

409. EMPLOYMENT DISTRICT (E1)

409.1 Intent

The intent of the Employment District is to support compatible light industrial, commercial, and private recreational uses that minimize conflict with neighbouring residential areas and provide creative employment opportunities. Limited residential opportunities may be available for affordable rental housing within 200 m of a SkyTrain station.

409.2 Permitted Uses

409.2.1 E1 District

Use	Conditions
Principal	
Animal Care	409.3
Artist Studio and Workshop	-
Assembly and Entertainment	409.3
Cannabis Processing Facility	409.3
Car Wash Facility	-
Child Care Facility	-
Commercial Kitchen	-
Contractor Service	409.3
Emergency Shelter	6.25
Fleet Dispatch Centre	-
Health Care Facility	-
Industrial Fueling Station	409.3
Light Industrial	-
Office	-
Nurseries and Greenhouses	409.3
Production and Rehearsal Studio	-
Recreation and Fitness	409.3
Recycling Centre	-
Research and Development	-
Residential Sales Centre	-
Service Station	409.3
Storage Facility	409.3

Storage Yard	-
Towing and Impound Lot	409.3
Trade School	-
Transportation Facility	-
Utility Services	-
Vehicle, Boat and Trailer dealership	-
Warehouse, Packaging and Distribution Facilities	-
Wholesale Facilities	-
Works Yard	409.3
Secondary	
Educational Services	-
Energy Generation	-
Live-Work Unit	409.3
Mobile Retail and Restaurant	-
Multiple Family Dwellings	409.3
Personal and Business Services	409.3
Restaurant	-
Retail	409.3
Accessory	
Showroom or Display Area	409.3
Other Accessory Buildings, Structures, and Uses	6.6, 409.3

409.3 Conditions of Use

Use	Conditions
Principal Uses	
All Uses	<ol style="list-style-type: none"> 1. All permitted principal uses involving the manufacturing, warehousing or storage of Dangerous Goods shall be authorized by and in compliance with a permit issued by the Waste Management Branch of the Ministry of Environment. 2. No outdoor storage areas shall be located within any required street yard setback. 3. Screening of not less than 1.8 m in height shall be provided and properly maintained along any boundary of a lot where outdoor storage or other outdoor use or activity occurs.
Animal Care	<ol style="list-style-type: none"> 1. Screening of not less than 1.8m in height shall be provided and properly maintained along any boundary of the lot where breeding and kennel uses occur. 2. Animal care facilities boarding animals overnight shall be located a minimum of 25 m from a residential use measured from building face to building face. 3. Uses operating a kennel must abide by the provisions of the Burnaby Kennel Regulation Bylaw 1960, as amended or replaced from time to time.
Assembly and Entertainment	<ol style="list-style-type: none"> 1. Not permitted on the ground level. 2. Nightclubs not permitted.
Cannabis Processing Facility	<ol style="list-style-type: none"> 1. All cannabis production, processing, and storage must take place inside a wholly enclosed building or structure. 2. Any building used for cannabis production or processing must be equipped with an air filtration system that prevents the escape of cannabis odours to the outdoors and the system must be maintained to function properly over time. 3. The City may request an Air Quality Management Plan prepared by a registered professional and a third-party review of this plan at any time.
Contractor Service	Outdoor storage of equipment, materials and commercial vehicles not permitted.
Industrial Fueling Station	<ol style="list-style-type: none"> 1. Screening of not less than 1.8 m in height shall be provided and properly maintained along any boundary of the lot which abuts a lot with a residential use or is separated therefrom by a lane. 2. Fuel service pumps or pump islands shall be located not closer than 4.5 m to any property line, with the exception of electric vehicle charging infrastructure. 3. All service areas shall be paved with a permanent surface of asphalt or concrete, and any unpaved areas of the lot shall be suitably landscaped and maintained and separated from the paved areas by a curb or other barrier.

