

AGENDA ITEM NO: 7-H-7

MEETING DATE: August 20, 2019

**STAFF REPORT – COVER SHEET**

SUBJECT: Industrial Land Review DATE: August 9, 2019

DEPARTMENT: Planning & Strategic Initiatives PREPARED BY:  Karen Stanton

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**1. SUMMARY OF ISSUE:**

Due to concerns regarding a shortage of available land for industrial development, the Chilliwack Economic Partners Corporation's Industrial Lands Committee, working with City staff, has undertaken a review of industrial land supply and utilization, and has requested that Council implement a range of land use policies and actions to limit further commercial development on industrial land, encourage higher intensity industrial land use, and promote attractive development based on best practices for business park site planning, landscaping, and building form and character.

**2. RECOMMENDATION:**

That Council direct staff to implement the Industrial Land Use recommendations, as described within the letter from Chilliwack Economic Partners Corporation, (CEPCO) dated June 17, 2019, as contained within the Staff Report dated August 9, 2019 through the Zoning Bylaw Review Project and amendments to "Official Community Plan Bylaw 2014, No. 4025," and

That Council approve Policy Directive No. G-34 Industrial Land Policy.



D.A. Blain  
Director of Planning and Engineering

**3. CHIEF ADMINISTRATIVE OFFICER'S RECOMMENDATION/COMMENTS:**

Supports recommendation.



Peter Monteith, CAO

**STAFF REPORT ON  
INDUSTRIAL LAND REVIEW**

PREPARED BY:	<u>Karen Stanton</u>	DATE:	<u>August 9, 2019</u>
POSITION:	<u>Manager, Long Range Planning</u>	DEPARTMENT:	<u>Planning &amp; Strategic Initiatives</u>

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**1. DEFINITION OF ISSUE:**

Due to concerns regarding a shortage of available land for industrial development, the Chilliwack Economic Partners Corporation's Industrial Lands Committee, working with City staff, has undertaken a review of industrial land supply and utilization, and has requested that Council implement a range of land use policies and actions to limit further commercial development on industrial land, encourage higher intensity industrial land use, and promote attractive development based on best practices for business park site planning, landscaping, and building form and character.

**2. FACTORS:**

- 2.1 In July 2017, Council directed staff to work with CEPCO on a coordinated economic development and land use strategy to address the City's employment needs. This was considered necessary in advance of discussion with the Agricultural Land Commission regarding further non-farm use or exclusion proposals.
- 2.2 CEPCO subsequently established an Industrial Lands Committee comprised of representatives from industrial, business, and agricultural sectors, as well as Tzeachten and Squiala First Nations, to review and evaluate potential options for redevelopment and densification of existing industrial lands and development potential on First Nations land. To assist in this review, a policy options report was developed and presented at the Committee's meeting on April 25<sup>th</sup>.
- 2.3 Based on this review, CEPCO has submitted a letter (Appendix A) requesting that Council consider various recommendations with respect to industrial land policy and zoning. The policy options report, amended to support these recommendations is attached (Appendix B).
- 2.4 Policy Directive G-34 has been developed to implement policies outlined in the letter from CEPCO to provide clarity to City Council, Staff, landowners, and the development community regarding industrial land use and zoning. Other items can be considered within the current Zoning Bylaw Review, due to complete later this year; and through an Official Community Plan Amendment to expand Development Permit Area 7 (Industrial Land)
- 2.5 Staff will continue to work with CEPCO to develop a substantiated approach to support additional agricultural food processing

**RECOMMENDATION & SUBSTANTIATION:**

Recommendations:

That Council direct staff to implement the Industrial Land Use recommendations, as described within the letter from Chilliwack Economic Partners Corporation, (CEPCO), dated June 17, 2019, as contained within the Staff Report dated August 9, 2019 through the Zoning Bylaw Review Project and amendments to “Official Community Plan Bylaw 2014, No. 4025,”

That Council approve Policy Directive No. G-34 Industrial Land Review Policy.

Substantiation:

Policy Directive No. G-34 is supported by Official Community Plan objectives and policies to retain industrial land for industrial uses, to increase land use intensity, and to promote attractive business park development.

