

## 802 ZONE: M-2 GENERAL INDUSTRIAL

### 802.1 PURPOSE

1. This Zone provides for the accommodation of general Industrial Uses.

### 802.2 PRINCIPAL USES

1. The following Principal Uses shall be permitted in this Zone:
  - a. cement plant;
  - b. Indoor Commercial Recreation, specific to the following Lot:
    - (i) Lot 14 Section 25 Township 12 New Westminster District Plan BCP 42202; PID 028-047-711. 13065 Katonien Street;
  - c. Industrial, not including:
    - (i) asphalt, rubber, and tar production and product manufacturing;
    - (ii) chemical plants;
    - (iii) hydrocarbon refining and bulk storage, except the cleaning of low hazard (under 50 parts per million of PCB) electrical equipment; storage and minor processing of hydrocarbons is permitted specific to the following Lot:
      - (a) Lot 2 District Lot 5326 Group 1 New Westminster District Plan 41830. PID 024-500-283. 14160 256 Street.
      - (iv) Extraction Industrial;
      - (v) sand and gravel plants;
      - (vi) septic tank services;
      - (vii) stockyards and abattoirs;
      - (viii) waste reduction plant; and
      - (ix) wrecking, salvaging and storing of Wrecked Vehicles or salvaged Vehicles;
    - d. Industrial Repair Services;
    - e. Industrial Trade Schools;
    - f. Media Production Studio;
    - g. Off-Street Parking, specific to the following Lot:
      - (i) Lots 2 and 3 District Lot 405 New Westminster District Plan 7324. PID 011-122-595 and 011-122-609. 23782 and 23810 River Road.
    - h. Recycling Plant;
    - i. refueling and washing of Commercial, Industrial and fleet Vehicles;
    - j. Restaurant limited to one per Lot and limited to a maximum of 200.0 square metres Gross Floor Area;
    - k. Retail sale and rental of Industrial Vehicles, Trailers, and heavy equipment;
    - l. towing yard;
    - m. Unenclosed Storage;
    - n. Vehicle and Equipment Repair Services;

- o. waste transfer station; and
- p. wrecking and salvaging of goods;

### 802.3 ACCESSORY USES

1. The following shall be permitted as Accessory Uses to a permitted Principal Use in this Zone:
  - a. Caretaker Residential;
  - b. Office, provided that the total Gross Floor Area for Office Use does not exceed 25% of the Gross Floor Area of the Principal Use;
  - c. refueling facilities, limited to Vehicles used for a business on the Lot; and
  - d. Retail, provided that:
    - (i) the total Gross Floor Area for Retail Use does not exceed 25% of the total Gross Floor Area of the Principal Use; and
    - (ii) the total Lot Coverage for all unEnclosed outdoor area for Retail Use does not exceed 1,000.0 square metres Gross Floor Area or 25% of the Lot Area, whichever is less.
2. Refer to Section 401 and Section 402 of this Bylaw for additional information.

### 802.4 LOT AREA and DIMENSIONS

1. Where both a Community Water System and a Community Sanitary Sewer System are available, the minimum Lot Area and dimensions shall be not less than
 

a. in <u>Lot Area</u>	2,000.0 square metres
b. in <u>Lot Width</u>	30.0 metres
c. in <u>Lot Depth</u>	50.0 metres.
2. Where a Community Water System but not a Community Sanitary Sewer System are available, the minimum Lot Area and dimensions shall be not less than:
 

a. in <u>Lot Area</u>	0.4 hectares
b. in <u>Lot Width</u>	30.0 metres
c. in <u>Lot Depth</u>	50.0 metres.
3. Where neither a Community Water System nor a Community Sanitary Sewer System are available, the minimum Lot Area and dimensions shall be not less than:
 

a. in <u>Lot Area</u>	0.8 hectares
b. in <u>Lot Width</u>	30.0 metres
c. in <u>Lot Depth</u>	50.0 metres.
4. Refer to Section 407.1 (Building Envelope) of this Bylaw for required minimum Building Envelope dimensions.

### 802.5 DENSITY

1. Floor Space Ratio shall not exceed 1.0 times the Lot Area.

### 802.6 LOT COVERAGE

1. All Principal Buildings and Principal Structures and Accessory Buildings and Accessory Structures together shall not exceed a Lot Coverage of 60%.

## 802.7 SETBACKS

1. Minimum Setbacks for Buildings and Structures shall be not less than:
  - a. from a Front Lot Line 6.0 metres
  - b. from a Rear Lot Line 6.0 metres
  - c. from an Interior Side Lot Line 1.5 metres
  - d. from an Exterior Side Lot Line 6.0 metres.
2. Where a railroad track or spur abuts the Rear Lot Line, the required minimum Rear Setback for Buildings and Structures shall be 0.0 metres.
3. Where a Lot Line abuts a Lot that is Designated in the Maple Ridge Official Community Plan Bylaw No. 7060-2014 or Zoned for a non-Industrial Use, the required minimum Setback from that Lot Line shall be 9.0 metres.
4. Minimum Setbacks for all Buildings and Structures shall meet the requirements of Section 403.8 (Visual Clearance at Intersections) of this Bylaw.

## 802.8 HEIGHT

1. Building Height for a Building or Structure shall not exceed 18.0 metres.
2. Refer to Section 403.4 (Building Height) of this Bylaw.

## 802.9 LANDSCAPING and SCREENING

1. Landscaping and screening shall be provided in accordance with Section 405 (Landscaping, Screening and Fencing Requirements) of this Bylaw.

## 802.10 PARKING and LOADING

1. Off-Street Parking and Off-Street Loading shall be provided in accordance with Maple Ridge Off-Street Parking and Loading Bylaw No. 4350-1990.

## 802.11 OTHER REQUIREMENTS

1. Caretaker Residential Use shall:
  - a. not be permitted on Lots smaller than 0.4 hectares;
  - b. be subject to the requirements of Section 402.7 (Caretaker Residential) of this Bylaw.
2. Uses shall be examined for compliance with environmental, safety and public health performance standards of Regional, Provincial or Federal authorities.