

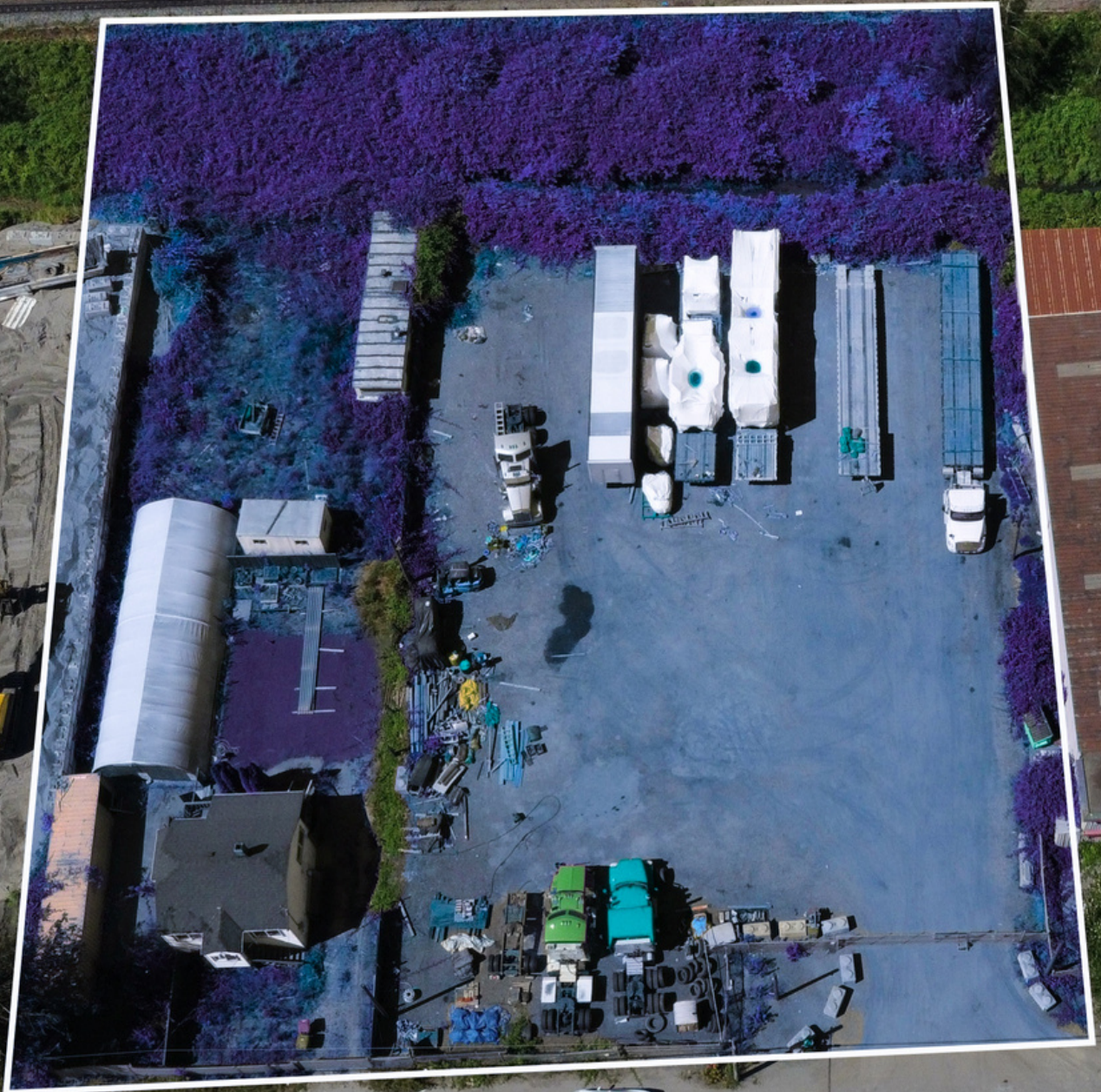


12337/12343/12351 INDUSTRIAL ROAD

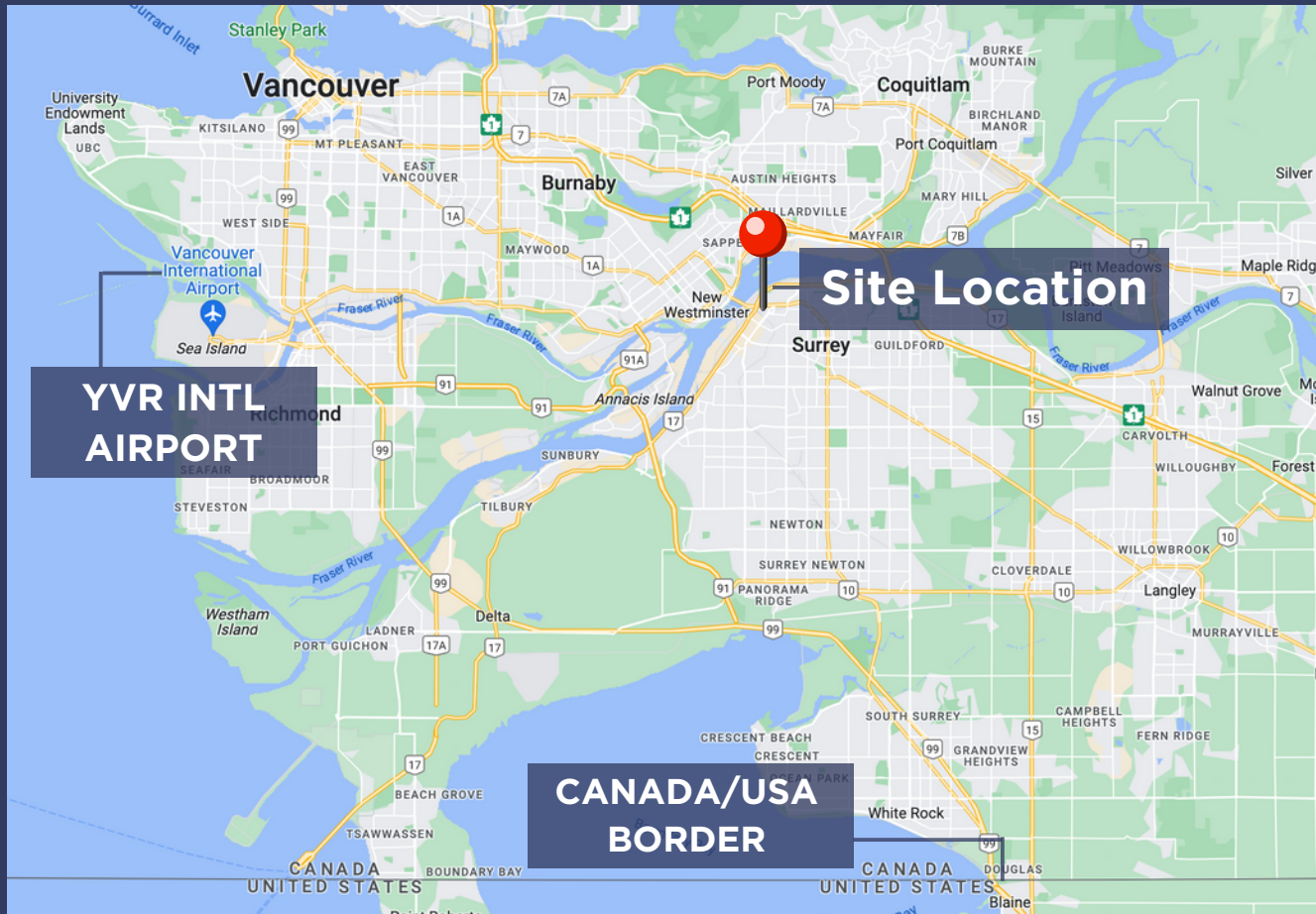
SUNNY SANGHA
& Associates

INDUSTRIAL OPPORTUNITY

Given the notorious shortage of industrial land in the Metro Vancouver area, this is a rare opportunity to acquire 3 industrial properties equating to 0.85 acres. Perfectly positioned with high exposure fronting Highway 17, fantastic access to Highway 91, Highway 99, Highway 1 and the Pattullo Bridge. IL-Light Impact Industrial zoning allows for a multitude of potential uses, including truckparking & future warehouses.



