

THE CORPORATION OF THE DISTRICT OF BURNABY

VF 1757E

BY-LAW NO. 4096

A BY-LAW to amend By-law No. 1991 being the
"Burnaby Town Planning By-law 1948".

WHEREAS applications for rezoning have been made
to the Council.

AND WHEREAS the Council has held a public hearing
thereon after duly giving notice of the time and place of
such hearing.

NOW THEREFORE the Council of The Corporation of
the District of Burnaby ENACTS as follows:

1. This By-law may be cited as "BURNABY TOWN PLANNING
BY-LAW 1948, AMENDMENT BY-LAW NO. 11, 1959".

2. Section 3 of By-law No. 1991 is repealed and the
following substituted therefor:

"3. (1). For the purpose of this By-law the area of
The Corporation of the District of Burnaby is hereby
divided and classified into zones or districts with the
following respective classifications, namely:

- A. 1 Residential Single Family Zone
- A. 2 Residential Two Family Zone
- A. 3 Residential Multiple Family Zone Type I
- A. 4 Residential Multiple Family Zone Type II
- A. 5 Residential Multiple Family Zone Type III

- B. Small Holding Zone

- C. Commercial Zone

- D. Local Commercial Zone

- E. Light Industrial Zone

- F. Heavy Industrial Zone

- G. Gasoline Service Station Zone

- H. Agricultural Zone

- I. Cemetery Zone

- J. Auto Court Zone

- K. Manufacturing Zone

- L. General Industrial Zone

(2). Each of the said zones or districts is more particularly defined in Schedules 1 to 12 inclusive annexed hereto and forming part of this By-law.

(3). In the event of any street or lane ceasing to be a public highway, each half thereof, calculated from the centre line, shall thereafter partake of the respective classification of the land adjoining each half."

3. By-law No. 1991 is amended by adding the following as section 12 D:

"12 D. MANUFACTURING ZONE

The manufacturing zone is intended to accommodate light manufacturing uses under conditions designed to minimize conflict with surrounding uses."

4. By-law No. 1991 is amended by adding the following as section 12 E:

"12 E. Notwithstanding anything in this by-law contained, the following uses are permitted in the manufacturing zone but all such uses shall be subject to the regulations hereinafter set forth:

- (1). Agricultural uses, excluding the keeping of livestock for commercial purposes and the cultivation of mushrooms.
- (2). Automotive Repair Shop.
- (3). Bakery.
- (4). Battery manufacturing and repair.
- (5). Boat building (not over 30 feet in length) and boat showrooms or display yards.
- (6). Manufacturing of articles or merchandise from prepared bone.
- (7). Bottling and distribution plants.
- (8). Brewery and distillery.
- (9). Broom, brush and mop manufacturing.
- (10). Candy manufacturing
- (11). Car wash.
- (12). Carbonated beverage manufacturing.

- (13). Cellulose products manufacturing.
- (14). Cleaning and dyeing establishments.
- (15). Clothing and garment manufacturing.
- (16). Cold storage plant or frozen food locker.
- (17). Contractors offices, shops and yards.
- (18). Manufacturing of articles or merchandise from prepared cork.
- (19). Cosmetics, perfume and toiletries manufacturing.
- (20). Dairy products manufacturing.
- (21). Delivery and express depot or parcel delivery station.
- (22). Electric and electronic equipment manufacturing and assembly.
- (23). Electroplating.
- (24). Engraving, stereotyping and allied industries.
- (25). Equipment, tool and motor vehicle rental and sales, including display yards.
- (26). Manufacturing of articles or merchandise from prepared feathers.
- (27). Manufacturing of articles or merchandise from prepared fibre.
- (28). Food products, manufacturing, processing and packaging, excluding processing and packaging of fish and fish canneries, and in the case of the manufacturing, processing and packaging of meat or poultry including only pre-dressed and government inspected meats and eviscerated poultry.
- (29). Storage and wholesale distribution of fuels.
- (30). Fur goods manufacturing.
- (31). Furniture manufacturing or upholstery shop.
- (32). Garage and parking lot for the storage of motor vehicles.
- (33). Gas, compressed gas storage and manufacturing.
- (34). Manufacturing of articles or merchandise from prepared glass.
- (35). Manufacturing of articles or merchandise from prepared hair.
- (36). Manufacturing of builder's and marine hardware from castings and stock materials.
- (37). Manufacturing of articles or merchandise from prepared horn.
- (38). Ice manufacturing plant.

