12.3 Industrial Business Park (IB1, IB2)

12.3.1 Purpose

The zone provides for a range of general industrial uses and stand-alone offices, with a limited range of compatible uses (IB1). Another sub-zone exists that would be used for rezoning applications in order to implement the City Centre Area Plan (IB2).

12.3.2 Permitted Uses

- animal daycare
- animal grooming
- animal shelter
- auction, minor
- broadcasting studio
- child care
- commercial storage
- commercial vehicle parking and storage [Bylaw 8582, Apr. 19/10]
- contractor service
- education, commercial
- emergency service
- government service
- health service, minor [Bylaw 8760, May 16/11]
- industrial, general
- library and exhibit
- manufacturing, custom indoor
- office
- recreation, indoor
- recycling depot
- recycling drop-off
- restaurant
- utility, minor
- vehicle body repair or paint shop
- vehicle repair [Bylaw 8684, Jan 17/11]

12.3.3 A. Secondary Uses

- residential security/operator unit

12.3.3 B. Additional Uses [Bylaw 9295, Nov 9/15]

- indoor shooting range [Bylaw 9500, Dec 15/15]
- medical cannabis production facility in accordance with provisions contained in 12.3.11.7 [Bylaw 9978, Dec 18/19]
- microbrewery, winery and distillery
- vehicle sale/rental [Bylaw 9977, May 13/19]

12.3.4 Permitted Density

1. The maximum floor area ratio is 1.0, except in the City Centre where the maximum floor area ratio is 1.2, together with an additional 0.1 floor area ratio provided that it is entirely used to accommodate community amenity space.

12.3.5 Permitted Lot Coverage

1. The maximum lot coverage is 60% for buildings, except in the City Centre where:
   a) the maximum lot coverage is 90% for buildings; and
   b) the maximum building envelope shall not exceed 650.0 m² if the building has a maximum height of more than 25.0 m.
12.3.6 Yards & Setbacks

1. The minimum front yard and exterior side yard is 3.0 m, provided that an adequate transition is made if the front yard and exterior side yard is greater on adjacent and/or abutting developments.

2. There is no minimum interior side yard or rear yard, except in the City Centre where a minimum setback of 3.0 m shall be provided adjacent to existing residential uses or zones.

3. A restaurant shall not be located closer than 20.0 m to the high water mark.

4. In the City Centre, buildings taller than the Oak Street Bridge must be set back 30.0 m to the drip line of the bridge.

5. In the City Centre, buildings taller than 25.0 m must have a minimum building separation space of 35.0 m.

12.3.7 Permitted Heights

1. The maximum height for buildings is 12.0 m, except in the City Centre where: [Bylaw 10021, May 21/19]
   a) the typical maximum height for buildings is 25.0 m, however additional building height may be permitted though the development permit or development variance permit process to a maximum height for buildings of 35.0 m; [Bylaw 10021, May 21/19]
   b) the maximum height for buildings is 22.0 m for the following property: [Bylaw 10021, May 21/19]
      7100 River Road [Bylaw 10021, May 21/19]
      P.I.D. 004-863-968 [Bylaw 10021, May 21/19]
      LOT 107 SEC 5 BLK 4N RG 6W PL NWP43325 & BLK 5N; SEC 32; and [Bylaw 10021, May 21/19]
   c) within 50.0 m of Bridgeport Road the maximum building height shall be 35.0 m. [Bylaw 10021, May 21/19]

2. The maximum height for accessory structures is 20.0 m.

12.3.8 Subdivision Provisions/Minimum Lot Size

1. There is no minimum lot width, except for an animal shelter which must have a minimum lot width of 60.0 m.

2. There is no minimum lot depth requirement.

3. There is no minimum lot area, except:
   a) for an animal shelter which must have a minimum lot area of 2.0 ha; and
   b) in the City Centre where the minimum lot area is:
      i) 8,000.0 m² west of Brown Road;
      ii) 4,000.0 m² elsewhere for buildings which exceed the maximum building height of 25.0 m; and
      iii) 2,400.0 m² elsewhere for all buildings with a maximum building height of 25.0 m or less.
12.3.9 Landscaping & Screening

1. Landscaping and screening shall be provided according to the provisions of Section 6.0.

12.3.10 On-Site Parking and Loading

1. On-site vehicle and bicycle parking and loading shall be provided according to the standards set out in Section 7.0.

12.3.11 Other Regulations

1. In the case of 8899 Odlin Crescent, commercial education shall be limited to a maximum gross floor area of 138.0 m² located on the second storey only.