## Appendix A

June 17<sup>th</sup> letter from CEPCO regarding  
Industrial Land Use Policy Options

June 17, 2019

Karen Stanton  
City of Chilliwack  
8550 Young Road  
Chilliwack, BC V2P 8A4

Dear Karen,

**RE: Industrial Land Use Policy Options – Zoning Bylaw Review**

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Further to the CEPCO Industrial Lands Committee meeting on April 25, 2019, we would like to advise that the CEPCO Board of Directors at their regularly scheduled meeting on June 12, 2019, supported the following recommendations:

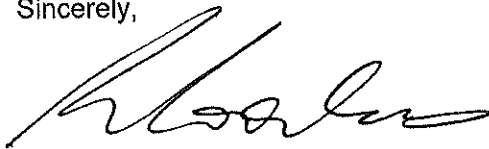
1. **Policy 1: Limit further commercial development on industrial land.**
  - a. Amend the Zoning Bylaw to exclude retail and mini storage, and limit the size of restaurants within industrial zones.
  - b. Establish policy to prohibit further expansion of the mixed service commercial – industrial (CSM) zone.
  - c. For Temporary Use Permits of non-industrial uses on industrial land, shorten the duration to 2-years, with a 1-year renewal option.
  
2. **Policy 2: Encourage higher intensity industrial land use.**
  - a. Do not support rezoning of land to M5 (industrial salvage) zone.
  - b. Amend the Zoning Bylaw to permit service industrial uses in the CSM (existing) and M2 zones only. Grandfather existing uses and give consideration to requests for rezoning existing space.
  - c. Increase the minimum lot size for all industrial parcels to three (3) acres.
  - d. Establish a policy to not support variances to landscaping and paving for truck parking or vehicle storage compounds.
  - e. Only allow open (or unenclosed) storage as an 'accessory use'.
  - f. Define 'accessory open storage' as stored materials or commodities that are located on the same property as the industrial use to which they are accessory and directly related to the industrial use.
  - g. Restrict open storage to 60% site coverage in the M2, M3, M4 zones, and allow open storage to exceed 2.5m screening height if it is for the current business's use.
  - h. Items e, f, and g above would apply to new development only (including redevelopment) and would be evaluated at time of building permit.
  - i. Expand Development Permit Area 7 (industrial area design guidelines) to include all industrial areas (regardless of where they are located within the community).

**3. Policy 3: Identify opportunities to expand the Agricultural Food Processing Zone.**

- a. Undertake a detailed review of under-utilized and vacant land.
- b. Review the outcomes of the UFV study, "Farming for the Future: Maximizing the Return on Investment of Agricultural Land Preservation".
- c. Pending land utilization review and outcomes of the "Farming for the Future" study, develop a substantiated approach for presentation to the Agricultural Land Commission, to support expansion of the AFP zone for agri-industrial uses. We would also suggest that the City jointly pursue discussions with the Agricultural Land Commission regarding possible exclusions of land from the Agricultural Land Reserve.

I trust this information can positively assist the City of Chilliwack with policy development during the Bylaw Zoning Review. If you have any questions, or if I can be of further assistance, please do not hesitate to contact me.

Sincerely,



Brian Coombes  
President

## Appendix B

### Industrial Land Review Policy Options Report

## **INDUSTRIAL LAND STRATEGY POLICY OPTIONS**

### **I. Introduction:**

Given Chilliwack's desire to strengthen and support the local agricultural industry, promote economic growth and development, and address the shortage of appropriately sized industrial land parcels to support new industrial activity, in particular, food processing, a number of policies and actions are proposed to maintain industrial lands for industrial use, to intensify land use within the industrial land reserve, to focus industrial growth on priority targets, and to rationalize expansion of the Agricultural Food Processing Zone.

### **II. Key Issues:**

1. Shortage of industrial parcels (over 5 acres) to support business retention, expansion, attraction
2. Underutilized land in the industrial land reserve (average building site coverage 18%)
3. Use of industrial land for non-industrial purposes
4. Over-supply of vacant industrial parcels under 2 acres in size
5. Demand for land for food processing to support agricultural / food processing industry requires larger sites (30 to 36 acres) cannot be met within existing industrial land supply

### **III. Objectives:**

1. Preserve industrial land for industrial uses including warehousing, food processing, manufacturing of goods, and accessory uses including offices and outdoor storage
2. Increase industrial development capacity to meet long term employment needs
3. Explore opportunities to intensify and improve land use efficiency
4. Focus industrial promotion on high priority targets