Nurseries and Greenhouses	<ol style="list-style-type: none"> 1. Must be enclosed within a building or structure. 2. Keeping of livestock and the growing of mushrooms or other products in a manure based medium not permitted.
Recreation and Fitness	<p>Indoor pistol and rifle ranges may only be established subject to the following conditions:</p> <ul style="list-style-type: none"> • Compliance with all Federal and Provincial regulations governing the development of indoor pistol and rifle ranges. • Compliance with the applicable regulations of the Fire Services Act and the Burnaby Noise or Sound Abatement Bylaw. • Shall require contracting the services of an acoustic engineer to ensure that the design of the building will limit the intensity of the noise level at all times to a maximum decibel level as indicated in the Burnaby Noise or Sound Abatement Bylaw, measured at the outer surface of the perimeter walls of the indoor pistol and rifle range and at the upper surface of the floor assembly above. • Shall be located 60 m or more from a lot with a principal residential use, measured directly from property line to property line.
Service Station	<ol style="list-style-type: none"> 1. Screening of not less than 1.8 m in height shall be provided and properly maintained along any boundary of the lot which abuts a lot with a residential use or is separated therefrom by a lane. 2. Fuel service pumps or pump islands shall be located not closer than 4.5 m to any property line, with the exception of electric vehicle charging infrastructure. 3. For gasoline service stations, oil change establishments, and carwash facilities, the service area shall be paved with a permanent surface of asphalt or concrete, and any unpaved areas of the lot shall be suitably landscaped and maintained and separated from the paved areas by a curb or other barrier.
Storage Facility	Not permitted within 400 m of a SkyTrain Station, including self-storage facilities or similar uses.
Towing and Impound Lot	Screening of not less than 1.8m in height shall be provided and properly maintained along any boundary of a lot with Towing and Impound Lot uses.
Works Yard	Screening of not less than 1.8 m in height shall be provided and properly maintained along any boundary of the lot with any works yard uses.

Secondary Uses	
Live Work Unit	<ol style="list-style-type: none"> 1. The residential portion of a live-work unit is only permitted in conjunction with a principal use and may not exceed a floor area of 112 m² per dwelling unit, which must be clearly identified on the Building Permit application. 2. The residential portion of a live-work unit must be located above the associated principal use(s) and is not permitted on the ground level. 3. The designated residential portion must be used solely for residential purposes and the remainder of the unit must be used for work purposes. Neither shall be converted to other uses. 4. An indoor or outdoor amenity space for common use by multiple live-work unit residents may be permitted as part of the building design.
Multiple Family Dwelling	<ol style="list-style-type: none"> 1. Multiple family dwellings must be: <ul style="list-style-type: none"> • restricted to residential rental tenure; • located on lots within 200 m of a SkyTrain station; • apartment dwelling forms; and • located above a principal use, and not on the ground level. 2. Multiple family dwellings must contain a minimum percentage of non-market rental housing units based on the minimum percentage for required inclusionary rental units set out in the table in Section 1100.1(1) for the applicable quadrant. The maximum rental rate for non-market rental housing units must be below the rental rate for market rental units, if any, in the multiple family dwelling.
Personal and Business Services	Limited to 250 m ² in floor area.
Retail	<ol style="list-style-type: none"> 1. Each liquor store must be located not less than 1.0 km away from another liquor store within the City of Burnaby, measured directly from property line to property line. 2. Each cannabis store must be located not less than 1.0 km away from another cannabis store within the City of Burnaby, measured directly from property line to property line.
Accessory Uses	
Accessory Buildings, Structures, and Uses	The manufacturing or processing of items related to the principal use are a permitted accessory use, with the exception of heavy industrial uses.
Showroom or Display Area	For each separate unit occupied by a principal use, accessory showroom or display area uses are permitted in an area not exceeding 50% of the total floor area occupied by the unit.

409.4 Built Form and Siting

Regulations		E1
Height		
Maximum Height	8 storeys	
Minimum Lot Line Setbacks		
Street Yard ^{.1}	Front: 6.0 m Flanking: 4.5 m	
Lane Yard ^{.2}	3.0 m	
Interior Side Yard ^{.2.3}	3.0 m	
Interior Rear Yard ^{.2}	3.0 m	

- ^{.1} Where a lot is separated by a street from a lot outside of the E1 District with a residential use, such front yard shall be not less than 9.0 m and such flanking yard shall be not less than 6.0 m.
- ^{.2} Where a lot abuts a lot outside of the E1 District with a residential use or is separated by a lane therefrom, a lot line setback shall be provided of not less than 6.0 m.
- ^{.3} An interior side yard may be reduced to 0.0 m, provided it does not abut a lot outside of the E1 District with a residential use and provided that the other side yard has a width of not less than 6.0 m.

409.5 Additional Regulations

- (1) Additional zoning regulations may apply, including, but not limited to, those found in:
- (a) Section 6: Supplementary Regulations
 - (b) Schedule 8: Off-Street Parking
 - (c) Schedule 9: Off-Street Loading
 - (d) Schedule 10: Off-Street Bicycle Parking and End of Trip Facilities

410. INDUSTRIAL DISTRICT (I1)

410.1 Intent

The intent of the Industrial District is to provide for industrial uses that vary in scale and intensity, including manufacturing and processing of raw and finished materials, distribution, warehousing and compatible supporting commercial and accessory uses.

Industrial I1a Sub-District: The I1a Sub-District is further intended to provide for heavy industrial uses and similar uses that are subject to specific siting requirements to minimize nuisances (e.g. noise, unsightliness, fumes and vapours, dust, odour, vibrations) and to separate these uses from sensitive uses including residential, childcare and educational service uses.

