

PART LI - I-L(S) SALVAGE INDUSTRIAL ZONE

A. INTENT

This zone is intended to accommodate and regulate those industrial and related uses involving salvage, storage and sale of wrecked vehicles and other materials for which special requirements of location and site development are required to minimize their environmental impact. Amended B/L 8491 02/24/86

B. PERMITTED USES

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

1. Salvage industrial uses:

- Auto towing and storage compound or yard
- Auto wrecking yards
- Salvage and/or junk yards
- Contractor's storage yard
- Fuel storage yard or depot

provided that no parcel used for those uses shall be less than sixteen hundred (1600) square metres in area [0.40 acres].

2. Processing, compounding, refining and treatment of the following materials and products:

- Acetylene
- Alcohol
- Asphalt
- Brick, terra cotta and tile
- Concrete products and mixing
- Paper
- Plastics
- Tar or tar products

provided that the use shall be located not less than one hundred and fifty (150) metres [492 ft.] from the boundary of a residential zone and not less than twenty-five (25) metres from any other zone where such use is prohibited.

3. Sales of products of any permitted salvage or processing operations.

4. Accessory uses:

- Offices which are accessory to the principal uses permitted in this zone.

- Deleted: B/L [10692](#) 11/19/90.

- Other accessory buildings and uses provided that they shall be located at the rear of the principal building

provided that:

(a) All accessory buildings shall occupy an area of not greater than twenty (20) per cent of the area of the site.

(b) All accessory uses shall occupy an area of not greater than one-third the total gross floor area of all the buildings on the site.

5. 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

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(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. 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 as 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-L(S) 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-L(S) 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 one (1.0).

E. SUBDIVISION

1. Lot Size: The minimum lot size shall be four thousand (4,000) square metres [1.0 ac.], but in the case of consolidation of existing lots, the minimum lot size shall be one thousand (1,000) square metres [0.25 ac.].

2. Frontage: The minimum lot frontage shall be thirty (30) metres [100 ft.], but in the case of consolidation of existing lots, the minimum lot frontage shall be fifteen (15) metres [50 ft.].

F. HEIGHT OF STRUCTURES

1. Principal buildings: The height of principal buildings shall not exceed eighteen (18) metres [60 ft.].

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

G. YARDS AND SETBACKS

All setbacks shall be as hereinbelow provided, except as provided for under Subsection B.1.

1. Buildings and Structures:

(a) Minimum setback to any property line:

- for a one-storey building: ten (10.0) metres
- for each additional storey: four (4.0) metres additional.

(b) Minimum Setback to a residential zone:

- for a one-storey building: eighteen (18.0) metres
- for each additional storey: four (4.0) metres additional.

2. Storage of materials:

(a) Setback to any property line along Scott Road, Old Yale Road, Tannery Road, and Grace Road: seven (7) metres [23 ft.].

(b) Setback to any property line along any other road, or adjacent to a residential zone: four (4) metres [13 ft.].

(c) Along any side or rear lot line which does not abut a road or a residential zone, no setback is required.

provided that no setbacks to storage areas are required where the owner undertakes to design, develop, and maintain the boulevard areas abutting the developed portion of the site and for that purpose applies for and obtains a development permit dealing with soil stability, drainage, sewerage, and landscaping.

H. LANDSCAPING

Any buildings or structures being erected, enlarged or altered shall make provisions for landscaping as hereinafter set forth:

1. General:

Landscaping shall cover not less than five (5) per cent of the developed site area. All planting selected should be tolerant of the high soil acidity and high water table in

South Westminster.

2. Landscaped Setbacks:

All setback areas between a fence, building, or parking area, and a property line along a road shall be fully landscaped, except where parking is provided.

3. Trees Along Street:

The landscaping of setbacks as hereinabove required shall include trees planted at six (6.0) metre spacing along Old Yale Road, Grace Road, and Tannery Road, and at twelve (12.0) metre spacing along all other roads. These trees shall have a trunk diameter of at least five (5.0) cm. measured one (1.0) metre above the ground and shall be planted so as to be not less than one and one half (1.5) metres from a fence or of an existing or proposed sewer line.

4. Landscaping of Boulevards:

Where an owner elects to landscape boulevard areas of highways abutting the developed portion of the site, the area between the property line, the road shoulder, or the edge of an open drainage ditch shall be planted with the same landscaping materials as those used in the developed portions of the subject property.

5. Off-Street Parking:

Off-street parking may be permitted in setback areas provided the parking area is paved and integrated with the landscaping. In these areas, the landscaping shall consist of a minimum of a continuous strip not less than five (5.0) metres [16 ft.] in width along the property line. This landscaping strip may be interrupted at boulevard crossings.

6. Adjacent to Residential Areas:

In all yards, separating the developed portion of the site from any residentially zoned property, complete screening shall be provided as hereinbelow set forth:

(a) Screen planting at least two decimal five (2.5) metres high [8 ft.] in a fully landscaped yard at least five (5.0) metres wide;

and

(b) A decorative fence at least two decimal five (2.5) metres high shall be constructed between the screen planting and any buildings or storage of materials.

7. Screening of Open Storage Areas:

Open storage shall be completely screened to a height of at least two decimal five (2.5) metres [8 ft.] by buildings and/or the decorative fence and/or landscaping at least two decimal five (2.5) metres [8 ft.] high in front, rear, or side yard.

8. Height of Open Storage:

Open storage of materials shall not be piled higher than two decimal five (2.5) metres [8 ft.], with the following exceptions:

(a) Beyond ten (10.0) metres from a property line, the height of storage may increase by one (1.0) metre for each additional three (3.0) metres of setback to a maximum of seven decimal five (7.5) metres.

(b) Within ninety (90) metres [300 feet] of a residential zone, no material shall be stored above a height of two decimal five (2.5) metres.

I. SPECIAL REGULATIONS

1. Floodproofing Requirement:

Any use or structure 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 or structure 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. Amended B/L [9882](#) 02/20/89

3. Sound-proofing:

Where industrial buildings border a non-industrial zone, for any noise generated on the site, the noise level shall not exceed sixty decibels (60 dB) measured at any point on the property lines of the site on which the use is located.

