

CITY OF SURREY

CERTIFIED

BY-LAW NO. 12288

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)"

Lot 19, Block 3, Section 21, Block 5 North, Range 1 West, New Westminster District, Plan 18741.

(15515 - 104A Avenue)

(hereinafter referred to as "the land")

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

A. INTENT

This Comprehensive Development Zone is intended to permit and regulate the development of a **child care centre** accommodating a maximum of 49 children, subject to the Community Care Facility Act and Regulations thereto.

B. PERMITTED USES

The land and any **buildings** or **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 49 children, at any one time. **Child care centre** means a facility for children which includes group day care, family day care, pre-school, out-of-school care, child minding, specialized day care and emergency child care all as defined, licensed and regulated under 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.
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 said By-law 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, 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 situated as follows:

1. **Principal Building:**

- (a) **Front Yard:** 7.5 metres [25 ft.]
- (b) **Rear Yard:** 7.5 metres [25 ft.]
- (c) **Side Yard:** 1.8 metres [6 ft.], however, 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.**
- (d) **Side Yard on Flanking Street:** 7.5 metres [25 ft.]

2. **Accessory Buildings and Structures:**

- (a) **Front Yard:** 18.0 metres [60 ft.]
- (b) **Rear Yard:** 1.5 metres [5 ft.]
- (c) **Side Yard:** 1.0 metre [3 ft.]
- (d) **Side Yard on Flanking Street:** 7.5 metres [25 ft.]

G. HEIGHT OF BUILDINGS

Measurements to be determined as per Part 1 Definitions, of said By-law 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 said By-law No. 12000, as amended, in which Part 5 shall apply herein.

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. The **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

1. **Lots** created through subdivision in this zone shall conform to the following minimum standards:
 - (a) **Lot Size:** 560 square metres [6,000 sq. ft.]
 - (b) **Lot Width:** 15 metres [50 ft.]
 - (c) **Lot Depth:** 28 metres [90 ft.]

L. OTHER REGULATIONS APPLYING TO THE LAND HEREIN

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 Surrey Zoning By-law 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", as amended.
2. General provisions are as set out in Part 4 General Provisions of said By-law No. 12000, as amended apply to the land herein.
3. Additional off-street parking requirements are as set out in Part 5 Off-Street Parking, of said By-law No. 12000, as amended.
4. **Sign** regulations are as set out in Part 6 Signs, of said By-law No. 12000, as amended.
5. **Building** permits shall be subject to the "Surrey Building By-law", as amended, and the "Surrey Development Cost Charge By-law", as amended, and the development costs charge for the land herein shall be based on the CCR Zone.
6. Development permits may be required in accordance with the **Official Community Plan**, as amended.
7. 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.

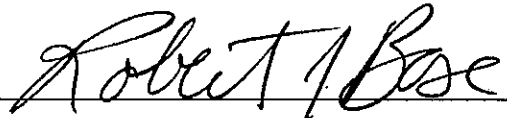
2. This By-law shall be cited for all purposes as "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 1994, No. 12288."

READ A FIRST AND SECOND TIME on the 25th day of April, 1994.


PUBLIC HEARING HELD thereon on the 30th day of May, 1994, and on the 12th day of September, 1994.

READ A THIRD TIME on the 13th day of September, 1994.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the 13th day of September, 1994.



MAYOR



Deputy
CLERK

CLKBLW2613