

SECTION 700 - INDUSTRIAL ZONES

701 SERVICE INDUSTRIAL ZONES M-1A AND M-1B

Uses Permitted

- #3313 701.1 In the M-1A and M-1B Zones only the following *uses* are permitted and all other *uses*
13/12/93 are prohibited:
#3088
06/01/92 1) *accessory buildings and uses*
#3782 2) *accessory open storage*
27/07/98 3) *auction marts*
#3835 4) *bakeries*
25/01/99 5) *brewery or distillery*
#4567 6) *building supplies, lumber yards*
07/05/07 7) *commercial recreation, instruction and entertainment uses excluding arcades, pool*
#5109 8) *dog daycare* subject to Township of Langley Noise Control Bylaw 1988 as
14/09/15 amended
#5490 9) *nurseries and garden supply centres*
30/09/19 10) *offices accessory to permitted industrial uses*
11) *other service industrial uses compatible with service industrial areas*
12) *parking of commercial vehicles*
13) *public works yards, maintenance and storage facilities*
14) *printing and publishing*
15) *production studio*
16) *refund container return centre*
17) *residential uses accessory to industrial uses and subject to Section 701.4*
18) *restaurants*
19) *retail sales accessory to permitted industrial uses*
20) *service stations, gas bars*
21) *the light manufacture, assembly, repair, finishing and packaging of products*
22) *transportation and trucking terminals and compounds including public*
transportation depots
23) *u-brews*
24) *vehicle body shops*
25) *vehicle repair shops*
26) *vehicle sales, rental and leasing*
27) *vehicle servicing*
28) *vehicle towing and temporary storage compounds for licensed vehicles excluding*
the storage of wrecked vehicles and/or discarded material, and excluding a
wrecking and salvaging yard
29) *veterinary clinics*
30) *warehousing, wholesaling and storage facilities excluding bulk energy storage*
facilities and the bulk storage of industrial chemicals, by-products and allied
products
31) *workshops for the following and similar trade contractors; building, electrical,*
heating, air conditioning, plumbing, refrigeration, roofing, septic tanks, signs,
paving, and landscape contractors including the sale of garden ornaments,
swimming pools and outdoor furniture

Industrial Uses

- #2587 701.2 All business shall be conducted within a completely enclosed *building* except for
02/05/88 parking, loading and open storage areas, where accessory to a permitted *use*.

Storage Areas

- #4567 701.3 No material stored in a permitted accessory open storage area shall exceed a *height* of 07/05/07 2 metres where stored within 10 metres of a parcel zoned SR, R, RM, MH-1, C or P. No storage areas shall be located in any required front yard setback.

Residential Use

- #3088 701.4 *Residential use* is limited to one *dwelling unit* or *mobile home* per *lot* for occupancy by 06/01/92 the owner, manager or caretaker and immediate *family*.

Lot Coverage

- 701.5 *Buildings* and *structures* shall not cover more than 60% of the *lot area*.

Siting of Buildings and Structures

- #3782 701.6 Except as provided for in Sections 104.4, 104.15 and 105.1 2), no *building* or *structure* 27/07/98 shall be sited less than:
#5109
14/09/15
- a) 10.0 metres from a *front lot line*;
 - b) 5.0 metres from a *rear lot line*;
 - c) no setback is required from an interior rear or interior *side lot line* abutting an M or C zone;
 - d) 5.0 metres where the *side lot line* abuts a *flanking street*; and
 - e) 10.0 metres from a *lot line* abutting an SR, R, RM, RU, MH-1 or P zone.

Height of Buildings and Structures

- #3782 701.7 Except as provided for in Section 104.5 the *height* of *buildings* and *structures* shall not 27/07/98 exceed 12 metres.

Parking and Loading

- 701.8 Parking and loading shall be provided in accordance with Section 107.

Subdivision Requirements

- 701.9 All *lots* created by *subdivision* shall comply with Section 110 of this Bylaw and the Subdivision and Development Servicing Bylaw 2019 No. 5382 as amended.

Landscaping, Screening and Fencing

- 701.10 Landscaping areas, landscaping screens and fencing shall comply with Section 111.