2. In the City Centre, restaurants shall only be permitted on sites being rezoned IB2 within 50.0 m of a property line abutting:
   a) Bridgeport Road;
   b) Great Canadian Way;
   c) Hazelbridge Way;
   d) Alexandra Road;
   e) McKim Way; and
   f) Odlin Crescent north of Odlin Road.

3. The following permitted uses are subject to the restrictions in Section 12.3.11.4:
   a) animal daycare;
   b) animal grooming;
   c) animal shelter;
   d) auction, minor;
   e) broadcast studio;
   f) child care;
   g) education, commercial;
   h) government service;
   i) library and exhibit;
   j) office;
   k) recreation, indoor; and
   l) restaurant.

4. Permitted uses listed in Section 12.3.11.3 that are located in the City Centre on sites zoned IB2 shall:
   a) excluding animal grooming and recreation, indoor, not be located on the ground floor of a building (excluding building entrance lobbies); and
   b) not exceed in total floor area the total floor area of all the other permitted uses; and
c) not share a common building entrance with any of the other permitted uses.

5. **Microbrewery, Winery and Distillery** shall be only permitted on the following sites: [Bylaw 9614, Feb 14/17]

   11220 Horseshoe Way [Bylaw 9614, Feb 14/17]
   PID 000-564-095 [Bylaw 9614, Feb 14/17]
   Lot 45 Section 1 Block 3 North Range 6 West New Westminster District Plan 56980 [Bylaw 9614, Feb 14/17]

   #110 – 12500 Horseshoe Way [Bylaw 9614, Feb 14/17]
   PID 026-556-791 [Bylaw 9614, Feb 14/17]
   Strata Lot 11 Section 12 Block 3 North Range 6 West New Westminster District Strata Plan BCS1607

6. a) An **indoor shooting range** is only permitted on the following site: [Bylaw 9500, Dec 15/15]

   7400 River Road
   PID 003-752-534
   Lot 20 Section 32 Block 5 North Range 6 West New Westminster District Plan 40727

b) An **indoor shooting range** located at 7400 River Road [Bylaw 9500, Dec 15/15]

   PID 003-752-534
   Lot 20 Section 32 Block 5 North Range 6 West New Westminster District Plan 40727
   is limited to the use of firearms which use propellant, compressed air or gas only.

c) The operator of an **indoor shooting range** is required to be in possession of a permit from the City of Richmond in accordance with *Regulating the Discharge of Firearms Bylaw No. 4183* as amended. [Bylaw 9500, Dec 15/15]

d) The operator of an **indoor shooting range** is required to be in possession of a permit in accordance with the *Provincial Firearm Act*. [Bylaw 9500, Dec 15/15]

e) All uses associated with the operation of an **indoor shooting range** are to be for recreational and training purposes, conducted under the supervision of a certified Canadian Firearm Safety Course Instructor. [Bylaw 9500, Dec 15/15]

7. A **medical cannabis production facility** shall only be permitted at the following sites and subject to a maximum of 1,800 m² floor area for a **medical cannabis production facility**: [Bylaw 9978, Dec 18/19]

   a) 23000 Fraserwood Way (Strata lots 1, 2 and 3 of BCS2986) [Bylaw 9978, Dec 18/19]
      P.I.D. 027-570-428 [Bylaw 9978, Dec 18/19]
      P.I.D. 027-570-436 [Bylaw 9978, Dec 18/19]
      P.I.D. 027-570-444 [Bylaw 9978, Dec 18/19]
      Strata Lot 1, 2 and 3 Section 1 Block 4 North Range 4 West New Westminster District
      Strata Plan BCS2986 Together with an Interest in the Common Property in Proportion to
      the Unit Entitlement of the Strata Lot as shown on Form V. [Bylaw 9978, Dec 18/19]

8. **Vehicle sale/rental** shall only be permitted on the following listed site: [Bylaw 9977, May 13/19]

   a) 6260 Graybar Road [Bylaw 9977, May 13/19]
      P.I.D. 008-338-906 [Bylaw 9977, May 13/19]
      Lot A Except Part in Plan BCP 25768 Section 10 Block 4 North Range 4 West
      New Westminster District Plan 75510 [Bylaw 9977, May 13/19]
9. In the case of the site listed in Section 12.3.11.7(a), 6260 Graybar Road, vehicle sale/rental shall be limited to a maximum gross floor area of 926.5 m$^2$ and located on the site in the area shown on Figure 1 below. [Bylaw 9977, May 13/19]

![Figure 1](Bylaw 9977, May 13/19)

10. In addition to the regulations listed above, the General Development Regulations in Section 4.0 and the Specific Use Regulations in Section 5.0 apply.