

THE CORPORATION OF THE DISTRICT OF SURREY

BY-LAW NO. 10956

A by-law to amend the provisions of
"Surrey Zoning By-law, 1979, No. [5942](#),"
as amended.

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NOW, THEREFORE, the Municipal Council of The Corporation of the District of Surrey, in open meeting assembled,
ENACTS AS FOLLOWS:

1. "Surrey Zoning By-law, 1979, No. [5942](#)," as amended, is hereby further amended by inserting PART XLVII(A) - I-1 INDUSTRIAL BUSINESS PARK ZONE after PART XLVII - I-P(2) INDUSTRIAL PARK ZONE TWO, as follows:

" PART XLVII(A) - I-1 INDUSTRIAL BUSINESS PARK ZONE

A. INTENT

This zone is intended to accommodate and regulate, to a high standard of development, a mixture of light industrial uses, related commercial uses, and specific office uses within an assembly of industrial sites of at least ten (10) hectares [25 acres] in size.

B. PERMITTED USES

Land and structures shall be used for the following uses only, or for a combination of such uses, provided that any sales outlet is part of and incidental to the permitted use:

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

- Amusement devices
- Building components and products
- Building furnishings, and appliances
- Chemicals and drugs
- Computer hardware, software and accessory products
- Cosmetics
- Electrical equipment and products

Electronic equipment and products

Food and beverage products

Furniture upholstery and related products

Graphics production and sales

Hardware products

Health care products

Home improvements and decorating products

Jewellery products

Leather products

Machine shops

Machinery and equipment

Manufacturing of doors, windows, partitions and
similar building components and products

Marine equipment and products

Medical/dental supplies and products

Metal products

Motion picture and television equipment, and
products and services

Musical instruments, products and services

Occupational health products and services

Paper products

Plastic products

Pottery and ceramic products

Rubber products

Shoe manufacturing

Sign making and painting

Sporting goods and toys provided there are no guns or other weapons

Tent and awning

Textile products

Tobacco products

Trailer and camping equipment and products

Wood products

2. Warehousing, distribution, display, wholesaling and retailing of all permitted uses, provided that the storage and display of parts, components, materials and products be entirely enclosed within a building, and further provided that any sales activity be incidental to the

permitted use.

3. The following service uses:

Ambulance headquarters

Animal hospitals

Appliance repair

Auction house

Automotive rental

Book binding

Car wash services

Cleaning and building maintenance services

Coffee shop

Courier services

Data processing centres

Day care services

Dry cleaning services

Food catering services

Frozen food lockers

Funeral parlours

Health spas

Laboratories

Laundromats and dry cleaners

Licensed premises but not including neighbourhood
pubs

Lithographing establishments

Locksmith and security services

Photographic processing shops and service

Post office box rental and services

Publishing and printing

Recreational facilities provided they are
enclosed within a building

Restaurants

Research and development industries

Schools

Shoe repair services

Taxidermy

Tool rentals

Trade schools

4. The following office uses:

Architectural and landscape architectural offices

Crown corporation offices

Engineering and surveying offices

General administrative offices for charitable,
non-profit societies

General contracting offices

Government offices

Utility company offices

5. The following office uses are permitted provided that the uses are within a building for the industrial uses permitted in this zone, and further provided that such uses do not occupy more than twenty (20) percent of the potential developable floor area within a record lot:

Accountants' offices

Banks and finance offices

Insurance agencies

Law offices

Non-residential real estate agencies

Property management company offices

Real estate development company offices

Taxi dispatch offices

Travel agencies and travel clubs

6. General business office, provided that the office is associated with a use or uses permitted in Subsection B.1, B.2 and B.3 by:

(a) corporate affiliation with such use or uses on the site or elsewhere in the Municipality,
or

(b) service contract with such uses on the site, provided the general business office does not occupy more than twenty (20) percent of the floor space in the building.

7. One dwelling unit for every four (4.0) hectares [10 acres] of site 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
- (c) has a maximum area of the lesser of:
 - (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 dangerous fire, explosion or safety hazard;
2. Do not emit noise in excess of seventy decibels (70 dB) measured at any point on the property line 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. Constitute no health hazard as defined by the Health Act, R.S.B.C. 1979, Chapter 161 and as amended.

