

City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7919-0311-00

Planning Report Date: March 9, 2020

PROPOSAL:

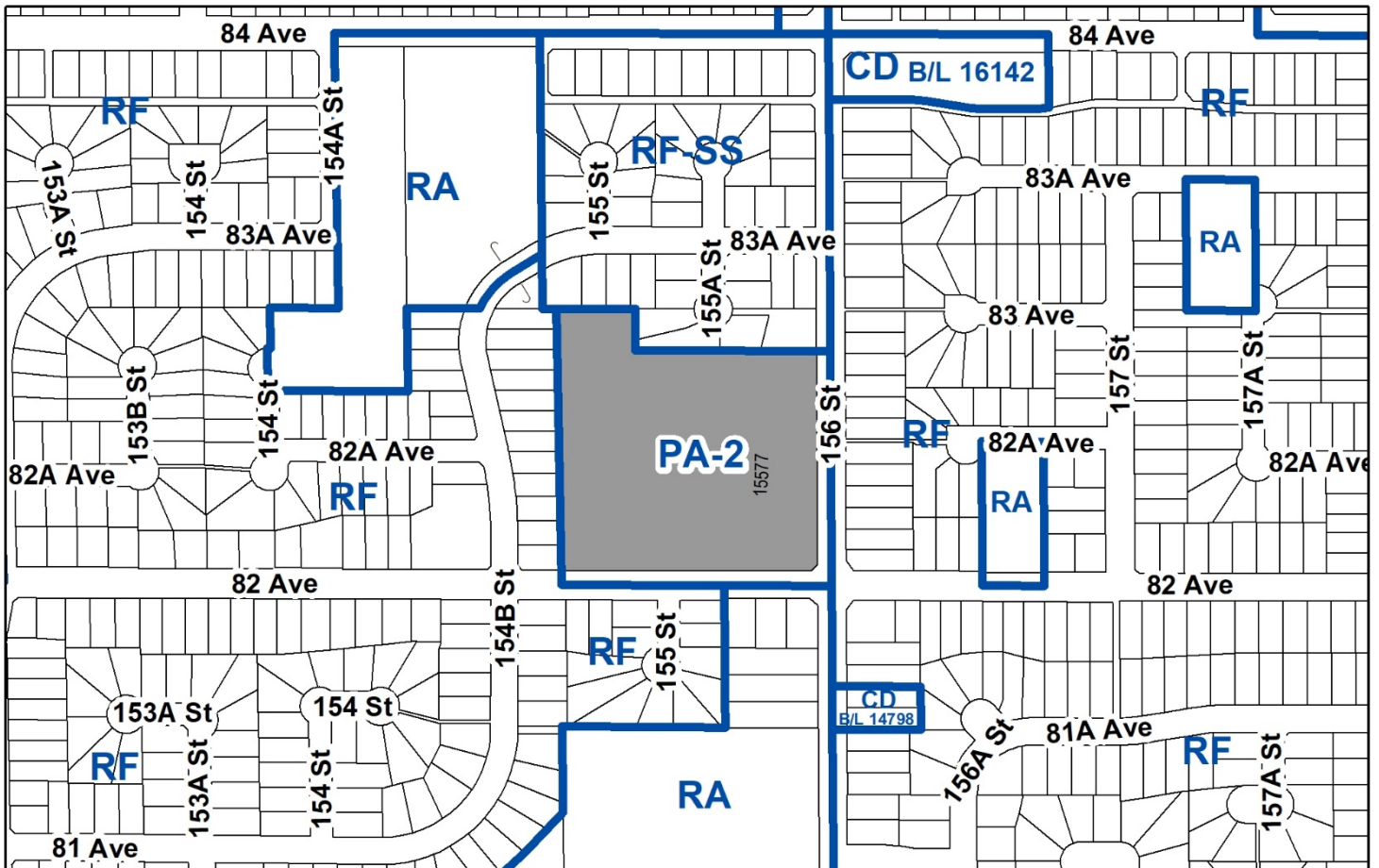
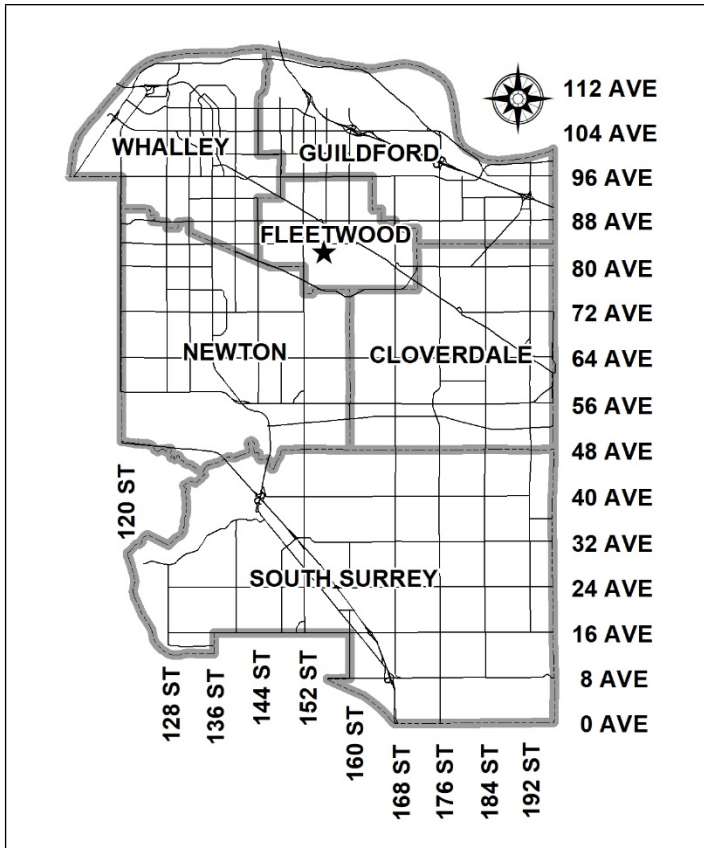
- **Rezoning** from PA-2 to CD (based on PA-2)

