

650 – Special Industrial Zone (I5)

Intent: To accommodate a variety of site-specific industrial Uses

650.1 Permitted Uses

| Permitted Uses Table for I5 Zone |
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| Principal Uses n/a |
| Accessory Uses n/a |

650.2 Site Specific Permitted Uses (B/L 3159-2021)

- .1 For the Lot described as Parcel “A” (Reference Plan 10309) Lot 3 Section 2 Township 19 New Westminster District Plan 7470, known municipally as 378 Marion Road, the following Uses and no others shall be permitted:
 - a. Cedar shake mill;
 - b. Manufacturing, Assembly and warehousing of fishing equipment;
 - c. Woodworking, excluding a permanent sawmill;
 - d. Portable sawmilling; and
 - e. Accessory Residential Use.
- .2 For the Lot described as Parcel “A” (Reference Plan 21782F) North East Quarter Section 2 Township 19 and of South East Quarter Section 11 Township 19 New Westminster District, known municipally as 39623 Old Yale Road, the following Uses and no others shall be permitted:
 - a. Furniture factory; and
 - b. Accessory Residential Use, limited to two Dwelling units.
- .3 For the portion of Lot 4 Except: Part shown on Explanatory Plan 9376, Section 18 Township 16 New Westminster District Plan 3552, the following uses and no others shall be permitted:
 - a. Pallet manufacturing operation.
- .4 For the Lots described as
 - a. PID: 027-147-401
Legal Description:
Lot A Section 13 Township 13 BCP31200

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| Editorial Note |
| Known civically as: 2131 Queen Street |

- b. PID: 009-313-265
Legal Description:
Lot 3 Section 13 Township 13 NWP10388 Except Plan LMP44339 & BCP31200

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| Editorial Note |
| Known civically as: 2141 Queen Street |

the following Uses and no others shall be permitted:

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- a. All Uses permitted in the I2 zone, as well as automobile recycling and salvage yard.

.5 For the Lot described as

- a. PID: n/a
Legal Description:
Lot B Section 13 Township 13 NWD Plan 10532

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| Editorial Note |
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| Known civically as: 2087 Queen Street A historic Legal Description is used to reference a portion of the Lot known civically as 2087 Queen Street that was given a site specific permission prior to being consolidated. |
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the following Uses and no others shall be permitted:

- a. All Uses permitted in the I2 zone, as well as automobile recycling and salvage yard.

.6 For those parts of the Lot described as Lot 127 Except: Part on By-law Plan 54337, Sections 21 and 22 Township 16 and of District Lot 47 Group 2 NWD Plan 52611, known municipally as 3095 McCallum Road, the following Uses and no others shall be permitted:

- a. All Uses permitted in the I2 zone, as well as automobile recycling and salvage yard.

.7 For the Lots described as

- a. PID: 027-030-687
Legal Description:
Lot A Section 13 Township 13 Plan BCP29479

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| Editorial Note |
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| Known civically as: 2035 Queen Street |
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the following Uses and no other shall be permitted:

- a. All Uses permitted in the I2 zone, as well as automobile recycling and salvage yard.

.8 For the Lot described as

- a. PID: 009-862-803
Legal Description:
Lot A Section 22 Township 13 NWD Plan 13775

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| Editorial Note |
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| Known civically as: 28813 Fraser Highway |
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the following Uses and no others shall be permitted:

- a. Freight handling facility;
- b. Warehousing;
- c. Commercial vehicle repair;

- d. Automobile body shop; and
- e. Accessory Residential Use.

.9 For the Lots described as

- a. PID: 026-080-559
Legal Description: Lot A Section 3 Township 16 Plan BCP13829

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| Editorial Note |
| Known civically as: 355 Riverside Road |

the following Uses and no others shall be permitted:

- a. All Uses permitted in the I2 zone, as well as exterior storage of Building materials.

650.3 Development Regulations

| Development Regulations Table for I5 Zone | |
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| Column I | Column II |
| .1 Density (maximum) | n/a |
| .2 Minimum Setbacks (All Lot Lines) | a. 7.5 m, except where the Lot Line is parallel and adjacent to a railroad, in which case the Setback shall be 0.0 m |
| .3 Minimum Setbacks between Buildings | a. Between Principal Building and an Accessory Building containing an Accessory Residential Use – 3.0 m |
| .4 Height (maximum) | a. The provisions of section 650.6 shall apply |
| .5 Lot Coverage (maximum) | a. 75% |

650.4 Subdivision Regulations

| Subdivision Regulations Table for I5 Zone | |
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| Column I | Column II |
| .1 Lot Size (minimum) | a. 1.0 ha |
| .2 Lot Width (minimum) | n/a |
| .3 Lot Depth (minimum) | n/a |

650.5 Landscaping and Off-Street Parking

Refer to sections 140 and 150 for requirements pertaining to landscaping and off-street parking.

650.6 Conditions of Use

- .1 For a Use permitted in section 650.2.1, the following maximum Building Heights shall apply:
 - a. Principal Building – 20.0 m

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- b. Accessory Building or Structure – 8.0 m
- .2 For a Use permitted in section 650.2.2, the following maximum Building Heights shall apply:
 - a. Principal Building – 12.0 m;
 - b. Building containing an Accessory Residential Use – 8.0 m; and
 - c. Accessory Building or Structure – 4.6 m.
- .3 For a Use permitted in section 650.2.3, sections 620.3.2, 620.3.3, 620.3.5, 620.4.1 and 620.6.2 shall apply.
- .4 For a Use permitted in section 650.2.4:
 - a. sections 620.3.2, 620.3.3, 620.3.5, 620.4.1, 620.6.2, 620.6.3, 620.6.6 shall apply; and
 - b. with respect to an Automobile Recycling and Salvage Yard, sections 630.3.4, 630.3.5 and 630.6.4 shall also apply and take precedence where there is a conflict with any other provision.
- .5 For a Use permitted in section 650.2.5:
 - a. sections 620.3.2, 620.3.3, 620.3.5, 620.6.2, 620.6.3 and 620.6.6 shall apply;
 - b. with respect to an Automobile Recycling and Salvage Yard, sections 630.3.4, 630.3.5 and 630.6.4 shall also apply and take precedence where there is a conflict with any other provision; and
 - c. all newly created Lots shall have a minimum Lot area of 1.5 ha.
- .6 For a Use permitted in section 650.2.6:
 - a. sections 620.3.2, 620.3.3, 620.3.5, 620.6.2, 620.6.3 and 620.6.6 shall apply; and
 - b. with respect to an Automobile Recycling and Salvage Yard, sections 630.3.4, 630.3.5 and 630.6.4 shall also apply and take precedence where there is a conflict with any other provision.
- .7 For a Use permitted in section 650.2.7:
 - a. sections 620.3.2, 620.3.3, 620.3.5, 620.6.2, 620.6.3 and 620.6.6 shall apply; and
 - b. with respect to an Automobile Recycling and Salvage Yard, sections 630.3.4, 630.3.5 and 630.6.4 shall also apply and take precedence where there is a conflict with any other provision.
- .8 For a Use permitted in section 650.2.8:
 - a. sections 620.3.5, 620.4.1, 620.6.2 and 620.6.6 shall apply; and
 - b. all Uses shall be set back a minimum of 3.0 m from all Lot Lines.
- .9 For a Use permitted in section 650.2.9, sections 620.3.2, 620.3.3, 620.3.5, 620.6.2, 620.6.3 and 620.6.6 shall apply.
- .10 An Accessory Residential Use shall not exceed a Floor area of 95 m².
- .11 Storage shall take place within a wholly enclosed Building.