

PART XLVII - I-P(2) INDUSTRIAL PARK ZONE (TWO)

A. INTENT

This zone is intended to reserve for the assembly of industrial sites of at least ten (10) hectares in size.

B. PERMITTED USES

Land and structures shall be used for the following uses only, or for a combination of such uses, provided such combined uses are complementary and part of a comprehensive design:

1. All uses as permitted in I-G, General Industrial Zone.

2. Commercial uses:

- Bank or finance office
- Business office
- Cafe, coffee shop or restaurant
- Grocery store
- Social or recreational facilities

provided that such uses are within a building or a structure for the industrial uses permitted in this zone and further provided that such uses do not occupy more than twenty (20) per cent of the developed site area.

3. Transportation and trucking industries:

- bus terminals B.3
- cartage, delivery, and express delivery Inserted
- truck terminals B/L 8238
- truck washing, repairing and refuelling 05/27/85
facilities, provided that no fuel is dispensed
to the general public.

4. Accessory uses:

- Any building or use including 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

Amended

Provided that all accessory buildings shall occupy an B/L 8627
area of not greater than twenty (20) per cent of the 06/23/86
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. GENERAL REQUIREMENTS

Land and structures shall be used for the uses permitted in this zone only if such uses:

1. Constitute no unusual 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. 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 D.1,2 provided and constructed to the standards set out for Amended the I-P(2) 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-P(2) zone in "Surrey Subdivision 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 decimal one (0.1); provided however that this floor area ratio may be increased to decimal five (0.5) in the event that the lot area is not less than four thousand (4,000) square metres [1 ac.], and is part of an industrial park development for which a development permit has been issued, provided that the aggregated area of all lots, roads and landscaping of such industrial park shall be not less than ten (10) hectares [25 ac.], and further provided that the road layout plan of the industrial park shall be in conformity with an approved Control Plan or an Official Community Plan and is contiguous with the existing Municipal road system.

F. SITE COVERAGE

The maximum site coverage on a record lot shall be five (5) per cent; provided however that this site coverage may be increased to fifty (50) per cent in the event that the lot area is not less than four thousand (4,000) square metres [1 ac.], and is part of an industrial park development for which a development permit has been issued, provided that the aggregated area of all lots, roads and landscaping of such industrial park shall be not less than ten (10) hectares [25 ac.], and further provided that the road layout plan of the industrial park

development shall be in conformity with an approved Control Plan or an Official Community Plan and is contiguous with the existing Municipal road system.

G. SITE AREA

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

H. 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.].

I. HEIGHT OF STRUCTURES

1. Principal buildings: The height of principal buildings shall not exceed eighteen (18) metres [60 ft.], provided however that the height of principal buildings shall not exceed fifteen (15) metres [49 ft.], on a site adjoining a residential zone.
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 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 J
three decimal six (3.6) metres [12 feet] shall be Amended
provided, except that the side yard may not be required B/L 6840
where a driveway at least six decimal seven (6.7) metres 10/26/81
wide [22 ft.], is constructed to provide access to the and
rear 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 not be 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 but 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 the developed site area, provided however that this five (5) percent landscaping requirement shall not be part of the landscaping strips as required in sub-section K.3. below.
2. Along the developed portion of each side of the site which abuts a public highway, a continuous landscaping strip not less than five (5.0) metres in width [16 ft.] shall be provided. This landscaping strip may be interrupted at boulevard crossing.
3. Notwithstanding the provisions of sub-section K.1 and K.2 above, 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 to the developed portion of the site, a buffer strip shall be retained in natural landscaping where such landscaping consists of mature trees having a trunk diameter of fifteen (15) centimetres measured one (1) metre above the ground. This buffer strip shall be not less than ten (10) metres [35 ft.] wide and shall not be interrupted by driveways to individual lots.
4. In the event that no mature tree landscaping exists in the area required as a buffer strip in sub-section K.3 above, an earth berm of not less than two decimal five (2.5) metres [8 ft.] in height shall be erected. Such berm shall be planted with landscaping capable of attaining a height of not less than six (6) metres [20 ft.] measured from the crown of the berm, in ten (10) years.
5. Loading areas or trucking yards shall be screened from adjacent residentially zoned property to a height of at least two (2.0) metres [7.5 ft.] by buildings, a landscaping screen, a solid decorative fence, or a combination thereof.
6. Open storage except the storage of new cars and machinery shall be prohibited.
7. 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. Floodproofing Requirements: Use of land and 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: Use of land and structures L.2
on land located in a designated floodplain shall be Amended
serviced to the standards set out in Schedule 'A' of B/L [9882](#)
"Surrey Subdivision By-law, 1986, No. 8830" and 02/20/89
amendments thereto.

M. DOCUMENTATION

Repealed by By-law 8627. (06/23/86)