

Subdivision 1 - General

- 9.6.1.
1. The purpose of designating parts of the municipality as Industrial Zones is to segregate industrial uses from other land uses and to provide appropriate land for primary industries, service industries and maintenance yards.
 2. For the purpose outlined in Section 9.6.1.1. the Industrial Zones are divided into the following:
 - a. M1 - Manufacturing Zone
 - b. M2 - Service Centre General Zone
 - c. M2-A - Service Centre Commercial Zone
 - d. M2-B - Service Centre Industrial Zone
 - e. M3 - Maintenance Depot Zone
 - f. M4 - Industrial Sawmill Zone
 3. In addition to all other regulations in the Code, no building, structure or land shall be used and no building or structure shall be hereafter erected, altered or enlarged within an industrial zone except in accordance with the provisions of the following Division.
 4. Subject to all other provisions, the following uses are permitted in all Industrial Zones:
 - a. sleeping accommodation for a watchman if it can be shown to the satisfaction of the Council that the presence of the watchman on the premises is essential;
 - b. living accommodation for employees if it can be shown to the satisfaction of the Council that an employee residence is essential to the operation of marine, air or rail transportation facilities.

Off-Street Loading

5. One space not less than 45 m² in area shall be provided for every 930 m² or fraction thereof of G.L.A. in excess of 185 m².

Subdivision 1 - General (Continued)

9.6.1. Access

6. Each access shall be paved if the abutting street is paved.
7. No access shall encroach upon curb or pavement radii at intersections.
8. In the case of a corner lot, any access shall be 6 metres or more from the intersection of the property lines forming the corner.
9. Any two accesses connecting a parking lot, off-street loading area, or automobile sales and service business to a single highway shall be separated by an island not less than 3.7 metres wide.
10. Maximum one access not exceeding 5 metres wide if the lot has frontage of 15 metres or less.
11. Maximum one access not exceeding 7.5 metres wide if the lot has frontage greater than 15 metres but less than 30 metres.
12. Maximum one access not exceeding 12 metres in width or two accesses each not exceeding 5 metres in width if the lot has frontage greater than 30 metres.
13. For lots having frontage greater than 75 metres, one access not exceeding 18 metres in width, or two accesses not exceeding 9 metres in width, for each 75 metres of total street frontage.
14. Notwithstanding the provisions of 9.6.1.10. to 9.6.1.13., the following shall apply for the businesses of automobile sales and service which have gasoline pumps:
 - a. two accesses of a maximum 7.5 metres each, if the frontage is 30 metres or more; or
 - b. three accesses of a maximum of 7.5 metres each for corner lots, two accesses on one lot line and one access on another lot line, provided that the lot lines are 30 metres or more each.
15. In the case of lots whose rear lot line as well as front lot line abut onto a highway, the provisions under "Access" of 9.6.1.10. to 9.6.1.13. shall apply to each front and rear lot line.

Subdivision 1 - General (Continued)

- 9.6.1. 16. Notwithstanding the provisions of 9.6.1.10. to 9.6.1.14., no lot shall be permitted direct access onto Haisla Boulevard between Station Street and Enterprise Avenue.

Shipping Containers as Accessory Buildings and Structures

17. Shall require painting or screening unless located in the M1 Manufacturing Zone.
18. Shall be limited to 2 containers per lot unless additional units are approved by a Development Variance Permit or property is located in the M1 Manufacturing Zone.

Liquor Primary Licence

19. Liquor primary licence shall be permitted in industrial zones where specified as an eligible land use.

Subdivision 2 - M1 Manufacturing Zone

9.6.2.

Permitted Uses

1. a. Abattoir
b. Agriculture
c. Brewery
d. Cannabis Production
e. Cidery
f. Construction Camp
g. Distillery
h. Log Booming
i. Manufacturing
j. Marine Activities
k. Meadery
l. Processing of Animal Products
m. Restaurants
n. Storage
o. Transportation
p. Temporary Uses: in accordance with Part 9, Division 8.
q. Winery

Eligible Land Use for Liquor Primary Licence

- r. Permitted Use:
i. Construction Camp
ii. Restaurant
iii. Storage

Subdivision 1 - General (Continued)

9.6.2

Conditions of Use

2. Buildings and structures necessary to accommodate the permitted uses may be constructed.
3. Front Yard (Minimum): 3 metres
4. Side Yard (Minimum): 3 metres.
5. Rear Yard (Minimum): 3 metres.
6. Distance between buildings on the same lot (Minimum): 3 metres or nil.

Subdivision 2 - M1 Manufacturing Zone (Continued)

- 9.6.2. Shipping Containers as Accessory Buildings and Structures:
 See 9.6.1.17 to 9.6.1.18.

