

14.14 CD-14 (COMPREHENSIVE DEVELOPMENT-14) ZONE

(1) *DESCRIPTION*

The CD-14 (COMPREHENSIVE DEVELOPMENT – 14) ZONE consists of the “Lickman East-Progress Way” industrial area bounded approximately by Lickman Road, Chilliwack Mountain Road, Aitken Road and the CNR. Because of its proximity to adjacent hillside residential areas and its economic development potential, this area is best suited to a mixed use business industrial park that requires a high quality setting. (AB #3935)

(2) *PERMITTED USES*

The following USES shall be the only USES permitted in this ZONE unless specifically permitted elsewhere in this BYLAW by GENERAL or SPECIAL REGULATIONS.

- (a) *WAREHOUSING (subject to Special Regulations)*
- (b) *LIGHT MANUFACTURING*
- (c) *FOOD PROCESSING*
- (d) *GENERAL MANUFACTURING*
- (e) *Research and development laboratory*
- (f) *SERVICE INDUSTRIAL (subject to Special Regulations)*
- (g) *CONVENIENCE COMMERCIAL*
- (h) *GENERAL COMMERCIAL (subject to Special Regulations)*
- (i) *TOURIST ACCOMMODATION (subject to Special Regulations)
(AB 3803)*
- (j) *VEHICLE ORIENTED COMMERCIAL (subject to Special Regulations)
(AB 3803)*
- (k) *ACCESSORY OFFICE AND SALES*
- (l) *ACCESSORY DWELLING UNIT (Subject to siting)*
- (m) *OPEN STORAGE (subject to Special Regulations)*
- (n) *OFF STREET PARKING*
- (o) *OFF STREET LOADING*

(3) *LOT SIZE (minimum)*

- (a) *2000 m² (AB #3935)*

(4) *LOT DIMENSIONS (minimum)* *N/A*

(5) *DENSITY* *N/A*

14.14 CD-14 (COMPREHENSIVE DEVELOPMENT-14) ZONE (continued)

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|-------|--|-----|-----|------|------|--|
| (6) | LOT COVERAGE | N/A | | | | |
| (7) | FLOOR AREA RATIO (maximum) | N/A | | | | |
| (8) | SETBACKS | FLL | RLL | ISLL | ESLL | |
| (a) | For all buildings | 6.0 | 6.0 | 6.0* | 6.0 | |
| (b) | * Notwithstanding (a) above, the ISLL setback on one side may be reduced to "0". | | | | | |
| (9) | SITING | | | | | |
| (a) | All buildings and structures shall be sited a minimum of 10m from the common property line with a property zoned AL (Agriculture Lowland). | | | | | |
| (b) | An ACCESSORY DWELLING UNIT shall be located in the same building as the principal use and above or behind the principal use. | | | | | |
| (10) | BUILDING HEIGHT (maximum) | | | | | |
| (a) | All buildings and structures | 15m | | | | |
| (11) | OFF STREET PARKING (minimum) | | | | | |
| (a) | Shall be developed in accordance with the requirements of Section 5.13 of this BYLAW; | | | | | |
| (b) | Shall provide at least the following minimum number of spaces: | | | | | |
| (i) | 1 space per 100m ² storage or workshop | | | | | |
| (ii) | 1 space per 40m ² sales or office | | | | | |
| (iii) | 1 space per 8m ² restaurant | | | | | |
| (12) | OFF STREET LOADING (minimum) | | | | | |
| (a) | Shall be developed in accordance with the requirements of Section 5.12 of this BYLAW; | | | | | |
| (b) | Shall provide the following minimum number of spaces: | | | | | |
| (i) | 1 space per 1000m ² of gross floor area or portion thereof for lots up to 4000m ² | | | | | |
| (ii) | 1 space per 2500m ² of gross floor area or greater portion thereof for lots over 4000m ² (AB #3935) | | | | | |
| (13) | AMENITY AREA / OPEN SPACE | N/A | | | | |
| (14) | FENCING, SCREENING & LANDSCAPING | | | | | |
| (a) | Fencing, screening, and landscaping shall be provided in accordance with the requirements of Section 5.05 of this BYLAW. | | | | | |

14.14 CD-14 (COMPREHENSIVE DEVELOPMENT-14) ZONE (continued)

(14) FENCING, SCREENING & LANDSCAPING (continued)

