

PART XXX - P-A ASSEMBLY HALL ZONE

A. INTENT

Amended

This zone is intended for assembly halls, for religious and social purposes. B/L 8819
11/17/86

B. PERMITTED USES

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

1. Repealed by By-law 8819. B.2

Amended

2. Assembly halls. B/L 8819
11/17/86

3. A single family dwelling and customary accessory uses, or, if the site area is nine hundred thirty (930) square metres [10,000 sq. ft.] or greater and the site width is twenty-four (24) metres [80 ft.] or greater, a two-family dwelling and customary accessory uses.

4. Accessory buildings and structures, including a residence for the accommodation of an official, manager, or caretaker of the principal use.

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 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-A 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 provided and constructed to the standards set out for the P-A 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

The maximum site coverage shall be forty (40) per cent of the developed site area.

F. SUBDIVISION

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

G. SITE AREA

The minimum site area shall be one thousand (1,000) square metres [10,800 sq. ft.].

Amended

B/L 7035

02/08/82

H. HEIGHT OF STRUCTURES

The maximum height of any structure shall be fourteen (14) metres [45 ft.] or four (4) storeys.

I. 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 ft.].

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

3. Side yard: The minimum side yard shall be three decimal six (3.6) metres [12 ft.], provided however that the side yard shall be increased to not less than seven decimal five (7.5) metres [25 ft.] on the side lot line fronting onto a flanking street.

4. No front, rear, or side yard shall be less than the height of the building.

J. LANDSCAPING

Any building or structure being erected, enlarged or increased in capacity shall make provision for landscaping as hereinafter 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 net 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.

K. OFF-STREET PARKING

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