### **IV. Summary of Proposed Policies and Actions:**

1. Limit further commercial development in industrial areas
  - Exclude retail, restaurant, mini-storage warehouses from industrial zones
  - Establish policy to prevent further expansion of the CSM zone
  - Limit the application of Temporary Use Permits (TUPS) that allow non-industrial uses (e.g. dance studios, gyms, other commercial uses) on industrial land
2. Encourage higher intensity industrial land use
  - Establish policy to not support expansion of the M5 zone (auto wrecking uses)
  - Limit service industrial uses to existing CSM zoned sites and the M2 zone
  - Increase the minimum lot size for all industrial parcels to 1.2 ha (3 acres)
  - Do not support variances to landscaping and paving requirements, to facilitate truck parking or vehicle storage compounds
  - Amend Zoning Bylaw to restrict open storage to 60% site coverage in the M2, M3, M4 zones, and allow open storage to exceed 2.5 m screening height
  - Expand Development Permit Area 7 (Industrial design guidelines) to all industrial areas



3. Identify opportunities to expand the Agricultural Food Processing Zone
  - Undertake a detailed review of under-utilized and vacant land
  - Review the outcomes of the UFV Study “Farming for the Future: Maximizing the Return on Investment of Agricultural Land Preservation”
  - Pursue discussion with the ALC regarding a substantiated approach for exclusion of land from the ALR, for the purpose of agri-industrial development

## V. Discussion - Proposed Policies & Actions:

### Policy 1: Limit further commercial development in industrial areas

In Chilliwack, various industrial areas are zoned to allow both industrial and commercial development. Some commercial development may be ancillary to industrial uses (office or sales space is permitted to occupy up to 20% of an industrial building’s gross floor area); whereas other commercial development may be permitted without an industrial component onsite. Restaurants are limited in traditional industrial zones to 100 m<sup>2</sup> as a convenience to industrial park employees and visitors.

In the Chilliwack Business Estates (Evans Parkway) and Progress Way Industrial Park, standalone commercial uses are also permitted, under comprehensive development zoning, including restaurants, indoor recreation, retail, and auto sales.

The following actions are proposed to limit further commercial development in industrial areas, to preserve industrial land for industrial uses:

#### Actions:

##### 1. Amend the industrial zones within the City’s Zoning Bylaw to:

- a) Exclude retail and mini-storage warehouse uses (self-storage – personal goods, materials, equipment)
- b) Continue to limit the size of restaurant uses in keeping with the provisions of the current Zoning Bylaw.

Existing commercial uses would be “grand-fathered” – i.e. they could continue to operate, but would not be able to expand, and if that use was discontinued for 6 months, a new commercial use would not be permitted. In pursuing this option, there may be no alternative locations for new industrial service uses.



15 acres M3 zoned land use for mini-storage warehousing uses



## Industrial Land Strategy Policy Options

Commercial vacancies which can accommodate retail, and larger restaurant uses exist on various commercially zoned sites in both Chilliwack and Sardis.

### 2. Establish policy to prohibit further expansion of the mixed service commercial – industrial (CSM) zone

The Zoning Bylaw contains a hybrid commercial/industrial (CSM) zone that allows for a wide range of commercial uses which include retail sales, restaurants, medical clinic, indoor recreation (e.g. gyms, dance studios, etc.), offices and financial institutions, personal services, service stations, mini storage warehouses, sale and service of vehicles, boats, and food catering.

The original intent of this zone was to locate it in select areas along a major thoroughfare or rail, adjacent to other industrial uses in areas south of the downtown, and in Sardis; however, over time, the zone has expanded into various areas of the City, and into industrial areas, to support commercial activities. In the Village West Industrial area, the CSM zone has primarily been used to permit vehicles sales (RV and car lots).

With this action, existing CSM zoned properties could continue to operate, and could expand or redevelop, but the rezoning of new properties would not be supported.



Location Map for CSM zoned properties in the Village West Industrial Area

### 3. Limit the time frame for future Temporary Use Permit applications (TUPS) on industrial land (e.g. dance studios, gyms, other commercial uses) to 2 years, with a 1 year renewal option

The Official Community Plan, in accordance with the Local Government Act, provides for Council to approve a conditional, limited-term “Temporary Use Permit” for activities not permitted under the current zoning of any property in the community. Temporary Use Permits (TUPs) are intended to balance private and public interests, allowing entrepreneurs to capitalize on short term economic opportunities while ensuring long term public policy for an area is not changed, provided there is a reasonable level of compatibility with surrounding development. TUPs are often utilized to provide interim uses for vacant land or buildings in industrial and commercial areas or to allow expanded home based business uses in residential and agricultural areas,

## Industrial Land Strategy Policy Options

considering that development cost charges charged by the City for industrial development are significantly lower than commercial use.

