

CITY OF SURREY

BY-LAW NO. 16017

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

- (a) FROM: AGRICULTURE ZONE ONE (A-1)  
(SURREY ZONING BY-LAW, 1979, NO. 5942 AS AMENDED)  
TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

Portion of Parcel Identifier: 011-314-478  
Lot 2 Section 19 Block 5 North Range 2 West New Westminster District Plan 8305 and containing 5.559 hectares

Portion of 12389 - 104 Avenue

- (b) FROM: GENERAL AGRICULTURE ZONE (A-1)  
TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

Parcel Identifier: 000-971-740  
Parcel K (Reference Plan 9315) Sections 19 and 20 Block 5 North Range 2 West Except Firstly Part Subdivided by Plan 72805 and Secondly, Parcel 1 (By-law Plan LMP 2029) New Westminister District, and containing 1.757 hectares

12380 Old Yale Road

(both 1(a) and (b) are shown on a Survey Plan, attached hereto and forming part of this by-law as Schedule A, certified correct by Gene Paul Nikula, B.C.L.S. on the 3rd day of May, 2006, having a total area of 7.316 hectares, called Block "A" are hereinafter referred to as the "*Lands*")

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

**A. Intent**

This Comprehensive Development Zone is intended for *private schools, child care centres* subject to the Community Care and Assisted Living Act, S.B.C.

2002, c. 75, as amended and the Child Care Licensing Regulations set out under B.C. Reg 319/89, and accessory uses including *assembly halls*.

**B. Permitted Uses**

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

1. *Private schools.*
2. *Child care centres.*
3. *Community services.*
4. *Accessory uses, including the following:*
  - (a) One (1) or 2 *dwelling units* for the accommodation of official, manager or caretaker of the *principal use* provided that such use is limited in area to 260 square metres [2800 sq.ft.] either accommodated in one separate *building* or within the *principal building*.
  - (b) *Assembly halls, including churches.*

**C. Lot Area**

Not applicable to this Zone.

**D. Density**

The *density* shall not exceed a *floor area ratio* of 0.1 or a *building* area of 300 square metres [3,230 sq. ft.] whichever is smaller. The *density* may be increased to a maximum *floor area ratio* of 0.35 if amenities are provided in accordance with Schedule G of Surrey Zoning By-law, 1993, No. 12000, as amended.

**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:

<b>Use</b>	<b>Setback</b>	<b>Front Yard</b>	<b>Rear Yard</b>	<b>Side Yard</b>	<b>Side Yard on Flanking Street</b>
<i>Principal and Accessory Buildings and Structures</i>		7.5 m. [25 ft.]	7.5 m. [25 ft.]	13.1 m. [43 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

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 10.8 metres [35.5 feet].
2. "Notwithstanding Section G.1, the maximum combined *building height* of the *principle building* and any architectural projection shall not exceed 17.1 metres [56 feet]."
3. *Accessory buildings and structures:* The *building height* shall not exceed 9 metres [29.5 feet].

## H. Off-Street Parking

1. Notwithstanding Table C.4 of Part 5 of Surrey Zoning By-law, 1993, No. 12000 as amended, the minimum number of off-street *parking spaces* shall be required as follows:

Use	Required <i>Parking Spaces</i>
<i>Private Schools</i> Elementary       Secondary	i. 0.05 <i>parking spaces</i> per student; ii. 11 <i>parking spaces</i> for every 100 square metres [1,075 sq.ft.] of <i>gross floor area</i> of <i>assembly hall</i> limited to the <i>gurdwara</i> ; and iii. no additional <i>parking spaces</i> are required for the associated <i>gymnasium</i> or the <i>langar</i> , provided <i>parking</i> for the <i>gurdwara</i> is satisfied.  i. 3 <i>parking spaces</i> per classroom; ii. 1 <i>parking space</i> per 5 seats for the <i>assembly hall</i> limited to the <i>auditorium</i> ; and iii. no additional <i>parking spaces</i> are required for any associated <i>gymnasium</i> or <i>gurdwara</i> or <i>langar</i> , provided <i>parking</i> for the <i>auditorium</i> is satisfied.
<i>Child Care Centre</i>	1 <i>parking space</i> per employee
<i>Dwelling Units</i>	2 <i>parking spaces</i> per <i>dwelling unit</i> .

2. A minimum of 4 *parking spaces* for the loading and unloading of buses shall be provided.
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* 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. Special Regulations**

1. *Child care centres* shall be located on the *lot* such that these centres 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:

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<i>Lot Size</i>	<i>Lot Width</i>	<i>Lot Depth</i>
5 hectares [12.3 acres]	100 metres [330 ft.]	100 metres [330 ft.]

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Dimensions shall be measured in accordance with Section E.21, Part 4 General Provisions, of this 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 PA-2 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 PA-2 Zone.
  8. Surrey Tree Preservation By-law, 1996, No. 12880, as amended.
  9. Development permits may be required in accordance with the Surrey *Official Community Plan*, 1996, By-law No. 12900, as amended.
  10. Provincial licensing of *child care centres* is regulated by the Community Care and Assisted Living Act, S.B.C. 2002, c. 75, as amended, and the Regulations pursuant thereto including without limitation B.C. Reg 319/89.
3. This By-law shall be cited for all purposes as "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2006, No. 16017."

