
402. GENERAL INDUSTRIAL DISTRICT (M2), (M2r), (M2L) & (M2k)

This District provides for the accommodation of general industrial activities under conditions designed to minimize conflicts with surrounding uses.

402.1 Uses Permitted:

- (1) Uses permitted in the Manufacturing District (M1).
- (2) The following Commercial and Service uses:
(B/L No. 5884-71-09-20)
 - (a) Deleted. (B/L No. 9711-92-05-11)
 - (b) Storage buildings, workshops and yards for the following trade contractors: cement, excavating, masonry and moving. (B/L 12586-09-03-09)
 - (c) Tire retreading and rebuilding.
 - (d) Welding shops not exceeding 560 m² (6029.99 sq.ft.) in gross floor area.
- (3) The manufacturing, processing or packaging of the following food products:
 - (a) Alcoholic beverages.
 - (b) Prepared meat products and poultry (excluding fish and abattoirs).
 - (c) Starch, sugar, syrup, dextrin, vinegar, yeast and other similar products.
 - (d) Vegetable oils, margarine, shortening and other similar products.
- (4) The manufacturing or packaging of the following textile products:
 - (a) Linoleum, oil cloth, artificial leather and other impregnated and coated fabrics.
- (5) The manufacturing or processing of the following wood and paper products:
 - (a) Paperboard containers and boxes.
 - (b) Sash and door products.
 - (c) Miscellaneous wood products from prepared lumber and plywood (excluding planing mills and sawmills). (B/L No. 5042-66-11-28)
- (6) Manufacturing, processing or finishing of the following fabricated metal products or others of like character or kind:
 - (a) Electroplated and coated products.
 - (b) Hardware from castings and stock material.
 - (c) Household and office heating and ventilating equipment.
 - (d) Machine shop products and machine tools.
 - (e) Metal containers .
 - (f) Sheet metal products.
 - (g) Wire and wire rope.
 - (h) Miscellaneous items such as bolts, nails, hinges, springs, doors, pipe fittings, safes, saws and weigh scales.

- (7) The following machinery and transportation equipment uses:
 - (a) Assembling of motor vehicles, aircraft, transportation equipment, and related parts and accessories.
 - (b) Manufacturing of boats under 24.5 m (80.38 ft.) in length.
 - (c) Manufacturing of trailers.
 - (d) Manufacturing of small motors, parts, accessories and equipment such as chain saws, lawn mowers, motor-bikes, outboard motors, fan belts, fuel pumps and spark plugs.
- (8) The manufacturing and repairing of the following electrical and electronic equipment:
 - (a) Electric motors and electronic equipment, provided that the manufacturing is limited to those items not over 900 kg (1984.13 lbs.) in weight.
- (9) The manufacturing, processing or finishing of the following non-metallic mineral products:
 - (a) Articles from prepared abrasives.
 - (b) Articles from prepared asbestos.
 - (c) Glass and glass products.
 - (d) Pottery and ceramics.
 - (e) Stone monuments.
- (10) The manufacturing, processing or packaging of the following chemicals and allied products:
 - (a) Alcohol.
 - (b) Dye stuffs.
 - (c) Inert compressed gases.
 - (d) Paints, varnishes and lacquers.
 - (e) Photographic chemicals and film.
 - (f) Putty, caulking compounds and similar products.
 - (g) Soaps, detergents, cleaning and polishing preparations.
 - (h) Soda and soda compounds.
- (11) Public utility buildings and installations such as telephone exchanges, transformer stations and public works yards.
- (11A) Animal training and daycare facilities. (B/L No. 11272-01-09-17)
- (12) Accessory buildings and uses, including the internal display, internal storage and internal retail sale of goods produced or stored on the premises.
(B/L No. 6178-72-11-20)
- (13) In areas having an M2r designation: Cafes or restaurants (excluding drive-in restaurants) serving the day-to-day needs of industrial developments and their employees. (B/L No. 7333-79-04-02)
- (14) Indoor pistol and rifle ranges, subject to the following conditions:
 - (a) Development on the basis of the CD (Comprehensive Development) District designation.
 - (b) Compliance with all Federal and Provincial regulations governing the development of indoor pistol and rifle ranges.
 - (c) Compliance with the applicable regulations of the Fire Services Act and the Burnaby Noise or Sound Abatement Bylaw.
 - (d) Shall be located within the basement or cellar of a concrete building.

- (e) 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 of 45 decibels 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.
- (f) Shall be located 61 m (200.13 ft.) or more from the zoning boundary of an R, RM, P1, P2, P3, P5, P6, P7 or P10 District.
- (g) Any part of a lot not used for building, parking or loading facilities shall be fully and suitably landscaped and properly maintained.
- (h) Compliance with all of the other regulations, unless expressly modified herein, governing development in a General Industrial District.
(B/L No. 8457-86-01-27)
- (15) In areas having an M2L designation, indoor athletic recreation uses that require a minimum floor area of 370m² (3982.7 sq.ft.) and a minimum ceiling height of 6m (20 ft.). (B/L No. 10310-96-01-15)
- (16) In areas having an M2k designation, indoor go-kart tracks. (B/L No. 10632-97-11-17)
- (17) Retail building supply establishments
 - (a) in premises that were being lawfully used for that purpose on May 15, 2006 or
 - (b) subject to the condition that such use must be included as part of a comprehensive development plan subject to the CD (Comprehensive Development) District.
(B/L No. 12098-06-06-19)
- (18) Residential Sales Centres. (B/L No. 12452-08-06-16)

402.2 Conditions of Use:

- (1) All permitted uses shall be housed completely within an enclosed building, except for permitted agriculture uses, outdoor display, rental, sales or storage yards, parking and loading facilities, and mobile retail carts. (B/L No. 13731-17-04-10)
- (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.

402.2.1 Height of Buildings:

The height of a building shall not exceed four storeys. (B/L No. 10639-97-11-17)

402.3 Lot Area and Width:

Each lot shall have an area of not less than 930 m² (10,010.76 sq.ft.) and a width of not less than 30 m (98.43 ft.).

402.4 Lot Coverage:

The maximum coverage shall be 60 percent of the lot area.

402.5 Front Yard:

A front yard shall be provided of not less than 6.0 m (19.69 ft.) in depth, except where a lot is separated from a lot in an R or RM District by a street, such front yard shall be not less than 9.0 m (29.53 ft.) in depth. (B/L No. 11204-01-02-12)

402.6 Side Yards:

A side yard shall be provided on each side of the building of not less than 3.0 m (9.84 ft.) in width, except that:

- (1) A side yard not flanked by a street, lane or an A, R or RM District or in a CD District based on an A, R, or RM District may be reduced to nil, provided that the other side yard has a width of not less than 6.0 m (19.69 ft.). (B/L No. 12976-11-09-12)
- (2) In the case of a corner lot, the side yard adjoining the flanking street shall be not less than 4.5 m (14.76 ft.) in width.
- (3) Where a lot abuts a lot in an A, R or RM District, or in a CD District based on an A, R, or RM District, or is separated by a street or lane therefrom, a side yard shall be provided of not less than 6.0 m (19.69 ft.) in width. (B/L No. 12976-11-09-12)

402.7 Rear Yard:

A rear yard shall be provided of not less than 3.0 m (9.84 ft.) in depth, except where a lot abuts a lot in an A, R or RM District, or in a CD District based on an A, R, or RM District, or is separated by a lane therefrom, such rear yard shall be not less than 9.0 m (29.53 ft.) in depth. (B/L No. 12976-11-09-12)

402.8 Off-Street Parking:

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

402.9 Off-Street Loading:

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