702 **GENERAL INDUSTRIAL ZONE M-2**

Uses Permitted

- #3782 702.1 In the M-2 Zone only the following *uses* are permitted and all other *uses* are prohibited:
27/07/98
- 1) all *uses* permitted in the Service Industrial Zones M-1A and M-1B
 - 2) *general industrial uses*
 - 3) *cannabis processing* and cannabis testing on Lot 12 Section 5 Township 14 New Westminster District Plan LMP26792, subject to:
 - a) issuance of valid and subsisting licences for analytical testing and standard processing of *cannabis* on Lot 12 Section 5 Township 14 New Westminster District Plan LMP26792; and
 - b) compliance with all applicable requirements of any authority having jurisdiction.
 - 4) *cannabis production* on Strata Lot 3 Section 25 Township 10 New Westminster District Strata Plan BCS1488, subject to:
 - a) issuance of a valid and subsisting cannabis licence for cultivation – nursery on Strata Lot 3 Section 25 Township 10 New Westminster District Strata Plan BCS1488; and
 - b) compliance with all applicable requirements of any authority having jurisdiction.
 - 5) *cannabis production* and *cannabis processing* on Lot 18 Section 5 Township 14 New Westminster District Plan LMP26792, subject to:
 - a) issuance of valid and subsisting licences for standard cultivation and standard processing of *cannabis* on Lot 18 Section 5 Township 14 New Westminster District Plan LMP26792; and
 - b) compliance with all applicable requirements of any authority having jurisdiction.
 - 6) *cannabis processing* on Strata Lot 13 Section 34 Township 8 New Westminster District Strata Plan NW3095, subject to:
 - a) issuance of valid and subsisting licences for standard processing of *cannabis* on Strata Lot 13 Section 34 Township 8 New Westminster District Plan NW3095; and
 - b) compliance with all applicable requirements of any authority having jurisdiction.

Industrial Uses

- #2587 702.2 All business shall be conducted within a completely enclosed *building* except for
02/05/88 parking, loading and open storage areas, where accessory to a permitted *use*.

Storage Areas

- #4567 702.3 No material stored in a permitted accessory open storage area shall exceed a *height* of
07/05/07 2 metres where stored within 10 metres of a parcel zoned SR, R, RM, MH-1, C or P. No storage areas shall be located in any required front yard setback.

Lot Coverage

- 702.4 *Buildings* and *structures* shall not cover more than 60% of the *lot area*.

Siting of Buildings and Structures

- #3782 702.5 Except as provided for in Sections 104.4, 104.15 and 105.1 2), no *building* or *structure*
27/07/98 shall be sited less than:
#5109
14/09/15
- a) 10.0 metres from a *front lot line*;
 - b) 5.0 metres from a *rear lot line*;
 - c) no setback is required from an interior rear or interior *side lot line* abutting an M or C zone;
 - d) 5.0 metres where the *side lot line* abuts a *flanking street*; and
 - e) 10.0 metres from a *lot line* abutting an SR, R, RM, RU, MH-1 or P zone.

Height of Buildings and Structures

- #3782 702.6 Except as provided for in Section 104.5 the *height of buildings* and *structures* shall not
27/07/98 exceed 12 metres.

Parking and Loading

- 702.7 Parking and loading shall be provided in accordance with Section 107.

Subdivision Requirements

- 702.8 All *lots* created by *subdivision* shall comply with Section 110 of this Bylaw and the Subdivision and Development Servicing Bylaw 2019 No. 5382 as amended.

Landscaping, Screening and Fencing

- 702.9 Landscaping areas, landscaping screens and fencing shall comply with Section 111.

Uses Permitted

702A.1 In the M-2A Zone only the following *uses* are permitted and all other *uses* are prohibited:

- 1) all *uses* permitted in the General Industrial Zone M-2
- 2) processing, manufacture, and repair of heavy machinery, heavy equipment, and heavy transportation products

Industrial Uses

702A.2 All business shall be conducted within a completely enclosed *building* except for parking, loading and open storage areas, where accessory to a permitted *use*.

Storage Areas

#4567 702A.3 No material stored in a permitted accessory open storage area shall exceed a *height* of 07/05/07 2 metres where stored within 10 metres of a parcel zoned SR, R, RM, MH-1, C or P. No storage areas shall be located in any required front yard setback.

Lot Coverage

702A.4 *Buildings* and *structures* shall not cover more than 60% of the *lot area*.

Siting of Buildings and Structures

#3782 702A.5 Except as provided for in Sections 104.4, 104.15 and 105.1 2), no *building* or *structure* 27/07/98 shall be sited less than:
#5109 14/09/15

- a) 10.0 metres from a *front lot line*;
- b) 5.0 metres from a *rear lot line*;
- c) no setback is required from an interior rear or interior *side lot line* abutting an M or C zone;
- d) 5.0 metres where the *side lot line* abuts a *flanking street*; and
- e) 10.0 metres from a *lot line* abutting an SR, R, RM, RU, MH-1 or P zone.

Height of Buildings and Structures

#3782 702A.6 Except as provided for in Section 104.5 the *height* of *buildings* and *structures* shall not 27/07/98 exceed 12 metres.

Parking and Loading

702A.7 Parking and loading shall be provided in accordance with Section 107.

Subdivision Requirements

702A.8 All *lots* created by *subdivision* shall comply with Section 110 of this Bylaw and the Subdivision and Development Servicing Bylaw 2019 No. 5382 as amended.

