

THE CORPORATION OF THE DISTRICT OF BURNABY

BY-LAW NO. 5884

A BY-LAW to amend By-Law No. 4742, being the
"Burnaby Zoning By-Law 1965".

WHEREAS it is deemed desirable and expedient to amend "Burnaby Zoning By-Law 1965" as hereinafter set forth.

AND WHEREAS 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 ZONING BY-LAW 1965, AMENDMENT BY-LAW NO. 23, 1971".
2. By-Law No. 4742 is amended by adding the following sections thereto:

"405. LIGHT INDUSTRIAL DISTRICT (M5)

This District provides for the accommodation of light industrial uses, encourages a high standard of development and is particularly designed to be located adjacent, or in close proximity, to residential areas with a minimum of conflict.

405.1 Uses Permitted:

- (1) The following commercial and service uses:
 - (a) Laboratories
 - (b) Laundries and dry cleaning establishments
 - (c) Nurseries and greenhouses
 - (d) Radio and television broadcasting and production studios
 - (e) Sale, rental and repair of tools and small equipment such as chain saws, hand and edge tools, lawn mowers, motorbikes, roto tillers and outboard motors
 - (f) Trade schools
 - (g) Architectural, data processing, drafting, engineering and surveying offices
- (2) The manufacturing, preserving, canning, freezing, grading or packaging of the following food products:
 - (a) Bakery products
 - (b) Candy and confectionery products
 - (c) Carbonated beverages
 - (d) Dairy products
 - (e) Eggs
 - (f) Fruits, vegetables and nuts
 - (g) Foods from previously milled grains
 - (h) Pickled fruits and vegetables, flavouring extracts, jams and jellies, sauces, seasonings and other similar products

- (3) The manufacturing, dyeing, or finishing of the following textile products, or others of like character or kind:
 - (a) Apparel and clothing
 - (b) Canvas products
 - (c) Carpets, mats and rugs
 - (d) Cotton and Jute bags
 - (e) Curtains and Draperies
 - (f) Fabrics
 - (g) Thread, yarn, twine and rope
(excluding production of synthetic fibers)
 - (h) Felt
- (4) The manufacturing or finishing of the following wood, metal and paper products:
 - (a) Articles from prepared paper
 - (b) Household utensils, cutlery, hand and edge tools
 - (c) Ornamental and art products
- (5) The manufacturing or finishing of the following furniture and fixtures, or other products of like character or kind:
 - (a) Household and office furniture
 - (b) Brooms, brushes and mops
 - (c) Mattresses and bedsprings
 - (d) Partitions, shelving, lockers and office and store fixtures
 - (e) Plumbing fixtures
 - (f) Window blinds and shades
- (6) The manufacturing, assembly, or finishing of bicycles.
- (7) The manufacturing, assembly, and finishing of the following electrical and electronic equipment:
 - (a) Business and office equipment
 - (b) Electronic instruments
 - (c) Household appliances
 - (d) Radio and television
 - (e) Small electrical equipment such as lighting fixtures, record players, telephone and telegraph apparatus, wiring equipment and x-ray apparatus
- (8) The manufacturing of articles from prepared glass and ceramic material.
- (9) The manufacturing, compounding, finishing or packaging of the following chemical and allied products:
 - (a) Articles from prepared plastic and rubber
 - (b) Cosmetics and perfumes
 - (c) Medicinal preparations
 - (d) Pharmaceuticals and drugs
- (10) The manufacturing, finishing, or packaging of the following miscellaneous products:
 - (a) Articles from prepared bone, cork, feathers, fibre, hair, horn and wax
 - (b) Business and office equipment such as typewriters, adding machines and cash registers
 - (c) Miscellaneous office supplies
 - (d) Fur, leather and associated products (excluding tanning)

- (e) Jewelry, watches and clocks
 - (f) Musical instruments
 - (g) Novelties and toys
 - (h) Optical and photographic equipment
 - (i) Orthopedic and medical appliances
 - (j) Rubber and metal stamps
 - (k) Scientific and professional instruments
 - (l) Signs
 - (m) Sporting goods
 - (n) Tobacco and tobacco products
- (11) Printing, publishing and book binding, blueprinting and photostating; lithographing, engraving; stereotyping and other reproduction processes.
- (12) Storage buildings, warehousing and wholesale establishments; packing and crating; cold storage and ice plants.
- (13) Agricultural uses, excluding the keeping of livestock and the cultivation of mushrooms.
- (14) Accessory buildings and uses, including the indoor display, storage and retail sale of goods produced on the premises.
- (15) Living accommodation for a caretaker or watchman, if such living accommodation is essential to the operation of the industry, subject to the following:
- (a) to be located within a new principal building housing a permitted industrial use, on a lot with a minimum area of two acres;
 - (b) to be limited to the caretaker or watchman, and not used for family accommodation;
 - (c) to form an integral part of the principal building and to be included in the building plans thereof;
 - (d) to be fully separated from the industrial use by walls, partitions or a floor;
 - (e) to be provided with an entrance separate from that of the industrial use;
 - (f) to have a maximum floor area of 600 square feet

405.2 Conditions of Use:

- (1) All permitted uses shall be housed completely within an enclosed building, except for permitted agricultural uses, parking and loading facilities.
- (2) Nothing shall be done which is or will become an annoyance or nuisance to the surrounding areas by reason of unsightliness, the emission of odours, liquid effluents, dust, fumes, smoke, vibration, noise or glare; nor shall anything be done which creates or causes a health, fire or explosion hazard, electrical interference or undue traffic congestion.