TUPs can be issued for up to 3 years, and can be extended a further 3 years by Council for a maximum of 6 years. Beyond this time, a new application is required. Although Chilliwack's OCP allows TUPs to be issued City wide, it is possible for an OCP to limit the issuance of TUPS to specifically designated areas within the municipality. Subsequent to TUP approval, applicants must ensure they meet BC Building Code requirements, and all other municipal regulations associated with the business activity.

There are currently 12 active TUPS on industrial lands:

Folder Number	Civic Address	Subject	Floor Area	Issued Date	Type of Application
TUP00044	44870 YALE RD	Dance studio - M2 Zone	502m <sup>2</sup>	14-Jul-16	renewal
TUP00053	101A - 43869 PROGRESS WAY	restaurant and home furniture - CD-12 Zone	132m <sup>2</sup>	29-May-17	initial
TUP00055	45920 ROWAT AVE	Fitness Centre / Gym - M2 Zone	260m <sup>2</sup>	29-May-17	renewal
TUP00070	3 & 4 - 7949 VENTURE PLACE	Capella Dance Studio - M3 Zone	511m <sup>2</sup>	7-Sep-18	renewal
TUP00080	45933 TRETHERWEY AVE	Commercial Bookkeeping & Payroll Business - M1 Zone	94m <sup>2</sup>	25-Jan-19	renewal
TUP00081	45922 RAILWAY AVE	commercial towing and storage business - M1 Zone	entire site	11-Apr-16	initial
TUP00082	8155 AITKEN RD	an industrial work safe and first aid training operation - M4 Zone	222m <sup>2</sup>	22-Jan-16	new application required, successive TUPS from 2008
TUP00098	A-44075 YALE RD	Commercial office space - M2 Zone	194m <sup>2</sup>	12-Apr-17	initial
TUP00102	45831 HOCKING AVE	first aid training facility - M2 Zone	84m <sup>2</sup>	12-Apr-17	initial
TUP00114	45922 RAILWAY AVE	Car dealership - M1 Zone	entire site	14-Nov-17	initial
TUP00119	43875 PROGRESS WAY	Fitness studio (max. 12 participants) - CD-12 Zone	239m <sup>2</sup>	16-Jan-18	initial
TUP00129	7870 ENTERPRISE DR	martial arts studio (max. 20 participants) - M2 Zone	318m <sup>2</sup>	24-Jul-18	initial

This policy option would re-inforce the long term intention of the City to preserve industrial buildings and land for industrial uses. The TUP allows flexibility permitting short term use of industrial land or buildings which may otherwise be vacant, while sending a clear message that the permit is temporary and not meant to be extended indefinitely. Commercially zoned space does exist elsewhere in the City, although lease rates may be higher in commercial areas.

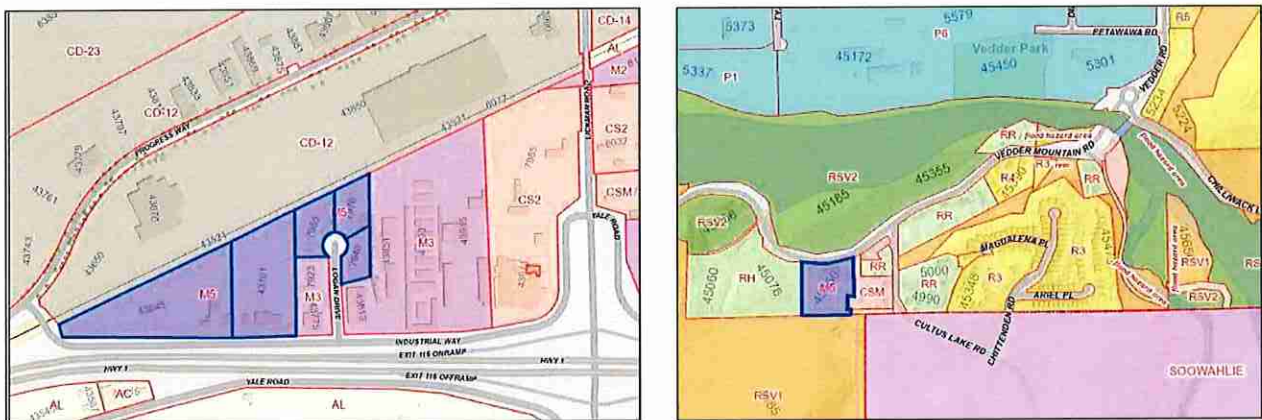
### Policy 2: Encourage higher intensity industrial land use

Densification or intensification of industrial land has been identified by communities in the Lower Mainland as an approach to increase economic activity on a limited industrial land supply. Increasing land intensity may mean an increase in production and jobs while increasing density may mean increasing building space, by allowing multi-level buildings and higher ceiling heights, reducing building setbacks, and limiting the area of land occupied by outdoor storage. In Chilliwack, zoning regulations support multi-level buildings and setbacks are minimal.