Landscaping, Screening and Fencing

702A.9 Landscaping areas, landscaping screens and fencing shall comply with Section 111.

Uses Permitted

702B.1 In the M-2B Zone only the following *uses* are permitted and all other *uses* are prohibited:

- 1) all *uses* permitted in the General Industrial Zone M-2
- 2) meat processing plants excluding abattoirs

Industrial Uses

702B.2 All business shall be conducted within a completely enclosed *building* except for parking, loading and open storage areas, where accessory to a permitted *use*.

Storage Areas

#4567 702B.3 No material stored in a permitted accessory open storage area shall exceed a *height* of 2 metres where stored within 10 metres of a parcel zoned SR, R, RM, MH-1, C or P. No storage areas shall be located in any required front yard setback.
07/05/07

Lot Coverage

702B.4 *Buildings* and *structures* shall not cover more than 60% of the *lot area*.

Siting of Buildings and Structures

#5109 702B.5 Except as provided for in Sections 104.4, 104.15 and 105.1 2), no *building* or *structure* shall be sited less than:
14/09/15

- a) 10.0 metres from a *front lot line*;
- b) 5.0 metres from a *rear lot line*;
- c) no setback is required from an interior rear or interior *side lot line* abutting an M or C zone;
- d) 5.0 metres where the *side lot line* abuts a *flanking street*; and
- e) 10.0 metres from a *lot line* abutting an SR, R, RM, RU, MH-1 or P zone.

Height of Buildings and Structures

#3782 702B.6 Except as provided for in Section 104.5 the *height* of *buildings* and *structures* shall not exceed 12 metres.
27/07/98

Parking and Loading

702B.7 Parking and loading shall be provided in accordance with Section 107.

Subdivision Requirements

702B.8 All *lots* created by *subdivision* shall comply with Section 110 of this Bylaw and the Subdivision and Development Servicing Bylaw 2019 No. 5382 as amended.

Landscaping, Screening and Fencing

702B.9 Landscaping areas, landscaping screens and fencing shall comply with Section 111.

703 **HEAVY INDUSTRIAL ZONE M-3**

703.1 **Uses Permitted**

#3088
06/01/92
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27/07/98
#5109
14/09/15

In the M-3 Zone only the following *uses* are permitted and all other *uses* are prohibited:

- 1) all *uses* permitted in the General Industrial zone M-2 except *production studios* which are prohibited
- 2) agro-industrial *uses* excluding abattoirs
- 3) cargo handling and wharf facilities
- 4) *ready-mix concrete plant*
- 5) processing, manufacture and outside storage of sand, gravel and soil products and outside storage of wood and wood products
- 6) processing, manufacture, and repair of heavy machinery, heavy equipment, and heavy transportation products
- 7) recycling depots subject to all recycling *uses*, activities and storage being located within a completely enclosed *building*
- 8) *refund container return centre*.
- 9) *cannabis processing*, cannabis sales for medical purposes, and cannabis testing on Strata Lot 1 District Lot 50 Group 2 New Westminster District Strata Plan BCS847, subject to:
 - a) issuance of valid and subsisting licences for sale for medical purposes, analytical testing, and standard processing of cannabis on Strata Lot 1 District Lot 50 Group 2 New Westminster District Strata Plan BCS847; and
 - b) compliance with all applicable requirements of any authority having jurisdiction

#5510
04/11/19

Storage Areas

#3782
27/07/98

- 703.2
- 1) No loading or storage areas shall be located in any required front setback.
 - 2) No material stored in a permitted open storage area shall exceed a *height* of 2 metres where stored within 10 metres of a parcel zoned SR, R, RM, MH-1, C or P-1 to P-4.

Siting of Buildings and Structures

#5109
14/09/15

- 703.3
- Except as provided for in Sections 104.4, 104.15 and 105.1 2), no *building* or *structure* shall be sited less than:
- c) 10.0 metres from a *front lot line*;
 - d) 5.0 metres from a *rear lot line*;
 - e) no setback is required from an interior rear or interior *side lot line* abutting an M or C zone,
 - f) 5.0 metres where the *side lot line* abuts a *flanking street*; and
 - g) 10.0 metres from a *lot line* abutting an SR, R, RM, RU, MH-1 or P zone.

Parking and Loading

- 703.4
- Parking and loading shall be provided in accordance with Section 107.

Subdivision Requirements

- 703.5
- All *lots* created by *subdivision* shall comply with Section 110 of this Bylaw and the Subdivision and Development Servicing Bylaw 2019 No. 5382 as amended.

