ancillary uses including:

a. Temple, provided that the floor area of the temple shall not exceed 4,500 square feet and that it is ancillary to the private school necessary to support the functions and activities of the school.

b. gymnasium and outdoor recreation facilities, to be used by the private school as permitted in B.1 above and by the community groups during after school hours.

and the buildings to contain the above uses shall be located as shown on Schedule "A" of this By-law.

C. LOT AREA

Not applicable to this zone.

D. DENSITY

Density - the maximum density shall not exceed a floor area ratio of zero decimal five (0.5).

E. LOT COVERAGE

The maximum site coverage shall be forty (40) percent of the developed site area.

F. YARDS AND SETBACKS

Buildings and structures shall be situated as hereinafter set forth:

1. Front Yard - a minimum setback of 15.24 metres (50 feet).
2. Rear Yard - a minimum setback of 15.24 metres (50 feet).
3. Side Yard - a minimum setback of 6 metres (20 feet).
4. Side Yard on Flanking Street - a minimum side yard of 6 metres (20 feet).

G. HEIGHT OF BUILDINGS

The maximum height of any structure shall be 12.19 metres (40 feet).

H. OFF-STREET PARKING

Parking shall be provided as shown on Schedule "A" which is attached hereto and forms part of this By-law.

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 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 a 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. SUBDIVISION

The minimum lot size shall be five (5) acres.

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 PA-2 Zone as set forth in "Surrey Subdivision and Development By-law, 1986, No. 8830", as amended.

2. General provisions on use are as set out in Part 4 General Provision 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, of "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 1987, No. [9011](#)", as amended, and the "Surrey Development Cost Charge By-law, 1993, No. [11951](#)", as amended, and the development costs charge shall be based on the PA-2 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.

2. This By-law shall be cited for all purposes as "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 1995, No. 12678."

PASSED FIRST AND SECOND READING on the 5th day of September, 1995.

PUBLIC HEARING HELD thereon on the 2nd day of October, 1995.

PASSED THIRD READING 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 11th day of March, 1996.

_____MAYOR

_____CLERK