LOCATION/ACCESSIBILITY



ACCESSIBILITY

DISTANCE/TIME

HIGHWAY 1	13KM/15 MINS
HIGHWAY 17	1KM/2 MINS
HIGHWAY 91	7KM/8 MINS
HIGHWAY 99	22KM/18 MINS

LOGISTIC HUBS

DISTANCE/TIME

ANNACIS ISLAND	12KM/10 MINS
CN RAIL	13KM/14 MINS
DELTAPORT	30KM/25 MINS
FRASER DOCKS	4KM/8 MINS

YVR INTERNATIONAL AIRPORT 30 KM/25 MINS

USA BORDER (PACIFIC CROSSING) 30KM/ 25MINS

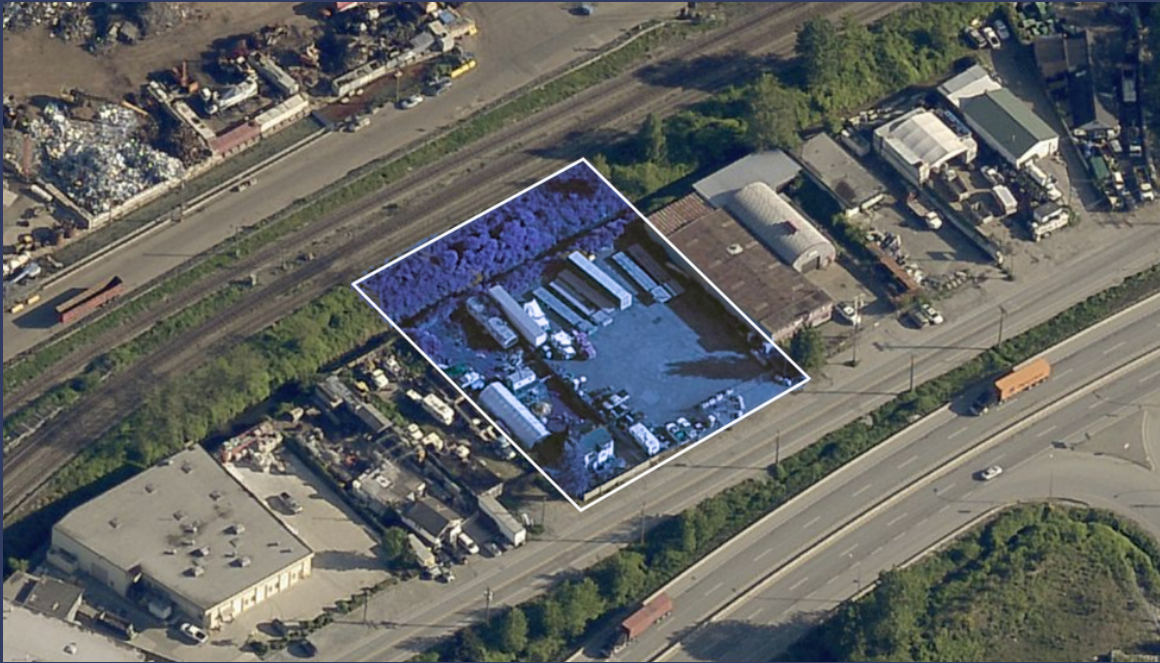
PROPERTY DETAILS	
Civic Address:	12337/12343/12351 Industrial Road
Total Site Area:	37,056 SQFT
Current Zoning:	IL Zoning
Collective Gross Taxes (2023):	\$32,257.00

Location: The epicentre of industrial land usage; unprecedented connectivity to all major HWY routes, Pattullo Bridge, Fraser Surrey Docks & Rail yards, & Intermodal Rail

Zoning: IL Zoning is intended to accommodate and regulate the development of light impact industry, notably transportation, warehouses, distribution centres and limited office and service uses (please see attached documents for further information)

Infrastructure: Drainage, Sanitary & Water mains all located on Industrial Road.

Amenities: All properties have great accessibility a short distance away to all levels of amenities.



PLEASE CONTACT FOR PRICE GUIDANCE

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Part 48

Light Impact Industrial Zone

IL

(BL 20058; 20300)

A. Intent

(BL 16957)

This Zone is intended to accommodate and regulate the development of *light impact industry, transportation industry, warehouses, distribution centres* and limited office and service uses.

B. Permitted Uses

(BI 12333; 12715; 13201; 13212; 13703; 13970; 14835; 15664; 17704; 18487; 19817, 20626)

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. *Transportation industry.*
4. *Automotive service uses.*
5. Automobile painting and body work.
6. *Vehicle* storage, including recreational *vehicle* storage.
7. *Industrial equipment rentals.*
8. *General service uses*, limited to the following:
 - (a) Driving schools;
 - (b) Fleet dispatch offices;
 - (c) Industrial first aid training; and
 - (d) Trade schools.
9. *Warehouse uses.*
10. *Distribution centres.*
11. 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.
12. *Self-Storage Warehouse.*
13. *Liquor manufacturing*, provided that:
 - (a) If there is a *liquor tasting lounge* it shall not exceed 40% of the *gross floor area* of the entire *liquor manufacturing* business or 150 sq. m., whichever is lesser;
 - (b) If there is an on-site store endorsement it must be included in the calculation of the maximum area permitted for the *liquor tasting lounge* in Sub-section B.13(a); and
 - (c) If there is an outdoor patio associated with the *liquor tasting lounge* it must not exceed the total area of the permitted *liquor tasting lounge* in Sub-section B.13(a), or 80 sq. m., whichever is lesser.

