

Part 48A

Light Impact Industrial 1 Zone

IL-1

(BL 15664; 20058; 20300, 22014, 22077)

A. Intent

This Zone is intended to accommodate and regulate the development of *light impact industry* and limited office and service uses with a high standard of design.

B. Permitted Uses

(BL 19817)

Land, *buildings* and *structures* shall only be used for the following uses, or a combination thereof:

Principal Uses:

1. *Light impact industry.*
2. *Recycling depots*, pursuant to Section J.5 of this Zone.
3. *Warehouse uses.*
4. *Distribution centres.*
5. *General service uses*, limited to the following:
 - (a) Industrial first aid training; and
 - (b) Trade schools.
6. *Office uses*, limited to the following:
 - (a) Architectural and landscape architectural offices;
 - (b) Engineering and surveying offices;
 - (c) General contractor offices;
 - (d) Government offices; and
 - (e) Utility company offices.
7. *Self-Storage Warehouse.*

Accessory Uses:

8. *Coffee shops*, limited to a maximum of 35 seats, pursuant to Section J.6 of this Zone.
9. *Indoor recreation facilities.*
10. *Community services.*
11. *Assembly halls*, limited to *places of worship*, to a maximum of 300 seats, pursuant to Section D.2 of this Zone.
12. *Child care centres*, pursuant to Section J.7 of this Zone.
13. *Caretaker unit*, pursuant to Section D.3 of this Zone.

C. Subdivision

(BL 17471)

Lots created through subdivision in this Zone shall conform to the following standards:

1. *Lot Area:* Minimum 1,800 sq. m.
2. *Lot Width:* Minimum 30 m.
3. *Lot Depth:* Minimum 30 m.

D. Density

(BL 19073; 19995, 22014, 22077)

1. Base Density:

Maximum floor area ratio is 1.00.

2. Place of Worship:

Despite Section D.1 of this Zone, the *density* for *places of worship* shall be as follows:

- (a) A *place of worship* shall not exceed a *gross floor area* of 700 sq. m; and

- (b) The *places of worship* that are permitted, at any given time, shall be restricted as follows:
 - i. No more than one *place of worship* shall be permitted on each *lot*;
 - ii. All of the strata *lots* within a single strata plan may together contain no more than a single *place of worship*;
 - iii. All of the bare land strata *lots* within a single bare land strata plan may together contain no more than a single *place of worship*; and
 - iv. All of the air space parcels and the remainder *lot* within a single air space plan may together contain no more than a single *place of worship*.
- (c) Where Sub-section D.2.(b) has been violated due to the presence of multiple *places of worship*, only the *place of worship* operated by the person(s) who commenced continuous operation at the earliest point in time shall be permitted.

3. Caretaker Unit:

Despite Section D.1 of this Zone, the *density* for a *caretaker unit* shall be as follows:

- (a) One *caretaker unit* is permitted in each *principal building* that is < 2,800 sq. m in floor area; and
- (b) Two *caretaker units* are permitted in each *principal building* that is $\geq$ 2,800 sq. m in floor area; and
- (c) Maximum of two *caretaker units* are permitted on *lots* < 4.0 ha in area; and
- (d) Maximum of three *caretaker units* are permitted on *lots* $\geq$ 4.0 ha in area; and
- (e) The first *caretaker unit* on a *lot* shall be a maximum floor area of 140 sq. m; and
- (f) Any additional *caretaker units* on a *lot* shall be a maximum floor area of 90 sq. m each; and
- (g) Despite Sections D.3(a) through (f) of this Zone, where a *lot* has been subdivided by a strata plan, only one *caretaker unit*, to a maximum of 140 sq. m in floor area, is permitted within the strata plan; and
- (h) Despite Sections D.3(e) through (g) of this Zone, the *caretaker unit* floor area shall be a maximum of 33% of the total floor area of each *principal building* within which the *caretaker unit* is contained.

E. **Lot Coverage**

The maximum *lot coverage* for all *buildings* and *structures* shall be 60%.

F. **Yards and Setbacks**

(BL 17471; 19261)

Buildings and *structures* shall be sited in accordance with the following minimum *setbacks*:

USES:	SETBACKS:			
	Front Yard	Rear Yard	Side Yard	Street Side Yard
<i>Principal and Accessory Buildings and Structures</i>	7.5 m	7.5 m	7.5 m ¹	7.5 m

¹ One (1) *side yard setback* shall be 7.5 m or 0.0 m if the said *side yard* abuts land which is designated Commercial, Mixed Employment or Industrial in the OCP.

G. **Height of Buildings**

- 1. Principal Buildings:
Principal building height shall not exceed 18 m.
- 2. Accessory Buildings:

Accessory building height shall not exceed 6 m.

3. Structures:

Structure height shall not exceed 6 m.

H. Off-Street Parking

(BL 18719)

1. Parking Calculations:

- (a) Refer to Table D.1 of Part 5 Off-Street Parking and Loading/Unloading;
- (b) In this Zone, the parking requirements for *warehouse uses* and *distribution centres* shall be the same as those for *light impact industry*; and
- (c) In this Zone, required *parking spaces* shall be provided on the same *lot* as the uses they serve.