Landscaping, Screening and Fencing

703.6 Landscaping areas, landscaping screens and fencing shall comply with Section 111.

Floodplain Requirements

#2663
09/01/89 703.7 deleted by #5109 14/09/15

704 **HEAVY INDUSTRIAL ZONE M-4**

Uses Permitted

- #3782 704.1 In the M-4 Zone only the following *uses* are permitted and all other *uses* are prohibited:
27/07/98
#5109
14/09/15
- 1) all *uses* permitted in the Heavy Industrial zone M-3 except a *ready-mix concrete plant*
 - 2) meat processing plants
 - 3) recycling depots subject to all recycling uses, activities and storage being located within a completely enclosed *building*
 - 4) *refund container return centre*
 - 5) sawmills, shake mills, shingle mills, excluding the burning of waste material or by-products

Storage Areas

- #3782 704.2
27/07/98
- 1) No loading or storage areas shall be located in any required front setback
 - 2) No material stored in a permitted open storage area shall exceed a *height* of 2 metres where stored within 10 metres of a parcel zoned SR, R, RM, MH-1, C or P-1 to P-4.

Siting of Buildings and Structures

- #5109 704.3
14/09/15
- Except as provided for in Sections 104.4, 104.15 and 105.1 2), no *building* or *structure* shall be sited less than:
- a) 10.0 metres from a *front lot line*;
 - b) 6.0 metres from a *rear lot line*;
 - c) 5.0 metres from a *side lot line*; and
 - d) 10.0 metres from a *lot line* abutting an SR, R, RM, RU, MH-1 or P zone.

Parking and Loading

- 704.4 Parking and loading shall be provided in accordance with Section 107.

Subdivision Requirements

- 704.5 All *lots* created by *subdivision* shall comply with Section 110 of this Bylaw and the Subdivision and Development Servicing Bylaw 2019 No. 5382 as amended.

Landscaping, Screening and Fencing

- 704.6 Landscaping areas, landscaping screens and fencing shall comply with Section 111.

Floodplain Requirements

- #2663 704.7
09/01/89
- deleted by #5109 14/09/15

705 **LIMITED INDUSTRIAL ZONE M-5**

Uses Permitted

- #3782
27/07/98 705.1 In the M-5 Zone only the following *uses* are permitted and all other *uses* are prohibited:
- 1) *accessory buildings and uses*
 - 2) *accessory open storage* subject to Section 705.3
 - 3) *offices accessory to permitted industrial uses*
 - 4) *residential uses* subject to Section 705.4
 - 5) *sawmills, shake mills, shingle mills.*

Industrial Uses

- #2677
20/03/89 705.2 No burning of waste material or by-products is permitted.

Storage Areas

- 705.3
- 1) No loading or storage area shall be located in a required front setback.
 - 2) No material stored in a permitted open storage area shall exceed a *height* of 2 metres where stored within 10 metres of a parcel zoned SR, R, RM, MH-1, C or P-1 to P-4.

Residential Uses

- 705.4 *Residential use* shall be limited to one *single family dwelling* or *mobile home* per lot for occupancy by the owner, manager or caretaker and immediate *family*.

Lot Coverage

- 705.5 *Buildings and structures* shall not cover more than 35% of the *lot area*.

Siting of Buildings and Structures

- #5109
14/09/15 705.6 Except as provided for in Sections 104.4, 104.15 and 105.1 2), no *building* or *structure* shall be sited less than:
- a) 10.0 metres from a *front lot line*;
 - b) 6.0 metres from a *rear lot line*;
 - c) 6.0 metres from a *side lot line*; and
 - d) 15.0 metres from a *lot line* abutting an SR, R, RM, RU, MH-1 or P zone.

Height of Buildings and Structures

- #3782
27/07/98 705.7 Except as provided for in Section 104.5 the *height of buildings and structures* shall not exceed 12 metres.

Parking and Loading

- 705.8 Parking and loading shall be provided in accordance with Section 107.

Subdivision Requirements

- 705.9 All *lots* created by *subdivision* shall comply with Section 110 of this Bylaw and the Subdivision and Development Servicing Bylaw 2019 No. 5382 as amended.

Landscaping, Screening and Fencing

705.10 Landscaping areas, landscaping screens and fencing shall comply with Section 111.

LIMITED INDUSTRIAL ZONE M-5A

Uses Permitted

- 705A.1 In the M-5A Zone only the following *uses* are permitted and all other *uses* are prohibited:
- 1) *accessory buildings* and *uses* subject to Section 705A.2
 - 2) *accessory open storage* subject to Section 705A.3
 - 3) *agricultural uses*
 - 4) *intensive swine operation* subject to Section 109
 - 5) *lumber remanufacturing plants*
 - 6) *offices accessory to permitted industrial uses*
 - 7) *residential uses* subject to Section 705A.4

Industrial Uses

- 705A.2
- 1) No on-site storage of waste material is permitted.
 - 2) No burning of waste material or by-products is permitted.

