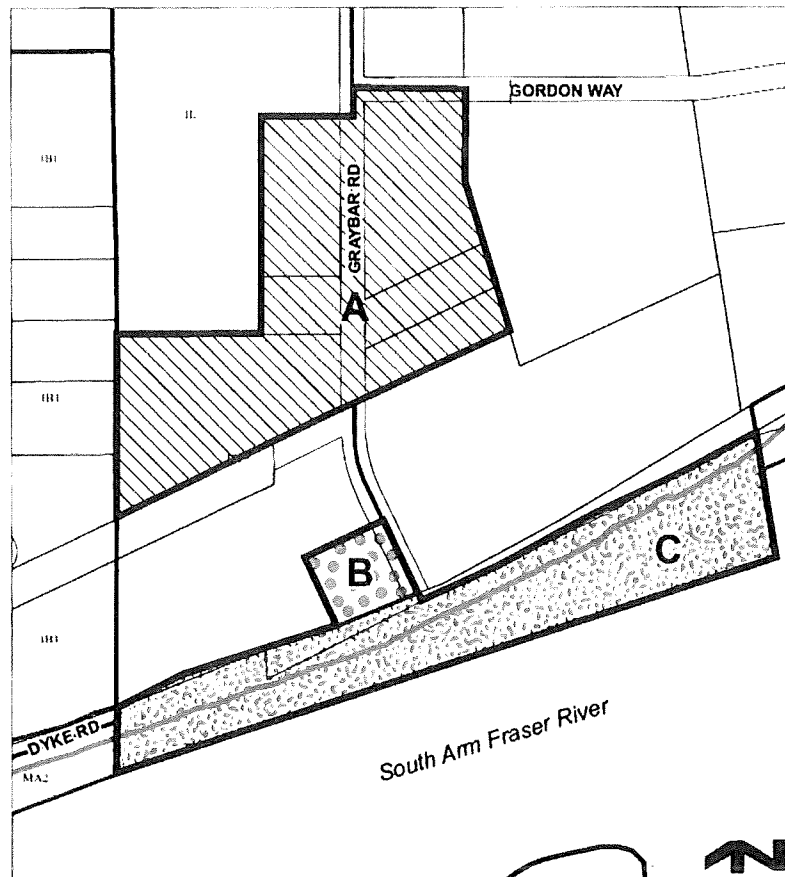




**Richmond Zoning Bylaw 8500
Amendment Bylaw 10336 (RZ 21-928623)
6831 Graybar Road, 20455 Dyke Road, 20911 Dyke Road, 7500 No 9
Road and Lot A Block 4N Plan EPP113853 Section 9 Range 4W New
Westminster Land District & SEC 16, 17, 20 (PID 031-553-231) and
a portion of Graybar Road**

The Council of the City of Richmond, in open meeting assembled, enacts as follows:

1. Richmond Zoning Bylaw 8500, as amended, is further amended by replacing Section 23.17.4.3 Diagram 1 with the following:
 3. Diagram 1



2. Richmond Zoning Bylaw 8500, as amended, is further amended by inserting the following into Section 23 (Site Specific Industrial Zones), in numerical order:

23.20 Industrial Business Park and Marina (Z120) – Graybar Road (East Richmond)

23.20.1 Purpose

This zone provides for a range of **general industrial**, stand-alone **office**, and **maritime uses**, with a limited range of compatible uses.

23.20.2

Permitted Uses

- animal daycare
- animal grooming
- auction, minor
- boat shelter
- broadcasting studio
- car or truck wash
- child care
- commercial storage
- commercial vehicle parking and storage
- contractor service
- education, commercial
- emergency service
- equipment, minor
- fleet service
- government service
- health service, minor
- industrial, general
- industrial, manufacturing
- industrial, warehouse
- library and exhibit
- manufacturing, custom indoor
- marina
- marine sales & rentals
- marine sales and repair
- microbrewery, winery, and distillery
- office
- recreation, indoor
- recycling depot
- recycling drop-off
- restaurant
- utility, minor
- vehicle body repair or paint shop
- vehicle repair

23.20.3

Secondary Uses

- outdoor storage
- residential security/operator unit

23.20.4 Permitted Density

1. The maximum **floor area ratio** is 1.0, together with an additional 0.1 **floor area ratio** provided that it is entirely used to accommodate **community amenity space**.

