



**Richmond Zoning Bylaw 8500
Amendment Bylaw 9940 (RZ18-824565)
12700 and 12800 Rice Mill Road, 12280 and 12300 No. 5 Road**

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

1. Richmond Zoning Bylaw 8500 is amended by inserting Section 23.14 thereof the following:

“23.14 BC Ferries Fleet Maintenance and Moorage (ZI14)

23.14.1 Purpose

A site specific **zone** to provide for the service, moorage and maintenance of BC Ferries fleet.

23.14.2 Permitted Uses

- commercial vehicle parking and storage
- contractor service
- industrial, general
- industrial, heavy
- manufacturing, custom indoor
- vehicle & equipment services, industrial
- vehicle body repair or paint shop
- vehicle repair

23.14.3 Secondary Uses

- residential security/ operator unit
- outdoor storage

23.14.4 Permitted Density

1. The maximum **floor area ratio** is 1.0.

23.14.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 60% for **buildings**.

23.14.6 Yards & Setbacks

1. The minimum **front (east) yard** setback is 4.5 m for all new construction after May 1, 2019.
2. The minimum **exterior side yard** is 3.0 m.

3. There is no minimum interior side yard or rear yard.

23.14.7 Permitted Heights

1. The maximum **height** for **buildings** is the lesser of 22.2 m above top of building slab elevation or 26.6 m GSC.
2. The maximum **height** is 84.0 m GSC for a single heavy lift crane and 20.0 m for all other **accessory structures**.

23.14.8 Subdivision Provisions/Minimum Lot Size

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

23.14.9 Landscaping & Screening

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

23.14.10 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.

23.14.11 Other Regulations

1. The following **Outdoor storage** uses are prohibited from occurring:
 - a. **Outdoor storage** of food products;
 - b. **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;
 - c. **Outdoor storage** of goods or materials that constitute a health, fire, explosion or safety hazard;
 - d. Producing, discharging or emitting odiferous, toxic, noxious matter or vapours, effluents, heat, glare, radiation, noise, electrical interference or vibrations.
2. In addition to the regulations listed above, the General Development Regulations in Section 4.0 and the Specific Use Regulations in Section 5.0 apply.”
2. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it “**BC FERRIES FLEET MAINTENANCE AND MOORAGE (ZI14)**”.

That area shown cross-hatched on “Schedule A attached to and forming part of Bylaw No. 9940”