410.2 Permitted Uses

410.2.1 I1 District

Use	Conditions
Principal	
Animal Care	410.3
Cannabis Processing Facility	410.3
Cannabis Production Facility	410.3
Commercial Kitchen	-
Contractor Service	-
Emergency Shelter	6.25
Fleet Dispatch Centre	-
Industrial Fueling Station	410.3
Light Industrial	-
Marine Mooring Facility	-
Nurseries and Greenhouses	410.3
Production and Rehearsal Studio	-
Recycling Centre	-
Research and Development	-
Service Station	410.3
Storage Facility	410.3
Storage Yard	-
Towing and Impound Lot	-
Trade School	-

Transportation Facility	-
Utility Services	-
Vehicle, Boat and Trailer Dealership	-
Warehouse, Packaging and Distribution Facilities	-
Wholesale Facility	-
Works Yard	-
Secondary	
Artist Studio and Workshop	410.3
Child Care Facility	-
Mobile Retail and Restaurant	-
Office	410.3
Personal and Business Services	410.3
Restaurant	410.3
Retail	410.3
Energy Generation	-
Accessory	
Office	410.3
Showroom or Display Area	410.3
Other Accessory Buildings, Structures, and Uses	6.6

410.2.2 I1a Sub-District

Use	Conditions
Principal	
Principal uses permitted in the I1 District	410.3
Autobody Repair Service	410.3
Crematoria	410.3
Heavy Industrial	-
Industrial Port or Harbour Use	-
Freight Depot and Terminal	-
Recycling and Waste Processing Facility	410.3
Salvage Yard	-

Secondary	
Secondary uses permitted in the I1 District	410.3
Accessory	
Accessory uses permitted in the I1 District	410.3

410.3 Conditions of Use

Use	Conditions
All Uses in the I1 District and I1a Sub-District	
All Uses	<ol style="list-style-type: none"> 1. All permitted principal uses involving the manufacturing, warehousing or storage of Dangerous Goods must be authorized by and in compliance with a permit issued by the Waste Management Branch of the Ministry of Environment. 2. No outdoor storage areas shall be located within any required street yard setback. 3. Screening of not less than 1.8 m in height shall be provided and properly maintained along any boundary of a lot where outdoor storage or other outdoor use or activity occurs.
Principal Uses in the I1 District	
Animal Care	<ol style="list-style-type: none"> 1. Screening of not less than 1.8 m in height shall be provided and properly maintained along any boundary of the lot where breeding and kennel uses occur. 2. Animal care facilities boarding animals overnight shall be located a minimum of 25 m from a residential use measured from building face to building face. 3. Uses operating a kennel must abide by the provisions of the Burnaby Kennel Regulation Bylaw 1960, as amended or replaced from time to time.
Cannabis Production and Cannabis Processing Facilities	<ol style="list-style-type: none"> 1. All cannabis production, processing, and storage must take place inside a wholly enclosed building or structure. 2. Any building used for cannabis production or processing must be equipped with an air filtration system that prevents the escape of cannabis odours to the outdoors and the system must be maintained to function properly over time. 3. The City may request an Air Quality Management Plan prepared by a registered professional and a third-party review of this plan at any time.

Industrial Fueling Station	<ol style="list-style-type: none"> 1. Screening of not less than 1.8 m in height shall be provided and properly maintained along any boundary of the lot which abuts a lot with a residential use or is separated therefrom by a lane. 2. Fuel service pumps or pump islands shall be located not closer than 4.5 m to any property line, with the exception of electric vehicle charging infrastructure. 3. All service areas shall be paved with a permanent surface of asphalt or concrete, and any unpaved areas of the lot shall be suitably landscaped and maintained and separated from the paved areas by a curb or other barrier.
Nurseries and Greenhouses	<ol style="list-style-type: none"> 1. Must be enclosed within a building or structure. 2. Keeping of livestock and the growing of mushrooms or other products in a manure-based medium is not permitted.
Service Station	<ol style="list-style-type: none"> 1. Screening of not less than 1.8 m in height shall be provided and properly maintained along any boundary of the lot which abuts a lot with a residential use or is separated therefrom by a lane. 2. Fuel service pumps or pump islands shall be located not closer than 4.5 m to any property line, with the exception of electric vehicle charging infrastructure. 3. For gasoline service stations, oil change establishments, and carwash facilities, the service area shall be paved with a permanent surface of asphalt or concrete, and any unpaved areas of the lot shall be suitably landscaped and maintained and separated from the paved areas by a curb or other barrier.
Storage Facility	Indoor storage facilities that are exclusively intended for public use (e.g. self-storage facilities) and not for industrial uses may not be located on the ground floor.
Principal Uses in the I1a Sub-District	
All Principal Uses	<p>Except for crematoria and permitted I1 District principal uses, all principal uses shall be sited a minimum of 100 m from the following sensitive uses:</p> <ul style="list-style-type: none"> • Residential uses on R, CM, E, or PM District lots; • Educational Service Uses limited to private and public primary and secondary schools; and • Child care facilities, <p>with the minimum 100 m measured as follows:</p> <ul style="list-style-type: none"> • where the principal use(s) are completely enclosed within one or more buildings, the measurement shall be taken from the nearest building face to the property line where the sensitive use is located; • where the principal use(s) consist of both indoor (i.e. enclosed) and screened outdoor uses, the measurement shall be taken from the nearest building face or screening boundary to the property line where the sensitive use is located; and • where the principal use(s) consist entirely of screened outdoor uses, the measurement shall be taken from the nearest screening boundary to the property line where the sensitive use is located.