2. Tandem Parking:

Tandem parking is permitted for company fleet *vehicles*.

3. Commercial Vehicles:

Parking of fleet *vehicles* and *vehicles* > 5,000 G.V.W, excluding employee and customer parking, is permitted provided the area for the *vehicles*:

- (a) Occupies a maximum of 1.5 times the *lot* area covered by the *principal building*; and
- (b) Is not located between the front of the *principal building* and the *highway*.

I. Landscaping and Screening

(BL 17471; 18414; 19261)

1. General Landscaping:

- (a) All developed portions of the *lot* not covered by *buildings*, *structures*, or paved areas shall be landscaped, including the retention of mature trees. This *landscaping* shall be maintained;
- (b) Continuous screen planting a minimum of 6.0 m wide shall be provided along all *lot lines* separating the developed portion of the *lot* from any *lot* designated Residential in the *OCP*;
- (c) Along all *side lot lines* between a *highway* and up to 3.0 m from the front face of the closest *principal building* fronting a *highway*, a continuous *landscaping* strip a minimum of 1.5 m wide shall be provided within the *lot*;
- (d) *Highway* boulevards abutting a *lot* shall be seeded or sodded with grass; excluding driveways; and
- (e) Pursuant to Surrey Subdivision and Development By-law, Schedule D, Surrey Road Classification Map R-91, as amended, the following continuous *landscaping* strip is required within and along the developed portions of the *lot* as follows:
 - i. Abutting an Arterial or Collector Road – Minimum 6.0 m; and
 - ii. Abutting all other *highway* types – Minimum 3.0 m.

2. Loading and Refuse:

Loading areas, garbage containers and *passive recycling containers* shall be completely screened from any adjacent *lot* designated Residential in the *OCP*, by a minimum of a 2.5 m high *building*, solid decorative fence, *landscaping* strip, or a combination thereof.

3. Outdoor Storage and Display:

- (a) Outdoor storage and display in the *rear yard* and *side yard* shall be completely screened by a *landscaping* strip a minimum of 2.5 m high by 1.5 m wide, or by a minimum of a 2.5 m high *building*, solid decorative fence, or combination thereof;

- and
- (b) No storage or display of materials shall be piled higher than 2.5 m within 5 m of the screening fence or *landscaping* strip and no higher than 3.5 m anywhere on the *lot*; excludes *shipping containers*.
- 4. Vehicle Parking:
Vehicle parking areas shall be completely screened by a minimum of a 2.5 m high *building*, decorative fence, *landscaping* strip, or combination thereof.

J. Special Regulations

(BL 17471, 20551)

1. Safety, Noise and Nuisance:
 In this Zone:
 - (a) No land, *building* or *structure* is permitted to have a use that:
 - i. Constitutes an unusual fire, explosion or safety hazard;
 - ii. Emits noise, measured at any point on any boundary of the *lot* on which the use is located, that is:
 - a. In excess of 70 decibels where the *lot* abuts a *lot* designated Industrial in the *OCP*; and
 - b. In excess of 60 decibels where the *lot* abuts a *lot* designated anything other than Industrial in the *OCP*; and
 - iii. Produces heat or glare perceptible from any *lot line* of the *lot* on which the use is located; and
 - (b) Uses that store or handle *special wastes* are required to:
 - i. Conform with the Surrey Fire Prevention By-law, as amended;
 - ii. Conform with the safety regulations as set out in the Health Act, as amended; and
 - iii. Operate with any required permits as set out in the Environmental Management Act, as amended.
2. Outdoor Storage and Display:
 - (a) Outdoor storage and display of any containers, goods, materials or supplies shall:
 - i. Occupy a maximum area of 1.5 times the *lot* area covered by the *principal building* up to a maximum of 40% *lot coverage*;
 - ii. Not be used for storage of *vehicles* > 5,000 kg G.V.W. or trailers that are not associated with the business on the *lot*; and
 - iii. Not be located within any *front yard* or *side yard*;
 - (b) Storage, parking or service of trucks and trailers on any portion of the *lot* not associated with the uses or operations permitted in Section B of this Zone is specifically prohibited; and
 - (c) Display or storage of *shipping containers* shall be limited to the lesser of two stacked *shipping containers* or a maximum of 7.0 m high.
3. Loading and Refuse:
 Loading areas, garbage containers and *passive recycling containers* shall not be located within any required *front yard setback*, *flanking street setback* or any required *setback* adjacent to any *lot* designated Residential in the *OCP*.
4. Recycling Depots:
 In this Zone, *recycling depots* are prohibited from storing used tires and shall be confined to an enclosed *building*.

5. Coffee Shops:
In this Zone, *coffee shops* are not permitted to be licensed by the Liquor Control and Licensing Act, as amended.
6. Child Care Centres:
Child care centres shall:
 - (a) Be located with direct access to an *open space* and play area within the *lot*; and
 - (b) Operate in accordance with the Community Care and Assisted Living Act, as amended, and the Child Care Licensing Regulation, as amended.