- (b) A minimum 5m wide landscape area shall be provided adjacent to a street, except for points of access and egress.*
- (c) A minimum 10m landscape area / buffer is required adjacent to residential uses on properties zoned AL (Agriculture Lowland) and such landscaped area shall include a landscaped berm of not less than 2m in height with side slopes not to exceed 1:2 ratio. This berm shall be landscaped with a continuous 1.5m high evergreen hedge.*

(15) SIGNS

- (a) Shall be located and constructed in accordance with the City Sign Bylaw, in force from time to time.*

(16) SPECIAL REGULATIONS

(a) OPEN STORAGE

- (i) Open storage shall not exceed a lot coverage of 60%. All open storage areas shall be screened from roads and adjacent properties, except for the property lines adjacent to the railroad, by one or a combination of a berm, fence, masonry wall or vegetation screen. (AB#3951)*
- (ii) The height of open storage materials shall at no time exceed the height of screening. Screening shall be a minimum height of 2.5m.*

(b) WAREHOUSING USES

- (i) Shall specifically exclude Livestock auction or other auctions except when associated with mini storage facilities. (AB #3935)*

(c) SERVICE INDUSTRIAL shall specifically exclude:

- (i) Vehicle storage compound*
- (ii) Car or Truck washing facility, except within "Area 1", as indicated on the map below (AB 3803)*
- (iii) Bulk fuel storage or sales, except within "Area 1, as indicated on the map below (AB 3803)*
- (iv) Natural Gas bulk fuel storage or sales, except within "Area 2", as indicated on the map below (AB#3951)*

(d) GENERAL COMMERCIAL USES shall be limited to:

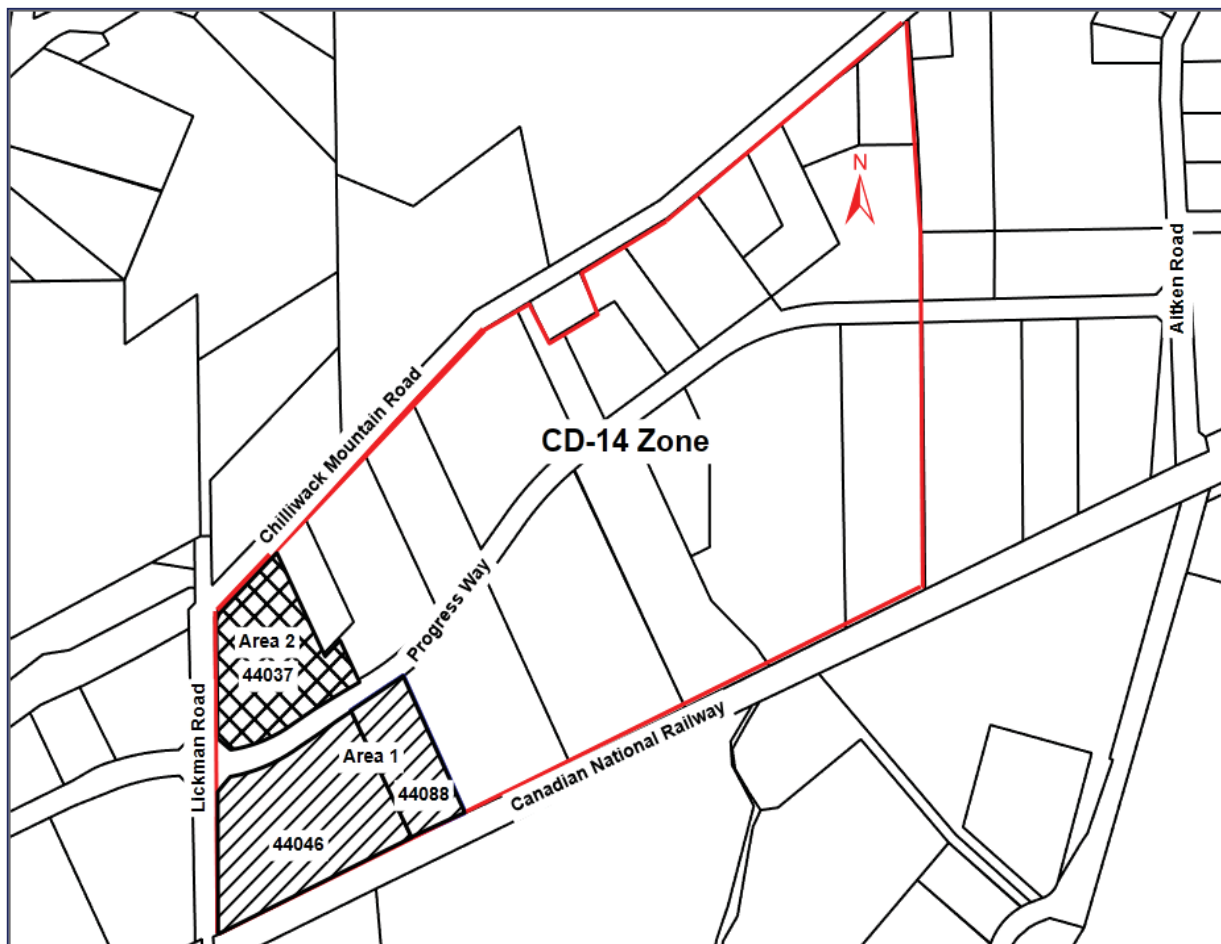
- (i) Offices and financial institutions*
- (ii) Business services*
- (iii) Daycare not exceeding 200m²*

