

PART XLVII(A) - I-1 INDUSTRIAL BUSINESS PARK ZONE

A. INTENT

This zone is intended to accommodate and regulate, to a high Inserted standard of development, a mixture of light industrial uses, BL 10956 related commercial uses, and specific office uses within 12/09/91 an assembly of industrial sites of at least ten (10) hectares [25 acres] in size.

B. PERMITTED USES

Land and structures shall be used for the following uses only, or for a combination of such uses, provided that any sales outlet is part of and incidental to the permitted use:

1. Manufacture, processing, assembly and service of the following:

- Amusement devices
- Building components and products
- Building furnishings, and appliances
- Chemicals and drugs
- Computer hardware, software and accessory products
- Cosmetics
- Electrical equipment and products
- Electronic equipment and products
- Food and beverage products
- Furniture upholstery and related products
- Graphics production and sales
- Hardware products
- Health care products
- Home improvements and decorating products
- Jewellery products
- Leather products
- Machine shops
- Machinery and equipment
- Manufacturing of doors, windows, partitions and

- similar building components and products
- Marine equipment and products
- Medical/dental supplies and products
- Metal products
- Motion picture and television equipment, and products and services
- Musical instruments, products and services
- Occupational health products and services
- Paper products
- Plastic products
- Pottery and ceramic products
- Rubber products
- Shoe manufacturing
- Sign making and painting
- Sporting goods and toys provided there are no guns or other weapons
- Tent and awning
- Textile products
- Tobacco products
- Trailer and camping equipment and products
- Wood products

2. Warehousing, distribution, display, wholesaling and retailing of all permitted uses, provided that the storage and display of parts, components, materials and products be entirely enclosed within a building, and further provided that any sales activity be incidental to the permitted use.

3. The following service uses:

- Ambulance headquarters
- Animal hospitals
- Appliance repair
- Auction house
- Automotive rental
- Book binding
- Car wash services
- Cleaning and building maintenance services
- Coffee shop

Courier services
Data processing centres
Day care services
Dry cleaning services
Food catering services
Frozen food lockers
Funeral parlours
Health spas
Laboratories
Laundromats and dry cleaners
Licensed premises but not including neighbourhood pubs
Lithographing establishments
Locksmith and security services
Photographic processing shops and service
Post office box rental and services
Publishing and printing
Recreational facilities provided they are enclosed
 within a building
Restaurants
Research and development industries
Schools
Shoe repair services
Taxidermy
Tool rentals
Trade schools

4. The following office uses:

Architectural and landscape architectural offices
Crown corporation offices
Engineering and surveying offices
General administrative offices for charitable,
 non-profit societies
General contracting offices
Government offices

Utility company offices

5. The following office uses are permitted provided that the uses are within a building for the industrial uses permitted in this zone, and further provided that such uses do not occupy more than twenty (20) percent of the potential developable floor area within a record lot:

- Accountants' offices
- Banks and finance offices
- Insurance agencies
- Law offices
- Non-residential real estate agencies
- Property management company offices
- Real estate development company offices
- Taxi dispatch offices
- Travel agencies and travel clubs

6. General business office, provided that such uses: Amended

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(a) are an integral part of a use or uses permitted 12/09/91
in Sub-Section B.1, B.2 and B.3, or

(b) do not exceed fifty percent (50%) of the potential developable floor area within a record lot other than a strata title lot.

7. One dwelling unit for every four (4.0) hectares [10 acres] of site 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

(c) has a maximum area of the lesser of:

(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 dangerous 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. Constitutes no health hazard as defined by the Health Act, R.S.B.C. 1979, Chapter 161 and as amended.

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 user 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 therefore to the standards set out as follows:

1. Sanitary sewer, water works and drainage works shall be provided and constructed to the standards set out for the I-1 zone in 'Surrey Subdivision and Development By-law, 1986, No. 8830' and amendments thereto.
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-1 zone in 'Surrey Subdivision and Development 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 zero decimal seven five (0.75).

F. SITE COVERAGE

The maximum site coverage on a record lot within the industrial business park shall not exceed forty-five (45) percent.

G. SITE AREA

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

H. SUBDIVISION

1. Lot size: The minimum lot size be four thousand (4,000) square metres [1 acre].
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 twelve (12) metres [40 ft.].
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 follows:

1. Front setback: The minimum front setback shall be seven decimal five (7.5) metres [25 ft.].
2. Side setback: At least one side yard of not less than three decimal six (3.6) metres [12 ft.] shall be provided except that the side yard may not be required 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. Setback from flanking street: Where the side lot line or the rear lot line abuts a street, the side or rear yard shall not be less than seven decimal five (7.5) metres [25 ft.].

4. Rear setback: The minimum rear setback shall be one (1) metre [3 ft.].

5. Notwithstanding paragraphs J.1, J.2 and J.4, a yard of seven decimal five (7.5) metres [25 ft.] shall be required when an industrial lot adjoins a residential lot which is 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 each subdivided lot, provided however that this five (5) percent landscaping requirement shall not be part of the landscaping strips required in subsection K.2 and K.3 below.

2. Along the developed sides of the site which abut a public highway, a continuous landscaping strip of not less than three (3.0) metres in width [10 ft.] shall be provided from back of curb or projected future curb location. This landscaping strip shall consist of an earth berm of not less than zero decimal seven (0.7) metres [2 ft.] in height, which shall be planted with maintenance-free ground cover or grass and trees at a spacing of not less than seven decimal five (7.5) metres [25 ft.] which shall have an initial planting trunk diameter of not less than four decimal seven five (4.75) centimetres, measured one decimal five (1.5) metres [5 ft.] above ground. The trees chosen shall be capable of attaining a height of not less than six (6) metres [20 ft.] in ten years.

3. Notwithstanding the provisions of Subsection K.1 and K.2, a landscaping screen shall be created 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 the development portion of the site. This landscaping screen shall consist of an earth berm of not less than one (1) metre [3 ft.] in height and a width of not less than two decimal five (2.5) metres [8 ft.] and the planting of a hedge, capable of attaining a height of two (2) metres [6 ft.] within three years with hedging trees planted at intervals assuring complete visual screening within three years.

4. 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. Flood Proofing Requirements: Use of land and structures on land located in a designated floodplain shall be subject to the flood proofing requirements set out in Part VII of this By-law.

2. Servicing in Floodplains: Use of land and structures on land located in a designated floodplain shall be serviced to the standards set out in Schedule 'A' of 'Surrey Subdivision and Development By-law, 1986, No. 8830' and amendments thereto.