Conditions of Construction Camp Use

7. Lot Area (Minimum): 5 hectares
8. Lot Frontage (Minimum): 100 metres
9. Lot Coverage (Maximum): 50%
10. Density Bonus for Amenities:

	Base	Bonus A	Bonus B
a. Sleeping Accommodation Units (Maximum)	25	26 (to 3000)	3001 (to 5000)

The regulations under the "Base" column are generally applicable for the Construction Camp use in this zone as-of-right. On the provision of all of the following amenities and satisfaction of the following conditions, all at no cost to the District, the Number of Units regulations are increased up to "Bonus levels noted in the corresponding column above:

- i. Bonus A Amenities
 - (1) A Housing Agreement in accordance with section 483 of the Local Government Act requiring all sleeping accommodation units on the lands be single-occupancy, and 100% available to workers related to industrial projects, and establishing a maximum operating period of twenty years; and
 - (2) Contribution(s) of \$500 per sleeping accommodation unit, by construction camp owner to the District of Kitimat Affordable Housing Fund; which may be paid incrementally as beds become operational; and
 - (3) Cash or in-kind contributions made by construction camp owner or project proponent after 1 January 2015 to affordable housing programs in Kitimat or non-profit housing projects in Kitimat.

Subdivision 2 - M1 Manufacturing Zone (Continued)

- 9.6.2. 10. Contributions to Kitimat projects or programs under (3) above will be credited as equivalent to the \$500 per sleeping accommodation unit as follows:
- (i) If cash: dollar for dollar; or
 - (ii) If housing units: appraised value and only if affordability is secured by a Housing Agreement; or
 - (iii) If in-kind: current market rate, acting reasonably, for same or equivalent good or service.
- ii. Bonus B Amenities
- (1) All Bonus A Amenities, plus:
 - (2) All units in this phase must be self-contained and not connected to the District of Kitimat sewer system, or must provide necessary infrastructure upgrades such that capacity is increased to support units added.
- iii. For the purposes of the density-bonus provisions of this bylaw, "Affordable Housing" means the construction, establishment, use and occupation of non-market rental residential dwelling units, where the units are either subsidized by a government authority or a minimum of 30% below fair market rent for a comparable unit such that the rental costs, including utilities, do not exceed 30% of gross household income, or such other provisions as secured through a Housing Agreement in accordance with section 483 of the Local Government Act.
11. Height of Building (Maximum): 12.5 metres
12. Front Yard (Minimum):
- a. Building with reception/lobby: 25 metres
 - b. all other buildings: 4.5 metres
13. Side Yard (Minimum):
- a. Dormitory building(s): 4.5 metres
14. Rear Yard (Minimum): 7.5 metres
15. Distances between buildings (Minimum): 9 metres

Subdivision 2 - M1 Manufacturing Zone (Continued)

9.6.2. Off-Street Parking

16. One parking space is required for every five sleeping accommodation units or part thereof; adjustable as detailed below:
 - a. Parking requirement may be reduced by one space for each bike parking space provided, to a maximum reduction of one parking space for every twenty sleeping accommodation units; and
 - b. On-site bus parking may be provided at ratio of one bus per every 85 beds or portion thereof, and total parking requirement reduced by five spaces for each bus space.
17. Each required off-street parking space shall be 28 sq m or more.

Subdivision 3 - M2 Service Centre General Zone

9.6.3. Permitted Uses

1.
 - a. Auction Houses
 - b. Automotive Sales and Services
 - c. Builders Supplies
 - d. Cannabis Production
 - e. Cannabis Retail
 - f. Discount Store
 - g. Dry Cleaners and Laundries
 - h. Equipment Sales
 - i. Food Processing
 - j. Fuel Sales
 - k. Funeral Parlours
 - l. Light Industry
 - m. Municipal Yards
 - n. Nurseries
 - o. Offices
 - p. Printing Press
 - q. Second Hand Stores
 - r. Trailer, Boat and Mobile Home Sales and Services
 - s. Truck Terminals
 - t. Warehousing
 - u. Wholesaling
 - v. Kennel or Animal Boarding Establishment
 - w. Transportation, including helicopter landing pad meeting Transport Canada licensing standards.
 - x. Temporary Uses: in accordance with Part 9, Division 8.