**Actions:**

**1. Do not support rezoning of land to expand auto wrecking uses (M5 zone)**

The M5 (Industrial Salvage) Zone permits the storage and sale and primary processing of salvaged materials and used motor vehicle parts (auto wrecking and salvage). There are 21.6 acres of land currently zoned for this use: The Pick-A-Part occupies 15 acres of M5-zoned land in Village West, including 3.57 acres that were rezoned to support business expansion in 2011. Additionally, there is a 6.6 acre site located on Vedder Mountain Road. Auto wrecking and Salvage could be considered an under-utilization of industrial land, which may over time realize redevelopment involving greater capital investment and/or employment.



M5 zoned properties on Industrial Way and Vedder Mountain Road

**2. Amend the Zoning Bylaw to permit service industrial uses in the CSM and M2 zones only**

Service industrial uses are defined in the Zoning Bylaw as activities associated with the supply and maintenance of machinery, commercial vehicle sales or equipment, vehicle repair and painting, display yard, bulk fuel storage and sales, vehicle storage compound, container storage, and equipment storage. These uses are currently permitted in most industrial zones (CSM, M2, M3, M4, M5, and M6), may occupy large areas of land as standalone uses, and may represent lower land utilization in terms of capital investment, production, and employment levels. With this action, if an applicant wished to locate this use in an industrial area, and the property was not zoned CSM or M2, a rezoning would be triggered and could be considered on a case by case basis if supported by City’s economic development strategy. In this scenario, existing businesses would be ‘grand-fathered’ i.e. allowed to stay but not expand, unless a rezoning to the M2 zone was approved by Council.



**3. Increase the minimum lot size for all industrial parcels to 1.21 ha (3 acres)**

The City has an over-supply of industrial zoned parcels under 1 hectare in size, and there is a demand for larger parcels. Many of these lots are used solely as vehicle and equipment compounds. Increasing the minimum lot size permitted in industrial zones will prevent the creation of additional small lots, and retain larger lots for business expansion and/or eventual redevelopment.

Vacant Industrial Parcels	Total Parcel No.	Total Acreage	< 2ac. Parcel #	2 - 5 ac. Parcel #	5 - 10 ac. Parcel #	10 ac. /+ Parcel #	<2 ac. Parcel Acreage	2 - 5 ac. Parcel Acreage	5 - 10 ac. Parcel Acreage	10 ac. / larger Parcel Acreage
2011/2012	86	271.9	62	14	3	7	51.1	44.8	13.5	162.6
2016	88	229.1	63	16	4	5	47.2	40.7	30.0	111.3
Change	2	-42.8	1	2	1	-2	-3.9	-4.1	16.6	-51.3

Source: City of Chilliwack Planning & Strategic Initiatives Department

**4. Establish a policy to not support variances to landscaping and paving to facilitate truck parking or vehicle storage compounds**

In recent years, the City has been approached to waive development requirements such as landscaping and paving to support truck parking and vehicle storage. From design, and economic development perspectives, this is not consistent with objectives related to modern business park development, or the City’s design guidelines, nor does it support the objective for increasing industrial development capacity to meet long term employment needs. Paving of a parking area is beneficial for environmental reasons (e.g. preventing contamination of underlying soils, controlling runoff through proper drainage design, etc.) and to minimize dust. Establishing a policy would provide clear guidance to City staff, Council, property owners, and the development community with respect to variance requests.

**5. Amend the Zoning Bylaw to restrict open storage as follows:**

- (a) Only allow open storage as an accessory use
- (b) Restrict ‘accessory open storage’ to stored materials or commodities that are located on the same site as the industrial use to which they are accessory and directly related to that industrial activity
- (c) Restrict open storage to 60% site coverage in the M2, M3, M4 zones
- (d) Allow open storage to exceed the 2.5 m screening height

Traditional industrial zones (e.g. M2, M3, M4) permit outdoor storage without lot coverage limits, provided the height of the storage does not exceed a minimum screen of 2.5 m (vegetation, fencing). This requirement was intended to support the development of modern, aesthetically pleasing industrial areas; however, it may restrict the overall height of storage, forcing it to spread over a larger area of the site.