- (39). Jewellery manufacturing.
- (40). Laboratory.
- (41). Laundry.
- (42). Leather goods manufacturing.
- (43). Machine shop and parts manufacturing machining and assembly but not including forging, casting, punch pressing or drop forging.
- (44). Mattress manufacturing.
- (45). Monument sales and stone works.
- (46). Motor vehicle sales establishment and display yard.
- (47). Musical instrument manufacturing.
- (48). Novelty and toy manufacturing.
- (49). Ornamental metal works.
- (50). Orthopaedic and medical appliance sales, assembly and manufacturing.
- (51). Packing and crating.
- (52). Paint mixing, manufacturing, compounding and processing.
- (53). Manufacturing of articles and merchandise from prepared paper.
- (54). Manufacturing of medicinal preparations, pharmaceuticals and drugs.
- (55). Manufacturing of articles and merchandise from prepared plastic.
- (56). Plumbing and sheetmetal shop.
- (57). Sale or storage of dressed poultry, fish or meat.
- (58). Pottery and ceramics.
- (59). Printing and other reproduction processes, publishing and allied trades.
- (60). Riding stable.
- (61). Manufacturing of articles and merchandise from prepared rubber.
- (62). Scientific and professional instrument manufacturing.
- (63). Septic tank service.
- (64). Shoe or boot manufacturing including rubber and plastic footwear.
- (65). Polish manufacturing.

- (66). Sign manufacturing including the manufacturing and maintenance of commercial advertising structures and devices and neon signs.
- (67). Sporting goods manufacturing.
- (68). Manufacturing of rubber and metal stamps.
- (69). Storage, warehousing and wholesale establishment (not over 40,000 square feet) unless otherwise listed.
- (70). Storage yard but excluding a junk yard.
- (71). Textile products manufacturing.
- (72). Tire retreading and rebuilding.
- (73). Manufacturing of articles or merchandise from prepared tobacco.
- (74). Manufacturing of machine tools but not including forging, punching or pressing operations.
- (75). Trailer manufacturing, repairs, sales and display yards.
- (76). Veterinary hospital, clinic, animal home or pound.
- (77). Wax products manufacturing.
- (78). Welding shop.
- (79). Window shade manufacturing.
- (80). Wiping rags and cotton waste bulk storage.
- (81). Woodworking shops and miscellaneous wood products manufacturing."

5. By-Law No. 1991 is amended by adding the following as section 12 F:

"12 F. All permitted uses in the manufacturing zone shall comply with the following regulations:

(1). All permitted uses shall be housed completely within an enclosed building or portion of a building but this regulation shall not apply to permitted agricultural uses.

(2). The ratio of the floor area of all buildings to the area of the site shall not exceed 1.25.

(3). (a). A front yard of 40 feet in depth shall be required. At least 50 per cent of the area of such yard shall be suitably landscaped and properly maintained. The remainder may be used only for access driveways and parking areas.

(3). (b). In the event that no driveways or parking areas are located between the whole or part of the front of the building and the front lot line the depth of the front yard may be reduced in whole or in part to a minimum depth of 20 feet provided that there be retained a landscaped area between the front of the building and the front lot line equivalent to an area 20 feet in depth throughout the entire front of the site.

(4). (a). The aggregate width of the side yards shall be a minimum of 20 feet provided that the minimum yard on either side shall be six feet.

(b). Where the side or rear lot line of an industrial property adjoins a residential zone or is separated therefrom by a street or lane a minimum yard of 20 feet shall be maintained contiguous to the zone boundary. Such yard shall be landscaped and shall be used otherwise only for access way crossings. A minimum yard six feet in depth shall be required in the opposite side yard.

(c). Where in a corner lot a side yard adjoins a flank lot line the minimum yard shall be 14 feet and the minimum opposite side yard shall be 6 feet.

(5). Rear yards of ten feet shall be provided.

(6). Where any vertical wall of a building exceeds 20 feet in height the adjoining parallel yard shall be increased at the ground throughout the horizontal length of the portion of the wall which is more than 20 feet high by 6 inches for every foot of height in excess of 20 feet. Any height in excess of 20 feet shall be deemed a continuation of such wall unless it be set back therefrom at least 5 feet.

(7). (a). Access driveways and parking areas shall be permitted in addition to the required landscaped area.

(b). Access ways, parking, loading and outside storage shall be permitted in side and rear yards except in those required contiguous to a residential zone boundary provided that such storage shall not exceed 6 feet in height and shall occupy not more than 50 per cent of the minimum required yards.