Subdivision 3 - M2 Service Centre General Zone (Continued)

- 9.6.3. 1. Eligible Land Use for Liquor Primary Licence
- z. Permitted Use:
- i. Auction House
 - ii. Builders Supply
 - iii. Discount Store
 - iv. Dry Cleaner or Laundry
 - v. Funeral Parlour
 - vi. Nursery
 - vii. Second Hand Store

Conditions of Use

- 2. Buildings and structures necessary to accommodate the permitted uses may be constructed.
- 3. Lot Dimension (Minimum):
 - a. 15 metre frontage;
 - b. helipad - 45 metre frontage
- 45 metre depth.
- 4. Lot Coverage (Maximum): 75%.
- 5. Floor Area Ratio (Maximum): 1.00.
- 6. Front Yard (Minimum):
 - a. 4.5 metres;
 - b. service station buildings: 12 metres;
 - c. service station pumps: 4.5 metres.
- 7. Side Yard (Minimum): 3 metres on one side; nil or 1.8 metres on the other side; 4.5 metres on any side abutting a highway.
- 8. Rear Yard (Minimum): 3 metres; 4.5 metres if rear yard abuts a highway.
- 9. Distance between buildings on the same lot (Minimum): 3 metres or nil
- 10. Storage tanks for liquified petroleum gas shall be limited to 20,000 litres total capacity.

Subdivision 3 - M2 Service Centre General Zone (Continued)

9.6.3. Off-Street Parking (Minimum)

11. 0.6 m² of parking for every m² of G.L.A.
12. Each parking space shall be no less than 28 m² in area.
13. The owner may provide all or some of the required parking by paying to the municipality for every m² of parking required an amount equal to current market value for purchase of lands, plus current estimates by the Municipal Engineer of costs for development of parking facilities to meet Kitimat standards plus 10%.

Off-Street Loading: See 9.6.1.5.

Access: See 9.6.1.6. to 9.6.1.16.

Shipping Containers as Accessory Buildings and Structures:
See 9.6.1.17 to 9.6.1.18.

Signs: See Part 9, Division 3.

Subdivision 4 - M2-A Service Centre Commercial Zone

9.6.4. Permitted Uses

1.
 - a. All uses in M2 Zone, excluding Cannabis Production
 - b. Barber and Hair Dressing Shops
 - c. Cannabis Retail
 - d. Coffee Shops
 - e. Hotels
 - f. News Stand
 - g. Pet Shop and Taxidermists
 - h. Photographic Studios
 - i. Retailing excluding Department Stores, Grocery Stores, and Clothing Stores
 - j. Shoe Shine
 - k. Tobacconists
 - l. Veterinary Clinics
 - m. Temporary Uses: In accordance with Part 9, Division 8

Subdivision 4 - M2-A Service Centre Commercial Zone (Continued)

9.6.4. Eligible Land Use for Liquor Primary Licence

n. Permitted Use:

- i. Auction House
- ii. Barber or Hair Dressing Shop
- iii. Builders Supply
- iv. Coffee Shop
- v. Discount Store
- vi. Dry Cleaner or Laundry
- vii. Funeral Parlour
- viii. Hotel
- ix. News Stand
- x. Nursery
- xi. Pet Shop or Taxidermist
- xii. Photographic Studio
- xiii. Second Hand Store
- xiv. Shoe Shine
- xv. Tobacconist

Conditions of Use

2. Buildings and structures necessary to accommodate the permitted uses may be constructed.
3. Lot Dimension (Minimum):
 - a. 7.5 metre frontage;
 - b. helipad - 45 metre frontage
- 45 metre depth.
4. Lot Coverage (Maximum): 75%.
5. Floor Area Ratio (Maximum): 1.50.
6. Front Yard (Minimum):
 - a. service station buildings: 12.5 metres;
 - b. service station pumps: 4.5 metres.
7. Rear Yard (Minimum): 3 metres.
8. Distance between buildings on the same lot (Minimum): 3 metres or nil

Subdivision 4 - M2-A Service Centre Commercial Zone (Continued)

- 9.6.4. 9. Storage tanks for liquified petroleum gas shall be limited to 20,000 litres total capacity.

Off-Street Parking (Minimum)

10. 1.0 m² of parking area for every m² of G.L.A. except hotel sleeping areas, and one space for every two sleeping rooms in a hotel.
11. Each parking space shall be no less than 28 m² in area.
12. A property owner may provide all or some of the required parking by paying to the municipality for every m² of parking required an amount equal to current market value for purchase of lands, plus current cost estimates by the Municipal Engineer for developing parking facilities to meet Kitimat standards plus 10%.

Off-Street Loading: See 9.6.1.5.

Access: See 9.6.1.6. to 9.6.1.16.

Shipping Containers as Accessory Buildings and Structures:
See 9.6.1.17 to 9.6.1.18.

Signs: See Part 9, Division 3.

Subdivision 5 - M2-B Service Centre Industrial Zone

9.6.5. Permitted Uses

1. a. All uses in M2 Zone, excluding Cannabis Retail
b. Railways and Marshalling Yards
c. Wrecking Yards
d. Temporary Uses: in accordance with Part 9, Division 8.

