

PART XXIX(A) - P-P(1) DAY CARE INSTITUTIONAL ZONE

A. INTENT

This zone is intended for day care facilities integrated into a residential community, subject to the provisions of the Community Care and Assisted Living Act, S.B.C., 2002, c.75, as amended.

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06/07/10

B. PERMITTED USES

Land and structures shall be used for the following uses only; or for a combination of such uses:

1. Play school and other facilities for day care children provided however that no overnight accommodation shall be provided.
2. Single family dwelling.
3. Accessory buildings and structures.

C. LAND DEVELOPMENT

Notwithstanding any other provision of this zone, the uses permitted by Section B shall be conditional upon the immediate availability and adequacy of those Municipal facilities and services hereinafter set forth to serve each parcel of land and each unit of every building, structure and use to be erected, placed or carried on thereon. No use of land and no use of any building or structure thereon shall be deemed to be authorized by Section B of this zone, and all uses otherwise permitted by this By-law are hereby prohibited unless and until all of the following services and facilities have been provided and are immediately available and are adequate therefore to the standards set out as follows:

1. Sanitary sewer, waterworks and drainage works shall be provided and constructed to the standards set out for the P-P(1) zone in "Surrey Subdivision By-law, 1986, No. 8830" and amendments thereto. C.1, 2
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2. All highways abutting and serving the land including boulevards, street lighting, underground wiring, sidewalks, transit service facilities shall be provided and constructed to the standards set out for the P-P(1) zone in "Surrey Subdivision By-law, 1986, No. 8830" and amendments thereto.

D. DENSITY

The maximum density shall not exceed a floor area ratio of zero decimal five (0.5).

E. SITE COVERAGE

1. The amount of land covered by principal buildings shall not exceed thirty-three (33) per cent of the developed site.
2. The amount of land covered by principal buildings, accessory buildings, parking spaces and driveways shall not exceed sixty (60) per cent of the developed site.

F. SUBDIVISION

1. Lot size:

The minimum lot size shall be six hundred and sixty (660) square metres [7,200 square feet].
2. Lot width:

The minimum lot width shall be eighteen (18) metres [60 feet].

G. HEIGHT OF STRUCTURES

1. Principal buildings and structures:

The height of any principal building or structure shall not exceed ten (10) metres [33 feet] or two (2) storeys.
2. Accessory buildings and structures:

The height of any accessory building or structure shall not exceed four (4) metres [18 feet] or one (1) storey.

H. YARDS AND SETBACKS

Buildings and structures shall be situated as hereinafter set forth:

1. Front yard: The minimum front yard shall be seven decimal five (7.5) metres [25 feet].
2. Rear yard: The minimum rear yard shall be seven decimal five (7.5) metres [25 feet].
3. Side yard: The minimum side yard shall be three decimal six (3.6) metres [12 feet], provided that where no lane exists giving access to the rear yard, one side yard shall be left clear for the purpose of emergency vehicular access, and further provided that the side yard shall be increased to not less than seven decimal five (7.5) metres [25 feet] on the side lot line fronting onto a flanking street.

4. Setback of accessory buildings:

All accessory buildings and structures shall be located a minimum of three (3) metres [10 feet] from the nearest property line of an adjoining lot or structure, and no accessory building or structure shall be located within any yard fronting on a street.

I. LANDSCAPING

1. All portions of the site not covered by buildings, structures and parking areas shall be suitably landscaped and reasonably maintained to a standard compatible with the approved site plans.

2. A solid fence of not less than one decimal two (1.2) metres [4 feet] high shall be provided along the rear and side property lines.

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J. OFF-STREET PARKING

No off-street parking shall be permitted in a front yard.