Storage Areas

- 705A.3
- 1) No loading or storage area shall be located in a required front setback.
 - 2) No material stored in an accessory open storage area shall exceed a *height* of 2.0 metres.

Residential Uses

- 705A.4 *Residential use* shall be limited to one *single family dwelling* or *mobile home* per *lot* for occupancy by the owner, manager or caretaker and immediate *family*.

Lot Coverage

- 705A.5 *Buildings* and *structures* shall not cover more than 35% of the *lot area*.

Siting of Buildings and Structures

- #5109 705A.6 Except as provided for in Sections 104.4, 104.15 and 105.1 2), no *building* or *structure* shall be sited less than:
- a) 10.0 metres from a *front lot line*;
 - b) 6.0 metres from a *rear lot line*;
 - c) 6.0 metres from a *side lot line*; and
 - d) 15.0 metres from a *lot line* abutting an SR, R, RM, RU, MH-1 or P zone.

Height of Buildings and Structures

- #3782 705A.7 Except as provided for in Section 104.5 the *height of buildings* and *structures* shall not exceed 12 metres.

Parking and Loading

- 705A.8 Parking and loading shall be provided in accordance with Section 107.

Subdivision Requirements

705A.9 All lots created by *subdivision* shall comply with Section 110 of this Bylaw and the Subdivision and Development Servicing Bylaw 2019 No. 5382 as amended.

Landscaping, Screening and Fencing

705A.10 Landscaping areas, landscaping screens and fencing shall comply with Section 111.

706 **LIMITED INDUSTRIAL ZONE M-6**

Uses Permitted

706.1 In the M-6 Zone only the following *uses* are permitted and all other *uses* are prohibited:

- 1) *accessory buildings and uses*
- 2) *accessory open storage* subject to Section 706.3
- 3) *construction of farm buildings*, silos and manure tanks
- 4) *development, manufacture, assembly and distribution of refrigeration units, buildings and related equipment and products*
- 5) *offices accessory to permitted industrial uses*
- 6) *residential uses* subject to Section 706.4

Industrial Uses

#2587
02/05/88 706.2 All business shall be conducted within a completely enclosed *building* except for parking, loading and open storage areas, where accessory to a permitted *use*.

Storage Areas

#4567
07/05/07 706.3 No material stored in a permitted accessory open storage area shall exceed a *height* of 2 metres where stored within 10 metres of a parcel zoned SR, R, RM, MH-I, C or P. No storage areas shall be located in any required front yard setback.

Residential Uses

706.4 *Residential use* shall be limited to one *single family dwelling* or *mobile home* per *lot* for occupancy by the owner, manager or caretaker, and immediate *family*.

Lot Coverage

706.5 *Buildings and structures* shall not cover more than 60% of the *lot area*.

Siting of Buildings and Structures

706.6 Except as provided for in Sections 104.4, 104.15 and 105.1 2), no *building* or *structure* shall be sited less than:

- a) 15.0 metres from a *front lot line*;
- b) 10.0 metres from a *rear lot line*; and
- c) 5.0 metres from a *side lot line*.

Height of Buildings and Structures

#3782
27/07/98 706.7 Except as provided for in Section 104.5 the *height of buildings and structures* shall not exceed 12 metres.

Parking and Loading

706.8 Parking and loading shall be provided in accordance with Section 107.

Subdivision Requirements

706.9 All *lots* created by *subdivision* shall comply with Section 110 of this Bylaw and the Subdivision and Development Servicing Bylaw 2019 No. 5382 as amended.

Landscaping, Screening and Fencing

706.10 Landscaping areas, landscaping screens and fencing shall comply with Section 111.

707 **SALVAGE INDUSTRIAL ZONE M-7**

Uses Permitted

#3782
27/07/98

707.1 In the M-7 Zone only the following *uses* are permitted and all other *uses* are prohibited:

- 1) *accessory buildings* and uses
- 2) offices accessory to permitted industrial *uses*
- 3) *refund container return centre*
- 4) *residential uses* subject to Section 707.2
- 5) *vehicle* towing and storage yards
- 6) *wrecking and salvaging yards* subject to Section 707.3

Residential Uses

707.2 *Residential use* shall be limited to one *single family dwelling* or *mobile home* per *lot* for occupancy by the owner, manager or caretaker, and immediate *family*.

Wrecking and Salvaging Yard

- 707.3
- 1) All *wrecking and salvaging yards* shall be screened by a tight board fence a minimum of 2 metres in *height*.
 - 2) No material stored in a *wrecking and salvaging yard* shall exceed a *height* of 2 metres.
 - 3) All *vehicle* wrecking and salvaging shall take place within a fenced compound area.

