

PART LII - I-A AGRO-INDUSTRIAL ZONE

A. INTENT

This zone is intended to accommodate industries which store or process agricultural products or provide other services to agriculture.

B. PERMITTED USES

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

1. The manufacturing, mixing, blending, processing, canning, Amended bottling, freezing, and packaging of the following B/L 8511 food or agricultural products: 03/17/86
 - Alcoholic and non-alcoholic beverages
 - Bakery products and goods
 - Bulbs and flowers
 - Dairy products and goods
 - Eggs and egg products
 - Fruits and fruit products
 - Jams, marmalade and jelly
 - Meat, fish, poultry, and products
 - Nuts and nut products
 - Pickled and spiced food stuffs
 - Tobacco products
 - Vegetables and vegetable products
2. Sales of the above products if grown, manufactured or processed on the site.
3. Cold storage facilities and the storage of raw and finished agricultural products including:
 - Products listed in Clause E.1 above
 - Feed and seed products
 - Hay

- Any other primary agricultural product

4. Processing, storage and sales of soil.

5. Agricultural, horticulture and associated uses, excluding any use involving the keeping or raising of animals and birds.

6. Offices of governmental agencies related to agriculture.

7. Recreational uses including both private and public facilities.

8. Accessory uses including:

- Any building or use including offices which is customarily accessory to the above listed 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

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

9. 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 only if designed, constructed and managed so that such uses:

1. Constitute no unusual fire, explosion or safety hazard;
2. Do not emit noise in excess of seventy (70) decibels 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 (60) decibels.
3. Do not produce heat or glare perceptible from any property line of the property on which the use is located;
4. Do not emit smoke, dust, toxic or offensive odours or gas.
5. 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 provided and constructed to the standards set out for the I-A zone in "Surrey Subdivision By-law, 1986, No. 8830" and amendments thereto. C.1,2 Amended B/L [9882](#) 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-A 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 ten thousand (10,000) square metres [2.5 ac.].
2. Frontage: The minimum lot frontage shall be fifty (50) metres [160 ft.].

H. HEIGHT OF STRUCTURES

1. Principal buildings: The height of principal buildings shall not exceed ten decimal six (10.6) metres [35 ft.].
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 at no less than ten (10) metres [35 ft.] from any property line.

J. LANDSCAPING

Any buildings or structures 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 least 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.

J. 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.

J.2

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