Crematoria	<ol style="list-style-type: none"> 1. A crematorium may only operate within a completely enclosed building and may not operate as part of a cemetery in the Industrial (I1a) Sub-District. 2. A crematoria use may include administrative offices but may not include chapels, meeting rooms or other spaces for the assembly or gathering of persons. 3. Buildings with crematoria use must be located a minimum of 150 m from the following sensitive uses: <ul style="list-style-type: none"> • Residential uses on R, CM, E, or PM District lots • Educational Services, limited to private and public primary and secondary schools • child care facilities, with the minimum 150 m measured from the building face in which the crematorium is located, to the property line of the site where the sensitive use is located.
Recycling and Waste Processing Facility	Recycling and waste processing facilities must be located on publicly owned or operated lands.
Secondary Uses	
Artist Studio and Workshop	Artist studio and workshops must be located above the ground level.
Office	Secondary office use must be located above the ground level.
Personal and Business Services	Limited to 250 m ² in floor area.
Restaurant	<ol style="list-style-type: none"> 1. Limited to 250 m² in floor area, with the exception of uses that are attached to and operate in conjunction with a principal use. 2. Each liquor store must be located not less than 1.0 km away from another liquor store within the City of Burnaby, measured from directly property line to property line. 3. Each cannabis store must be located not less than 1.0 km away from another cannabis store within the City of Burnaby, measured directly from property line to property line.
Retail	
Accessory Uses	
Office	<ol style="list-style-type: none"> 1. Office use as an accessory use is permitted to be located on the ground level. 2. For each separate unit occupied by a principal use, accessory office uses are permitted in an area not exceeding 40% of the total floor area occupied by the unit.
Showroom or Display Area	For each separate unit occupied by a principal use, accessory showroom or display area uses are permitted in an area not exceeding 50% of the total floor area occupied by the unit.

410.4 Built Form and Siting

Regulations		I1
Height		
Maximum Height	4 storeys	
Minimum Lot Line Setbacks		
Street Yard ^{.1}	Front: 6.0 m Flanking: 4.5 m	
Lane Yard ^{.2}	3.0 m	
Interior Side Yard ^{.2.3}	3.0 m	
Interior Rear Yard ^{.2}	3.0 m	

- ^{.1} Where a lot is separated by a street from a lot outside of the I1 District with a residential use, such front yard shall be not less than 9.0 m and such flanking yard shall be not less than 6.0 m.
- ^{.2} Where a lot abuts a lot outside of the I1 District with a residential use or is separated by a lane therefrom, a lot line setback shall be provided of not less than 6.0 m.
- ^{.3} An interior side yard may be reduced to 0.0 m, provided it does not abut a lot outside of the I1 District with a residential use and provided that the other side yard has a width of not less than 6.0 m.

410.5 Additional Regulations

- (1) Additional zoning regulations may apply, including, but not limited to, those found in:
- (a) Section 6: Supplementary Regulations
 - (b) Schedule 8: Off-Street Parking
 - (c) Schedule 9: Off-Street Loading
 - (d) Schedule 10: Off-Street Bicycle Parking and End of Trip Facilities

513. INTERIM PARKS, OPEN SPACES AND NATURAL AREAS DISTRICT (PM1)

513.1 Intent

The intent of this district is to preserve and enhance public areas of ecological, historic, and recreational value to the community, with opportunities for limited recreational and cultural amenities, including parks, plazas, greenways, public trails, and other related civic facilities and supporting uses.

PM1a Sub-District: The intent of this sub-district is to retain natural areas that are important for the environment or wildlife. These lands are often shaped by geological processes and include waterways, ravines, and forests. Public access may be limited for preservation purposes.

