

PART XLIII - I-G GENERAL INDUSTRIAL ZONE

A. INTENT

This zone is intended to accommodate and regulate all industries except those which require more specified regulations.

B. PERMITTED USES

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

1. Manufacture, processing, assembly and service of the following or similar products:

- Acetylene
- Alcohol
- Boats
- Beverages
- Beverages processing and bottling
- Brick terra cotta and tile
- Building products
- Batteries
- Concrete products
- Chemicals and drugs
- Clothing and garments
- Cosmetics
- Dairy products
- Electrical equipment
- Electronics equipment
- Food products including bulk foods
- Food products processing and packaging
- Furniture
- Hardware
- Jewellery
- Leather products
- Machinery and equipment

- Marine equipment
- Medical and dental supplies
- Metal products
- Motion picture and television
- Paint products
- Plastic products
- Paper products
- Pottery and ceramic products
- Prefabricated buildings and components
- Rubber and plastics products processing
- Signs
- Tent and awning
- Textile and leather products
- Tobacco products processing
- Trailer and camping equipment
- Wood and paper products processing
- Wood products

2. Service uses:

- Blacksmith shop
- Automobile repair shop
- Automobile body shop B.2
- Driving schools giving instruction on vehicles Amended
having a gross vehicle weight of 5,000 kilograms B/L 7682
or greater 10/03/83
- Fitness recreational uses B/L 7950
- General contractor 08/13/84
- Industrial coffee shop provided that the seating B/L 7976
capacity shall not exceed 35 seats 08/27/84
- Machine shop B/L 8135
- Printing and publishing 02/11/85
- Sheet metal shop B/L 8450
01/13/86
- Storage and rental of furniture, appliances B/L [10984](#)

equipment and tools 8/26/91

- Trade schools
- Welding shop

provided that the aggregate area of coffee shop and fitness recreational uses shall not exceed fifty (50) percent of the total building area developed on the site.

3. Storage yards:

- Automobile towing and storage yard provided that wrecked or damaged vehicles shall be entirely enclosed within a building.

B.3

- Contractor's storage yard provided that the land used is enclosed by a building, or completely screened to the standards set forth in Clause J.5 of this Zone. Amended B/L 8417 12/02/85

- Lumber yards and associated uses including storage, wholesale and retail of lumber.

- Sales and rental of construction and logging equipment and tools.

- Wholesale and retail of heavy industrial and construction components.

4. Warehousing and wholesale uses, including auction B.4

grounds and wholesale of new automotive parts, provided that the storage and display of parts shall be entirely enclosed within a building. Amended B/L 9339 02/01/88

4a. Office Uses:

- Government offices B.4a
- Utility companies offices Inserted

- General contractor offices B/L 9034
- Engineering & surveying offices 07/13/87
- Architectural and landscape architectural offices

5. Accessory uses:

- Any building or use which is customarily accessory to the above principal buildings or uses.
- Deleted: B/L [10692](#) 11/19/90.
- Food services, sleeping accommodation and recreation facilities primarily intended for the use of employees.
- Office

provided that all accessory buildings shall occupy an area of not greater than twenty (20) per cent of the developed site area.

6. One dwelling unit for the manager or watchman of the industrial uses permitted on the site, provided that the dwelling unit:

- (a) does not constitute a singular use on a site;
- (b) is contained within an industrial building; and Inserted
B/L [10692](#)
- (c) has a maximum area of the lesser of: 11/19/90
 - (i) 140 square metres (1,500 sq.ft.) or
 - (ii) 33% of the total area of the industrial building within which the dwelling unit is contained.

C. GENERAL REQUIREMENTS

Land and structures shall be used for the uses permitted in this zone only if such uses:

1. Constitute no unusual fire, explosion or safety hazard;

2. Do not emit noise in excess of seventy decibels (70 dB) measured at any point on the property lines of the site on which the use is located, provided that where a site abuts a non-industrial zone the noise level shall not exceed sixty decibels (60 dB).