to permit a third dwelling unit within the existing assembly hall building, and to increase the permitted maximum total combined floor area of the dwelling units to 345 square metres.

LOCATION: 15577 - 82 Avenue

ZONING: PA-2

OCP DESIGNATION: Urban



RECOMMENDATION SUMMARY

- Bylaw Introduction and set date for Public Hearing for rezoning

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- The proposal complies with the Urban designation in the Official Community Plan (OCP).
- Places of worship are currently permitted in the PA-2 Zone of the Surrey Zoning By-law No. 12000. The PA-2 Zone permits a maximum of two (2) dwelling units to accommodate an official, manager or caretaker of the principal use, limited to a total area of 260 square metres.
- The applicant is seeking to rezone to CD (based on PA-2) to permit an additional dwelling unit in the existing building to accommodate a travelling minister, which will be occupied approximately half the year.
- Given the size of the existing building (3,790 m²) and that no exterior additions to the building are required for the additional one (1) dwelling unit, the proposed increase in density of the residential use within the building is considered minor.
- There are no anticipated impacts to neighbouring properties as the additional dwelling unit will be accommodated within the existing footprint of the building. No changes to the existing site servicing or surface parking will be required to accommodate the additional dwelling unit.
- All other provisions of the PA-2 Zone will remain unchanged in the proposed CD By-law.

RECOMMENDATION

The Planning & Development Department recommends that:

1. A Bylaw be introduced to rezone the subject site from "Assembly Hall 2 (PA-2) Zone" to "Comprehensive Development (CD) Zone" and a date be set for Public Hearing.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP/NCP Designation	Existing Zone
Subject Site	Greater Vancouver Assembly Hall of Jehovah's Witness	Urban	PA-2
North:	Single family residential	Urban	RF-SS
East (Across 156 Street):	Single family residential	Urban	RF
South (Across 82 Avenue):	Single family residential	Urban	RF/RA
West:	Single family residential	Urban	RF/RA

Context & Background

- The subject property is located on the north side of 82 Avenue, west of 156 Street in Fleetwood, just west of the western boundary of Fleetwood Town Centre. The property is designated Urban in the Official Community Plan (OCP) and is zoned Assembly Hall 2 (PA-2).
- The site totals 32,327 square metres and is occupied by a 3,790 square metre building with 426 surface parking spaces. The building operates as an Assembly Hall of Jehovah's Witnesses.
- The existing PA-2 zone accommodates the proposed existing assembly use but limits the number of dwelling units to two (2) and also limits the total area of the dwelling use to 260 square metres. As per the PA-2 zone, the dwelling units are to be occupied by an official, manager or caretaker of the principal use.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant is seeking to rezone to CD (based on PA-2) to permit one additional dwelling unit in the existing building, for a total of three (3) dwelling units, in order to accommodate travelling ministers. It is anticipated the proposed new dwelling unit will be occupied half the year.

- The proposed new dwelling unit will be constructed through interior renovations. The existing two (2) dwelling units in the building will remain unchanged. The total area of the dwelling units, including the proposed new unit, will be 343 square metres.
- No exterior renovations are proposed to the existing building and the building’s footprint will be unchanged. The interior area to be renovated currently operates as existing offices related to the assembly hall use.

Proposed	
Lot Area	
Gross Site Area:	32,327 m ²
Floor Area Ratio (FAR):	0.13
Floor Area	
Residential:	342.86 m ²
Assembly Hall/Place of Worship:	3982.64 m ²
Total:	4325.5 m ²
Dwelling Units:	
Total:	3

Referrals

Engineering: The Engineering Department has no objection to the project.

Sustainability Considerations

- The applicant has met all of the typical sustainable development criteria, as indicated in the Sustainable Development Checklist.

