

## 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 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	-
<b>Secondary</b>	
Artist Studio or Workshop	410.3
Child Care Facility	-
Energy Generation	-
Mobile Retail and Restaurant	-
Office	410.3
Personal and Business Services	410.3
Restaurant	410.3
Retail	410.3
Storage Facility	410.3
<b>Accessory</b>	
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
<b>Principal</b>	
Principal uses permitted in the I1 District	410.3
Crematoria	410.3
Heavy Industrial	-
Industrial Port or Harbour Use	-
Freight Depot and Terminal	-
Recycling and Waste Processing Facility	-
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
<b>All Uses in the I1 District and I1a Sub-District</b>	
All Uses	<ol style="list-style-type: none"> <li>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.</li> <li>2. No outdoor storage areas shall be located within any required street yard setback.</li> <li>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 works, storage of vehicles or materials, or other similar outdoor activities occurs.</li> </ol>
<b>Principal Uses in the I1 District</b>	
Animal Care	<ol style="list-style-type: none"> <li>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.</li> <li>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.</li> <li>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.</li> </ol>
Cannabis Production and Cannabis Processing Facilities	<ol style="list-style-type: none"> <li>1. All cannabis production, processing, and storage must take place inside a wholly enclosed building or structure.</li> <li>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.</li> <li>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.</li> </ol>

Industrial Fueling Station	<ol style="list-style-type: none"> <li>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.</li> <li>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.</li> <li>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.</li> </ol>
Nurseries and Greenhouses	<ol style="list-style-type: none"> <li>1. Must be enclosed within a building or structure.</li> <li>2. Keeping of livestock and the growing of mushrooms or other products in a manure-based medium is not permitted.</li> </ol>
Service Station	<ol style="list-style-type: none"> <li>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.</li> <li>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.</li> <li>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.</li> </ol>
<b>Principal Uses in the I1a Sub-District</b>	
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"> <li>• Residential uses on R, CM, E, or PM District lots;</li> <li>• Educational Service Uses limited to private and public primary and secondary schools; and</li> <li>• Child care facilities,</li> </ul> <p>with the minimum 100 m measured as follows:</p> <ul style="list-style-type: none"> <li>• 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;</li> <li>• 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</li> <li>• 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.</li> </ul>

Crematoria	<ol style="list-style-type: none"> <li>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.</li> <li>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.</li> <li>3. Buildings with crematoria use must be located a minimum of 150 m from the following sensitive uses: <ul style="list-style-type: none"> <li>• Residential uses on R, CM, E, or PM District lots</li> <li>• Educational Services, limited to private and public primary and secondary schools</li> <li>• child care facilities,</li> </ul> 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. </li> </ol>
<b>Secondary Uses</b>	
Artist Studio or Workshop	Must be located above the ground-level storey, with the exception of an associated entrance.
Office	Secondary office use must be located above the ground-level storey, with the exception of an associated entrance.
Personal and Business Services	Limited to 250 m <sup>2</sup> in floor area.
Restaurant	1. Limited to 250 m <sup>2</sup> in floor area, with the exception of uses that are attached to and operate in conjunction with a principal use.
Retail	<ol style="list-style-type: none"> <li>2. Each liquor store must be located not less than 1.0 km away from another liquor store within the City of Burnaby.</li> <li>3. Each cannabis store must be located not less than 1.0 km away from another cannabis store within the City of Burnaby.</li> </ol>
Storage Facility	<ol style="list-style-type: none"> <li>1. Not permitted within 400 m of a SkyTrain Station.</li> <li>2. Must be located above the ground-level storey, with the exception of an associated entrance.</li> </ol>
<b>Accessory Uses</b>	
Office	<ol style="list-style-type: none"> <li>1. Office use as an accessory use is permitted to be located on the ground level.</li> <li>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.</li> </ol>
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
<b>Height</b>		
Maximum Height	4 storeys	
<b>Minimum Lot Line Setbacks</b>		
Street Yard <sup>.1</sup>	Front: 6.0 m   Flanking: 4.5 m	
Lane Yard <sup>.2</sup>	3.0 m	
Interior Side Yard <sup>.2.3</sup>	3.0 m	
Interior Rear Yard <sup>.2</sup>	3.0 m	

- <sup>.1</sup> 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.
- <sup>.2</sup> 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.
- <sup>.3</sup> 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

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