

PART XLIV- I-H HIGH IMPACT INDUSTRIAL ZONE

A. INTENT

This zone is intended to accommodate and regulate those industries which may have a significant environmental impact on other uses, with a mixture of general industrial uses, in a selected location.

B. PERMITTED USES

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

1. High impact industrial uses including:

- Abattoir
- Asphalt, tar and tar products manufacturing
- Cement, lime gypsum, plaster of paris manufacturing
- Chemical plant
- Distillation of bones
- Fat rendering
- Fertilizer manufacturing
- Garbage, dead animal reduction
- Petroleum refining and storage
- Planer mills
- Stockyard or feeding pens
- Tannery or curing and storage of hides

1a. Storage and handling of dangerous goods and special wastes, provided that such use is: B/L [11441](#)

10/05/92

(i) authorized by and in compliance with a permit issued by the Waste Management Branch of the Ministry of Environment; and

(ii) in conformity with the regulations of the Surrey Fire Prevention By-law.

2. All uses as permitted in Clauses B.1, 2 and 3 of the I-G, General Industrial Zone of this By-law.

3. Heliport provided that:

- (a) The site and facilities to be developed shall meet the requirements of Transport Canada for the type of heliport proposed, and
- (b) The use does not create a nuisance to surrounding properties.

4. Accessory uses:

- Any building or use including warehousing and offices 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

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

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
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. 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-H 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-H 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).

E. SITE COVERAGE

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

F. SUBDIVISION

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

G. HEIGHT OF STRUCTURES

The height of buildings and structures shall not exceed eighteen (18) metres [60 ft.].

H. 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 6840 driveway at least six decimal seven (6.7) metres wide 10/26/81 [22 ft.], is constructed to provide access to the rear and of the buildings from a street. B/L 9747 11/28/88
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. Notwithstanding the aforesaid yard requirements, the use and structure shall be located not less than one hundred and fifty (150) metres (492 feet) from the boundary of a residential zone and not less than twenty-five (25) metres (80 feet) from any other zone where such use is prohibited.

I. 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 [5 ft.] high 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 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.

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

3. Soundproofing: Where industrial buildings border a non-industrial zone 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.