14.14 CD-14 (COMPREHENSIVE DEVELOPMENT-14) ZONE (continued)

- (iv) *Fitness facility not exceeding 200m²* (AB #3165)
- (v) *A restaurant in “Area 1” only, as indicated on the map below, not exceeding 300m²* (AB 3803)

(16) SPECIAL REGULATIONS (continued)

- (e) *TOURIST ACCOMMODATION in the form of sleeping units shall only be permitted in “Area 1”, as indicated on the map below and shall be limited to:*
 - (i) *A maximum floor area of 300m².*
- (f) *VEHICLE ORIENTED COMMERCIAL USES shall be limited to:*
 - (i) *a Service Station in “Area 1” and “Area 2” only, as indicated on the map below.”* (AB 3803) (AB#3951)



(AB#3951)

6.02 RESIDENTIAL USES (continued)

- (f) at the project level, personal or health care program to ensure the well-being of the residents.
- (5) **MOBILE HOME PARK** means a use providing 2 or more spaces for the accommodation of 2 or more mobile homes as the principal use.
- (6) **BOARDING** means the accommodation of not more than 2 persons, other than members of the family, in one or more sleeping units within a structure for One Family Residential Use. Boarding does not include **CONGREGATE LIVING HOUSING** types of use.
- (7) **ACCESSORY DWELLING UNIT** means a dwelling unit, accessory to another USE on the lot permitted under the following conditions:
- (a) The lot is in a Zone permitting an Accessory Dwelling Unit
 - (b) Only one (1) Accessory Dwelling Unit may be located on one lot
 - (c) The Accessory Dwelling Unit shall be one of the following types, as regulated herein and within the Permitted Uses Section of each Zone:
 - (i) single family detached dwelling
 - (ii) manufactured home
 - (iii) secondary suite
 - (iv) residential conversion structure
 - (v) *coach house* (AB #3013)
 - (d) The minimum lot size required for the Accessory Dwelling Unit shall be in accordance with the level of servicing of the lot, the type of Accessory Dwelling Unit as follows:
 - (i) Where the lot is served by septic tank, disposal field and private well, the minimum parcel size shall be 4000m².
 - (ii) Where the lot is served by septic tank, disposal field and Community Water System, the minimum parcel size shall be 2000m².
 - (iii) Notwithstanding the above, on properties within Agricultural Zones, the Accessory Dwelling Unit shall only be permitted where:
 - the lot is at least 7.5 ha in area
 - the lot is assessed as “farm” for taxation purposes
 - the owner of the lot has signed a Statutory Declaration that the Accessory Dwelling Unit is required for a full-time farm employee or a partner in the farming operation
 - (e) On properties zoned commercial or industrial, the Accessory Dwelling Unit must be occupied by an owner, operator or employee of the business
 - (f) On properties within the RH-A, R-A, RR-A, AR-A, and RSV-1 (gsa) Zones, an Accessory Dwelling Unit accessory to a One Family Residential Use shall not exceed 90m² in gross floor area.