POLICY & BYLAW CONSIDERATIONS

Regional Growth Strategy

- The lands are designated ‘General Urban’ in the Regional Growth Strategy (RGS). The proposal complies with the RGS designation, which is intended for residential neighbourhoods and centres, and are supported by shopping services institutions, recreational facilities and parks.

Official Community Plan

Land Use Designation

- The subject lot is designated ‘Urban’ in the Official Community Plan (OCP). The Urban designation is intended to support low and medium density residential neighborhoods, with other complementary uses included public facilities and places of worship.

CD Bylaw

- The applicant proposes to rezone the subject site from "Assembly Hall 2 Zone (PA-2)" to "Comprehensive Development Zone (CD) (based on PA-2).
- The applicant is proposing a "Comprehensive Development Zone (CD)" to accommodate the proposed additional dwelling unit within the existing building on the subject site. The proposed CD Bylaw identifies the uses, densities and setbacks proposed. The CD Bylaw will have provisions based on the "Assembly Hall 2 Zone (PA-2)".
- A comparison of the density, lot coverage, setbacks, building height and permitted uses in the PA-2 Zone, and the proposed CD Bylaw is illustrated in the following table:

Zoning	PA-2 Zone	Proposed CD Zone
Unit Density:	1 or 2 dwelling units for the accommodation of an official, manager or caretaker of the principal use, provided such use is limited in area to 260 square metres.	3 dwelling units for the accommodation of an official, manager or caretaker of the principal use, provided such use is limited in area to 345 square metres.
Floor Area Ratio:	0.50	0.50
Lot Coverage:	40%	40%
Yards and Setbacks	Front yard: 7.5 m Rear yard: 7.5 m Side yard: 7.5 m Side yard on flanking street: 3.6 m	Front yard: 7.5 m Rear yard: 7.5 m Side yard: 7.5 m Side yard on flanking street: 3.6 m
Principal Building Height:	9 metres	9 metres
Parking (Part 5)		Proposed
Assembly Hall: 379 including 8 accessible space		426 parking spaces including 8 accessible spaces (existing)

- Most provisions of the existing PA-2 Zone are upheld in the proposed CD By-law for the subject site. The only proposed departure from the existing PA-2 Zone is with regard to the permitted uses. The proposed CD zone proposes an increase to the number of permitted dwelling units as an accessory use, and total permitted area of the accessory residential use.
- The existing PA-2 zone permits a total of two (2) dwelling units to accommodate an official, manager, or caretaker of the principal use, provided that such use is limited in area to 260 square metres. The proposed CD By-law increases the number of permitted dwelling units to three (3) and increases the total area of the residential use to 345 square metres.

- The departure from the PA-2 zone in the proposed CD By-law has merit as the proposed new dwelling unit can be accommodated within the existing building and all modifications will be interior renovations. The footprint of the existing building will remain unchanged. Given the size of the existing building (3,790 m²), the proposed interior renovation can be accommodated easily and is not anticipated to have any impact to neighbouring residents. No changes to servicing is required with the proposed new dwelling unit and there is an existing surplus of 47 surface parking stalls on site.
- The total area of the accessory use (dwelling units) is proposed to increase from a total of 260 square metres to 345 square metres. The increase in floor area by 85 square metres is considered minor and supportable given the size of the existing building and that no exterior renovations or footprint modifications are required to accommodate the interior renovation.
- The slight increase in residential density of one dwelling unit is considered minor as the new dwelling unit is intended to accommodate travelling ministers and will only be occupied about half the year according to the information provided by the applicant.

PUBLIC ENGAGEMENT

- Pre-notification letters were sent on February 5, 2020 and the Development Proposal Signs were installed on February 21, 2020. At the time of this report, Staff have received no responses from neighbouring residents regarding the development proposal.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- | | |
|--------------|---|
| Appendix I. | Site Plan, Floor Plans, Building Elevations |
| Appendix II. | Proposed CD By-Law |

approved by Ron Gill

Jean Lamontagne
General Manager
Planning and Development

CW/cm



GVAH NEW SUITE # 3

ISSUED FOR REZONING - SEPTEMBER 17, 2019

Appendix I

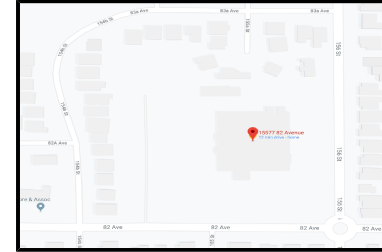
CLIENT'S REPRESENTATIVE:
STEPHEN SALVIDGE
604.319.5989
SSALVIDGE@JW.ORG

CIVIC ADDRESS:
15577 - 82nd AVENUE
SURREY, BC
V3S 2K8

DESIGN PROJECT COORDINATOR:
JAB FIGUEROA
778.317.7210
JFIGUEROA@JW.ORG

LEGAL DESCRIPTION:
LOT 26 N 1/2 SW 1/4 SEC 26 TP 2 NWD
PLAN 47194
PID: 006-156-444

ZONING:
PA2
CHURCH



ARCHITECTURAL:
LDC REMOTE DESIGN OFFICE

15577 82 AVE
SURREY, BC V3S 2K8

- A0.1 COVER PAGE & DRAWING INDEX
- A0.2 ZONING ANALYSIS
- A1.1 SITE PLAN
- A2.1 MAIN FLOOR CONTEXT PLAN
- A2.2 MEZZANINE CONTEXT PLAN
- A2.3 MEZZANINE FLOOR PLAN
- A3.1 NORTH ELEVATION
- T
- L2.1 EXISTING LANDSCAPE PLAN
- T

