

720 GENERAL INDUSTRIAL ZONE (I2)**Permitted Uses**

720.01 The following *uses* and no others shall be permitted in the I2 zone: (B/L 287-96)

Animal Pound

Auction Use

Auto Body Repair Use

Civic Use

Commercial Use, limited to:

auto towing service compound;

courier, delivery and express facilities;

crematorium;

landscaping services;

mobile food vending cart;

moving establishments;

nurseries and greenhouses;

pest control services;

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;

rental of vehicles, **limited to** being in conjunction with vehicle servicing or an *auto body repair use*; (B/L 297-96)

retail sale, rental and repair of:

advertising signs and display equipment;

antennae and satellite dishes;

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

beverage supplies and equipment;

feed products for farm use;

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

heavy trucks, truck canopies, truck bed liners and trailer hitches;

heavy farm and industrial equipment;

sheet metal products;

tools; (B/L 287-96)

used motorcycle, all-terrain vehicle, snowmobile and personal water craft sales and rental **limited to** being in conjunction with the assembly and servicing of such vehicles **and limited to** 20% of the *gross floor area* of the business including any *floor area* devoted to the retailing of goods manufactured on the *lot*; (B/L 775-99)

vehicle and marine parts and accessories; and

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

Parcel "D" (Reference Plan 2842) South West Quarter Section 24 Township 13 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;
(B/L 1617-2007)

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

trade school; (B/L 287-96)

truck refuelling, including keylock facilities; and

vehicle and marine servicing **excluding** the sale of fuels. (B/L 287-96)

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 wastes;

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

collection and storage of salvaged equipment, materials or goods unless *accessory* to an industrial process on the *lot*;

incineration or distilling of animal or vegetable products;

manufacture of fertilizer, rubber, matches or paper; and

slaughterhouses.

Information Technology Use, limited to buildings for which a building permit has been issued prior to June 30, 2001. (B/L 1047-2001)

Office Use, limited to:

offices of building trade contractors;

taxi and paratransit dispatch office in conjunction with servicing of vehicles;

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

offices of utility services where *accessory* to equipment or other facilities or operations of the utility services on the *lot*.

Pawn Shop Use, limited to being *accessory* to an *auction use* and not exceeding 5% of the *floor area* of the *auction use*

Resource Primary Processing Use (B/L 737-98)

Resource Processing Use (B/L 737-98)

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

Industry Support Office, **limited to** the following *lots* described as:

Lot 2 Section 11 Township 16 NWD Plan BCP22632 and known municipally as 34434 McConnell Road,

and

Lot 1 Section 15 Township 16 NWD Plan BCP34059 and known municipally as 34077 Gladys Avenue. (B/L 1800-2008)

Research and Development Use **limited to** the following *lots* described as:

Lot 2 Section 11 Township 16 NWD Plan BCP22632 and known municipally as 34434 McConnell Road,

and

Lot 1 Section 15 Township 16 NWD Plan BCP34059 and known municipally as 34077 Gladys Avenue. (B/L 1800-2008)

Conditions of Use

720.02 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)

720.03 Unenclosed storage or unenclosed operations shall:

- (1) not be located within 3.0 m of an *exterior lot line*;
- (2) be limited to that part of a *lot* surfaced with dust-free material;
- (3) be bounded on all sides not adjacent to a *building* or *structure* by a fence or wall of at least 1.5 m in *height*; and
- (4) not include storage of material or goods likely to produce or give off dust or other particulate matter that may become wind-borne.

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

Height of a Building or Structure

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

Setbacks

720.06 *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

720.07 All *newly created lots* shall have a minimum *lot area* of 1,850 m².