

PART XLV - I-W WATERFRONT INDUSTRIAL ZONE

A. INTENT

This zone is intended for the accommodation of industries which require access to the waterfront.

B. PERMITTED USES

Land and structures shall be used for the below listed uses only, or for a combination of such uses.

1. Transportation uses:

- Railway tracks and yards
- Docks and wharves

2. Waterfront storage, storage yards and warehousing uses:

- Consolidation and shipping of ferrous metal
- Boat storage
- Grain storage
- Log storage
- Lumber storage involving wholesale only
- Storage and sale of rock, gravel, sand and soil
- Storage and sale of sawmill waste products including sawdust and hogfuel

3. Manufacture and processing of the following or similar products:

- Asphalt
- Boats
- Cement, Concrete, and limestone
- Seafood
- Metal fabricating
- Pulp and Paper

- Ships
- Steel wires
- Lumber

4. General industrial uses including the manufacture, processing, assembly and service of the following or similar products:

- Acetylene
- Alcohol
- Beverages
- Beverages processing and bottling
- Brick terra cotta and tile
- Building products
- Batteries
- Chemicals and drugs

- Clothing and garments
- Cosmetics
- Dairy products
- Electrical equipment
- Electronics equipment
- Food products including bulk foods excluding seafood
- Food products processing and packaging excluding seafood
- Hardware
- Jewellery
- Leather products
- Machinery and equipment
- Marine equipment
- Medical and dental supplies
- Metal products
- Paint products
- Paper products
- Plastic products
- Prefabricated buildings and components
- Rubber and plastics products processing
- Signs
- Tent and awning

- Textile and leather products
- Tire products including rebuilding and retreading
- Tobacco products processing
- Trailer and camping equipment
- Wood products

5. General storage, storage yards and warehousing uses:

- Auction ground
- Automobile towing and storage yard provided that wrecked or damaged vehicles shall be entirely enclosed within a building
- Building materials storage yard
- Contractor's storage yard
- Food product storage
- Industrial equipment yards
- Motor vehicle and industrial equipment storage yard
- Distribution centres of miscellaneous materials and products provided that the materials and products stored create no unusual fire, explosion or safety hazards
- Storage of new and used vehicles

6. 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 area of the site.

7. 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 in this zone only if designed, constructed and managed so that such uses:

1. Shall require the use of water as a major mode of transportation and/or utilize large volumes of water in the industrial operation.
2. Constitute no unusual fire, explosion or safety hazard;
3. Do not emit 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).
4. Do not produce heat or glare perceptible from any property line of the property on which the use is located;
5. Are not defined as noxious in the Public Health Act.

D. LAND DEVELOPMENT

Notwithstanding any other provision of this Part, the uses permitted by Section B shall be conditional upon the immediate availability and adequacy of those Municipal facilities and services hereinafter set forth, and other public utilities, 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 Part, 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-W 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-W 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).

F. SITE COVERAGE

1. For waterfront industrial uses as permitted in Clauses B.1, B.2 and B.3 of this Zone, the maximum site coverage shall be sixty (60) per cent.
2. For general industrial uses as permitted in Clauses B.4 and B.5 of this Zone, the maximum site coverage shall be twenty (20) 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 [165 ft.].

H. 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.].

I. YARDS AND SETBACKS

Buildings and structures shall be situated as hereinafter I

set forth: Amended

B/L 6840

1. Front yard: The minimum front yard shall be seven 10/26/81
decimal five (7.5) metres (25 feet).

2. Side yard: At least one side yard of not less than Amended
three decimal six (3.6) metres (12 feet) shall be B/L 9747
provided except that the side yard may not be required 11/28/88
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. 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 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.

K. SPECIAL REGULATIONS

1. Floodproofing Requirements: 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.

K.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.