

## 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
- parking, non-accessory *[Bylaw 9694, Jun 12/23]*

### 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 *[Bylaw 8737, Nov 14/11]*  
PID 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 *[Bylaw 8998, Jul 8/13]*  
PID 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. Notwithstanding Section 12.2.7.1, the maximum **height** for **buildings** is 9.0 m for the following **sites**: *[Bylaw 10393, Dec 19/22]*  
3540 Bayview Street *[Bylaw 10393, Dec 19/22]*  
PID 003-408-833  
Parcel "E" Section 10 Block 3 North Range 7 West New Westminster District Reference Plan 63730  
3880 Bayview Street *[Bylaw 10393, Dec 19/22]*  
PID 030-468-132  
Lot A Section 10 Block 3 North Range 7 West New Westminster District Plan EPP81519  
12551 No.1 Road *[Bylaw 10393, Dec 19/22]*  
PID 028-745-701  
Lot 1 Section 10 Block 3 North Range 7 West New Westminster District Plan BCP49814
3. 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]*  
PID 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]*  
PID 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]*  
PID 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]*  
PID 028-709-632 Lot 1 Section 14 Block 5 North Range 5 West New Westminster District Plan BCP 49491
4. **Parking, non-accessory** shall only be permitted on the following **site**: *[Bylaw 9694, Jun 12/23]*  
9920 River Drive *[Bylaw 9694, Jun 12/23]*  
PID 017-483-166  
Lot 1 Except; Part Subdivided By Plan LMP 5990, Section 22 Block 5 North Range 6 West New Westminster District Plan LMP 1596
5. 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.
6. **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]*
7. Notwithstanding Section 12.2.3.A, **residential security/operator unit** is not permitted on the following **sites**: *[Bylaw 10372, Dec 19/22]*
- 3540 Bayview Street *[Bylaw 10372, Dec 19/22]*  
 PID 003-408-833  
 Parcel "E" Section 10 Block 3 North Range 7 West New Westminster District Reference Plan 63730
- 3880 Bayview Street *[Bylaw 10372, Dec 19/22]*  
 PID 030-468-132  
 Lot A Section 10 Block 3 North Range 7 West New Westminster District Plan EPP81519
- 12551 No. 1 Road *[Bylaw 10372, Dec 19/22]*  
 PID 028-745-701  
 Lot 1 Section 10 Block 3 North Range 7 West New Westminster District Plan BCP49814
8. Notwithstanding Section 12.2.2, **animal shelter, auction, minor, car or truck wash, fleet service** and **recycling depot** are not permitted on the following **sites**: *[Bylaw 10394, Dec 19/22]*
- 3540 Bayview Street *[Bylaw 10394, Dec 19/22]*  
 PID 003-408-833  
 Parcel "E" Section 10 Block 3 North Range 7 West New Westminster District Reference Plan 63730
- 3880 Bayview Street *[Bylaw 10394, Dec 19/22]*  
 PID 030-468-132  
 Lot A Section 10 Block 3 North Range 7 West New Westminster District Plan EPP81519
- 12551 No.1 Road *[Bylaw 10394, Dec 19/22]*  
 PID 028-745-701  
 Lot 1 Section 10 Block 3 North Range 7 West New Westminster District Plan BCP49814