

**CITY OF MAPLE RIDGE
BYLAW NO. 8033-2025**

A Bylaw to amend the text of Maple Ridge Zoning Bylaw No. 7600-2019 as amended.

WHEREAS, it is deemed expedient to amend the Maple Ridge Zoning Bylaw No. 7600-2019, as amended;

NOW THEREFORE, Council of the City of Maple Ridge enacts as follows:

1. This Bylaw may be cited as "Maple Ridge Zone Amending Bylaw No. 8033-2025".
2. Maple Ridge Zoning Bylaw No. 7600-2019, as amended, is hereby amended by inserting the following text as M-7 Employment Park Zone immediately following the last section in Part 8:

"807 **ZONE: M-7 Employment Park**

807.1 PURPOSE

1. This *Zone* provides for *Light Industrial* and employment *Uses* by providing for a mix of low intensity, low impact, *Light Industrial Uses* that are compatible with adjacent residential uses and environmental considerations.

807.2 PRINCIPAL USES

1. The following *Principal Uses* shall be permitted in this *Zone*:

- a. *Light Industrial*;
- b. Broadcasting, telecommunication, and production facilities for radio, television, cable networks, program distribution, motion picture and sound recording, digital information, and other like activities;
- c. *Business Services* and *Professional Services*, including health care;
- d. Laboratory;
- e. Commercial upholstery, including equipment and vehicle covers;
- f. *Educational* facility, industrial trade school;
- g. *Indoor Commercial Recreation*;
- h. *Group Child Care Centre*, limited to 24 children;

i. *Industrial*, not including:

- (i) asphalt, rubber, and tar production and product manufacturing;
- (ii) chemical plants;
- (iii) concrete and cement plants, and manufacturing concrete products;
- (iv) hydrocarbon refining and bulk storage;
- (v) sawmills, shake mills and pulp mills;
- (vi) septic tank services;
- (vii) stockyards and abattoirs;
- (viii) *Unenclosed Storage*;
- (ix) waste reduction plant and waste transfer station; and
- (x) wrecking, salvaging and storing of wrecked or salvaged goods, materials and things, or *Wrecked Vehicles*;

j. *Media Production Studio*;

k. *Office* related to construction, industrial, high technology, utility companies, and government;

l. *Off-Street Parking* of unoccupied passenger, *Commercial Vehicles*, and *Recreational Vehicles and Equipment*;

m. Preparation of food and food products for off-site consumption, including catering;

n. Microbrewery, microwinery, and microdistillery;

o. Printing, publishing, and reproductions services;

p. Repair and servicing of light non-*Industrial* machinery and non-*Industrial* equipment;

q. *Retail* sale, repair and rental of *Industrial Vehicles*, heavy equipment, and *Trailers*;

r. Scientific or technological research, or development and test facilities related to computer, electronic, electrical, communications, and similar equipment, chemical, pharmaceutical, medical, and medicinal materials and preparations, laboratories, and associated specialized manufacturing;

- s. *Warehouse Storage*, not including individually accessible mini storage units; and
- t. *Wholesale Distribution*.

807.3 ACCESSORY USES

1. The following *shall* be permitted as *Accessory Uses* to a permitted *Principal Use* in this *Zone*:

- a. Caretaker Residential;
- b. *Office Use*, provided that in any *Building* or *Structure* the total *Gross Floor Area* developed to such *Office Use* does not exceed 25% of the total *Gross Floor Area* of the *Principal Use*;
- c. *Restaurant Use*, excluding drive-through, limited to one per *Lot* and limited to a maximum of 200.0 metres square *Gross Floor Area*;
- d. Refueling facilities, limited to vehicles used for a business on the *Lot*;
- e. *Retail Use*, provided that in any *Building* or *Structure* the total *Gross Floor Area* devoted to *Retail Use* does not exceed 25% of the *Gross Floor Area* of the *Principal Use* and is limited to a maximum of 200.0 square metres *Gross Floor Area*; and
- f. Refer to Sections 401 and 402 of this Bylaw for additional information.

807.4 LOT AREA and DIMENSIONS

1. The minimum *Lot Area* consolidation size for development is 35,000 square metres for the SUB-AREA A, and 75,000 square metres for SUB-AREA B.

2. Minimum *Lot Area* and *dimensions shall* be not less than:

- a. in *Lot Area* 2,000.0 square metres,
- b. in *Lot Width* 30.0 metres,
- c. in *Lot Depth* 50.0 metres.

2. Refer to Section 407.1 (Building Envelope) of this Bylaw for required minimum Building Envelope dimensions.

807.5 DENSITY

1. *Floor Space Ratio* shall not exceed 1 times the *Lot Area*.

807.6 LOT COVERAGE

1. All *Principal Buildings and Principal Structures* and *Accessory Buildings and Accessory Structures* together shall not exceed a *Lot Coverage* of 60%.

807.7 SETBACKS

1. Minimum *Setbacks* for *Buildings and Structures* shall be not less than:

- a. from a *Front Lot Line* 6.0 metres;

- b. from a *Rear Lot Line* 3.0 metres, except 6.0 metres where adjacent to a

Lot

Designated or Zoned for non-Industrial Use;

- c. from an *Interior Side Lot Line* 1.5 metres, except 4.5 metres where

adjacent

to a Lot Designated or Zoned for non-Industrial Use;

- d. from an *Exterior Side Lot Line* 4.5 metres.

807.8 HEIGHT

1. *Building Height* for a *Building or Structure* on SUB-AREA A (Schedule I) shall not exceed 11.0 metres.

2. *Building Height* for a *Building or Structure* on SUB-AREA B (Schedule I) shall not exceed 15.0 metres.

3. Refer to Section 403.4 (Building Height) of this *Bylaw*.

807.9 LANDSCAPING and SCREENING

1. *Landscaping* and screening shall be provided in accordance with Section 405 (Landscaping, Screening and Fencing Requirements) of this *Bylaw*.

807.10 PARKING and LOADING

1. *Off-Street Parking* and *Off-Street Loading* shall be provided in accordance with Maple Ridge Off-Street Parking and Loading Bylaw No. 4350–1990, as amended.

807.11 OTHER REQUIREMENTS

1. All *Uses* shall be conducted within a completely enclosed *Building* except for advertising and training programs.

2. Loading bays and *Unenclosed Storage* shall not be located in a *Front Yard* or an exterior *Side Yard*.

3. No use of land, *Buildings* or *Structures* shall be deemed to be authorized until all works and services have been provided to the standards for the *Zone* as identified in *Maple Ridge Subdivision and Development Servicing Bylaw No. 4800-1993*, as amended.

4. *Uses* shall be examined for compliance with environmental, safety and public health performance standards of Regional, Provincial or Federal authorities.

5. *Caretaker Residential Use* shall be in accordance with Section 402.7 (Caretaker Residential) of this Bylaw.”

READ a first time the day of , 20

READ a second time the day of , 20

READ a third time the day of , 20

ADOPTED the day of , 20

PRESIDING MEMBER

CORPORATE OFFICER