23.20.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 75% for **buildings**.

23.20.6 Yards & Setbacks

1. The minimum **setback** to Graybar Road is 6.0 m.
2. The minimum **setback** to the north **property line** is 1.5 m.
3. Notwithstanding section 23.20.6.2, the minimum **setback** to the north **property line** for any portion of a **building** abutting McMillan Way is 3.0 m.
4. Where the **property line** abuts the **Agricultural Land Reserve** the minimum **setback** is 5.0 m.
5. The minimum **setback** to the south **property line** is 3.0 m.
6. There is no minimum **interior side yard** or **rear yard**.
7. A **restaurant** shall not be located closer than 20.0 m to the high water mark.

23.20.7 Permitted Heights

1. The maximum **height** for **buildings** is 16.0 m. 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.
2. The maximum **height** for **accessory structures** is 20.0 m.

23.20.8 Subdivision Provisions/Minimum Lot Size

1. There is no minimum **lot width**, **lot depth**, or **lot area** requirement.

23.20.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided according to the provisions of Section 6.0.

23.20.10 On-Site Parking and Loading

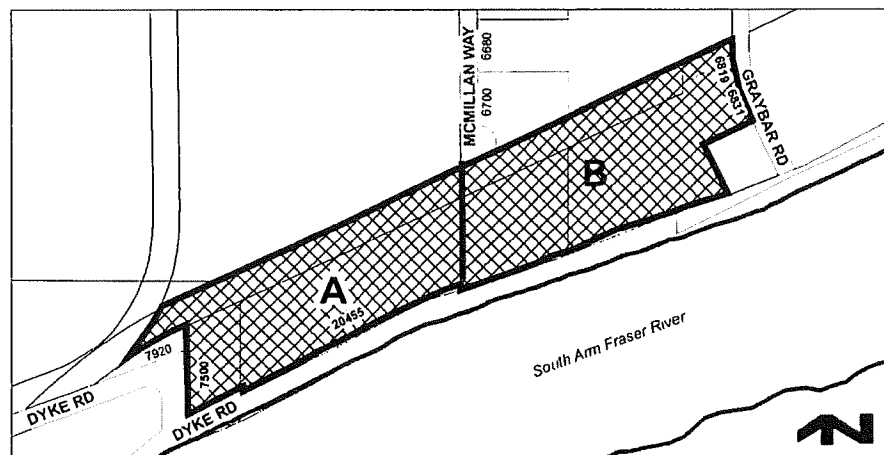
1. On-site **vehicle** and bicycle parking and loading shall be provided according to the standards set out in Section 7.0.

2. On-site loading shall be provided according to the provisions of Section 7.0, except that the minimum number of **loading spaces** shall be: 1 medium **loading space** and 0 large **loading spaces** per building.

23.20.11 Other Regulations

1. The following **permitted uses** are subject to the restrictions in 23.20.11.2:
 - a) **broadcasting studio**
 - b) **education, commercial**
 - c) **emergency services**
 - d) **equipment, minor**
 - e) **government service**
 - f) **health service, minor**
 - g) **library and exhibit**
 - h) **microbrewery, winery and distillery**
 - h) **office**
2. **Permitted uses** listed in 23.20.11.1 are only permitted in the area shown as "B" on Diagram 1, below.

Diagram 1



3. The sale of products or manufactured items to the general public is a permitted **secondary use** for **industrial, manufacturing uses** only, and is limited to 15% of the total **gross floor area**, up to a maximum **floor area** of 500 m², of the **business**.

4. The following are prohibited from occurring on **sites** where **outdoor storage** is a **secondary use**:
 - a) **Outdoor storage** of wrecked or salvaged goods or 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, effluent, heat, glare, radiation, noise, electrical interference, or vibrations; or
 - f) Outdoor servicing of **vehicles** or equipment.