513.2 Permitted Uses

513.2.1 PM1 District

Use	Conditions
Principal	
Assembly and Entertainment	-
Child Care Facility	-
Civic Facility	-
Educational Services	513.3
Emergency Shelter	6.25
Golf Facility	-
Heritage Adaptive Use	513.3
Park	-
Parking Facility	-
Marina	-
Natural Area	-
Recreation and Fitness	-
Secondary	
Active Mobility Hub	-
Community Garden	-
Energy Generation	-
Health Care Facility	-
Mobile Retail and Restaurant	-
Personal and Business Services	-
Restaurant	-
Retail	513.3
Utility Services	-

Use		Conditions
Accessory		
Research and Development		513.3
Other Accessory Buildings, Structures, and Uses		6.6

513.2.2 PM1a Sub-District

Use		Conditions
Principal		
Natural Area		-
Park		-
Secondary		
Civic Facility		-
Emergency Shelter		6.25
Parking Facility		-
Accessory		
Research and Development		513.3
Utility Services		-
Other Accessory Buildings, Structures, and Uses		6.6

513.3 Conditions of Use

Use	Conditions
Principal Uses in the PM1 District	
Educational Services	Principal educational services in the PM1 District exclude commercial schools.
Heritage Adaptive Use	Visitor accommodation is limited to bed-and-breakfast establishments, short-term rental establishments, guest houses or boutique hotels that accommodate a maximum of 10 people at a time.
Secondary Uses in the PM1 District	
Retail	Retail uses are limited to food retail, gift shops, fitness and recreational goods, or arts and culture stores and similar businesses.
Accessory Uses in the PM1 District and PM1a Sub-District	
Research and Development	Facilities must be used only for research and development, including advancing environmental stewardship, of an existing feature or condition that is located on the subject site.

513.4 Built Form and Siting

Regulations		PM1
Height		
Maximum Height		Unrestricted
Minimum Lot Line Setbacks for Buildings		
Street Yard ^{.1}		6.0 m
Lane Yard ^{.1}		6.0 m
Interior Side Yard		6.0 m
Interior Rear Yard		6.0 m

^{.1} The street yard or lane yard setback may be reduced to 0.0 m subject to submission of a circulation plan, prepared by a registered professional engineer and approved by the General Manager of Planning and Development, that demonstrates there is sufficient public right-of-way to meet pedestrian and vehicle circulation, maneuvering, vision clearance, and access needs.

513.5 Additional Regulations

- (1) Additional zoning regulations may apply, including, but not limited to, those found in:
- (a) Section 6: Supplementary Regulations
 - (b) Schedule 8: Off-Street Parking
 - (c) Schedule 9: Off-Street Loading
 - (d) Schedule 10: Off-Street Bicycle Parking and End of Trip Facilities

514. INTERIM INSTITUTIONAL DISTRICT (PM2)

514.1 Intent

The intent of this district is to support primarily public institutional, cultural, recreational, educational, and other public and community-serving uses at various scales and intensities.

PM2a Sub-District: The intent of this sub-district is to identify lands for existing or potential future school use.

514.2 Permitted Uses

514.2.1 PM2 District

Use	Conditions
Principal	
Principal uses permitted in the PM1 District	513.3, 514.3
Cemetery	514.3
Correctional and Parole Facilities	-
Crematoria	514.3
Health Care Facility	-
Hospital	-
Office	-
Religious Assembly	-
Research and Development	-
Social Service Centre	-
Transportation Facility	-
Utility Services	-
Works Yard	-
Principal Institutional Residential Uses	
Aftercare and Rehabilitation Centre	-
Congregate Housing	-
Dormitory	514.3
Non-Market Rental Housing	-
Supportive Housing	-
Transitional Housing	-
Secondary	
Secondary uses permitted in the PM1 District	514.3
Animal Care	514.3
Artist Studio	-
Financial Institution	-

Use	Conditions
Production and Rehearsal Studio	-
Recreation and Fitness	-
Retail	-
Visitor Accommodation	514.3
Accessory	
Home Occupation	6.8
Other Accessory Buildings, Structures, and Uses	6.6

514.2.2 PM2a Sub-District

Use	Conditions
Principal	
Public School or Private School	-
Accessory	
Accessory Buildings, Structures, and Uses	6.6

514.3 Conditions of Use

Use	Conditions
Principal Uses	
All Principal Uses	<p>All principal uses are only permitted on publicly-owned or publicly-leased and operated lands with the exception of the following:</p> <ul style="list-style-type: none"> • Assembly and Entertainment • Child Care Facility • Cemetery • Crematoria • Social Service Centre • Educational Services • Health Care Facility • Religious Assembly • Permitted Institutional Residential Uses
PM1 District Principal Uses	All PM1 District principal uses are subject to the conditions of use set out in the PM1 District, except where otherwise noted in the PM2 District.
Cemetery	All structures and buildings must be sited a minimum of 3 m from any lot line.
Crematoria	<p>Crematoria, whether a standalone facility or located within a cemetery, must be located a minimum of 150 m from the following sensitive uses:</p> <ul style="list-style-type: none"> • Residential uses on R, CM, E, or PM District lots;

