

CITY OF SURREY

BY-LAW NO. 13010

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 "CHILD CARE ZONE (CCR)"  
TO "COMPREHENSIVE DEVELOPMENT ZONE (CD)"

Parcel "A" (Explanatory Plan 14909) Lot 10, Section 21,  
Township 2, New Westminster District, Plan 6035.

(7430 - 140 Street)

(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 accommodate and regulate the development of child care centres accommodating a maximum of 35 children into a residential community, 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 35 children, at any one time provided that such centre does not constitute a singular use on the lot.
2. One single family dwelling.

C. LOT AREA

Not applicable to this Zone.

D. DENSITY

1. (a) For the purpose of this Section and notwithstanding the definition of floor area ratio (FAR) in Part 1 Definitions of "Surrey Zoning By-law, 1993, No. 12000," as amended, all covered areas used for parking shall be included in the calculation of FAR; and
- (b) For building construction within a lot:
  - i. The floor area ratio (FAR) shall not exceed 0.48 provided that, of the resulting allowable floor area, 45 square metres [480 sq. ft.] shall be reserved for use only as a garage or carport, and 10 square metres [105 sq. ft.] shall be reserved for use only as accessory buildings and structures.

E. LOT COVERAGE

The maximum lot coverage shall be 40%.

F. YARD 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>
Principal Building		7.5 m. [25 ft.]	7.5 m. [25 ft.]	1.8m.** [6 ft.]	7.5 m. [25 ft.]
Accessory Buildings and Structures		18.0 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 "Surrey Zoning By-law, 1993, No. 12000," as amended.

\* Lot width is measured 7.5 metres [25 ft.] from the front property line.

\*\* The side yard for the principal building may be reduced to 1.2 metres [4 ft.] if the combined side yards is at least 20% of the width of the lot measured 7.5 metres [25 ft.] from the front property line.

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 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

1. Refer to Part 5 Off-Street Parking, of "Surrey Zoning By-law, 1993, No. 12000," as amended.

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:

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<b>Lot Size</b>	<b>Lot Width</b>	<b>Lot Depth</b>
560 sq. m. [6,000 sq.ft.]	15 metres [50 ft.]	28 metres [90 ft.]

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Dimensions shall be measured in accordance with Section E.21, Part 4 General Provisions, of "Surrey Zoning By-law, 1993, No. 12000," as amended.

L. OTHER REGULATIONS

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

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 CCR Zone as set forth in "Surrey Subdivision and Development By-law, 1986, No. 8830," as amended.
3. General provisions on use 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 Part 6 Signs, "Surrey Zoning By-law, 1993, No. 12000," 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, 1993, No. 11951," as amended, and the development cost charges shall be based on the CCR Zone.

8. Development permits may be required in accordance with the Official Community Plan, as amended.
  9. 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.
3. This By-law shall be cited for all purposes as "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 1997, No. 13010."

PASSED FIRST AND SECOND READING on the 3rd day of February, 1997.

PUBLIC HEARING HELD thereon on the 3rd day of March, 1997.

PASSED THIRD READING on the 17th day of March, 1997.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the 1st day of March, 1999.

\_\_\_\_\_MAYOR

\_\_\_\_\_CLERK