(c). No storage may be located in a required yard when it is stipulated herein that the use shall be screened, including the required screening of incidental storage.

(8). (a). Outside storage permitted as a principal use or outside storage incidental to those permitted uses described in subsections (17),

- (8). (a). (29), (31), (32), (45), (56), (63), (66), (70), (78) and (80) of section 12 E, shall not exceed 8 feet in height and shall be screened.
- (b). Outside storage which is incidental to a principal use and which is located between the building and an adjoining residential zone boundary or is separated therefrom by a lane or street shall be screened in conformity with the yard set back provisions.
- (9). (a). Display yards shall not be used for storage purposes and shall be distinguished therefrom in that they may accommodate only those goods which are continually available for sale or rental. Such yards may be maintained in conjunction with those uses set out in subsections (5), (25), (46) and (75) of Section 12 E.
- (b). Such display yards shall comprise no more than 60 per cent of the total site area and shall be maintained in a dust free condition and be properly drained.
- (c). Where the rear or side lot lines of a lot developed for display purposes adjoin a residential area or are separated therefrom by a street or lane the contiguous boundaries shall be screened on the line established by the yard set back provisions.
- (10). (a). Required screening shall be located as follows:
- (i) Front screening shall be so situated as to conform with the front yard provisions and to provide a minimum 20 foot landscaped set back which may be used only for access way crossings.
- (ii) Other screening may be placed on the side or rear lot lines except that where these lot lines adjoin a residential zone boundary or are separated therefrom by a street or lane a 20 foot landscaped set back which may be used only for access way crossings shall establish the siting of the screening.
- (iii) In any flanking yard the screening shall observe a 14 foot set back.
- (b). Such screening shall consist of
- (i) a solid 8 foot fence or wall which shall be uniformly painted and well maintained and shall not be used for advertising or display purposes or for the posting of notices, or
- (ii) a compact evergreen hedge not less than 6 feet in height which shall be maintained in good condition at all times.
- (11). (a). Adequate provision shall be made to permit the loading, on-site turning and maneuvering

- (11). (a). of all employee, visitor, customer, service, cartage and other vehicles associated with the utilization of any site, clear of public streets. All space so provided and the areas of ingress and egress thereto shall be maintained in a dust free condition and be properly drained.
- (b). Parking facilities shall be provided in front, side, or rear yards, according to the following requirements:
 - (i) One space per 1000 feet of gross floor area exclusive of parking facilities, or,
 - (ii) One space for each three employees whichever the greater.
- (12). (a). Individual operations and activities within the district shall be so conducted that the noises produced do not cause public annoyance.
- (b). The emission of smoke of greater density than that defined as Ringelman No. 1 is prohibited.
- (c). The emission of dust or particulate matter is prohibited.
- (d). The emission of obnoxious odours is prohibited.
- (e). The discharge of toxic matter or gas is prohibited.
- (f). Any intense glare or heat shall be screened in such a manner as to be imperceptible at any point beyond site boundaries.
- (g). The creation of vibration perceptible beyond site boundaries is prohibited."

6. By-law No. 1991 is amended by adding the following as section 12 G:

"12 G. GENERAL INDUSTRIAL ZONE

The General Industrial Zone is intended to accommodate a greater range of industrial activities under conditions designed to minimize conflicts with surrounding uses."

7. By-law No. 1991 is amended by adding the following as Section 12 H:

"12 H. Notwithstanding anything in this by-law contained, the following uses are permitted in the General Industrial Zone but all such uses shall be subject to the regulations hereinafter set forth:

- (1). All uses permitted in any manufacturing zone.
- (2). Abrasives and abrasive products manufacturing.
- (3). Alcohol (Industrial) manufacturing.
- (4). Aircraft manufacturing excluding the testing of engines.
- (5). Asbestos and asbestos products manufacturing.
- (6). Automobile wrecking - screened.
- (7). Automotive assembly, manufacturing and body building and repairs, garage, including heavy equipment repair.
- (8). Blacksmith shop.
- (9). Boilerworks.
- (10). Boat building (vessels less than 80 feet in length).
- (11). Canning of fruit, vegetables, meat and poultry.
- (12). Chemicals manufacturing, excepting acids, ammonia, bleaching, powder, chlorine and potash.
- (13). Concrete mixing operations and cement products manufacturing.
- (14). Contractors yards.
- (15). Cooperage works.
- (16). Dyeing and finishing textiles.
- (17). Electric machinery and equipment manufacturing.
- (18). Enamelling.
- (19). Equipment storage yards including heavy equipment repair facilities.
- (20). Excelsior manufacturing and storage.
- (21). Flour, grain and feed mills.
- (22). Foundries, iron, steel, brass, bronze, aluminum or copper, excluding smelting, rolling, drop forging, punching, pressing or extrusion.
- (23). Fumigating as a principle use.
- (24). Freight terminus.
- (25). Glass or glass products manufacturing.
- (26). Grain elevator.
- (27). Hardware manufacturing.
- (28). Hemp and jute products manufacturing.
- (29). Japanning.
- (30). Junk yard - screened.