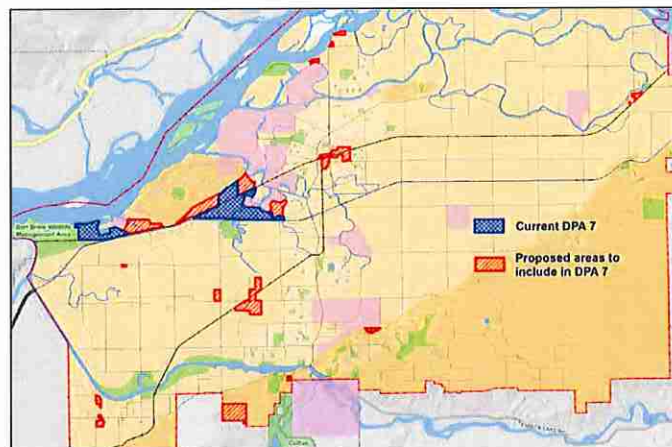
In newer industrial areas along Progress Way, comprehensive development zones (CD-12 and CD-14) were established to support efficient, comprehensively planned business park development. East of Lickman Road, outdoor storage may occupy up to 60% of a site. West of Lickman Road, open storage varies from 15% lot coverage to 40% of lot coverage. The intention behind these limits was to screen industrial activity from the view of Chilliwack Mountain residents, living above this area.

Large areas of outdoor storage may represent lower land utilization (lower site coverage of buildings), but be necessary to support business activity. Some municipalities are moving to require that industrial storage be enclosed - to discourage what may be perceived as an “eyesore” - in some cases, the move to enclose industrial activity is driven by industry itself. Enclosing storage areas may give the impression that the site is better utilized, but does not mean that more activity is occurring or more jobs are being created.

If the Zoning Bylaw is amended to restrict site coverage for open storage, implementation will take place through building and development stages for new development; existing business will be “grandfathered” (allowed to continue). A variance of the requirement could still be considered on a site-by-site basis.

**c) Expand Development Permit Area 7 – Industrial Area Design Guidelines to include all industrial areas regardless of where they are located in the community**

In 2011, the City established a development permit area and design guidelines to regulate the form and character of new industrial development in the Village West and Cattermole industrial areas. The rationale for this was to facilitate the development of industrial lands in accordance with modern industrial and business park design standards, with guidelines regarding building, signage, and site design (including parking, storage and landscaping). Expansion of this development permit area to include all industrial lands would establish consistent expectations for all industrial development and provide guidance for land use decisions including landscaping and open storage.



### **Policy 3: Identify opportunities to expand the Agricultural Food Processing Zone**

#### **Actions:**

#### **1. Undertake a detailed review of under-utilized and vacant land**

In order to substantiate a request to expand the Agricultural Food Processing Zone, further information is required to demonstrate there is no vacant land that is suitable for the targeted development. Currently, there are vacant parcels in the Cattermole, Progress Way, and Kerr-Brannick Industrial Areas.

#### **2. Review the outcomes of the UFV study “Farming for the Future: Maximizing the Return on Investment of Agricultural Land Preservation”**

This study is currently underway and is looking at land utilization in the ALR and the needs of the agricultural industry in BC to ensure land is available for intensive agricultural production. The report is intended to address the need for industrial land to support the agricultural industry, and look at the current shortage of industrial and agri-industrial land.

#### **3. Pending land utilization review and outcomes of the “Farming for the Future” study develop a substantiated approach to support discussion with the Agricultural Land Commission regarding expansion of the AFP zone for agri-industrial development with strict conditions to support industries requiring larger parcels.**

## APPENDIX – CHILLIWACK’S INDUSTRIAL LANDS, PLANNING, AND ZONING

### Chilliwack’s Industrial Land Supply

78% of Chilliwack’s industrial land use inventory is located within the Village West, Cattermole and Legacy Pacific Industrial Park areas, while 16% is located in the Agricultural Land Reserve and restricted to agricultural food processing. Remaining industrial lands – mostly smaller parcels - consist of land adjacent to the downtown along the railway (Alexander, Railway, Fourth and Fifth Avenues)