SEAL:

CONSULTANT:

17 SEP 19 ISSUE FOR REZONING

MARK:	DATE:	DESCRIPTION:
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OWNER:

J.W.C.S.
JEHOVAH'S WITNESSES
CONGREGATION SUPPORT
BOX 4100
GEORGETOWN, ON
L7G 4Y4

PROJECT TITLE:

**GVAH
NEW SUITE # 3**
GREATER VANCOUVER ASSEMBLY HALL OF
JEHOVAH'S WITNESSES
15577 82ND AVENUE
SURREY, BC
V3S 7W7

SHEET TITLE:

**COVER PAGE
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SHEET No.

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ZONING DATA

EXISTING ZONING:	PA-2
EXISTING USE:	CHURCH
ACCESSORY BLDG:	SERVICE BLDG
SITE AREA:	32,327 m2 (348,000 sqft)
DENSITY: (FSR)	ALLOWED 0.5 = 16,163.5 m2 (174,000 sqft)
	PROPOSED 0.13 = 4,325.3 m2 (46,562 sqft)
RESIDENTIAL SUITES:	ALLOWED 2 UNITS
	PROPOSED EX. MANAGER'S + 2 GUEST ROOMS
	210.06 m2
	EX. SUITE # 2 64.9 m2
	NEW SUITE # 3 67.9 m2
	40% = 12,930.8 m2 (139,000 sqft)
SITE COVERAGE:	ALLOWED 12% = 3,953.7 m2 (42,562 sqft)
	PROPOSED 32,327 m2
SITE AREA:	32,327 m2
BUILDING HEIGHT:	MAIN BLDG ALLOWED 9 m (30'-0")
	PROPOSED 5.5 m (18'-0")
	SERVICE BLDG ALLOWED 4 m (13'-1")
	PROPOSED 4 m (13'-1")
SETBACKS:	FRONT (82 AVE) REQUIRED 7.5 m (25')
	PROPOSED 46.5 m (152.7')
	WEST REQUIRED 3.6 m (12')
	PROPOSED 87.6 m (287.5')
	REAR REQUIRED 7.5 m (25')
	PROPOSED 31.2 m (102.3')
	SOUTH (156 ST) REQUIRED 7.5 m (25')
	PROPOSED 39.1 m (128.2')
LANDSCAPED AREA:	REQUIRED 10% 3,232.7 m2 (34,800 sqft)
	PROPOSED 33% 10,775.6 m2 (116,000 sqft)
PARKING REQUIRED:	EX. AUDITORIUM 1410 SEATS / 8 176 CARS
	EX. NORTH K. HALL 180 SEATS / 8 23 CARS
	EX. SOUTH K. HALL 55 SEATS / 8 7 CARS
	SUITES 2 x 3 6 CARS
	TOTAL 212 CARS
PARKING PROVIDED	426 CARS
DISABLED PARKING	REQUIRED 3 CARS
	PROVIDED 8 CARS

LEGAL DESCRIPTION

LOT 26 N 1/2
SW 1/4 SEC 26
TP 2
NWD
PLAN 47194

BUILDING CODE DATA:

MAIN BUILDING	
BUILDING AREA:	3,790 m2 (40,000 sqft)
BUILDING CODE AREA:	3.2.2.26 - ASSEMBLY BLDG, DIVISION 2
	COMBUSTIBLE & NONCOMBUSTIBLE CONSTRUCTION
	SPRINKLERED, FACING 3 STREETS, ONE STOREY
	w/ MEZZANINE: MEZZANINE AREA = 371.6 m2 (4000 sqft)
	WALLS & COLUMNS SUPPORTING MEZZANINE 45 MIN FRR
SERVICE BUILDING	
BUILDING AREA:	238 m2 (2,560 sqft)
BUILDING CODE AREA:	3.2.2.87 - GROUP F, DIVISION 3
	COMBUSTIBLE CONSTRUCTION
	NOT SPRINKLERED, FACING 1 STREET, ONE STOREY

SEAL:

CONSULTANT:

	24 FEB 20	ISSUE FOR REZONING
	17 SEP 19	ISSUE FOR REZONING
MARK:	DATE:	DESCRIPTION:

OWNER:

J.W.C.S.
JEHOVAH'S WITNESSES
CONGREGATION SUPPORT
BOX 4100
GEORGETOWN, ON
L7G 4Y4

PROJECT TITLE:

**GVAH
NEW SUITE # 3**
GREATER VANCOUVER ASSEMBLY HALL OF
JEHOVAH'S WITNESSES
15577 82ND AVENUE
SURREY, BC
V3S 7W7

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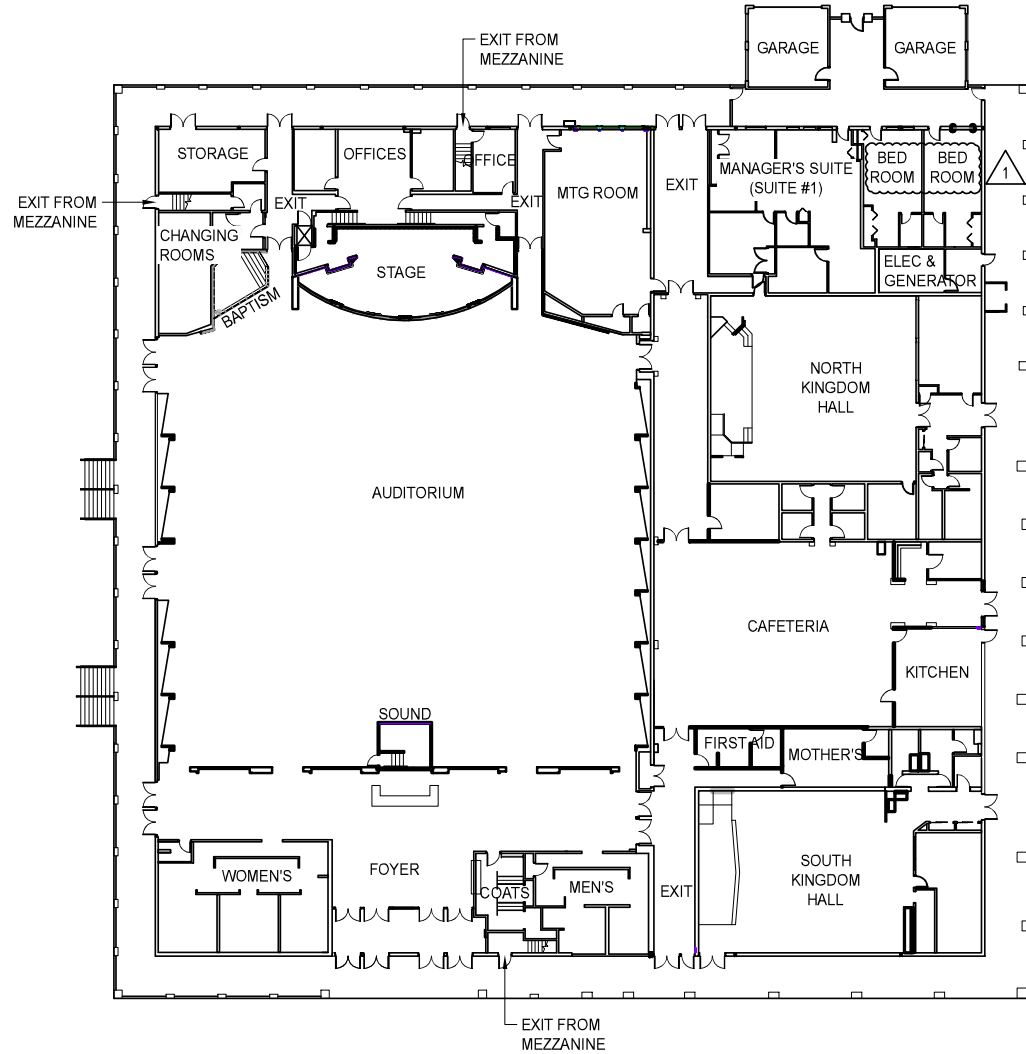
**ZONING
ANALYSIS**