Accessory Uses:

14. *Coffee shops*, limited to a maximum of 35 seats, pursuant to Section J.6 of this Zone.
15. *Recreation facilities*, excluding go-kart operations, drag racing and rifle ranges.
16. *Community services.*

17. *Assembly halls*, limited to *places of worship*, to a maximum of 300 seats, pursuant to Section D.2 below.
18. *Child care centres*, pursuant to Section J.7 of this Zone.
19. *Caretaker unit*, pursuant to Section D.3 of this Zone.
20. Sales of rebuilt *vehicles* < 5,000 kg G.V.W. provided that:
 - (a) It is part of an automobile painting and body work business;
 - (b) The number of rebuilt *vehicles* ready for sale shall not exceed 5 at any time;
 - (c) The business operator holds a current and valid Motor Dealer's certificate; and
 - (d) The business operator is an approved Insurance Corporation of British Columbia Salvage Buyer.

C. Lot Area

Not applicable to this Zone.

D. Density

(BL 13155; 18414; 19073; 19995)

1. Building Construction:
For the purpose of *building* construction:
 - (a) Maximum Density:
Maximum *density* shall be the lesser of a *floor area ratio* of 0.1 or a *building* floor area of 300 sq. m; and
 - (b) Permitted Density Increases:
If amenity contributions are provided in accordance with Schedule G, maximum *density* may be increased to a *floor area ratio* of 1.00.
2. Places of Worship:
Notwithstanding Section D.1 of this Zone, *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) There is a maximum of one *place of worship* on a *lot*.
3. Caretaker Unit:
Notwithstanding Section D.1 of this Zone, *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) Notwithstanding 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) Notwithstanding Sections D.3(e) through (g) of this Zone, *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%.

wide, or a minimum of a 2.5 m high *building*, solid decorative fencing, or combination thereof; and

- (b) No storage or display of material shall be piled higher than 2.5 m within 5 m of the screening fence and no higher than 3.5 m anywhere on the *lot*.

4. Truck Parking Facilities:

Truck parking facilities must be screened by a minimum of a 1.5 m high *building*, solid fence, *landscaping* strip, or combination thereof, along the *lot lines* that abut a *highway*, excluding *driveways*, or along any *lot* designated Residential in the *OCP*; screening must be maintained.

J. Special Regulations

(BL 13657; 17471, 20626)

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:

Outdoor storage and display of any containers, goods, materials or supplies is specifically prohibited between the front of the *principal building* and the *highway*; excluding *vehicles* > 5,000 kg G.V.W. intended for sale.

3. Wrecked Vehicles:

The storage of damaged or *wrecked vehicles* shall be completely enclosed within, and not visible from the outside of, a *building* or approved walled or fenced area.

4. 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*.

5. Recycling Depots:

In this Zone, *recycling depots* are prohibited from storing used tires and shall be confined to an enclosed *building*.

6. Coffee Shops:

In this Zone, *coffee shops* are not permitted to be licensed by the Liquor Control and Licensing Act, as amended.

7. Child Care Centres:

F. Yards and Setbacks

(BL 12333; 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 and Loading/Unloading

(BL 13774; 18719)

1. Parking Calculations:
Refer to Table D.1, Part 5 Off-Street Parking and Loading/Unloading.
2. Tandem Parking:
Where commercial and industrial uses are part of the development, required *parking spaces* for company fleet vehicles may be provided as *tandem parking*.

I. Landscaping and Screening

(BL 13201; 17471; 18487)

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 1.5 m high by 1.5 m wide, or a solid decorative fence a minimum of 1.5 m high, shall be provided along all *lot lines* separating the developed portions of the *lot* from any *lot* designated Residential in the OCP;
 - (b) Along the developed portions of the *lot* abutting a *highway*, a continuous *landscaping* strip a minimum of 1.5 m wide shall be provided within the *lot*; and
 - (c) *Highways* boulevards abutting a *lot* shall be seeded or sodded with grass; excludes *driveways*.
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* screen, or combination thereof.
3. Outdoor Storage and Display:
 - (a) Outdoor storage and display, including of damaged or *wrecked vehicles*, shall be completely screened by a *landscaping* strip a minimum of 2.5 m high by 1.5 m

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.

8. *Liquor Manufacturing with an On-site Store Endorsement:*

Retail sales within an on-site store endorsement shall be limited to the sale of liquor products manufactured on the premises, related non-liquor products, and liquor products that have been manufactured by another licensed manufacturer of the same license class on their behalf.

K. 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; and
- 3. *Lot Depth:* Minimum 30 m.

L. Other Regulations

(BL 13201; 13657; 13774; 17181; 17471; 18414)

Additional land use regulations may apply as follows:

- 1. Sign regulations, pursuant to Surrey Sign By-law, as amended.
- 2. *Building* permits, pursuant to Surrey Building By-law, as amended, and Surrey Development Cost Charge By-law, as amended.
- 3. Development permits, pursuant to the *OCP*.