Use	Conditions
	<ul style="list-style-type: none"> Educational Services, limited to private and public primary and secondary schools; and child care facilities, <p>with the minimum 150 m measured from the building face in which the crematorium is located, to the property line of the site where the sensitive use is located.</p>
Dormitory	Dormitories must be situated within 800 m of the boundaries of the lots and premises owned or occupied by the institution which it serves.
Secondary Uses	
All Secondary Uses	In the PM2 District, all secondary uses are permitted on publicly- or privately-owned, leased, and operated lands unless otherwise stated.
Animal Care	Keeping or boarding of animals overnight, with the exception of animals receiving medical care, is not permitted.
Visitor Accommodation	Only permitted as a secondary use to post-secondary institution, civic facility, and hospital uses.

514.4 Built Form and Siting

Regulations	PM2
Height	
Maximum Height, except as noted below	8 storeys
Maximum Height for Cemeteries	4 storeys
Maximum Height for Institutional Residential Uses	6 storeys
Maximum Height for Post-Secondary Institutions	12 storeys
Maximum Height for Hospitals	20 storeys
Minimum Lot Line Setbacks	
Street Yard ^{.1}	2.0 m
Lane Yard ^{.1}	1.2 m
Interior Side Yard ^{.2}	0.0 m
Interior Rear Yard	3.0 m

^{.1} The street yard or lane yard setback may be reduced to 0.0 m subject to submission of a circulation plan, prepared by a registered professional engineer and approved by the General Manager of Planning and Development, that demonstrates there is sufficient public right-of-way to meet pedestrian and vehicle circulation, maneuvering, vision clearance, and access needs.

^{.2} Where the interior side yard abuts a lot with a residential use, the setback along the shared property line shall be the lesser of the required setback of the abutting lot along the shared property line and 3.0 m.

514.5 Additional Regulations

- (1) Additional zoning regulations may apply, including, but not limited to, those found in:
- (a) Section 6: Supplementary Regulations
 - (b) Schedule 8: Off-Street Parking
 - (c) Schedule 9: Off-Street Loading
 - (d) Schedule 10: Off-Street Bicycle Parking and End of Trip Facilities

604. INTERIM AGRICULTURE DISTRICT (AM1)

604.1 Intent

The intent of this district is to provide for agricultural and other secondary and accessory uses on lands within and outside of the Agricultural Land Reserve.

Notwithstanding any other provisions of this bylaw, all lands within the Provincial Agricultural Land Reserve (ALR) are subject to the *Agricultural Land Commission Act*, associated regulations and orders of the Agricultural Land Commission (ALC).

604.2 Permitted Uses ^{.1}

604.2.1 AM1 District

Use	Conditions
Principal	
Agriculture ^{.2}	604.3
Community Garden	-
Park	604.3
Secondary	
Agri-tourism	604.3
Animal Care	604.3
Assembly and Entertainment	604.3
Retail	604.3
Single Family Dwelling	604.3
Accessory	
Agricultural Processing	604.3
Boarding Use	-
Home Occupation	6.8, 6.8A
Restaurant	604.3
Retail	604.3
Short-Term Rental	6.29, 604.3
Other Accessory Buildings, Structures, and Uses	6.6, 604.3

^{.1} Permitted uses vary for ALR and non-ALR lots.

^{.2} Agriculture is considered a principal use if it occupies at least 30% of the lot area, as demonstrated by an agriculture plan, in form and content satisfactory to the City, that: (a) identifies the type, location and dimensions of the agricultural use; (b) outlines measures for protecting the long-term agricultural viability of the lot; and (c) for an ALR lot, confirms compliance with the *Agricultural Land Commission Act*, associated regulations and orders of the ALC.

