

CITY OF SURREY

BY-LAW NO. 16886A

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: ASSEMBLY HALL 1 ZONE (PA-1) AND
ONE-ACRE RESIDENTIAL ZONE (RA)

TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

Portion of Parcel Identifier: 007-485-158
North Half of Lot 13 Except: Firstly: North 33 Feet Secondly: Parcel "A" (Explanatory Plan 10097), South West Quarter Section 8 Township 2 New Westminster District Plan 1577

Portion of 12996 - 60 Avenue

- (b) FROM: ONE-ACRE RESIDENTIAL ZONE (RA)

TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

Portion of Parcel Identifier: 010-117-300
Lot "A" Section 8 Township 2 New Westminster District Plan 15098

Portion of 13020 - 60 Avenue

As shown on the Survey Plan attached hereto and forming part of this By-law, as Schedule A, certified correct by G.A. Hol on the 23rd day of May 2008, containing 8,512.7 square metres, called Block A.

(hereinafter 1. (a) and (b) shall be referred to as the "Lands")

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

A. Intent

This Comprehensive Development Zone is intended to accommodate and regulate the development of neighbourhood-scale *assembly halls*, including *churches*, *private schools* and *child care centres* subject to the Community Care & Assisted Living Act, S.B.C. 2002 c.75, as amended.

B. Permitted Uses

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

1. *Assembly halls*, including *churches*, which accommodate a maximum of 300 seats.
2. *Private schools* provided that the enrollment is limited to 50 students.
3. *Child care centres* provided that the enrollment at any one time is limited to 50 students.
4. *Community services*.
5. *Accessory uses*, including 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 426 square metres [4,586 sq.ft.] either accommodated in one separate *building* or within the *principal building*.

C. Lot Area

Not applicable to this Zone.

D. Density

1. The maximum *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 maximum *density* may be increased to that prescribed in Section D.2 of this Zone if amenities are provided in accordance with Schedule G of Surrey Zoning By-law, 1993, No. 12000, as amended.
2. The *floor area ratio* shall not exceed 0.35.

E. Lot Coverage

The *lot coverage* shall not exceed 35%.

F. Yards and Setbacks

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

Use	Setback	Front Yard	Rear Yard	Easterly Side Yard	Westerly Side Yard
<i>Principal Buildings</i>		7.5 m [25 ft.]	7.5 m [25 ft.]	3.6 m [12 ft.]	7.5 m [25 ft.]
<i>Accessory Buildings and Structures</i>		7.5 m [25 ft.]	6.0 m [20 ft.]	3.5 m [11.5 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 9 metres [30 feet].
2. *Accessory buildings and structures:* The *building height* shall not exceed 4 metres [13 feet].

H. Off-Street Parking

1. Resident and visitor *parking spaces* shall be provided as stated in Table C.4, Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.
2. All required resident *parking spaces* shall be provided as *underground parking* or as *parking within building envelope*.
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 the developed sides of the *lot* which abut a *highway*, a continuous *landscaping strip* of not less than 3 metres [10 ft.] in width shall be provided within the *lot*.

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*.
4. Garbage containers and *passive recycling containers* shall be screened to a height of at least 2.5 metres [8 ft.] by *buildings*, a *landscaping screen*, a solid decorative fence, or a combination thereof.

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:

<i>Lot Size</i>	<i>Lot Width</i>	<i>Lot Depth</i>
2,000 sq. m. [0.5 acre]	30 metres [100 ft]	30 metres [100 ft.]

Dimensions shall be measured in accordance with Section E.21, Part 4 General Provisions, of the 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-1 Zone as set forth in the 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 Off-Street Parking, 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.
 8. *Building* permits shall be subject to Surrey Development Cost Charge By-law, 2008, No. 16494, as may be amended or replaced from time to time, and the development cost charges shall be based on the PA-1 Zone.
 9. Surrey Tree Protection By-law, 2006, No. 16100, as amended.
 10. Provincial licensing of *child care centres* is regulated by the 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.
 11. Private schools are regulated by the Independent School Act R.S.B.C., 1996, c.216, as amended and the Regulations pursuant thereto.
3. This By-law shall be cited for all purposes as "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2009, No. 16886A."

READ A FIRST AND SECOND TIME on the 23rd day of February, 2009.

PUBLIC HEARING HELD thereon on the 9th day of March, 2009.

READ A THIRD TIME ON THE 9th day of March, 2009.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the 7th day of May, 2012.

_____ MAYOR

_____ CLERK

SCHEDULE "A"

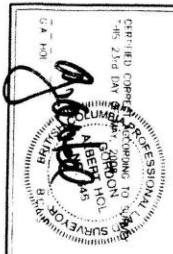
BLOCK SURVEY PLAN TO ACCOMPANY CITY OF SURREY REZONING BYLAW NO. 16376 OF PART OF LOT "A" PLAN 15098; EAST HALF AND PART OF NORTH HALF LOT 13 PLAN 1577 EXCEPT; FIRSTLY; NORTH 33' SECONDLY; PARCEL "A" (EXPLANATORY PLAN 10097) BOTH OF SOUTH WEST QUARTER SECTION 8 TOWNSHIP 2 NWD

BCCS 92G.016

SCALE 1 : 1000



BLOCK A FROM 94 TO PA 1
AREA = 8,512.7 m²



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