

12.2 Light Industrial (IL)

12.2.1 Purpose

The **zone** provides for a range of **general industrial uses**, with a limited range of compatible **uses**.

12.2.2 Permitted Uses

- animal daycare
- animal grooming
- animal shelter
- auction, minor
- car or truck wash
- child care
- commercial storage
- commercial vehicle parking and storage *[Bylaw 8582, Apr. 19/10]*
- contractor service
- fleet service
- industrial, general
- industrial, manufacturing *[Bylaw 10181, Feb 16/21]*
- industrial, warehouse *[Bylaw 10181, Feb 16/21]*
- manufacturing, custom indoor
- recreation, indoor
- recycling depot
- recycling drop-off
- restaurant
- utility, minor
- vehicle repair
- vehicle body repair or paint shop

12.2.3 A. Secondary Uses *[Bylaw 8998, Jul 8/13]*

- residential security/operator unit

12.2.3 B. Additional Uses *[Bylaw 8998, Jul 8/13]*

- outdoor storage

12.2.4 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**.
2. The following **site** is limited to a maximum **floor area ratio** of 0.12: *[Bylaw 8737, Nov 14/11]*
16540 River Road
P.I.D. 005-480-884
Lot "B" Except Firstly: Part on Plan 4720; Secondly: Part on SRW Plan 71683; Sections 14 and 23 Block 5 North Range 5 West New Westminster District Plan 4243
3. The following **site** is limited to a maximum **floor area ratio** of 0.06: *[Bylaw 8998, Jul 8/13]*
16360 River Road
P.I.D. 023-325-178
Parcel D Section 14 Block 5 North Range 5 West New Westminster District Plan LMP 26319

12.2.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 75% for **buildings**, except in the **City Centre** where the maximum **lot coverage** is 80% for **buildings**. *[Bylaw 10181, Feb 16/21]*

12.2.6 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 deck must be set back 30.0 m to the drip line of the bridge.

12.2.7 Permitted Heights

1. The maximum **height** for all **buildings** is 16.0 m, and 12.0 m for all **buildings** that are less than 50.0 m from a residentially zoned **lot**. Additional **building height** may be permitted through the development permit or development variance permit process to a maximum **height** for **buildings** of 35.0 m. Notwithstanding the above, any **building** within 30.0 m of the Oak Street Bridge shall not exceed a **building height** that of the bridge deck. *[Bylaw 10181, Feb 16/21]*
2. The maximum **height** for **accessory structures** is 20.0 m.

12.2.8 Subdivision Provisions/Minimum Lot Size

1. There is no minimum **lot width**, **lot depth**, or **lot area** requirement. *[Bylaw 10181, Feb 16/21]*
2. *[Bylaw 10181, Feb 16/21]*
3. *[Bylaw 10181, Feb 16/21]*

12.2.9 Landscaping & Screening

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

12.2.10 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.

12.2.11 Other Regulations

1. 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.

2. The following site-specific restrictions apply to: *[Bylaw 8737, Nov 14/11]*
- 16540 River Road *[Bylaw 8737, Nov 14/11]*
P.I.D. 005-480-884
Lot "B" Except Firstly: Part on Plan 4720; Secondly: Part on SRW Plan 71683; Sections 14 and 23 Block 5 North Range 5 West New Westminster District Plan 4243
[Bylaw 8908, Jul 16/12]
- 16360 River Road *[Bylaw 8998, Jul 8/13]*
P.I.D. 023-325-178
Parcel D Section 14 Block 5 North Range 5 West New Westminster District Plan LMP 26319
- a) **Commercial vehicle** truck tractor trailers with integrated refrigeration and/or heating units are prohibited from operating while parked and/or stored. *[Bylaw 8737, Nov 14/11]*
 - b) The servicing, repairing, refuelling and washing of **commercial vehicles** and **recreational vehicles** is prohibited. *[Bylaw 8908, Jul 16/12]*
3. **Outdoor storage** shall only be permitted at the following **sites** and subject to the restrictions in Sections 12.2.11.4 and 12.2.11.5: *[Bylaw 9089, Feb 11/14]*
- 16360 River Road *[Bylaw 9089, Feb 11/14]*
P.I.D. 023-325-178
Parcel D Section 14 Block 5 North Range 5 West New Westminster District Plan LMP 26319
- 16540 River Road *[Bylaw 9089, Feb 11/14]*
P.I.D. 028-709-632
Lot 1 Section 14 Block 5 North Range 5 West New Westminster District Plan BCP 49491
4. The following are prohibited from occurring on **sites** zoned IL where **outdoor storage** is a **site-specific permitted use**: *[Bylaw 8998, Jul 8/13]*
- a) **Outdoor storage** of wrecked or salvaged goods and materials;
 - b) **Outdoor storage** of food products;
 - c) **Outdoor storage** of goods or materials that are capable of being transmitted above, across or below a land or water surface due to the effects of weather;
 - d) **Outdoor storage** of goods or materials that constitute a health, fire, explosion or safety hazard;
 - e) Producing, discharging or emitting odiferous, toxic, noxious matter or vapours, effluents, heat, glare, radiation, noise, electrical interference or vibrations; or
 - f) Servicing of **vehicles** or equipment.
5. **Commercial vehicle parking and storage** and **outdoor storage uses** are not permitted to be stored, stacked or piled in any manner that exceeds 4.5 m in height. *[Bylaw 8998, Jul 8/13]*