Siting of Buildings and Structures

#5109
14/09/15

707.4 Except as provided for in Sections 104.4, 104.15 and 105.1 2), no *building* or *structure* shall be sited less than:

- a) 12.0 metres from a *front lot line*;
- b) 5.0 metres from a *rear lot line*;
- c) 3.0 metres from a *side lot line*; and
- d) 10.0 metres from any *lot line* abutting an SR, R, RM, RU, MH-1 or P zone.

Height of Buildings and Structures

#3782
27/07/98

707.5 Except as provided for in Section 104.5 the *height of buildings* and *structures* shall not exceed 12 metres.

Parking and Loading

707.6 Parking and loading shall be provided in accordance with Section 107.

Subdivision Requirements

707.7 All *lots* created by *subdivision* shall comply with Section 110 of this Bylaw and the Subdivision and Development Servicing Bylaw 2019 No. 5382 as amended.

Landscaping, Screening and Fencing

707.8 Landscaping areas, landscaping screens and fencing shall comply with Section 111.

708 **INDUSTRIAL TRANSITION ZONE M-8**

Uses Permitted

- 708.1 In the M-8 Zone only the following *uses* are permitted and all other *uses* are prohibited:
- 1) *accessory buildings* and *uses* including a laundromat and *convenience store* catering to the *campground* use
 - 2) all *uses* permitted in the Service Industrial Zones M-1A and M-1B
 - 3) *campgrounds* subject to "Langley Campground Regulation By-Law, 1985," No. 2299 as amended

Commercial Uses

- #2587
02/05/88 708.2 All business shall be conducted within a completely enclosed *building* except for parking, loading and display areas, where accessory to a permitted *use*.

Lot Coverage

- 708.3 *Buildings* and *structures* shall not cover more than 40% of the *lot area*.

Siting of Buildings and Structures

- 708.4 1) Except as provided for in Sections 104.4, 104.15 and 105.1 2), no *building* or *structure* for *campground* or *residential use* shall be sited less than:
- a) 7.5 metres from a *front lot line*;
 - b) 7.5 metres from a *rear lot line*; and
 - c) 4.5 metres from a *side lot line*.
- 2) For all industrial *buildings* and *uses* the siting requirements of the M-1A and M-1B Service Industrial zones shall apply.

Height of Buildings and Structures

- #3782
27/07/98 708.5 Except as provided for in Section 104.5 the *height of buildings* and *structures* shall not exceed 12 metres.

Parking and Loading

- 708.6 Parking and loading shall be provided in accordance with Section 107.

Subdivision Requirements

- 708.7 All *lots* created by *subdivision* shall comply with Section 110 of this Bylaw and the Subdivision and Development Servicing Bylaw 2019 No. 5382 as amended.

Landscaping, Screening and Fencing

- 708.8 Landscaping areas, landscaping screens and fencing shall comply with Section 111.

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27/07/98

LIMITED INDUSTRIAL ZONE M-9

LIMITED INDUSTRIAL ZONE M-10

Uses Permitted

- 710.1 In the M-10 Zone only the following *uses* are permitted and all other *uses* are prohibited:
- 1) storage *uses* and an industrial access driveway where both are accessory to a permitted *use* on an abutting M-1B zoned property

Storage Areas

- #2587 710.2 1) No material stored within 10 metres of a *lot* zoned for other than M purposes shall exceed a *height* of two metres unless the *height* of the landscaping screen required in Section 710.5 is equal to or greater than the *height* of the stored material. No storage areas shall be located in any required front yard setback.
- 02/05/88 2) Notwithstanding Section 710.2 1), no material stored in an M-10 zone shall exceed five metres in *height*.

Parking and Loading

- 710.3 Parking and loading shall be provided in accordance with Section 107.

Subdivision Requirements

- 710.4 All *lots* created by *subdivision* shall comply with Section 110 of this Bylaw and the Subdivision and Development Servicing Bylaw 2019 No. 5382 as amended.

Landscaping, Screening and Fencing

- 710.5 Where an M-10 Zone abuts other than an M Zone:
- 1) all storage areas shall be enclosed by a solid board decorative cedar fence a minimum of two metres in *height*; and
 - 2) all storage areas shall be screened by a continuous thick evergreen hedge (a minimum of 1.5 metres in *height* at the time of planting) planted and maintained in a neat and orderly appearance to effectively screen the site.

