

PART XXVIII - P-R RECREATION ZONE

A. INTENT

This zone is intended for commercial recreation uses.

B. PERMITTED USES

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

1. Golf driving ranges, provided that:

(a) The driving range shall be situated and designed so that golf balls do not create a nuisance or a danger to any abutting property;

(b) No lights shall be mounted so as to direct a glare onto any housing or any public roadway;

(c) No fence for the control of stray golf balls shall be located closer than twelve (12) metres [40 ft.] to any property line and any such fence shall be kept in good repair and shall be bordered with appropriate screening and landscaping.

2. Golf courses.

3. Marina use including the following or similar uses which are clearly incidental to a Marina use:

- Boat moorage and storage
- Launching ramp, marine ways and hoist
- Sales or rental of boats, docking berths, marine engines and marine supplies
- Fishing supplies
- Marine repair and service station
- Cafe and club house facilities
- Marine machine shop
- Boat building

4. Other private or public recreational uses not operated by a government

authority.

5. Accessory buildings, structures, and uses, including sales of sporting goods, restaurant, club house and other uses normally incidental to the uses permitted in this zone and a residence for the accommodation of an official, manager or caretaker of the principal use.

6. Agricultural and horticultural uses, excluding mink or
fox farms, poultry and mushroom farming, piggeries and Inserted
kennels, provided that: B/L 9709

10/24/88

(a) The minimum site shall be 2.02 hectares [5 acres];

(b) A building to shelter livestock or poultry shall be located not less than forty-five (45) metres [150 feet] from any adjoining residence, street or roadway, and fifteen (15) metres [50 feet] from any property line; and

(c) The property is within the Agricultural Land Reserve as determined by the B.C. Land Commission Act.

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 buildings 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 therefor 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-R zone in "Surrey Subdivision
By-law, 1986, No. 8830" and amendments thereto. C.1, 2

Amended

B/L [9882](#)

2. All highways abutting and serving the land including 02/20/89

boulevards, street lighting, underground wiring, sidewalks, transit service facilities shall be constructed to the standards set out for the P-R zone in "Surrey Subdivision By-law, 1986, No. 8830" and amendments thereto.

3. Where this zone abuts other zones requiring a lesser servicing standard than those specified in Sub-section C.1 above, and where any portion of the works and facilities required under Sub-section C.1 cannot be practically provided to the full standard as required due to unavailability of Municipal services, that portion of the works and facilities may be provided to a lesser standard as required in the said abutting zones.

D. DENSITY

The maximum density shall not exceed a floor area ratio of zero decimal four (0.4).

E. SITE COVERAGE

The maximum site coverage shall be forty (40) per cent.

F. SUBDIVISION

1. Lot size: The minimum lot size shall be two thousand (2,000) square metres [21,500 sq. ft].

2. Lot width: The minimum lot width shall be thirty (30) metres [100 ft].

G. HEIGHT OF STRUCTURES

The height of any building shall not exceed two (2) storeys.

H. YARDS AND SETBACKS

1. Buildings and structures ancillary to a golf driving range, golf course, marina, or other similar outdoor recreation use as permitted in this zone shall be situated as hereinafter set forth:

(a) Front yard: The minimum front yard shall be twelve (12) metres [40 ft].

(b) Rear yard: The minimum rear yard shall be twelve (12) metres [40 ft].

(c) Side yard: The minimum side yard shall be twelve (12) metres [40 ft].

2. Buildings and structures for indoor recreation uses shall be situated as hereinafter set forth:

(a) Front yard: The minimum front yard shall be seven decimal five (7.5) metres [25 ft.].

(b) Side yard: The minimum side yard shall be three (3) metres [10 ft.] provided however that the side yard shall be increased to seven decimal five (7.5) metres on the side lot line fronting onto a flanking street.

(c) Rear yard: The minimum rear yard shall be seven decimal five (7.5) metres [25 ft.].

I. LANDSCAPING

Any building or structure being erected, enlarged or increased in capacity shall make provision for landscaping as hereinbefore set forth:

1. Landscaping shall cover a minimum of ten (10) per cent of the developed site area.

2. A continuous landscaping strip not less than three (3) metres [10 ft] wide shall be provided along the developed portion of each side of the site which abuts a public highway. This landscaping strip need not have a new area exceeding ten (10) per cent of the developed site area, and may be interrupted at boulevard crossings, or to provide necessary pedestrian access for entering a building.