405.3 Height of Buildings:

The height of a building shall not exceed 40 feet.

405.4 Lot area and Width:

Each lot shall have an area of not less than 10,000 square feet and a width of not less than 100 feet.

405.5 Lot Coverage:

The maximum coverage shall be 50 per cent of the lot area.

405.6 Front Yard:

A front yard shall be provided of not less than 30 feet in depth.

405.7 Side Yards:

A side yard shall be provided on each side of the building of not less than 20 feet in width, except that a side yard not flanked by a street, lane or an A, R or RM District may be reduced to nil, provided that the other side yard has a width of not less than 20 feet.

405.8 Rear Yard:

A rear yard shall be provided of not less than 20 feet in depth, except where a lot abuts a lot in an A, R or RM District, or is separated by a lane therefrom, such rear yard shall be not less than 30 feet in depth.

405.9 Off-Street Parking:

Off-street parking shall be provided and maintained in accordance with Schedule VIII of this By-law.

405.10 Off-Street Loading:

Off-street loading shall be provided and maintained in accordance with Schedule IX of this By-law.

406. TRUCK TERMINAL DISTRICT (M6)

This District provides for the orderly development and location of truck terminals in proper relationship to major transportation routes and surrounding uses.

406.1 Uses Permitted:

- (1) Truck terminals
- (2) Cartage, delivery and express facilities
- (3) Accessory buildings and uses, including:
 - (a) Automotive repair shops
 - (b) Caretaker accommodation, subject to the provisions of Clause (16) of Section 401.1 of this By-law.
 - (c) Cafeteria services and sleeping accommodation, subject to being located on a lot with a minimum area of three acres and provided that such facilities are used only by employees, and truck drivers during necessary stopovers at the premises.
 - (d) Recreational lounges
 - (e) Refuelling and truck washing facilities
 - (f) Storage buildings and warehouses

406.2 Conditions of Use:

- (1) Any required yard which fronts upon or adjoins a public street shall be fully and suitably landscaped and properly

maintained. Such yards, which may be crossed by access driveways, shall not be used for any other purpose.

- (2) All driveways, access roads and truck maneuvering and servicing areas; all loading dock areas and all areas used for the parking of trucks, tractors and employee vehicles, shall be surfaced with an asphalt, concrete or similar pavement so as to provide a surface that is durable and dust free. Such areas shall be so graded and drained as to properly dispose of all surface water.
- (3) Vehicular entrance and exit points shall be subject to the approval of the Municipal Engineer. Such entrances and exits shall be provided separately and located not less than 80 feet apart.
- (4) The lot shall be designed in such a manner as to permit forward movement of all vehicles both upon entering and upon leaving the lot.
- (5) Adequate area shall be provided for the maneuvering of trucks entirely within the boundaries of the lot, and provision shall be made for the on-site parking of all trucks which operate from or utilize any of the facilities located on the lot.
- (6) All exterior lighting shall be designed to deflect away from adjacent properties.

406.3 Height of Buildings:

The height of a building shall not exceed 40 feet.

406.4 Lot Area and Width:

Each lot shall have an area of not less than one acre and a width of not less than 150 feet.

406.5 Lot Coverage:

The maximum coverage shall be 25 per cent of the lot area.

406.6 Front Yard:

A front yard shall be provided of not less than 20 feet in depth.

406.7 Side Yards:

A side yard shall be provided on each side of the building of not less than 20 feet in width.

406.8 Rear Yard:

A rear yard shall be provided of not less than 20 feet in depth.

406.9 Off-Street Parking:

Off-street parking shall be provided and maintained in accordance with Schedule VIII of this By-law.

406.10 Off-Street Loading:

Off-street loading shall be provided and maintained in accordance with Schedule IX of this By-law."

3. Subsection (2) of section 402.1 of By-Law No. 4742 is repealed and the following substituted therefor:

- "402.1 (2) The following commercial and service uses:
(a) Golf driving ranges

- (b) Offices, storage buildings, workshops and yards for the following trade contractors: cement, excavating, masonry and moving.
- (c) Tire retreading and rebuilding
- (d) Welding shops not exceeding 6,000 square feet in gross floor area."

4. Subsection (2) of section 403.1 of By-Law No. 4742 is repealed and the following substituted therefor:

"403.1 (2) The following commercial and service uses:

- (a) Drive-in theatres
- (b) General and heavy construction contractors
- (c) Sale and repair of machinery and heavy equipment
- (d) Truck terminals, subject to the regulations of the M6 District
- (e) Welding shops."

5. Section 401.6 of By-Law No. 4742 is repealed and the following substituted therefor:

"401.6 Front Yard:

A front yard shall be provided of not less than 20 feet in depth, except where a lot is separated from a lot in an A, R or RM District by a street, such front yard shall be not less than 30 feet in depth."