- (31). Lime Gypsum products manufacturing.
- (32). Linoleum, oilcloth and other coated fabrics manufacturing.
- (33). Livestock and poultry keeping for commercial purposes.
- (34). Lubricating grease manufacturing and oil compounding.
- (35). Machine shop.
- (36). Machinery manufacturing.
- (37). Margarine manufacturing.
- (38). Meats (not dressed) processing and packaging.
- (39). Metal products fabrication from stock material.
- (40). Monument or stone works.
- (41). Mushroom cultivation.
- (42). Paint, shellac and varnish manufacturing.
- (43). Paper products.
- (44). Petroleum storage.
- (45). Pickling Plant.
- (46). Planing mill.
- (47). Plaster products and wallboard manufacturing.
- (48). Plastics manufacturing.
- (49). Pottery manufacturing.
- (50). Power, light or steam plant.
- (51). Railroad rolling stock and railroad equipment manufacturing.
- (52). Soap manufacturing.
- (53). Starch, glucose and dextrin manufacturing.
- (54). Steel fabrication.
- (55). Storage yard unrestricted as to screening.
- (56). Sugar refinery.
- (57). Textile manufacturing including the manufacturing of felt.
- (58). Vegetable oil refining, processing and storage.
- (59). Vinegar manufacturing.
- (60). Warehousing.
- (61). Wax manufacturing.
- (62). Winery.

(63). Wire and wire rope manufacturing.

(64). Yeast manufacturing."

8. By-law No. 1991 is amended by adding the following as section 12 I:

"12 I. All permitted uses in the General Industrial Zone shall comply with the following regulations:

(1). All permitted uses shall be housed completely within an enclosed building or portion of a building but this regulation shall not apply to permitted agricultural uses.

(2). The regulations set out in subsections (2), (3), (4), (5), (6), (7), (10) and (11) of section 12 F shall apply in the General Industrial Zone.

(3). (a). Outside storage permitted as a principal use need not be screened but shall not exceed 15 feet in height.

(b). Outside storage which is incidental to a principal use and which is located between the building and an adjoining residential zone boundary or is separated therefrom by a street or lane shall be screened in conformity with the yard setback provisions.

(4). (a). Individual operations and activities within the district shall be so conducted that the noises produced do not cause public annoyance.

(b). The emission of smoke of greater density than that defined as Ringelman No. 1 is prohibited.

(c). Dust and dirt shall be kept to a minimum and the emission of fly ash in excess of 0.3 grains per cubic foot of flue gas at a stack temperature of 500°F is prohibited.

(d). The emission of obnoxious odours shall be curtailed as far as is possible.

(e). The discharge of toxic matter or gas is prohibited.

(f). Any intense glare or heat shall be screened in such a manner as to be imperceptible from a residential area.

(g). The creation of vibration perceptible beyond site boundaries is prohibited.

(h). All outdoor storage yards to be kept in a neat and tidy condition."

9. By-law No. 1991 is amended by adding the following as section 12 J:

"12 J. In the Manufacturing Zone and the General Industrial Zone,

(a) "Landscaped Area" shall mean an open space planted with grass, flowers, shrubs or ornamental trees.

(b) "Floor Area Ratio" shall mean the number obtained by dividing the site area into the gross floor area.

(c) "Gross Floor Area" shall mean the aggregate of the areas of each floor (excluding a basement) measured between the exterior faces of the exterior walls of the building at the level of each floor.

(d) "Permitted Uses" shall be deemed to include accessory uses.

(e) "Accessory Use" shall mean a use naturally and normally incidental, subordinate or exclusively devoted to a principal use."

10. By-law No. 1991 is amended by adding the following as Schedule 11:

"MANUFACTURING ZONE

(1). Lot "E", except east 197.43 feet and except north 60 feet, Block 2, District Lot 59, and Blocks 2 and 3, District Lot 78, Group 1, Plan 16349, New Westminster District.

