

710 LIGHT INDUSTRIAL ZONE (I1)

Permitted Uses

710.01 The following *uses* and no others shall be permitted in the I1 zone:

Animal Hospital

Animal Pound

Bingo Hall Use, limited to: (B/L 1678-2007)

the *lot* described as Lot 1 Section 24 Township 13 NWD Plan LMP34910 and known municipally as 30835 Peardonville Road

Civic Use

Commercial Use, limited to:

mobile food vending cart;

printing, photocopying, duplicating, lithographing, blueprinting, and similar reproduction services;

publishing, where printing or binding is part of the business and is conducted on the same *lot*;

radio, television and recording studios;

retail sale, rental and repair of:

advertising signs and display equipment;

beverage supplies and equipment;

building supplies, including plumbing, heating, ventilation, air-conditioning, security and electrical equipment, and floor coverings; and

goods manufactured on the *lot*; (B/L 440-97)

recreational vehicles, **limited to** the *lots* described as:

Parcel "D" (Reference Plan 2842) South West Quarter Section 24 Township13 Except: Firstly: Parcel "One" (Reference Plan 15433) Secondly: Parcel "2" (Explanatory Plan 24310) Thirdly: Part Subdivided by Plan 25853 Fourthly: Part Subdivided by Plan BCP1600 Fifthly: Part in Plan BCP16456 New Westminster District

and

Lot 1, Except: Part on Plan BCP16455 South West Quarter
Section 24 Township 13 New Westminster District Plan
LMP51391

And know municipally as 2756 and 2796 Mt. Lehman Road; and (B/L1617-2007)

Trade schools

Industrial Use, excluding:

animal stockyards;

asphalt and concrete batching plants;

bulk storage, collection or processing of highly flammable or explosive substances or of “dangerous goods” as defined from time to time by applicable enactments;

bulk storage, collection or processing of “special waste” as defined from time to time by applicable enactments;

burning of wood waste products;

collection, storage or composting of animal or vegetable waste;

collection, storage, wrecking, repair or crushing of *wrecked vehicles* or vehicle parts;

collection or storage of salvaged equipment, materials and goods;

incineration or distilling of animal or vegetable products;

manufacture of fertilizer, rubber, matches or paper;

slaughterhouses; and

truck terminals.

Information Technology Use (B/L 1047-2001)

Office Use, limited to:

offices of building trade contractors; and

offices which are *accessory* to and located on the same *lot* as the principal *industrial use*.

Accessory One Unit Residential Use, limited to a dwelling unit accessory to an industrial use

Restaurant Use, **excluding** drive-in or drive-through and **limited to** a maximum *floor area* of 175 m²; (B/L 1232-2003)

Conditions of Use

710.02 All *uses including* storage and **excluding** *restaurants* and the retail sale and rental of recreational vehicles shall take place entirely within a wholly enclosed *building*.
(B/L 1617-2007)

710.03 Areas for retail sale, rental or display of goods manufactured on the *lot* **excluding** the retail sale and rental of recreational vehicles shall be: (1) fully contained within the same *building* as the principal *industrial* use manufacturing the products on the *lot*; (2) limited to an area not exceeding 20% of the *gross floor area* of the business manufacturing the products on the *lot* and the remaining *floor area* not being open to the public. The retail sale or rental of recreational vehicles shall only be permitted where the manufacturing or servicing of recreational vehicles or another *Industrial Use* occurs on the same *lot*. (B/L 1617-2007)

710.04 An *accessory one unit residential use* shall not exceed a *floor area* of 95 m².

Height of a Building or Structure

710.05 The maximum *height* of any *building* or *structure* shall be 12.2 m.

Setbacks

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

<i>Buildings and Structures for</i>	<i>Exterior Lot Line</i>	<i>Interior Lot Line</i>
All <i>Uses</i>	3.0 m	0.0 m, except 3.0 m where abutting an R or RM zone

Minimum Subdivision Requirements

710.07 All *newly created lots* shall have a minimum *lot area* of 1,000 m², except a *bingo hall use* which shall have a minimum *lot area* of 1.5 ha.