

RE: **PROPOSED ZONING BYLAW TEXT AMENDMENT  
INDUSTRIAL VEHICLE FUELING INSTALLATIONS**

**MUNICIPAL MANAGER'S RECOMMENDATION:**

1. *THAT the recommendation of the Director Planning & Building Inspection be adopted.*

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TO: MUNICIPAL MANAGER 1986 APRIL 29

FROM: DIRECTOR PLANNING & BUILDING INSPECTION OUR FILE: 02.240  
SECTION 402

SUBJECT: **PROPOSED ZONING BYLAW TEXT AMENDMENT  
INDUSTRIAL VEHICLE FUELING INSTALLATIONS**

**RECOMMENDATION:**

1. THAT a bylaw be prepared to amend the Burnaby Zoning Bylaw in accordance with the terms outlined in Section 2.0 of this report, advanced for First Reading on 1986 May 20, and submitted to a Public Hearing 1986 June 10 at 19:30 h.

**R E P O R T**

**1.0 BACKGROUND**

- 1.1 At the 1986 April 01 meeting Council received a delegation and an accompanying staff report dealing with the subject of the dispensing of "alternative fuels" at diesel fueling installations in industrial districts. At that time, it was indicated that a further report would be forthcoming shortly, bringing forward text amendment proposals to broaden the scope of motor fuels that may be sold to service industrial account customers for commercial fleet equipment operations.
- 1.2 As indicated in the previous report, the purpose of the present restrictions on sale of motor fuels in the industrial zones is to prevent commercial use intrusion into those areas and the resulting potential for pre-emption of key industrial sites by service stations, while at the same time providing for the traditional diesel fuel requirements of industrial vehicles in those areas.
- 1.3 However, with the growing use of other fuels for industrial equipment and commercial vehicle fleets, there is an evident need to expand the range of fuels that may be sold to meet these needs.
- 1.4 Additionally, with the advent of specialized control devices, the technology is widely available to provide safeguards that will ensure that such fuel sales are limited to bona-fide commercial account customers. Accordingly, it is possible to now propose bylaw text amendments to enable this broadening, without opening the door to inappropriate intrusion by gasoline service stations directed toward the general public.

ITEM 2  
MANAGER'S REPORT NO. 31  
COUNCIL MEETING 86/05/05

*Item 14, Report No. 23, 1986 April 01*

ITEM	2
MANAGER'S REPORT NO.	31
COUNCIL MEETING	8/6/05/05

## 2.0 PROPOSED AMENDMENTS

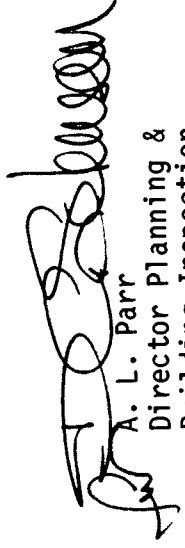
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- 2.1 To effect the desired changes, it is necessary to provide a broadened definition for the type of dispensing establishment that is appropriate in various industrial zones, and to replace the present provision for "diesel fueling installations" in the affected industrial district schedules.
- 2.2 Following consultation with the Chief Licence Inspector, it has been concluded that in an amended provision it is neither necessary nor appropriate to specify the particular fuels that may be dispensed, so long as the operation is clearly directed toward only commercial account industrial customers. This approach ensures that difficulty will not be experienced in the future as new "alternate fuels" are introduced.
- 2.3 It is proposed that:
- (a) Section 3 of the Burnaby Zoning Bylaw be amended by deleting the present term "Diesel Fueling Installation" and its definition, and substituting for it the term "Industrial Fueling Installation" and a new definition describing any building or facility and associated land that is used or intended to be used for the sale of motor fuels and lubricants to commercial account customers only. It will be made clear in the definition that the purpose of such sales is to be limited to commercial vehicles and industrial equipment, to distinguish it from a gasoline service station.
  - (b) provision be made for replacement of the "Diesel Fueling Installation" category in the M1, M2, M3 and M4 Districts by deleting the expression and substituting "Industrial Fueling Installation" in Section 401.1(1)(p) and Section 401.1(1)(m).
  - (c) the category "Industrial Fueling Installations" be added to Section 800.4(22) in connection with required off-street parking spaces.
- 2.4 In the course of Business Licence application processing, in each case the Licence Inspector's office will incorporate the appropriate assurances to ensure that the applicant is aware of the parameters related to sales only to commercial account customers for industrial vehicles, and that the intent of the bylaw will be observed.
- 2.5 The appropriate safety provisions will be maintained through the permit application process involving the relevant Municipal bylaws and Provincial Codes such as the National Building Code and British Columbia Fire Services Act, and the requirements of the Provincial Gas Safety Branch.
- 2.6 It is being recommended that these amendments be prepared by the Solicitor in precise bylaw form, and advanced for Readings and a Public Hearing.

*APL*  
DGS:1f

cc: Municipal Solicitor

Chief Licence Inspector

  
A. L. Parr  
Director Planning &  
Building Inspection