A 2016 review of Chilliwack’s industrial land inventory identified:

- 69 vacant parcels under 1 hectare in size
- 9 vacant parcels over 2 hectares in size
- 51% of developed industrial land occupied by storage and warehousing
- Average building site coverage of 18% (indicating high levels of outdoor storage)
- A shortage of 200 to 281 hectares of industrial land to meet projected land use needs (to 2041)

### Long Range Objectives for Industrial and Business Park Development

1. Attract and grow businesses that create a high level of employment
2. Explore opportunities to intensify and improve land use efficiency
3. Focus industrial promotion on high priority targets
4. Maintain industrial lands for industrial use
5. Develop a strategy for redevelopment and infilling smaller industrial sites

### Industrial Land Use Planning

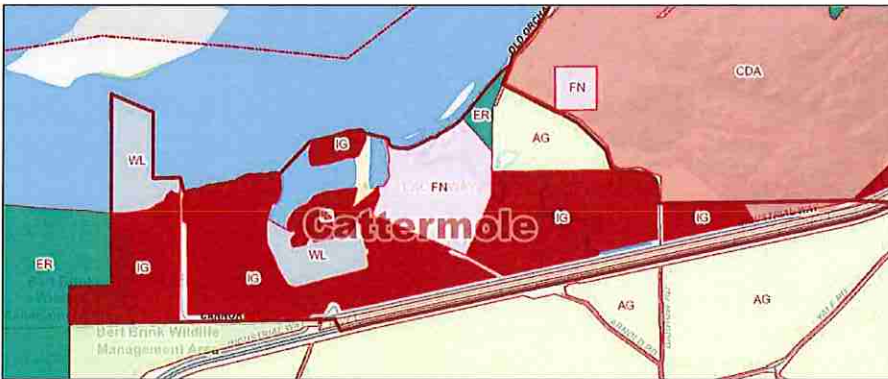
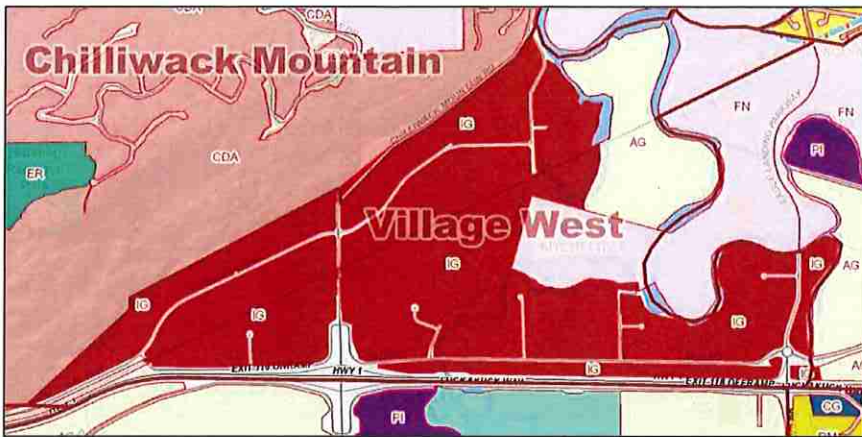
Chilliwack’s Official Community Plan designates industrial land based on five industrial land use categories:

- **General Industrial (IG)** - Located in Village West, Cattermole, Legacy Pacific, Downtown
- **Agricultural Industrial (IA)** - Agricultural food processing approved on ALR land
- **Commercial & Industrial (MCI)** - Along rail and Airport Road
- **Gravel and Related Industry** – Approved gravel sites on Vedder Mountain
- **Special Industrial (IS)** – Industries that are heavy in nature and involve nuisances or special measures on health, public safety and security (e.g. cannabis production) – determined on a case by case basis

These categories provide guidance for zoning decisions.



**Chilliwack's Major Industrial Areas**



**Zoning**

Existing land uses are governed by the Zoning Bylaw, which identifies a variety of industrial zones and regulates permitted uses, outdoor storage conditions, building setbacks, maximum floor area (buildings), building height, parking, landscaping/screening, and minimum lot size requirements for subdivision. If an alternative land use is desired, approval of a Temporary Use Permit or a Rezoning application is required. Any changes in land use or zoning must be consistent with the Official Community Plan.