6. Section 402.5 of By-Law No. 4742 is repealed and the following substituted therefor:

"402.5 Front Yard:

A front yard shall be provided of not less than 20 feet in depth, except where a lot is separated from a lot in an A, R or RM District, by a street, such front yard shall be not less than 30 feet in depth."

7. Section 403.4 of By-Law No. 4742 is repealed and the following substituted therefor:

"403.4 Front Yard:

A front yard shall be provided of not less than 20 feet in depth, except where a lot is separated from a lot in an A, R or RM District by a street, such front yard shall be not less than 30 feet in depth."

8. Section 401.8 of By-Law No. 4742 is repealed and the following substituted therefor:

"401.8 Rear Yard:

A rear yard shall be provided of not less than 10 feet in depth, except where a lot abuts a lot in an A, R or RM District, or is separated by a lane therefrom, such rear yard shall be not less than 30 feet in depth."

9. Section 402.7 of By-Law No. 4742 is repealed and the following substituted therefor:

"402.7 Rear Yard:

A rear yard shall be provided of not less than 10 feet in depth, except where a lot abuts a lot in an A, R or RM District, or is separated by a lane therefrom, such rear yard shall be not less than 30 feet in depth."

10. Section 403.6 of By-Law No. 4742 is repealed and the following substituted therefor:

"403.6 Rear Yard:

A rear yard shall be provided of not less than 10 feet in depth, except where a lot abuts a lot in an A, R or RM District, or is separated by a lane therefrom, such rear yard shall be not less than 30 feet in depth."

11. Subsection (2) of section 800.6 of By-Law No. 4742 is repealed and the following substituted therefor:

"800.6 (2) No parking area shall be located within the following required yards:

(a) A side yard which adjoins a flanking street on a corner lot in an RM or P District, provided that in no case need the setback for such parking area exceed a distance of 15 feet.

(b) A side yard in a C or P District which is separated by a street from a lot in an A, R or RM District, provided that in no case need the setback for such parking area exceed a distance of 15 feet.

(c) Any yard in an M District which abuts a lot in an A, R or RM District, or is separated by a street or lane therefrom."

12. Paragraph (d) of subsection (1) of section 6.15 of By-Law No. 4742 is repealed and the following substituted therefor:

"6.15 (1) (d) Where the rear line of a lot in an M District abuts a lot in an A, R or RM District, or is separated by a lane therefrom, the required rear yard shall be fully and suitably landscaped and properly maintained."

13. Subparagraph (ii) of paragraph (b) of subsection (2) of section 6.15 of By-Law No. 4742 is repealed and the following substituted therefor:

"6.15 (2) (b) (ii) In M2, M3 and M6 Districts, where a lot or any part thereof is used or intended to be used as an outside storage area, that portion of such storage area which fronts upon or adjoins a public street, a lot in an A, R, or RM District, or is separated by a lane therefrom, shall be screened and no material located within 50 feet of the screen shall be piled to extend above such screening."

14. Section 3 of By-Law No. 4742 is amended by adding the following definitions:

""TRUCK TERMINAL" means a building or property used as an origin or destination point for the loading, unloading, assembling or transferring of goods transported by truck, or which provides containerized freight handling facilities or rail-truck services, and where the local pick-up, delivery and transitory storage of goods is incidental to the primary function of motor freight shipment, provided, however, that any lot where trucking is the principal use and which operates any vehicles in excess of single unit, single axle, 30,000 G.V.W. (Gross Vehicle Weight) shall be considered, for the purposes of this by-law, as a truck terminal.

"CARTAGE, DELIVERY AND EXPRESS FACILITY" means a building or property used as an origin or destination point from which single unit, single axle trucks, of 30,000 G.V.W. (Gross Vehicle Weight) or less, are dispatched for the local delivery or pick-up of goods, and which may include necessary warehouse space for the transitory storage of such goods."

15. Schedule No. IV of section 5.1 of By-Law No. 4742 is repealed and the following substituted therefor:

"5.1	IV	INDUSTRIAL	M.
		Manufacturing	M1.
		General Industrial	M2.
		Heavy Industrial	M3. and M3a
		Special Industrial	M4.
		Light Industrial	M5.
		Truck Terminal	M6.

16. Paragraph (a) of subsection (1) of section 6.11 of By-Law No. 4742 is repealed and the following substituted therefor:

"6.11 (1)(a) The lot area and lot width requirements of this By-law shall not apply to any lot in an A, R, C1, C2, C3, C4, M1, M2, M3, M4, M5 or P5 District which has an area or width less than that required by this By-law, if such a lot was described on the official records on file in the Land Registry Office on or before June 7th, 1965."

Read a first time this 12th day of July, 1971.

Read a second time this 12th day of July, 1971.

Read a third time this 23rd day of August, 1971.

Reconsidered and adopted by an affirmative vote of at least two-thirds of all the members of the Council this 20th day of September, 1971.

Robert M. Pitche
MAYOR

J. Shaw
CLERK

