

PART XXXI - P-C CEMETERY ZONE

A. INTENT

This zone is intended to accommodate cemetery and related uses.

B. PERMITTED USES

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

1. Cemetery, mausoleum, crematorium, and columbarium, provided that such uses shall be in compliance with the "Cemeteries Act, R.S.B.C."
2. Funeral Parlour
3. Other buildings and uses customarily associated with the above uses.

C. LAND DEVELOPMENT

Notwithstanding any other provision of this zone, the uses permitted by Subsection B.2 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 Subsection B.2 of this zone, and all uses otherwise permitted by Subsection B.2 are hereby prohibited unless and until all of the following services and facilities have been provided and are immediately available and are adequate therefore 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-C 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-C 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 two (0.2).

E. SUBDIVISION

The minimum lot size shall be twenty thousand (20,000) square metres [5 ac.].

F. YARDS AND SETBACKS

Funeral Parlour and accessory buildings and structures shall be erected at least seven decimal five (7.5) metres [25 ft.] from any property line.

G. LANDSCAPING

For the use as permitted in Subsection B.2 of this Zone, 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 five (5) per cent of the site area developed for a funeral parlour and the associated uses.

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 net area exceeding five (5) per cent of the developed site area, and may be interrupted at boulevard crossings, or to provide necessary pedestrian access for entering a building.