5. **Commercial vehicle parking and storage** and **outdoor storage uses** are not permitted to be stored, stacked, or piled in any manner that exceed 4.5 m in height.

6. In addition to the regulations listed above, the General Development Regulations in Section 4.0 and Specific Use Regulations in Section 5.0 apply.

3. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by designating that portion outlined in bold and shown on "Schedule A attached to and forming part of Bylaw 10336" as **"INDUSTRIAL BUSINESS PARK AND MARINA (ZI20) – GRAYBAR ROAD (EAST RICHMOND)."**

4. That the Mayor and Clerk are hereby authorized to execute any documents necessary to discharge "Land Use Contract 127", having charge number RD85962, including all amendments, modifications and extensions to charge number RD85962 from the following area:

Lot A Sections 9 and 10 Block 4 North Range 4 West
New Westminster District Plan LMP41420
PID 024-494-721

5. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 10336".

FIRST READING

JUN 27 2022

A PUBLIC HEARING WAS HELD ON

JUL 18 2022

SECOND READING

JUL 18 2022

THIRD READING

JUL 18 2022

OTHER CONDITIONS SATISFIED

JUL 17 2024

ADOPTED

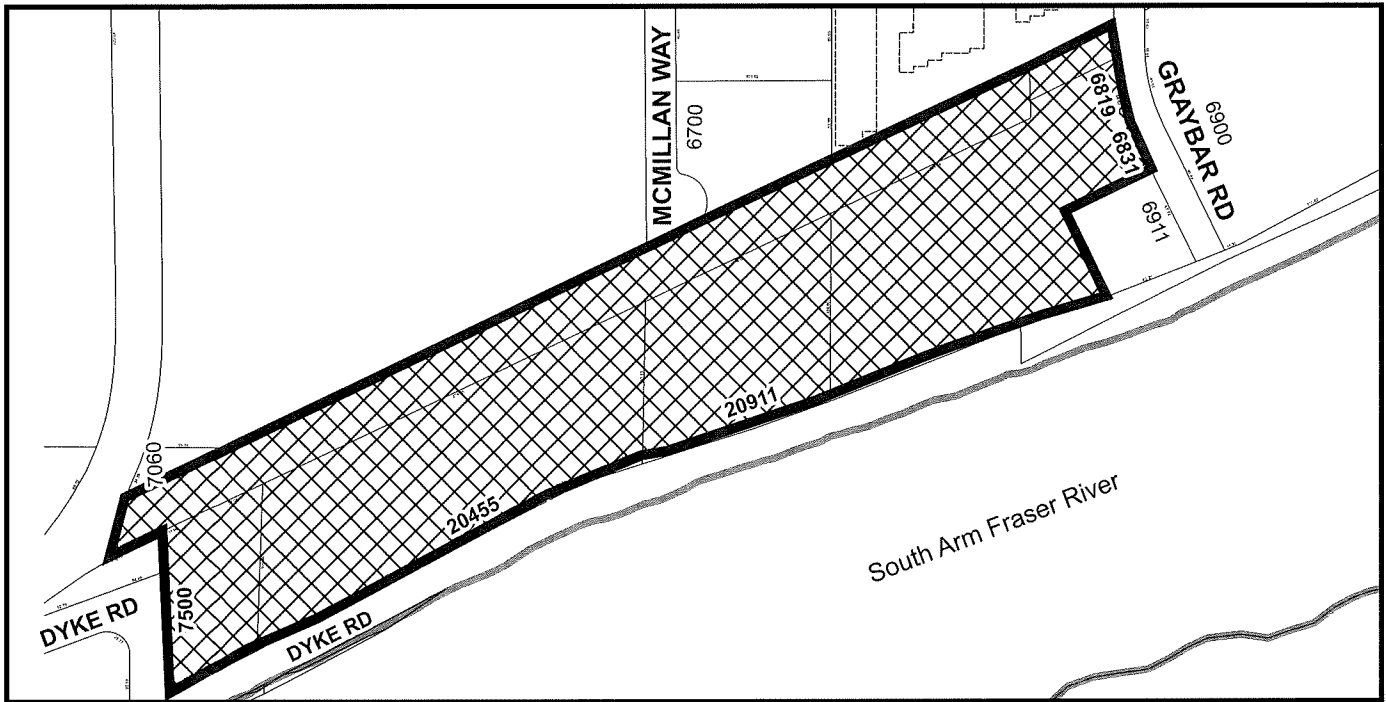
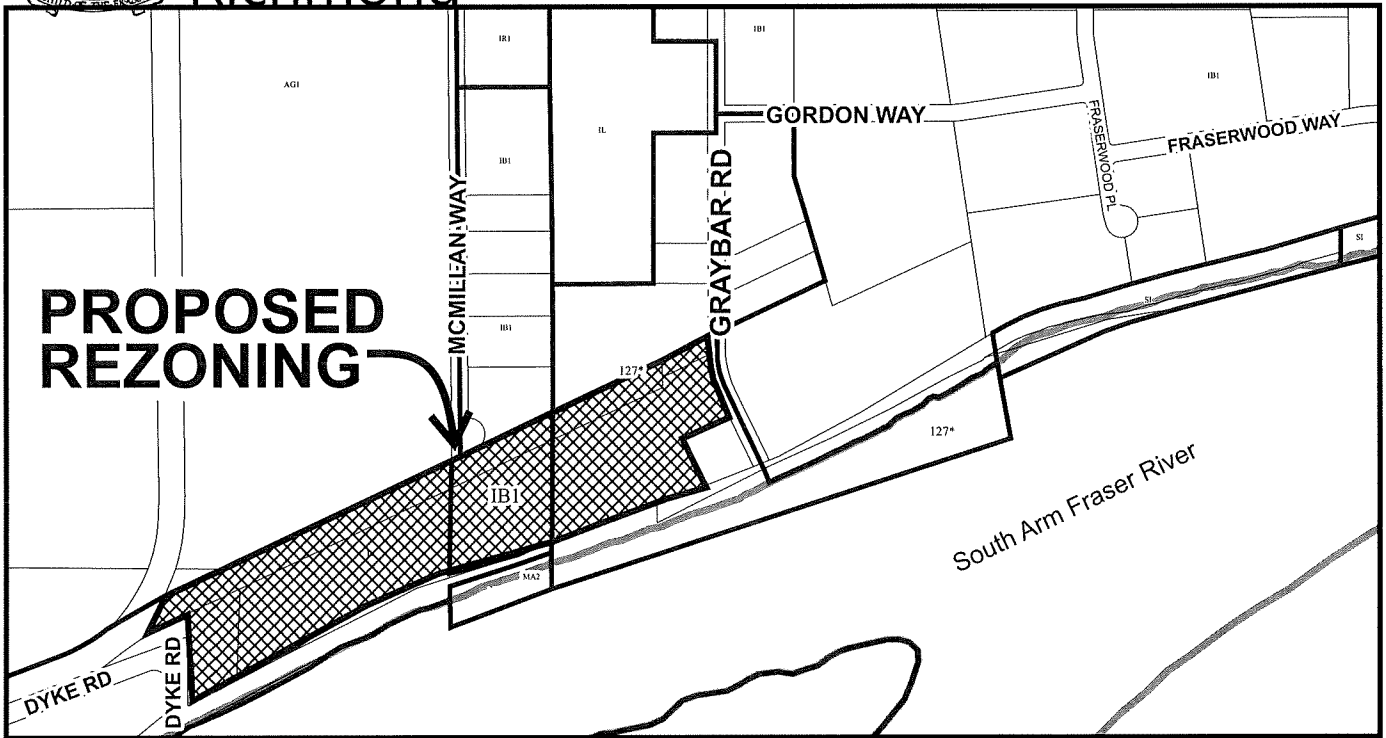


MAYOR

CORPORATE OFFICER



City of Richmond



RZ 21-928623

Original Date: 04/27/21

Revision Date: 06/06/22

Note: Dimensions are in METRES