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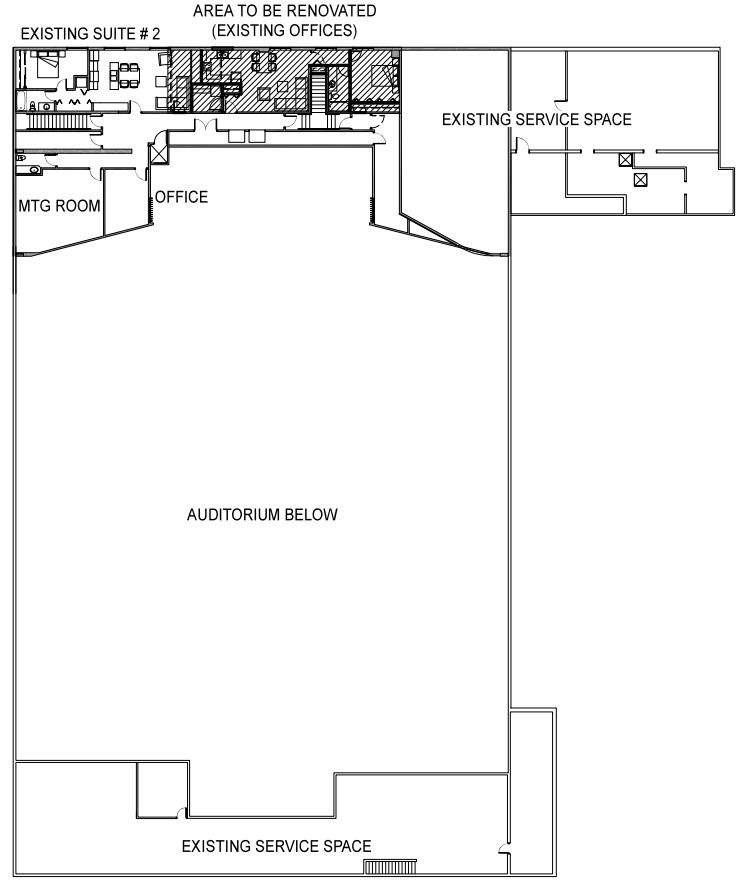
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MAIN FLOOR CONTEXT PLAN
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CONSULTANT:
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PROJECT No.
SHEET No.

A2.1

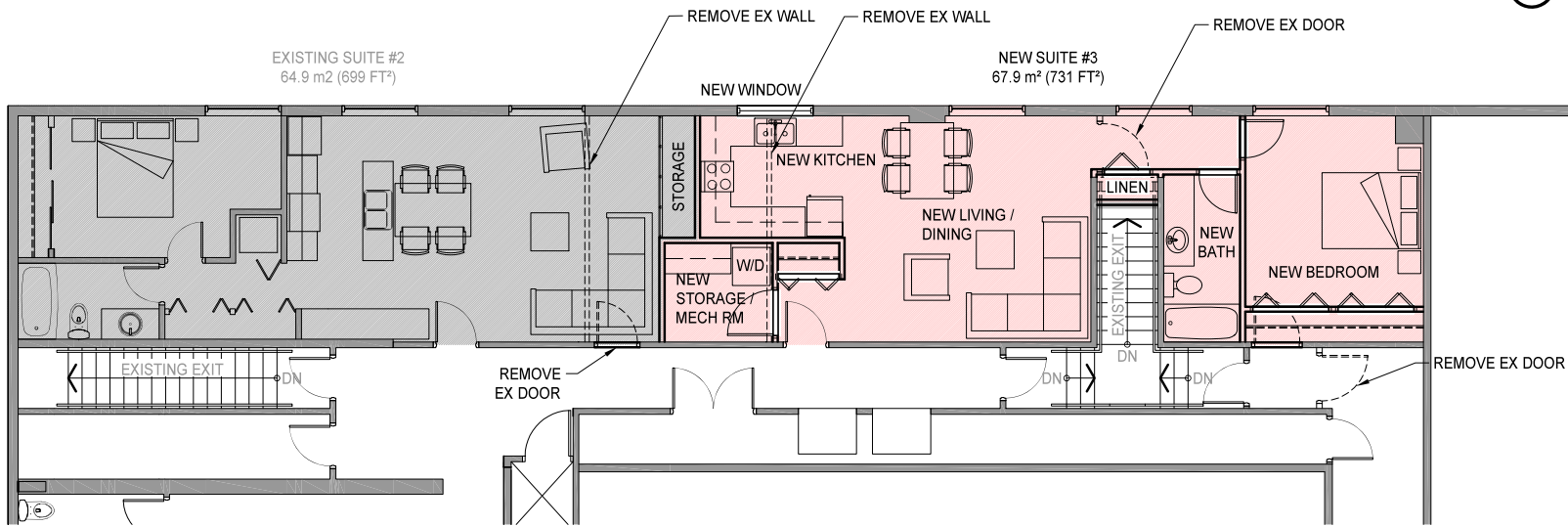
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DWGSCALE: 1/8"=1'-0"
PLOT DATE: 17 Sep 19



1 MEZZANINE CONTEXT PLAN
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0" 15'-0" 30'-0" 60'-0"

SEAL:
CONSULTANT:
17 SEP 19 ISSUE FOR REZONING
MARK: DATE: DESCRIPTION:
OWNER: J.W.C.S. JEHOVAH'S WITNESSES CONGREGATION SUPPORT BOX 4100 GEORGETOWN, ON L7G 4Y4
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SHEET No. A2.2