Eligible Land Use for Liquor Primary Licence

- e. Permitted Use:
- i. Auction House
 - ii. Builder Supply
 - iii. Discount Store
 - iv. Dry Cleaner or Laundry
 - v. Funeral Parlour
 - vi. Nursery
 - vii. Second Hand Store

Subdivision 5 - M2-B Service Centre Industrial Zone (Continued)

Conditions of Use

2. Buildings and structures necessary to accommodate the permitted uses may be constructed.
3. Lot Area (Minimum): .2 ha.

Subdivision 5 - M2-B Service Centre Industrial Zone (Continued)

- 9.6.5. 4. Lot Dimension (Minimum):
- a. 25 metre frontage;
 - b. helipad - 45 metre frontage
- 45 metre depth.
5. Lot Coverage (Maximum): 50%.
6. Floor Area Ratio (Maximum): 0.50.
7. Front Yard (Minimum):
- a. 4.5 metres;
 - b. Service Station Buildings: 12 metres;
8. Side Yard (Minimum):
- a. 3 metres; or
 - b. 4.5 metres on any side abutting a highway; or
9. Rear Yard (Minimum):
- a. 3 metres; or
 - b. 4.5 metres if rear yard abuts a highway; or
10. Distance between buildings on the same lot (Minimum): 3 metres or nil.

Off-Street Parking (Minimum)

- 11. 0.3 m² of parking area for every m² of G.L.A.
- 12. Each parking space shall be no less than 28 m² in area.

Off-Street Loading: See 9.6.1.5.

Access: See 9.6.1.6. to 9.6.1.16.

Shipping Containers as Accessory Buildings and Structures:
See 9.6.1.17 to 9.6.1.18.

Signs: See Part 9, Division 3.

Subdivision 6 - M3 Maintenance Depot Zone

9.6.6.

Permitted Principal Use

1.
 - a. Maintenance and Servicing of Vehicles and Equipment of Forest Product Companies
 - b. Maintenance Yards and Offices of Government and Public Utility Companies
 - c. Yard and Office Facilities Required for Service, maintenance and dispatch of construction and heavy equipment
 - d. Chamber of Commerce and Tourist Information Office
 - e. Salvage Yard for Recyclable Materials, excluding automobile salvage
 - f. Recycling Depot
 - g. Sandblasting and Painting Shop
 - h. Temporary Uses: in accordance with Part 9, Division 8
 - i. Warehousing and Mini Storage

Permitted Accessory Use

2. Caretaker dwelling

Conditions of Use

3. Buildings and structures necessary to accommodate the permitted uses may be constructed.
4. Lot Area (Minimum):
 - a. Forest Product company: 2 ha, all other uses;
 - b. 0.44 ha.
5. Lot Coverage (Maximum): 25%.

Subdivision 6 - M3 Maintenance Depot Zone (Continued)

- 9.6.6. 6. Floor Area Ratio (Maximum): 0.25.
7. Front Yard (Minimum): 4.5 metres.
8. Side Yard (Minimum): 3 metres.
9. Rear Yard (Minimum): 3 metres.
10. Distance between buildings on the same lot (Minimum): 3 metres or nil.
11. Lot Frontage (Minimum): 50 metres.

Off-Street Parking (Minimum)

12. 0.3 m² of parking area for every m² of G.L.A. (plus one space for Caretaker Dwelling if required);
13. Each parking space shall be no less than 28 m² in area.

Off-Street Loading: See 9.6.1.5.

Access: See 9.6.1.6. to 9.6.1.16.

Shipping Containers as Accessory Buildings and Structures:
See 9.6.1.17 to 9.6.1.18.

Signs: See Part 9, Division 3.

Subdivision 7 - M4 Sawmill Industrial Zone

9.6.7.

Permitted Uses

1. a. Sawmilling and Wood Processing;
- b. Log Storage and Sorting;
- c. Metal Salvage and Recycling including automobiles;
- d. Temporary Uses: in accordance with Part 9, Division 8.

Conditions of Use

2. Buildings and structures necessary to accommodate permitted uses, excluding beehive burner, may be constructed.
3. Berm or landscape screen or combined berm and landscape screen 5m or more high; or minimum 50m wide buffer strip of natural vegetation shall be maintained on Highway 37 frontage (excluding M4 site access road of 18m or less);
4. Berm 1.8m or more high and drainage ditch shall be maintained between M4 zone area and Forest Avenue.
5. Site Area (Minimum): 2 ha.
6. Site Dimension (Minimum): 25 metres.
7. Lot Coverage (Maximum): 25%.
8. Floor Area Ratio (Maximum): 0.25.
9. Front Yard (Minimum): 4.5 metres.
10. Side Yard (Minimum): 3 metres.
11. Rear Yard (Minimum): 3 metres.

Access: See 9.6.1.6. to 9.6.1.16.

Shipping Containers as Accessory Buildings and Structures:
See 96.1.17 to 9.6.1.18.

Signs: See Part 9, Division 3, regulations applicable to M3 Service Depot Zone.