6.03 COMMERCIAL USES (continued)

- (3) CONCESSION COMMERCIAL means a mobile or portable commercial facility occupying commercial, industrial, institutional or public owned property other than roads to provide temporary commercial activities limited to fast food and souvenirs and where such facility is sited and/or used:
- (a) with the approval of the event organizer or property owner; and
 - (b) for the duration of a sports or community event; or
 - (c) no longer than 12 hours per day during the winter season (November 1 to April 30) or
 - (d) during the summer season (May 1 to October 31)
- (4) **CONVENIENCE COMMERCIAL** means commercial activities serving a localized market created by another use in the area, and shall be limited to:
- (a) grocery store not exceeding 200m² gross floor area;
 - (b) cafe not exceeding 100m² gross floor area;
 - (c) barber shop or beauty salon.
- (5) **GENERAL COMMERCIAL** means the sale of commodities or provision of services to a person reaching the place of business by vehicle or as a pedestrian. Such activities shall include:
- (a) Sale of:
 - (i) hardware and sporting goods
 - (ii) garden supplies
 - (iii) antiques and second hand goods
 - (iv) groceries and pharmacy items
 - (v) jewelry
 - (vi) shoes and clothing
 - (vii) books and stationery
 - (viii) gifts and souvenirs
 - (ix) art, craft and hobby items
 - (x) music, tapes records and musical instruments
 - (b) Sale or service of:
 - (i) appliances and household furnishings
 - (ii) business and office equipment
 - (c) Medical clinic;
 - (d) Restaurant;
 - (e) Neighbourhood pub or other beverage room (subject to the regulations made pursuant to the *Liquor Control And Licensing Act*;
 - (f) Indoor recreation;
 - (g) Printing and publishing;

6.03 COMMERCIAL USES (continued)

- (h) Opportunity workshop
 - (i) Offices and financial institutions
 - (j) Theatre
 - (k) Amusement centre
 - (l) CHILD CARE FACILITY (see Section 6.05(1))
 - (m) Adult Entertainment Facility
 - (n) Personal services
 - (o) Business services
 - (p) Night club
 - (q) Pawnbroker
 - (r) Beverage Container Return Depot
 - (s) *Liquor Store* (AB #3168)
- (6) VEHICLE ORIENTED COMMERCIAL means the sale of commodities or the provision of services for which a person would likely either require their vehicle for transport or would be dependent upon convenient vehicle access. Such activities shall include:
- (a) Sale of:
 - (i) lumber and building materials
 - (ii) motor vehicles
 - (b) Sale, installation and service of:
 - (i) automotive parts and accessories
 - (c) Service station
 - (d) Auction of furniture, appliances and general merchandise
 - (e) Small animal veterinary clinic
 - (f) Funeral, interment and associated crematory services
 - (g) Taxi service centre
 - (h) Food catering
 - (i) Mini Storage Warehouse
 - (j) Transportation facility
- (7) TOURIST ACCOMMODATION means the accommodation of tourists or transient public in individual units or sleeping units.
- (a) May include the following structure types:
 - (i) hotel/motor-hotel
 - (ii) motel

6.04 INDUSTRIAL USES

- (1) **ACCESSORY OFFICE AND SALES** means a sales and/or office area, not exceeding 20% of the gross floor area of all buildings and structures on the lot, for the sale of commodities produced on the premises or commonly associated with the industrial activity.
- (2) **OPEN STORAGE** means an unenclosed area used for the storage of goods and materials associated with a permitted USE on the property.
- (3) **SPECIALIZED CRAFT MANUFACTURING** means the on-site production of goods by hand manufacturing including the following
 - (a) Ceramic and pottery studios;
 - (b) Artisan shops.
- (4) **WAREHOUSING** means those activities involving the storage of goods and commodities for trans-shipment or for wholesale or bulk sales and shall include the following, or similar activities:
 - (a) General warehousing;
 - (b) Household movers;
 - (c) Mini Storage Warehouse;
 - (d) Bulk sales on a wholesale basis other than flammable gases or liquids;
 - (e) Sale of building materials and household furnishings;
 - (f) Livestock auction or other auction;
 - (g) Beverage Container Return Depot;
 - (h) Recycling Facility.
- (5) **LIGHT MANUFACTURING** means those manufacturing activities carried out within an enclosed structure involving the assembly of materials or components from pre-manufactured materials, and shall include the following, or similar activities:
 - (a) Manufacture of electrical and household appliances, furniture, sporting goods and clothing;
 - (b) Sheet metal fabrication;
 - (c) Maintenance, repair and sale of small machinery and engines;
 - (d) Sale and service of electrical equipment, motor vehicle parts and industrial supplies;
 - (e) Advanced technology industrial.
- (6) **AIRPORT INDUSTRIAL** means those industrial activities associated with aircraft and airport activities and shall include the following, or similar activities:

6.04 INDUSTRIAL USES (continued)

- (a) Manufacture, sale, service and storage of:
 - (i) aircraft and aircraft parts
 - (b) Storage of goods and materials awaiting trans-shipment by air;
 - (c) Commercial, charter or private airline;
 - (d) Flying school.
- (7) **FOOD PROCESSING** means the processing and storage of food products and shall include the following, or similar activities:
- (a) Cannery;
 - (b) Frozen food processing;
 - (c) Dehydration plant;
 - (d) Livestock or pet food manufacture (not including on-site slaughtering of animals);
 - (e) Beverage processing;
 - (f) Processing of dairy products.
- (8) **SERVICE INDUSTRIAL** means those activities associated with the supply and maintenance of machinery, vehicles or equipment and shall include the following, or similar activities:
- (a) Sale and service of:
 - (i) new and/or used trucks, recreation vehicles, snowmobiles and all-terrain vehicles
 - (ii) farm and industrial equipment
 - (iii) motor vehicle parts
 - (iv) used passenger vehicles where such vehicles do not exceed five (5) in number and where such vehicles were repaired or restored in association with a motor vehicle repair use as the primary permitted use on the property;
 - (b) Motor vehicle repair including body repair and painting;
 - (c) Vehicle storage compound;
 - (d) Car or truck washing facility;
 - (e) Bulk fuel storage and sales;
 - (f) Display Yard;
 - (g) Contractor's equipment storage yard.
 - (h) Welding and machine shop;
 - (i) Motor vehicle dismantling.
- (9) **GENERAL MANUFACTURING** means the manufacture of goods and materials from preprocessed materials, and shall include the following:

6.04 INDUSTRIAL USES (continued)

- (a) Manufacture of:
 - (i) mobile homes, portable buildings and manufactured homes
 - (ii) farm machinery or other machinery
 - (iii) boats
 - (iv) plastic extrusion products
 - (v) fiberglass products
 - (vi) ornamental stone or concrete products
 - (b) lumber remanufacturing.
- (10) **HEAVY INDUSTRY** means those incidental activities which produce relatively high levels of noise, airborne pollutants or are usually unattractive such that they are more suitably located outside general industrial areas and removed from residential and commercial development, and shall include the following:
- (a) Sawmills;
 - (b) Planer mills;
 - (c) Manufacture and storage of concrete or concrete products;
 - (d) Manufacture and storage of metal pipe. (AB #2854)
- (11) **RESOURCE USE** means the extraction, stock-piling and primary processing of extracted material and shall include the following:
- (a) Gravel and rock quarrying or extraction;
 - (b) Soil, peat or sand extraction;
 - (c) Gravel and rock sorting and crushing;
 - (d) Manufacture of concrete and concrete products;
 - (e) Log storage and sorting and de-barking. (AB #2854)
- (12) **INDUSTRIAL SALVAGE** means the storage and sale and primary processing of salvaged materials and used motor vehicle parts and shall include the following:
- (a) Salvage operations;
 - (b) Auto wrecking yard;
- (13) *SPECIAL INDUSTRY* means those industrial activities that are, or have the potential to be, incompatible with residential and commercial land uses by reasons of noise, light, odour, and dust; and shall include the following:
- (a) *Abattoir and associated processes;*
 - (b) *Commercial composting;*
 - (c) *Tanning or other primary and secondary treatment of leather and/or hides;*
 - (d) *Manufacture, packaging and distribution of:*
 - (i) *fertilizers*

6.06 MISCELLANEOUS USES

- (1) **OUTDOOR RECREATION** means a use providing for open area recreation facilities and minor sales and services customarily associated with such facilities and shall include the following:
 - (a) Golf course;
 - (b) Golf driving range;
 - (c) Marina;
 - (d) Race track for athletic or equestrian events;
 - (e) Public campground;
 - (f) Commercial campground
 - (g) Guest ranch;
 - (h) Fishing camp;
 - (i) Equestrian centre;
 - (j) Exercise circuit;
 - (k) Waterslide;
 - (l) Amusement park;
 - (m) Ultra-light aircraft facility.
- (2) **OFF-STREET PARKING** means that area of a lot designated to meet the parking requirements of another use on the lot.
- (3) **OFF-STREET LOADING** means that area of a lot and building designated to meet the needs of another use on the lot as to truck access for loading and unloading.
- (4) **RETREAT** means a use providing accommodation in the form of dormitories, bunkhouses, cabins or tents, for the purpose of instruction of groups and may include the following:
 - (a) Monastery or convent
 - (b) Health spa