604.3 Conditions of Use ¹

Use		Conditions
All Permitted Uses		
All Uses		All uses within the ALR are subject to the <i>Agricultural Land Commission Act</i> , associated regulations, and orders.
Principal Uses		
Agriculture		<ol style="list-style-type: none"> 1. Structures used for the housing of livestock are subject to the provisions of Section 6.18 Fraser River Flood Plain, where applicable. 2. All hives or structures used for beekeeping: <ul style="list-style-type: none"> • must meet the screening and setback requirements in Section 6.30(1)(c); and • on lots outside of the ALR with an area of less than 2,000 m², not more than two beehives and two nucleus colonies are permitted, which shall be located in the rear yard. 3. Structures used for the keeping of farm animals for domestic or commercial purposes, including barns, shelters, cages, hatcheries, milking facilities, horse facilities, and aquaculture buildings but excluding structures for the keeping of pigeons or poultry for domestic purposes, shall be located no less than 10 m from all lot lines. 4. The following agriculture uses and agricultural structures shall be located not less than 24 m from all lot lines: <ul style="list-style-type: none"> • mushroom growing in a manure-based medium; • cannabis production facility; and • silos, incinerators, and storage of agricultural by-products and waste materials, including manure.
Park	ALR	Park uses permitted by the <i>Agricultural Land Commission Act</i> and associated regulations.
	Non-ALR	No conditions.
Secondary Uses		
Agri-tourism	ALR	<ol style="list-style-type: none"> 1. Agri-tourism activities must be conducted on lots that are classified as a farm under the <i>Assessment Act</i>. 2. No permanent facilities shall be constructed or erected in connection with an agri-tourism activity.

Use		Conditions
		3. Visitor accommodation in relation to agri-tourism is not a permitted use.
	Non-ALR	Not permitted on lots outside of the ALR.
Animal Care	ALR	Not permitted on lots in the ALR.
	Non-ALR	<ol style="list-style-type: none"> Limited to kennels, wildlife refuges, and sheltering of abandoned livestock. Other animal care uses and services are permitted only when included as accessory to the operation of a kennel or other permitted principal use. A maximum of 5 dogs or livestock is permitted. Kennels, including all buildings, structures, cages, pens, or runs used for such purposes, must be located a minimum of 24 m from all lot lines and a minimum of 9 m from a dwelling on the same lot. Structures used for the sheltering of abandoned livestock shall be located not less than 10 m from all lot lines.
Assembly and Entertainment	ALR	<ol style="list-style-type: none"> Limited to events, and no permanent facilities shall be constructed or erected in connection with events. Events must be conducted on lots that are classified as a farm under the <i>Assessment Act</i>. The scale, duration and frequency of Assembly and Entertainment uses are subject to the <i>Agricultural Land Commission Act</i> and associated regulations.
	Non-ALR	Not permitted on lots outside of the ALR.
Retail	ALR	Not a permitted secondary use. See Conditions of Use – Accessory Uses.
	Non-ALR	<ol style="list-style-type: none"> Limited to farm retail sales. Farm stands up to 30 m² are permitted for the sale of farm products produced on site or elsewhere in the Province.
Single Family Dwelling		A maximum of one single family dwelling is permitted on a lot, which may contain one secondary suite.
Accessory Uses		
Agricultural Processing	ALR	<ol style="list-style-type: none"> Alcohol production facilities and all other agricultural processing are subject to the <i>Agricultural Land Commission Act</i>, associated regulations and orders. Abattoirs shall be located not less than 150 m from a residential use on another lot.

Use	Conditions	
		3. The maximum lot coverage of an agricultural processing use is 2000 m ² , inclusive of indoor and outdoor areas.
	Non-ALR	1. Abattoirs and alcohol production facilities are not permitted on lots outside of the ALR. 2. For all other agricultural processing, at least 10% of the agricultural product being processed must be: <ul style="list-style-type: none"> • produced on the lot where it is being processed, with the remaining percentage produced elsewhere in the Province; or • feed required for farm use on the lot.
Restaurant	ALR	Limited to the operation of a food and beverage service lounge associated with a permitted alcohol production facility on site, where the lounge must not exceed 125 m ² of gross floor area and 125 m ² of outdoor space.
	Non-ALR	Not permitted on lots outside of the ALR.
Retail	ALR	1. Limited to farm retail sales. 2. Where 100% of retail sales consist of farm products produced on the property, the maximum lot coverage of a retail sales area is 2000 m ² , inclusive of indoor and outdoor areas. 3. If selling farm products not produced on the property, total retail floor area is restricted to 300 m ² , inclusive of indoor and outdoor areas, and at least 50% of the total retail floor area must be dedicated to the sale of farm products produced either on the property or by a cooperative association to which the owner of the property belongs.
	Non-ALR	See Conditions of Use – Secondary Uses.
Short-Term Rental	ALR	Not permitted on lots in the ALR.
	Non-ALR	See Section 6 Supplementary Regulations – 6.29.
Other Accessory Buildings, Structures, and Uses	The storage, processing, and/or sale of peat is restricted to peat removed in the preparation of land for cultivation or during the construction of permitted structures.	

⁻¹ Conditions vary for ALR and non-ALR lots.

604.4 Built Form and Siting

In addition to the below regulations, see 604.3 Conditions of Use for setback, separation, and/or lot coverage conditions for specific uses.