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 user 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 therefore to the standards set out as follows:

1. Sanitary sewer, water works and drainage works shall be provided and constructed to the standards set out for the I-1 zone in 'Surrey Subdivision and Development By-law, 1986, No. 8830' and amendments thereto.

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-1 zone in 'Surrey Subdivision and Development By-law, 1986, No. 8830' and amendments thereto.

E. DENSITY

The maximum density on a record lot shall not exceed a floor area ratio of zero decimal seven five (0.75).

F. SITE COVERAGE

The maximum site coverage on a record lot within the industrial business park shall not exceed forty-five (45) percent.

G. SITE AREA

1. An industrial business park may be created by land consolidation and subdivision.
2. The minimum overall site area for subdivision purposes shall be ten (10) hectares [25 acres].

H. SUBDIVISION

1. Lot size: The minimum lot size be four thousand (4,000) square metres [1 acre].
2. Frontage: The minimum lot frontage shall be forty (40) metres [130 ft.].

I. HEIGHT OF STRUCTURES

1. Principal buildings: The height of principal buildings shall not exceed twelve (12) metres [40 ft.].
2. Accessory buildings: The height of accessory buildings shall not exceed six (6) metres [20 ft.].

J. YARDS AND SETBACKS

Buildings and structures shall be situated as follows:

1. Front setback: The minimum front setback shall be seven decimal five (7.5) metres [25 ft.].
2. Side setback: At least one side yard of not less than three decimal six (3.6) metres [12 ft.] shall be provided except that the side yard may not be required where a driveway at least six decimal seven (6.7) metres wide [22 ft.] is constructed to provide access to the rear of the buildings from a street.
3. Setback from flanking street: Where the side lot line or the rear lot line abuts a street, the side or rear yard shall not be less than seven decimal five (7.5) metres [25 ft.].
4. Rear setback: The minimum rear setback shall be one (1) metre [3 ft.].
5. Notwithstanding paragraphs J.1, J.2 and J.4, a yard of seven decimal five (7.5) metres [25 ft.] shall be required when an industrial lot adjoins a residential lot which is not separated by a highway.

K. 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) percent of each subdivided lot, provided however that this five (5) percent landscaping requirement shall not be part of the landscaping strips required in subsection K.2 and K.3 below.
2. Along the developed sides of the site which abut a public highway, a continuous landscaping strip of not less than three (3.0) metres in width [10 ft.] shall be provided from back of curb or projected future curb location. This landscaping strip shall consist of an earth berm of not less than zero decimal seven (0.7) metres [2 ft.] in height, which shall be planted with maintenance-free ground cover or grass and trees at a spacing of not less than seven decimal five (7.5) metres [25 ft.] which shall have an initial planting trunk diameter of not less than four decimal seven five (4.75) centimetres, measured one decimal five (1.5) metres [5 ft.] above ground. The trees chosen shall be capable of attaining a height of not less than six (6) metres [20 ft.] in ten years.
3. Notwithstanding the provisions of Subsection K.1 and K.2, a landscaping screen shall be created along all property lines separating the developed portion of the site from any residentially zoned property, or from a public highway which is developed with residential properties opposite the development portion of the site. This landscaping screen shall consist of an earth berm of not less than one (1) metre [3 ft.] in height and a width of not less than two decimal five (2.5) metres [8 ft.] and the planting of a hedge, capable of attaining a height of two (2) metres [6 ft.] within three years with hedging trees planted at intervals assuring complete visual screening within three years.

4. 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.

L. SPECIAL REGULATIONS

1. Flood Proofing Requirements: Use of land and structures on land located in a designated floodplain shall be subject to the flood proofing requirements set out in Part VII of this By-law.

2. Servicing in Floodplains: 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 and Development By-law, 1986, No. 8830' and amendments thereto."

2. This By-law shall be cited for all purposes as "Surrey Zoning By-law, 1979, No. [5942](#), Text Amendment By-law, 1991, No. 10956."

READ A FIRST AND SECOND TIME on the 3rd day of June, 1991.

PUBLIC HEARING HELD thereon on the 17th day of June, 1991.

READ A THIRD TIME on the 24th day of June, 1991.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the 9th day of December, 1991.

_____MAYOR

_____CLERK