BUSINESS/OFFICE PARK ZONE M-11

Uses Permitted

#3317 711.1
13/12/93
#3530
24/06/96
#3782
27/07/98
#5046
10/03/14

- In the M-11 Zone only the following *uses* are permitted and all other *uses* are prohibited:
- 1) *accessory buildings* and *uses* excluding outside storage
 - 2) *accessory residential uses* subject to Section 711.2
 - 3) *assembly uses*
 - 4) business and professional offices and research and development laboratories
 - 5) commercial recreation, instruction and entertainment uses, excluding *arcades*, *pool halls* and *casino halls*
 - 6) *commercial uses*, provided that each *commercial use* located in a *building* exceeds 2,000 m² *gross floor area* in size
 - 7) *commercial use* on Lot A (BR230384) Except: Part Subdivided by Plan BCP11215, District Lot 311 Group 2 NWD Plan LMP47900 as shown in Section 711.11
 - 8) computer and computer accessory stores
 - 9) furniture stores, appliance stores and home electronic appliance stores
 - 10) *group children's day care*
 - 11) *home improvement centres* excluding outside building material storage yards
 - 12) *institutional uses*
 - 13) light manufacture, assembly, repair, finishing and packaging of products where more than 50% of the *gross floor area* is used for business and professional office purposes. Excludes *vehicle* repair, *vehicle servicing*, *vehicle body shops* and outside storage *uses*
 - 14) medical clinics
 - 15) printing, publishing and related reproduction service *uses*
 - 16) *restaurants*
 - 17) retail sales accessory to business and professional office *uses* where more than 50% of the *gross floor area* is used for business and professional office purposes
 - 18) retail sales in combination with light manufacturing, warehouse or wholesale distribution *uses* subject to Section 711.4
 - 19) veterinary clinics
 - 20) warehouse and wholesale distribution *uses* where more than 50% of the *gross floor area* is used for business and professional office purposes. Excludes transportation and trucking terminals and compounds, *vehicle* towing and *vehicle* storage compounds, and outside storage *uses*

Accessory Residential Uses

#3040 711.2
09/09/91

- Accessory *residential uses* shall be limited to one single *family dwelling unit* per *lot* for occupancy by the owner, manager or caretaker and immediate *family*, provided that the *dwelling unit*:
- a) does not constitute a singular *use* on a site;
 - b) is contained within a *building* containing a principal permitted *use*, and
 - c) has a maximum area of the lesser of:
 - i) 140 m² (1507 ft²); or
 - ii) 33% of the total area of the industrial *building* within which the *dwelling unit* is contained.

Business/Office Park Uses

- 711.3
- a) All permitted *uses* in the Business/Office Park Zone M-11 shall be conducted within a completely enclosed *building*.
 - b) All storage of materials, goods, supplies, products and equipment shall be located within a completely enclosed *building*.
 - c) Overhead vehicular access doors shall not face a Municipal *street* and shall be internalized within the site.

Retail Sales

- 711.4
- Retail sales is permitted in combination with light manufacturing, warehouse or wholesale distribution *uses* subject to:
- a) retail sales occupying no less than 33% nor more than 66% of the *gross floor area*; and
 - b) the retail sales *use* being oriented towards the front of the *building* facing the *street*.

Lot Coverage

- 711.5
- Buildings* and *structures* shall not cover more than 50% of the *lot area*, except that where at least 75% of the required parking spaces are provided within the *building* or underground, *lot coverage* may be increased to a maximum of 75%.

Siting of Buildings and Structures

- #5109
14/09/15
- 711.6
- Except as provided for in Sections 104.4 and 105.1 2) no *building* or *structure* shall be sited less than:
- a) 7.5 metres from a *front lot line*;
 - b) 0 metres from a *rear lot line*;
 - c) no setback is required for an interior *side lot line* abutting an RU, M, C or CD zone;
 - d) 7.5 metres where the *side lot line* abuts a *flanking street*; and
 - e) 5.0 metres from any *lot line* abutting an SR, R, RM, RU, MH-1 or P zone.

Height of Buildings and Structures

- #3782
27/07/98
- 711.7
- Except as provided for in Section 104.5, and except for business and professional offices and research and development laboratories, the *height of buildings* and *structures* shall not exceed 12 metres.

Parking and Loading

- 711.8
- Parking and loading shall be provided in accordance with Section 107.

Subdivision Requirements

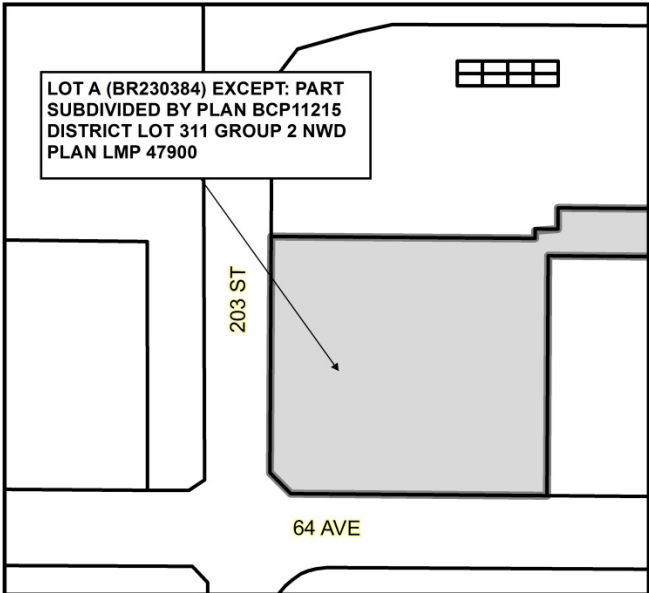
- 711.9
- All *lots* created by *subdivision* shall comply with Section 110 of this Bylaw and the Subdivision and Development Servicing Bylaw 2019 No. 5382 as amended.

