

CITY OF SURREY

BY-LAW NO. 13559

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

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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 903 of the Municipal Act R.S.B.C. 1996 Chapter 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" under Part 3 of Surrey Zoning By-law, 1993, No. 12000, as amended, as follows:

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

Parcel Identifier: 008-716-315, West Half Lot 18, Block "B",  
Section 35, Township 2, New Westminster District, Plan 2213.

(15438 - 92 Avenue)

(hereinafter 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 *child care centres* accommodating a maximum of 40 children into a residential community, subject to the Community Care Facility Act, R.S.B.C., 1996 c 60 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. *Child care centre* licensed to accommodate a maximum of 40 children, at any one time provided that such *child care 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 By-law and notwithstanding the definition of *floor area ratio* 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 floor area ratio and
- (b) For *building* construction within a *lot*, the *floor area ratio* 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**

1. *Principal buildings* shall be sited in accordance with the following *setbacks*:
  - (a) *Front Yard* - 7.5 metres, [25 feet];
  - (b) *Rear Yard* - 7.5 metres [25 feet]; and
  - (c) *Side Yard* - 1.8 metres [6 feet].
2. *Accessory buildings* and *structures* shall be sited in accordance with the following *setbacks*:
  - (a) *Front Yard* - 18 metres [60 feet];
  - (b) *Rear Yard* - 1.5 metres [5 feet]; and
  - (c) *Side Yard* - 1.0 metre [3 feet].

**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 *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. 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 child care 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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<i>Lot Size</i>	<i>Lot Width</i>	<i>Lot Depth</i>
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 to all statutes, by-laws, orders, regulations or agreements, 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 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, of 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. 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 Facility Act R.S.B.C. 1996. c. 60, as amended, 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, 1998, No. 13559."

PASSED FIRST AND SECOND READING on the 19th day of October, 1998.

PUBLIC HEARING HELD thereon on the 16th day of November, 1998.

PASSED THIRD READING on the 16th day of November, 1998.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the 14th day of June, 1999.

\_\_\_\_\_ MAYOR

\_\_\_\_\_ CLERK