3. Do not produce heat or glare perceptible from any property line of the property on which the use is located;

4. Are not defined as noxious in the Public Health Act.

D. 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 C.1,2 provided and constructed to the standards set out for Amended the I-G zone in "Surrey Subdivision By-law, 1986, B/L [9882](#) No. 8830" and amendments thereto. 02/20/89

2. All highways abutting and serving the land including boulevards, street lighting, underground wiring, sidewalks, transit service facilities shall be provided and constructed to the standards set out for the I-G zone in "Surrey Subdivision By-law, 1986, No. 8830" and amendments thereto.

E. DENSITY

The maximum density shall not exceed a floor area ratio of one (1).

F. SITE COVERAGE

The maximum site coverage shall be sixty (60) per cent.

G. SUBDIVISION

1. Lot size: The minimum lot size shall be one thousand eight hundred (1,800)

square metres [19,400 sq. ft.].

2. Frontage: The minimum frontage shall be thirty (30) metres [100 ft.].

H. HEIGHT OF STRUCTURES

1. Principal buildings: The height of principal buildings shall not exceed eighteen (18) metres [60 ft.]. In the event that the property is adjacent to a residentially zoned property, the height of principal buildings shall not exceed fifteen (15) metres [49 ft.] or twenty five (25) per cent of the frontage of the said property, whichever is less.

2. Accessory buildings: The height of accessory buildings shall not exceed six (6) metres [20 ft.].

I. YARDS AND SETBACKS

Buildings and structures shall be situated as hereinafter set forth:

1. Front yard: The minimum front yard shall be seven I
decimal five (7.5) metres (25 feet). Amended

B/L 6840

2. Side yard: At least one side yard of not less than three 10/26/81
decimal six (3.6) metres (12 feet) shall be provided

except that the side yard may not be required where a Amended

driveway at least six decimal seven (6.7) metres wide B/L 9747

[22 ft.], is constructed to provide access to the rear 11/28/88

of the buildings from a street.

3. Where the side lot line abuts the street, the side yard shall be not less than one decimal five (1.5) metres (5 feet).

4. Where the rear lot line abuts the street, the rear yard shall be not less than seven decimal five (7.5) metres (25 feet).

5. A yard of seven decimal five (7.5) metres (25 feet) shall Amended
be required on that side of the site adjoining a property B/L 9105

not designatd for commercial or industrial uses in the 08/31/87

Official Community Plan.

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 not less than five (5) per cent of the developed site area.
2. Along the developed portion of each side of the site which abuts a public highway, a continuous landscaping strip not less than one decimal five (1.5) metres in width [5 ft.] shall be provided. 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.
3. Along all property lines separating the developed portion of the site from any residentially zoned property, except where a building abuts the property line, screening shall be provided comprised of:
 - (a) Screen planting at least one decimal five (1.5) metres high [5 ft.] in a strip at least one decimal five (1.5) metres wide, or
 - (b) A solid decorative fence at leastt one decimal five (1.5) metres high.
4. Loading areas or trucking yards shall be screened from adjacent residentially zoned property to a height of at least two decimal five (2.5) metres [8 ft.] by buildings, a landscaping screen, a solid decorative fence, or a combination thereof.
5. In the event that the use and structure is adjacent to any other zone where such use is prohibited, open storage shall be completely screened to a height of at least two decimal five (2.5) metres [8 ft.] by buildings and/or a solid decorative fence and/or a substantial landscaping strip of not less than one decimal five (1.5) metres in width. No display or storage of materials shall be piled up to a height exceeding two decimal five (2.5) metres within five (5) metres [16 ft.] of the said fence or landscaping strip nor within ninety (90) metres [300 ft.] of a residential zone.
6. The boulevard areas of highways abutting the developed portion of the site shall be seeded or sodded with grass between the property line and the curb, the road shoulder, or the edge of an open drainage ditch.

K. SPECIAL REGULATIONS

1. Floodproofing Requirements: Use of land and structures on land located in a designated floodplain shall be subject to the floodproofing requirements as set out in

Part VII of this By-law.

C.2

2. Servicing in Floodplains: Use of land and structures Amended
on land located in a designated floodplain shall be B/L [9882](#)
serviced to the standards set out in Schedule 'A' of 02/20/89
"Surrey Subdivision By-law, 1986, No. 8830" and amendments
thereto.