(2). All that area bounded on the north by Greenwood Street; on the east by the east property line of Lot 6, Block 6, District Lots 44 and 78 and parts of District Lots 131 and 136, Group 1, Plan 11087, New Westminster District; and on the south-west by the Vancouver, Victoria and Eastern Railway (Great Northern Railway).

(3). All that area on the west side of Phillips Avenue to a depth of approximately 209 feet extending from Government Street south to the south property line of Lot "A" south 208.7 feet of north 833.7 feet, Block 18, District Lots 44 and 78 and parts of District Lots 131 and 136, Group 1, Plan 3232, New Westminster District.

(4). All that area bounded on the north by the north property lines of Lot 19 and the north half of Lot 26, Blocks 1 to 3, District Lot 43, Plan 3227, and Winston Street; on the southeast by the Vancouver, Victoria and Eastern Railway (Great Northern Railway) to Piper Avenue; on the east by Piper Avenue between the aforementioned Railway and the south property line of Block "A", Explanatory Plan 7085, District Lot 42, Plan 3055; on the south by the south property lines of the aforesaid Block "A", Block 5, District Lot 42, Plan 3055, Lot 2, Block 7, District Lot 42, Plan 8559, Lots 25 and 20, Blocks 1 to 3, District Lot 43, Plan 3227; on the West by Phillips Avenue, Group 1, New Westminster District.

(5). Block 14 except part on By-law 32393, District Lots 44 and 78 and parts of District Lots 131 and 136, Group 1, Plan 901, New Westminster District.

(6). The east 197.43 feet of Lot "E" save and except the north 60 feet, Block 2, District Lot 59, and Blocks 2 and 3, District Lot 78, Group 1, Plan 16349, New Westminster District."

11. By-law No. 1991 is amended by adding the following as Schedule 12:

"GENERAL INDUSTRIAL ZONE

(1). All that area bounded on the north by a line 60 feet south of and parallel to the Lougheed Highway; on the east by the west property line of Lot "E", Block 2, District Lot 59, and Blocks 2 and 3, District Lot 78, Plan 16349; on the south by Greenwood Street; and on the southwest and west by the Vancouver, Victoria and Eastern Railway (Great Northern Railway) and Sperling Avenue, respectively, Group 1, New Westminster District.

(2). All that area bounded on the north by a line 340 feet south of and parallel to the north property line of Block 8, District Lots 44 and 78 and parts of District Lots 131 and 136, Plan 3049; on the east by Bainbridge Avenue; and on the southwest and west by the Vancouver, Victoria and Eastern Railway

(Great Northern Railway) and the west property line of the aforementioned Block 8, respectively, Group 1, New Westminster District.

(3). All that area bounded on the north by Government Street; on the east by a line approximately 209 feet west of and parallel to Phillips Avenue between Government Street and the south property line of Lot "A" south 208.7 feet of the north 833.7 feet, Block 18, District Lots 44 and 78 and parts of District Lots 131 and 136, Plan 3232, and Phillips Avenue; and on the southwest by the Vancouver, Victoria and Eastern Railway (Great Northern Railway), Group 1, New Westminster District.

(4). All that area bounded on the north by the north property lines of Lots 21 and 24, north 141.9 feet, Blocks 1 to 3, District Lot 43, Plan 3227, and Blocks 7, Sketch 12745, and 6, except Explanatory Plan 7085, both of District Lot 42, Plan 3055; on the east by Piper Avenue; on the south by the Vancouver, Victoria and Eastern Railway (Great Northern Railway); and on the west by Phillips Avenue.

(5). Block "D", District Lots 10 and 40, Group 1, Plan 12874, New Westminster District.

(6). All that area bounded on the north by a line approximately 276 feet south of and parallel to Rochester Street; on the east by a line 150 feet east of and parallel to North Road; on the south by the south property line of Lot 6, Block 23, District Lot 1, Plan 4231; on the southwest by the northeasterly limit of Block 22, District Lot 1, Plan 4231, Group 1, New Westminster District.

(7). All that area on the west side of North Road to a depth of 150 feet between the north property line of Lot 4, Block 23, District Lot 1, Plan 4231, and the south property line of Lot "A", Sketch 10916, Block 23, District

Lot 1, Plan 3043, Group 1, New Westminster District."

Read a first time this 30th day of November, 1959.

Read a second time this 30th day of November, 1959.

Read a third time this 14th day of December, 1959.

Reconsidered and adopted by an affirmative vote of
at least two-thirds (2/3) of all the members of the Council
this 21st day of December, 1959.



A. H. Smith
R E E V E.

J. Shaw
C L E R K.