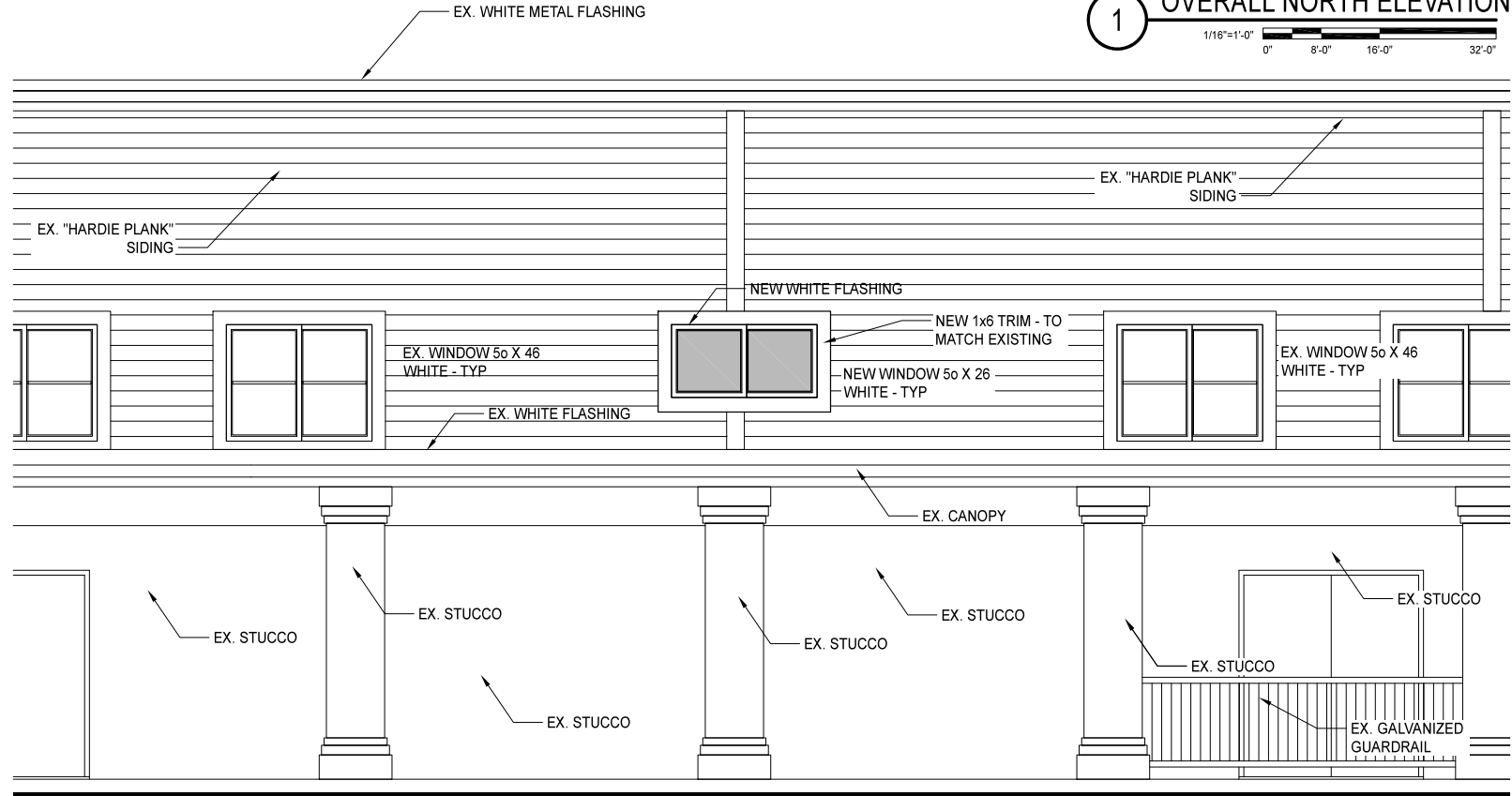
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MEZZANINE FLOOR PLAN
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CONSULTANT:
17 SEP 19 ISSUE FOR REZONING
MARK: DATE: DESCRIPTION:
OWNER: J.W.C.S. JEHOVAH'S WITNESSES CONGREGATION SUPPORT BOX 4100 GEORGETOWN, ON L7G 4Y4
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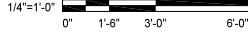


NEW WINDOW

1 OVERALL NORTH ELEVATION



2 PARTIAL NORTH ELEVATION



D:\NS\DRFT - P\ASSEMBLY HALL_GVAH\Site\Site#P\CD\04\Architectural\A3.1 NORTH ELEVATION.dwg
 PLOT DATE: 17 Sep 19
 DWS SCALE: 96.0000

SEAL:

CONSULTANT:

17 SEP 19 ISSUE FOR REZONING

MARK: DATE: DESCRIPTION:

OWNER:

J.W.C.S.
 JEHOVAH'S WITNESSES
 CONGREGATION SUPPORT
 BOX 4100
 GEORGETOWN, ON
 L7S 4Y4

PROJECT TITLE:

**GVAH
 NEW SUITE # 3**
 GREATER VANCOUVER ASSEMBLY HALL OF
 JEHOVAH'S WITNESSES
 15577 82ND AVENUE
 SURREY, BC
 V3S 7W7

SHEET TITLE:

**NORTH
 EXTERIOR ELEVATION**

PROJECT No.

SHEET No.

A3.1

CITY OF SURREY

BYLAW NO. 20043

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

.....

