

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

- **interment facility**
- **dormitory**
- **housing, single detached**
- **private club** [Bylaw 9699, Jun 19/17]
- **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
P.I.D. 028-518-586
Lot A Section 31 Block 4 North Range 5 West New Westminster District Plan BCP47160
 - 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. **Private club** shall only be permitted as (a) a **primary use** for land not contained in the **Agricultural Land Reserve**, and (b) a **secondary use** for land contained in the **Agricultural Land Reserve**. *[Bylaw 9699, Jun 19/17]*