

13.3 Assembly (ASY)

13.3.1 Purpose

The **zone** provides for **religious assembly, education** and other limited community **uses**.

13.3.2 Permitted Uses

- **child care**
- **education**
- **private club**
- **religious assembly**

13.3.3 Secondary Uses

- **child care** [Bylaw 10259, May 17/21]
- **interment facility**
- **dormitory**
- **housing, single detached**
[Bylaw 10259, May 17/21]
- **residential security/operator unit**

13.3.4 Permitted Density

1. The maximum **density** is one **single detached housing dwelling unit** per lot.
2. The maximum **floor area ratio** is 0.50.

13.3.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 35% for **buildings**.

13.3.6 Yards & Setbacks

1. The minimum **front yard** and **exterior side yard** is 6.0 m.
2. The minimum **interior side yard** is 1.2 m for **single detached housing** and 7.5 m for all other **buildings**.
3. The minimum **rear yard** is 6.0 m for **single detached housing** and 7.5 m for all other **buildings**.

13.3.7 Permitted Heights

1. The maximum **height** for **buildings** and **accessory structures** is 12.0 m.

13.3.8 Subdivision Provisions/Minimum Lot Size

1. There are no minimum **lot width, lot depth** or **lot area** requirements.

13.3.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided according to the provisions of Section 6.0.
2. The location of landscape elements shall provide sight lines from windows and doors to **walkways** and parking areas on the property. [Bylaw 9490, Mar 21/16]
3. **Screening** for loading, storage, refuse and recycling shall avoid creating areas on the **site** with no natural surveillance.

13.3.10 On-Site Parking and Loading

1. On-site **vehicle** and bicycle parking and loading shall be provided according to the standards set out in Section 7.0.

13.3.11 Other Regulations

1. In addition to the regulations listed above, the General Development Regulations in Section 4.0 and the Specific Use Regulations in Section 5.0 apply.
2. The following are **site-specific zone** regulations applicable to the **lot at:** *[Bylaw 8696, Mar 14/11]*
10640 No. 5 Road *[Bylaw 8696, Mar 14/11]*
P.I.D. 028-518-586 *[Bylaw 8696, Mar 14/11]*
Lot A Section 31 Block 4 North Range 5 West New Westminster District Plan BCP47160 *[Bylaw 8696, Mar 14/11]*
 - a) The minimum **front yard** is 4.0 m; *[Bylaw 8696, Mar 14/11]*
 - b) The minimum **interior side yard** is 4.0 m; *[Bylaw 8696, Mar 14/11]*
 - c) The minimum **rear yard** is 6.0 m; *[Bylaw 8696, Mar 14/11]*
 - d) The maximum **height** for **buildings** and **structures** is 20 m. *[Bylaw 8696, Mar 14/11]*
3. Within the area bounded by the bold black line shown in Diagram 1: *[Bylaw 10259, May 17/21]*
 - a) **religious assembly** shall be the only permitted **principal use**; *[Bylaw 10259, May 17/21]*
 - b) **child care** shall only be permitted as a **secondary use**; and *[Bylaw 10259, May 17/21]*
 - c) **education** and **private club** are not permitted; *[Bylaw 10259, May 17/21]*

Diagram 1 *[Bylaw 10259, May 17/21]*



4. Notwithstanding Section 13.3.11.3.c), **education** shall be permitted on the following **site** only and subject to the applicable approval granted by the Agricultural Land Commission, in accordance with the *Agricultural Land Commission Act* (as amended), prior to the date of adoption of Amendment Bylaw 10259: *[Bylaw 10259, May 17/21]*
- 12011 Blundell Road *[Bylaw 10259, May 17/21]*
 PID 002-555-310 *[Bylaw 10259, May 17/21]*
 South Half of the South West Quarter Section 18 Block 4 North Range 5 West New Westminster District Except: Firstly: Part Dedicated Road on Plan NWP87640 Secondly: Parcel E (Bylaw Plan LMP4874) Thirdly: Parcel F (Bylaw Plan LMP12615) Fourthly: Part on SRW Plan 21735 *[Bylaw 10259, May 17/21]*
5. For any **site** that is located in the **Agricultural Land Reserve**, any: *[Bylaw 10259, May 17/21]*
- a) change in the **principal use** or **secondary use** on the **site**; or *[Bylaw 10259, May 17/21]*
 - b) increase in the scale, extent or degree of a permitted **principal use** or **secondary use** of land on the **site**; *[Bylaw 10259, May 17/21]*
- after the date of adoption of Bylaw 10259, must be approved by the Agricultural Land Commission in accordance with the *Agricultural Land Commission Act* (as amended). *[Bylaw 10259, May 17/21]*
6. For any **site** that is located in the **Agricultural Land Reserve**: *[Bylaw 10279, Sep 7/21]*
- a) **religious assembly** shall be the only permitted **principal use**; *[Bylaw 10279, Sep 7/21]*
 - b) **child care** shall only be permitted as a **secondary use**; and *[Bylaw 10279, Sep 7/21]*
 - c) **education** and **private club** are not permitted. *[Bylaw 10279, Sep 7/21]*
7. Notwithstanding Section 13.3.11.6.c), **education** shall be permitted on the following **site** only and subject to the applicable approval granted by the Agricultural Land Commission, in accordance with the *Agricultural Land Commission Act* (as amended), prior to the date of adoption of Amendment Bylaw 10279: *[Bylaw 10279, Sep 7/21]*
- 20451 Westminster Highway *[Bylaw 10279, Sep 7/21]*
 PID 003-934-268 *[Bylaw 10279, Sep 7/21]*
 Lot 78 Section 4 Block 4 North Range 4 West New Westminster District Plan 1593 *[Bylaw 10279, Sep 7/21]*