THE COUNCIL of the City of Surrey ENACTS AS FOLLOWS:

- 1. "Surrey Zoning By-law, 1993, No. 12000", as amended, is hereby further amended, pursuant to the provisions of Section 479 of the Local Government Act, R.S.B.C. 2015 c. 1, 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" of "Surrey Zoning By-law, 1993, No. 12000", as amended as follows:

FROM: ASSEMBLY HALL 2 ZONE (PA-2)

TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

Parcel Identifier: 006-156-444

Lot 26 Section 26 Township 2 New Westminster District Plan 47194 Except Plan EPP22542

(15577 - 82 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 regional-scale *assembly halls*, including *places of worship*, *private schools* and *child care centres* subject to the Community Care and Assisted Living Act, S.B.C., 2002, C.75, as amended and the Child Care Licensing Regulation set out under B.C. Reg. 95/2009, 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. *Assembly halls*, including *places of worship*.
- 2. *Private schools*.
- 3. *Child care centres*.

4. *Community services.*
5. *Accessory uses, including the following:*
 - (a) Up to three (3) *dwelling units* for the accommodation of an official, manager or caretaker of the *principal use* provided that the *dwelling units* are limited in combined floor area to 345 square metres [3,714 sq. ft.] accommodated within the *principal building*.

C. Lot Area

Not applicable to this Zone.

D. Density

The *floor area ratio* shall not exceed 0.50.

E. Lot Coverage

The *lot coverage* shall not exceed 40%.

F. Yards and Setbacks

1. All *front yard, rear yard, and side yard setbacks* shall be greater than or equal to the measurement of *height* of the highest *building* on the *lot*.
2. *Buildings and structures* shall be sited in accordance with the following minimum *setbacks*:

Use	Setback	<i>Front Yard</i>	<i>Rear Yard</i>	<i>Side Yard</i>	<i>Side Yard on Flanking Street</i>
<i>Principal Buildings</i>		7.5 m	7.5 m	3.6 m	7.5 m
<i>Accessory Buildings and Structures</i>		[25 ft.]	[25 ft.]	[12 ft.]	[25 ft.]

Measurements to be determined as per Part 1 Definitions of "Surrey Zoning By-law, 1993, No. 12000", as amended.

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 buildings*: The *building height* shall not exceed 9 metres [30 ft.].

2. Accessory buildings and structures: The *building height* shall not exceed 4 metres [13 ft.].

H. Off-Street Parking

1. *Parking spaces* shall be provided in accordance with Part 5 Off-Street Parking and Loading/Unloading of "Surrey Zoning By-law, 1993, No. 12000", as amended.

I. Landscaping

1. All developed 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. Along all *lot lines* of the developed portion of the *lot*, a 3 metre [10 ft.] wide landscaped strip shall be provided, consisting of hedges, ground cover or a decorative fence or a combination thereof.
3. 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:
 - (a) Are accessed from a *highway*, independent from the access to the other uses permitted in Section B of this Zone; and
 - (b) Have direct access to an *open space* and play area within the *lot*.

K. Subdivision

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

<i>Lot Size</i>	<i>Lot Width</i>	<i>Lot Depth</i>
2,000 sq. m. [0.5 acre]	30 metres [100 ft.]	30 metres [100 ft.]

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

L. Other Regulations

In addition to all statutes, bylaws, orders, regulations or agreements, the following are applicable, however, in the event that there is a conflict with the provisions in

this Comprehensive Development Zone and other provisions in "Surrey Zoning By-law, 1993, No. 12000", as amended, the provisions in this Comprehensive Development Zone shall take precedence:

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 PA-2 Zone as set forth in the "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 and Loading/Unloading of "Surrey Zoning By-law, 1993, No. 12000", as amended.
5. Sign regulations are as set out in "Surrey Sign By-law, 1999, No. 13656", 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 Bylaw, 2012, No. 17850", as amended.
8. *Building* permits shall be subject to Surrey Development Cost Charge Bylaw, 2018, No. 19478, as may be amended or replaced from time to time, and the development cost charges shall be based on the PA-2 Zone.
9. Tree regulations are set out in "Surrey Tree Protection Bylaw, 2006, No. 16100", as amended.
10. Provincial licensing of *child care centres* is regulated by the Community Care and Assisted Living Act S.B.C. 2002, c. 75, as amended, and the Regulations pursuant thereto including without limitation B.C. Reg 319/89/213.
11. *Private schools* are regulated by the Independent School Act, R.S.B.C. 1996, Chapter 216, as amended.

3. This Bylaw shall be cited for all purposes as "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2020, No. 20043".

PASSED FIRST READING on the _____ th day of _____, 20 .

PASSED SECOND READING on the _____ th day of _____, 20 .

PUBLIC HEARING HELD thereon on the _____ th day of _____, 20 .

PASSED THIRD READING on the _____ th day of _____, 20 .

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the _____ th day of _____, 20 .

_____ MAYOR

_____ CLERK