Industrial Land Strategy Policy Options

**Chilliwick's Industrial Zone Comparisons**

Zone	Permitted Uses	Minimum Parcel Size Subdivision	Open Storage (max site coverage)	Building Height	Building site coverage
AFP	Agriculture Food Processing ALR land approved for food processing, storage and distribution	4000 m <sup>2</sup> 1 a	not permitted	15 m 49 ft.	50%
M1	Warehouses, light manufacturing, service industrial (vehicle / truck sales & service), bulk fuel storage/sales, accessory office	450 m <sup>2</sup> 0.11 a	not permitted	12 m 39 ft.	n/a
M2	All the above + indoor vehicle dismantling, vehicle & equipment storage	2000 m <sup>2</sup> 0.5 a	no limits	12 m 39 ft.	n/a
M3	All the above + general manufacturing (mobile homes, machinery, boats, plastic or fibreglass products, lumber remanufacturing, stone or concrete products and R&D lab)	4000 m <sup>2</sup> 1 a	no limits	15 m 49 ft.	n/a
M4	All the above + resource use, heavy industry	8000m <sup>2</sup> 2 a	no limits	25 m 82 ft.	n/a
M5	All of the above + auto-wrecking & salvage	20,000 m <sup>2</sup> 5 a	no limits	15 m 49 ft.	n/a
M6	Industry which may be incompatible with other land uses (noise, dust, odors)	8000 m <sup>2</sup> 2 a	no limits but items must be packaged	15 m 49 ft.	n/a
CD-2	Chilliwick Business Estates Wide range of general commercial uses, warehouses, light manufacturing, food processing, service industrial, heavy industrial	n/a	Max. 40% of site	16 m buildings 20 m structures	75%
CD-12	Lickman West / Progress Way Mixed use business / industrial park, includes warehousing, light industrial, food processing, sales and service of business equipment, financial institutions, business services, sale and service of hardware, garden supplies, appliances and household furnishings. Not permitted: vehicle storage, car/truck washing, bulk fuel storage or sales	n/a	40% north of Progress Way & south corner of Progress/Lickman 15% south of Progress Way	15 m 49 ft.	50%

Industrial Land Strategy Policy Options

CD-14	Lickman East/Progress Way	Mixed use business / industrial park includes warehousing, light manufacturing, food processing, offices and financial institutions, business services, daycare up to 200 m <sup>2</sup> (2000 sq.ft), fitness facility up to 200 m <sup>2</sup> , restaurant up to 300 m <sup>2</sup> , tourist accommodation; one service station, one bulk fuel and sales, one natural gas bulk fuel storage and sales. Not permitted: vehicle storage compound	2000m <sup>2</sup> 0.5 a	Max. 60% of site	15 m 49 ft.	n/a
CSM	Service Commercial-Industrial	Commercial, mini-storage warehouses, light manufacturing, food & beverage processing, indoor vehicle dismantling	2000m <sup>2</sup> 0.5 a	No limits	12 m 39 ft.	80%

**POLICY DIRECTIVE NO. G-34**

SUBJECT: INDUSTRIAL LAND POLICY

APPROVAL DATE: \_\_\_\_\_ LAST REVIEW DATE: \_\_\_\_\_

REFERENCE: Official Community Plan; Zoning Bylaw

**A. PURPOSE:**

This policy has been developed to support the City's Official Community Plan objectives for economic growth and industrial and business park development:

1. Maintain industrial lands for industrial use;
2. Promote the development of business parks which are attractively designed in accordance with design guidelines and best practices in business park site planning, landscaping, and building and site form and character
3. Increase industrial development capacity to meet long term employment needs; and
4. Implement land use intensification strategies to improve land use efficiency.

**B. POLICIES**

Within the City's industrial areas:

1. Amendments to Official Community Plan's industrial land use designations to permit non-industrial land uses will not be supported
2. Rezoning of properties to the CSM (Service Commercial – Industrial) zone will not be supported. Existing CSM zoning and corresponding land uses will be permitted to continue operation until such time as the property owner wishes to rezone to an industrial zone.
3. Rezoning of properties to the M5 (Industrial Salvage) Zone will not be supported. Existing M5 Zoning and land uses will be permitted to continue operation, until such time as the property owner wishes to rezone to a different industrial zone.
4. A consistent standard for landscaping and paving will be maintained. Varying Zoning standards for landscaping and paving, through development or development variance permits, will not be supported for truck parking and vehicle storage compounds.
5. Temporary Use Permits to allow non-industrial uses shall have a maximum time limit of 2 years, and may be renewed for a period of up to a maximum of 1 year.

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Chief Administrative Officer