

PART XLIX - I-T TRANSPORTATION INDUSTRIAL ZONE

A. INTENT

This zone is intended to accommodate a mixture of transportation-related industries, warehousing, and general industries.

B. PERMITTED USES

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

1. Transportation and trucking industries:

- Bus terminals I.T Zone
- Cartage, delivery and express delivery Amended
- Railway tracks and yards B/L 8360
- Taxi terminals 09/23/85
- Truck terminals B/L 10782
- Truck washing, repairing and refuelling 2/18/91

facilities provided that no fuel is dispensed to the general public

2. Truck sales and services and related automotive sales and services.

3. Warehousing, wholesale uses, distribution centres, and auction grounds.

3.A

3A. Automobile towing and storage yard, provided that Inserted the land used is enclosed by a building or B/L 8456 completely screened to the standards set forth 01/20/86 in Clause J4 of the zone.

4. All uses as permitted in the I-G, General Industrial Zone.

4A.

4A. Sale and distribution of propane fuel to general public. Inserted B/L 9015

5. Accessory uses: 06/22/87

- 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 hereinbefore permitted uses only if designed, constructed and managed so that such uses:

1. Constitute no unusual fire, explosion or safety hazard;
2. Do not emit sustained 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-T 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-T 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 (1.0).

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 decimal five (7.5) metres (25 feet).
2. Side yard: At least one side yard of not less than three decimal six (3.6) metres (12 feet) shall be provided, Amended except that the side yard may not be required where a B/L 9747 driveway at least six decimal seven (6.7) metres wide 11/28/88 [22 ft.], is constructed to provide access to the rear 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 be required on that side of the site adjoining a residential zone not separated by a highway.

J. LANDSCAPING

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

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 least one decimal five (1.5) metres high.

4. 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 [6 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.

5. 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 the buildings, a landscaping screen, a solid decorative fence, or a combination thereof.

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: any use of 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.

2. Servicing in Floodplains: any use of land and structures on land located in a designated floodplain shall be serviced to the standards set out in Schedule 'A' of "Surrey Subdivision By-law, 1986, No. 8830" and amendments thereto.

K.2
Amended
B/L [9882](#)
02/20/89