READ A FIRST AND SECOND TIME on the 8th day of May, 2006.

PUBLIC HEARING HELD thereon on the 29th day of May, 2006.

READ A THIRD TIME, AS AMENDED ON THE 25th day of June, 2007.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the 25th day of June, 2007.

\_\_\_\_\_ MAYOR

\_\_\_\_\_ CLERK

SCHEDULE A

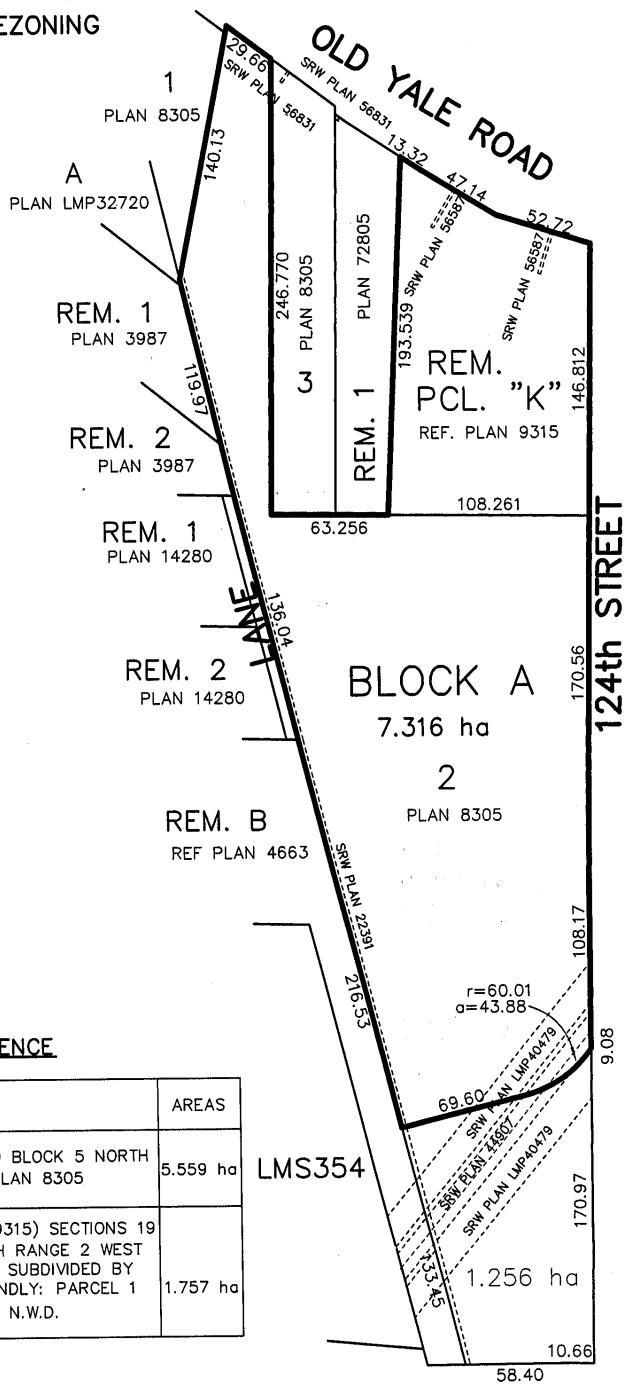
**SURVEY PLAN TO ACCOMPANY CITY OF SURREY  
BYLAW NO. 16017 OVER PART OF SECTION 19 AND 20  
BLOCK 5 NORTH RANGE 2 WEST NEW WESTMINSTER DISTRICT**

FOR THE PURPOSE OF REZONING  
B.C.G.S. 92G016  
CITY OF SURREY

LEGEND

SCALE

1:3000 (metric)



BOOK OF REFERENCE

ZONE	LEGAL DESCRIPTION	AREAS
BLOCK A	PART LOT 2 SECTION 19 BLOCK 5 NORTH RANGE 2 WEST N.W.D. PLAN 8305	5.559 ha
	PARCEL K (REF. PLAN 9315) SECTIONS 19 AND 20 BLOCK 5 NORTH RANGE 2 WEST EXCEPT: FIRSTLY: PART SUBDIVIDED BY PLAN 72805 AND SECONDLY: PARCEL 1 (BYLAW PLAN LMP2029) N.W.D.	1.757 ha

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Phone: 604 501-6188  
Fax: 604 501-6189  
File: 0602006-Z01.DWG

THIS PLAN LIES WITHIN THE  
GREATER VANCOUVER REGIONAL DISTRICT

104th AVE  
Certified correct copy of field survey.  
This 3rd Edition of the Survey Act, B.C. 1996, c. 47, s. 8(1) requires that a survey be sealed by a registered professional land surveyor.  
*Gene Paul*  
GENE PAUL  
B.C.L.S. 803  
THIS DOCUMENT IS NOT VALID UNLESS  
ORIGINALLY SIGNED AND SEALED