3. This Bylaw may be cited as “Richmond Zoning Bylaw 8500, Amendment Bylaw 9940”.

FIRST READING

SEP 09 2019

A PUBLIC HEARING WAS HELD ON

OCT 21 2019

SECOND READING

OCT 21 2019

THIRD READING

OCT 21 2019

OTHER CONDITIONS SATISFIED

JUN 26 2024

MINISTRY OF TRANSPORTATION AND
INFRASTRUCTURE APPROVAL

JUN 20 2024

ADOPTED



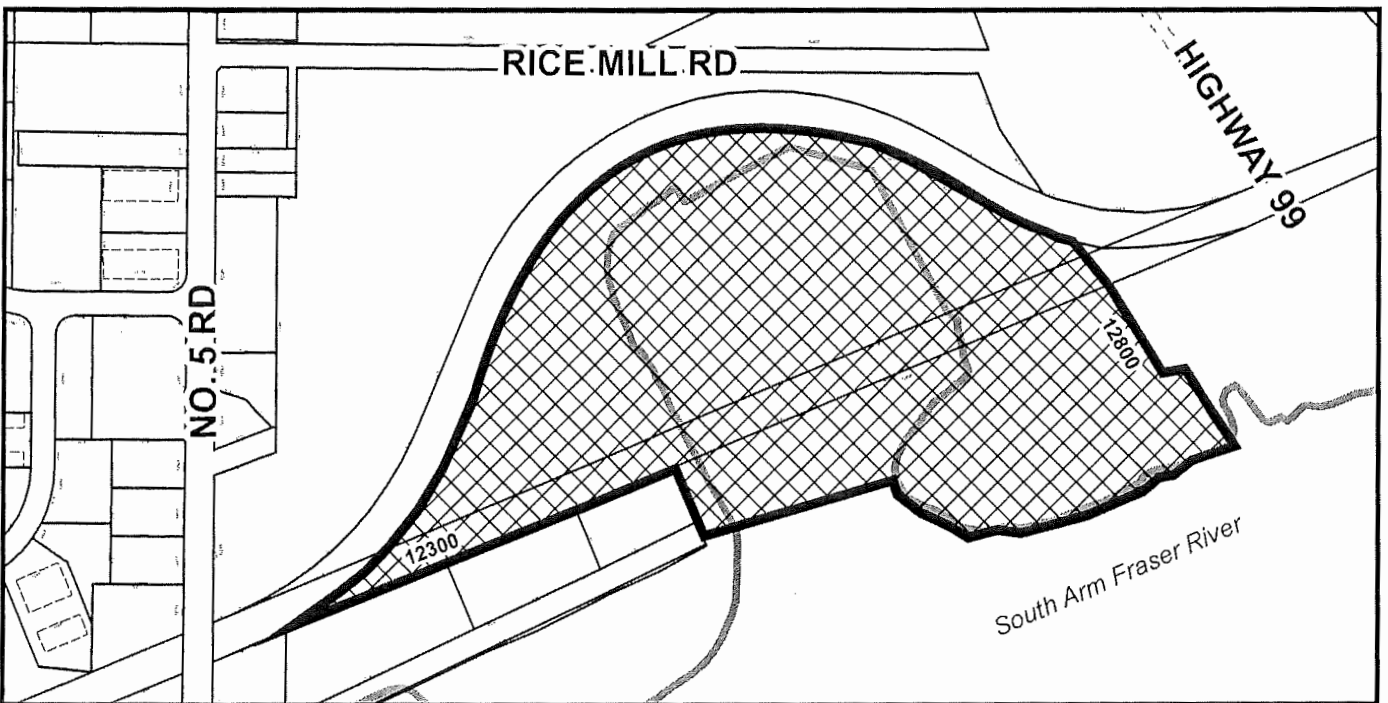
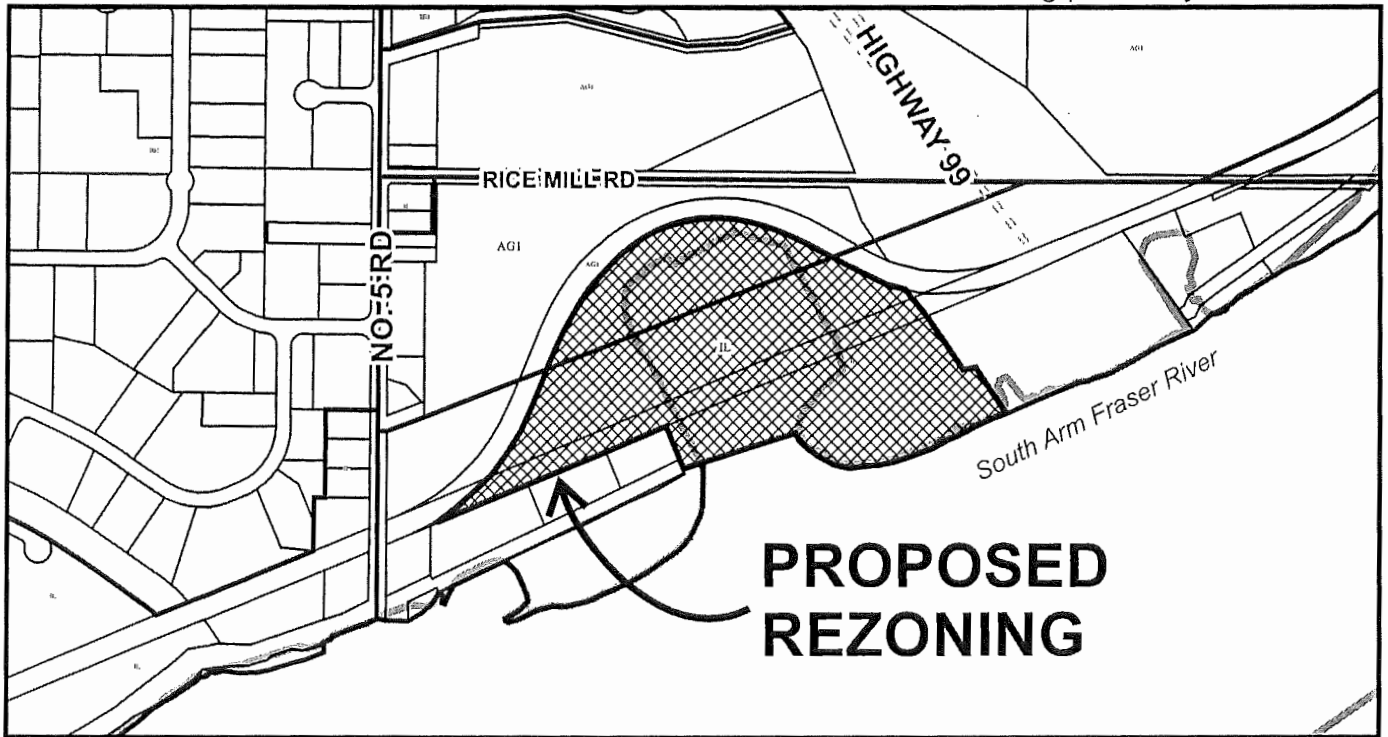
MAYOR

CORPORATE OFFICER



City of Richmond

Schedule A attached to and forming part of Bylaw No. 9940



RZ 18-824565

Original Date: 06/20/18

Revision Date: 10/12/18

Note: Dimensions are in METRES