Regulations		AM1
Minimum Lot Width by Subdivision ^{.1.2}		
Outside the Agricultural Land Reserve		37 m
Within the Agricultural Land Reserve		114 m
Minimum Lot Size by Subdivision ^{.1.2}		
Outside the Agricultural Land Reserve		5,000 m ²
Within the Agricultural Land Reserve		220,000 m ²
	Single Family Dwelling and Accessory Buildings	Structures Required for Farm Operations
Maximum Lot Coverage		
Total of All Buildings	250 m ²	Unrestricted
Total Detached Accessory Buildings	60 m ²	
Maximum Gross Floor Area		
Total of All Buildings ^{.3}	500 m ²	Unrestricted
Maximum Height		
Principal Building	10.5 m 2.5 storeys	15 m
Accessory Building	4.0 m 1 storey	
Minimum Lot Line Setbacks		
Street Yard ^{.4.5}	Min: 3.0 m Max: 9.0 m	3.0 m
Lane Yard ^{.5}	1.5 m	1.5 m
Interior Side Yard ^{.6}	1.5 m	1.5 m
Interior Rear Yard ^{.6}	1.5 m	1.5 m

^{.1} Where a lot is partially within and partially outside of the ALR, the minimum lot width and lot size requirements by subdivision shall be the greater of requirements between lots outside the ALR and within the ALR.

^{.2} Minimum lot width and lot size requirements do not apply in the case of consolidation of two or more lots.

^{.3} Excludes crawlspaces and attics.

^{.4} Maximum setback requirement to be determined from at least one street yard.

^{.5} The street yard or lane yard setback may be reduced to 0.0 m subject to submission of a circulation plan, prepared by a registered professional engineer and approved by the General Manager of Planning and Development, that demonstrates there is sufficient road or lane allowance to meet pedestrian and vehicle circulation, maneuvering, vision clearance, and access needs.

^{.6} Where the interior side yard and/or rear yard abuts a lot with a residential use that is not in the AM1 District, the setback along the shared property line shall be the lesser of the required yard setback of the abutting lot along the shared property line and 3.0 m.

604.4.1 Setbacks: Riparian Areas

	Separation Distance:		
	Stream	Channelized Stream	Ditch
Seasonal feeding areas, agricultural solid waste field storage facility with more than 2 weeks storage time, confined livestock area with more than 10 agricultural units ⁻¹	30 m	30 m	30 m
Agricultural solid waste storage facility, agricultural liquid waste storage facility, chemical storage, compost storage, composting, incinerator, silo, wood waste storage, mushroom barn, confined livestock area with less than 10 agricultural units ⁻¹	15 m	15 m	15 m
All other farm buildings and structures	15 m	10 m	5.0 m

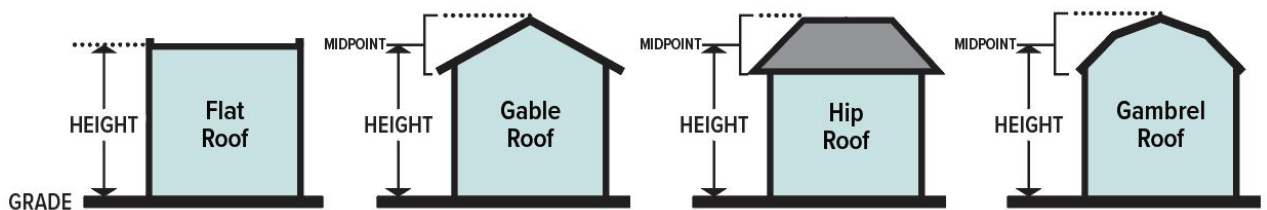
⁻¹One (1) agricultural unit is equal to the live weight of 455 kg of livestock, poultry, or farmed game or any combination of them equaling 455 kg.

604.5 Measurements and Calculations

604.5.1 Height

The height of all buildings shall be measured from the front average elevation, as defined by the lower of the average natural grade or finished grade along the exterior of the building facing the front lot line, to the midpoint of a sloped roof or the highest point of a flat roof. The midpoint of a sloped roof is considered to be one half of the vertical distance of a sloped roof structure measured from the top plate of the uppermost storey to the highest point of the roof.

Diagram: Height Measurement



- (2) The height of a detached garage or carport shall be measured from the finished grade at the point used for vehicular access. If for topographical reasons a private garage or carport cannot be constructed at the side or rear of the principal building, such garage or carport may be constructed in an excavation in a front yard, provided that no part of such structure shall extend more than 1.2 m above the surface of the surrounding ground at any point other than the driveway, nor be less than 1.2 m from the front property line.

604.6 Additional Regulations

Additional zoning regulations may apply, including, but not limited to, those found in:

- (a) Section 6: Supplementary Regulations
- (b) Schedule 8: Off-Street Parking
- (c) Schedule 9: Off-Street Loading
- (d) Schedule 10: Off-Street Bicycle Parking and End of Trip Facilities