Landscaping, Screening and Fencing

- 711.10
- Landscaping area, landscaping screens and fencing shall comply with Section 111.

Commercial Use

711.11



RURAL SERVICE INDUSTRIAL ZONE M-12

Uses Permitted

- 712.1 In the M-12 Zone only the following *uses* are permitted and all other *uses* are prohibited:
- 1) *accessory buildings* and uses
 - 2) *accessory open storage*
 - 3) *agricultural uses*
 - 4) *farm auctions*
 - 5) *nursery and garden supply centres*
 - 6) *office uses* accessory to a permitted *use*
 - 7) *parking of commercial vehicles* accessory to a permitted *use*
 - 8) *public works yards, maintenance and storage facilities*
 - 9) *residential uses* subject to Section 712.4
 - 10) *retail sales* accessory to a permitted *use*
 - 11) *sales, servicing, rental, leasing, repair and parts* for agricultural and light industrial equipment and machinery and *vehicles*, including but not limited to recycling and golf course maintenance *vehicles* and equipment
 - 12) *the light manufacture, assembly, repair, finishing and packaging* of agricultural products
 - 13) *veterinary clinics*

Industrial Uses

- 712.2 All business shall be conducted within a completely enclosed *building* except for parking, loading and accessory open storage and display areas.

Storage Areas

- #4567 712.3 No material stored in a permitted accessory open storage area shall exceed a *height* of 2 metres where stored within 10 metres of a parcel zoned SR, R, RM, MH-1, C or P. No storage areas shall be located in any required front yard setback.

Residential Uses

- 712.4 *Residential use* is limited to one *dwelling unit* or *mobile home* unit per *lot* occupancy by the owner, manager or caretaker and immediate *family*.

Lot Coverage

- 712.5 *Buildings* and *structures* shall not cover more than 60% of the *lot area*.

Siting of Buildings and Structures

- #5109 712.6 Except as provided for in Sections 104.4 and 105.1 2) no *building* or *structure* shall be sited less than:
- a) 7.5 metres from a *front lot line*
 - b) 7.5 meters from a *rear lot line*
 - c) 7.5 metres where the *side lot line* abuts a *flanking street*; and
 - d) 10.0 metres from any *lot line* abutting an SR, R, RM, RU, MH-1 or P zone.

Height of Buildings and Structures

- 712.7 Except as provided for in Section 104.6 no *building* or *structure* shall exceed 12 metres.

Parking and Loading

712.8 Parking and loading shall be provided in accordance with Section 107.

Landscaping, Screening and Fencing

712.9 Landscaping area, landscaping screens and fencing shall be provided in accordance with Section 111.

#4484 713
24/07/06
#5109
14/09/15

HEAVY INDUSTRIAL ZONE M-13

Uses Permitted

- 713.1 In the M-13 Zone only the following uses are permitted and all other uses are prohibited:
- 1) all *uses* permitted in the Heavy Industrial Zone M-3 except a *ready-mix concrete plant*.
 - 2) asphalt batch plants

Storage Areas

- 713.2
- 1) No loading or storage areas shall be located in any required front or *flanking street* setback.
 - 2) No material stored in a permitted open storage area shall exceed a *height* of 2 metres where stored within 10 metres of a parcel zoned SR, R, RM, MH-1, C or P-1 to P-4.

Siting of Buildings and Structures

- #5109 713.3 Except as provided in Section 104.4, 104.15 and 105.1 2), no *building* or structure shall be sited less than:
- 14/09/15
- a) 5.0 metres from a *front lot line*;
 - b) 5.0 metres from a *rear lot line*;
 - c) 3.5 metres where the *side lot line* abuts a *flanking street*; and
 - d) 10.0 metres from a *lot line* abutting an SR, R, RM, RU, MH-1 or P zone.

Parking and Loading

- 713.4 Parking and loading shall be provided in accordance with Section 107.

Subdivision Requirements

- 713.5 All *lots* created by *subdivision* shall comply with Section 110 of this Bylaw and the Subdivision and Development Servicing Bylaw 2019 No. 5382 as amended.

Landscaping, Screening and Fencing

- 713.6 Landscaping areas, landscaping screens and fencing shall comply with Section 111.