

CITY OF SURREY

CERTIFIED

BY-LAW NO. 12120

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 "LOCAL COMMERCIAL ZONE (C-L)"
TO "COMPREHENSIVE DEVELOPMENT ZONE (CD)"

Lot 2, Section 21, Block 5 North, Range 2 West,
New Westminster District, Plan 10263.
(12819 Old Yale Road)

(hereinafter referred to as "the lands")

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

- A. INTENT

This Comprehensive Development Zone is intended to regulate and accommodate a child care centre with a maximum of 40 children, subject to the Community Care Facility Act.

- B. PERMITTED USES

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

1. Child Care Centre licensed to accommodate a maximum of 40 children at any one time, provided that such centre does not constitute a singular use on the lot.

2. One residential dwelling unit.

C. LOT AREA

Not applicable to this Zone.

D. DENSITY

The maximum density shall not exceed a floor area ratio of .57.

E. LOT COVERAGE

The maximum lot coverage shall be 30%.

F. YARD AND SETBACKS

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

Setback	Front Yard	Rear Yard	Side Yard (North)	Side Yard (South)
Principal Building	7.5 m. [25 ft.]	7.5 m. [25 ft.]	2.9 m. [9 ft.]	6.8 m. [22 ft.]
Accessory Buildings and Structure	8.0 m. [60 ft.]	1.5 m. [5 ft.]	1.0 m. [3 ft.]	7.5 m. [25 ft.]

Measurements to be determined as per Part 1 Definitions, of Zoning By-law 12000, 1993.

G. HEIGHT OF STRUCTURES

Measurements to be determined as Part I Definitions of the Zoning By-law 12000, 1993.

1. Principal Building: The height shall not exceed 9 metres [30 ft.].
2. Accessory buildings and structures: The height shall not exceed 4 metres [13 ft.].

H. OFF-STREET PARKING

Refer to Part 5 Off-Street Parking, of the Zoning By-law, 12000, 1993.

I. LANDSCAPING

1. All 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 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.
2. All designated outdoor play areas for the child care centre shall be fenced to a height of 1.8 metres [6 ft.] and should be non-climbable and strong. If the fence is not solid, the spacings should not allow a child's head through.

K. SUBDIVISION

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

Lot Size	Lot Width	Lot Depth
800 sq. m. [8600 sq. ft.]	18 metres [60 ft.]	28 metres [90 ft.]

Dimensions shall be measured in accordance with Section E.21, Part 4 General Provisions, of By-law No. 12000.

L. 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 said By-law No. 12000 and in accordance with the "Surrey Subdivision and Development By-law".
2. General provisions on use are as set out in Part 4 General Provision of said By-law No. 12000.
3. Additional off-street parking requirements are as set out in Part 5 Off-Street Parking, of said By-law No. 12000.
4. Sign regulations are as set out in Part 6 Signs, of said By-law No. 12000.
5. Special building setbacks are as set out in Part 7 Special Building Setbacks, of said By-law No. 12000.

6. Building permits shall be subject to the "Surrey Building By-law" and the "Surrey Development Cost Charge By-law".
7. Development permits may be required in accordance with the Official Community Plan.
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.

M. DEVELOPMENT COST CHARGES

All building construction and/or subdivision under this zone shall be subject to the "Surrey Development Cost charge By-law 11951", and amendments thereto, based on CCR Zone and the uses as permitted and listed under Section 2(B) of this zone and as defined under Part I, Definitions, of Zoning By-law No. 12000.

3. This By-law shall be cited for all purposes as "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 1993, No. 12120."

READ A FIRST AND SECOND TIME on the 13th day of December, 1993.

PUBLIC HEARING HELD thereon on the 31st day of January, 1994.

READ A THIRD TIME on the 7th day of February, 1994.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the 18th day of April, 1994.

Robert J. Bose MAYOR

Danna Kenny CLERK

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