

FOR SALE

OPTIMAL FREEWAY EXPOSURE

7730 OLD ORCHARD RD CHILLIWACK, BC



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For more information or for an exclusive viewing, please contact:

Don Munro

c: (604) 817-7338 f: (604) 888-3261 botsold@intergate.ca

FOR SALE

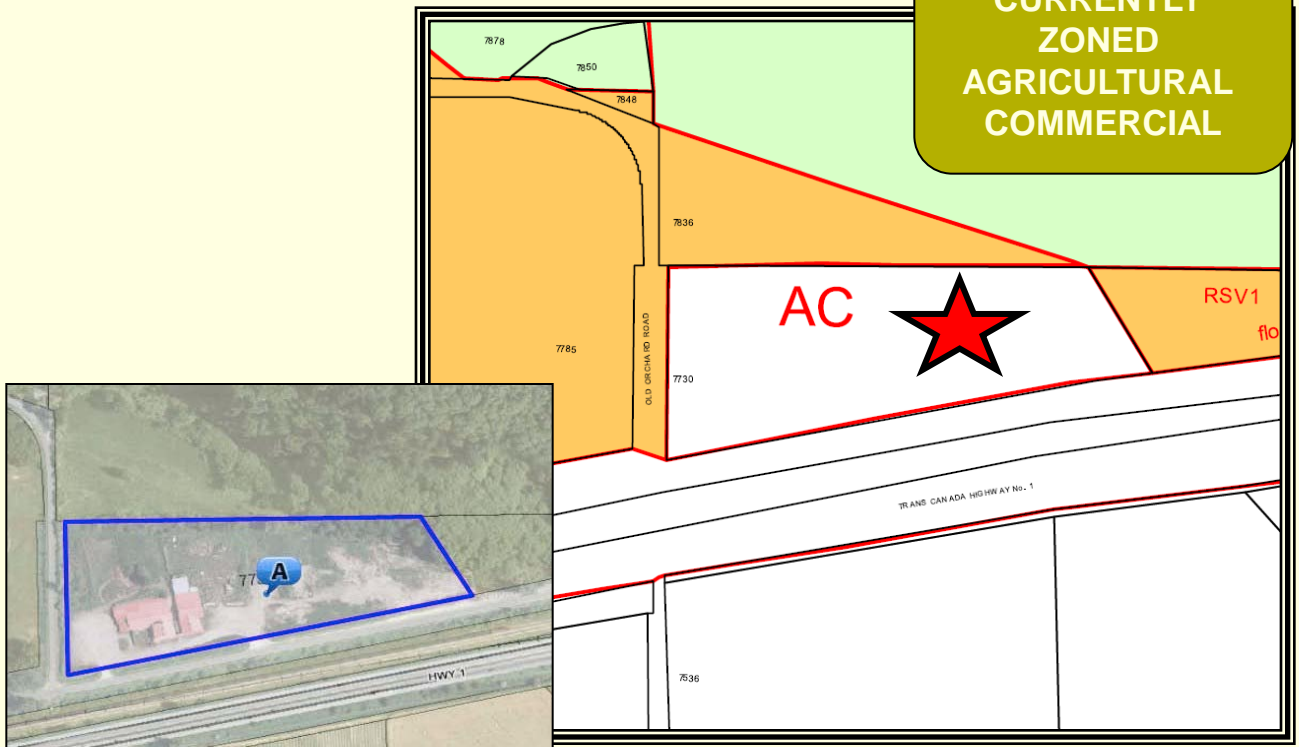
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- PROPERTY** 13.9 Acres currently zoned Agricultural Commercial and conveniently located within minutes of the Highway #1 Interchange. Chilliwack Planning have indicated they will consider a rezoning of this property to an M4 or M-6 Special Industrial Zoning
- PID** 004-041-658
- LEGAL** Lot N, District Lot 268, Land District 38, Plan 23460, Except Plan 45869 & 58709
- TAXES** \$12,582.80 (2016)
- ZONING** AC – Agricultural Commercial Zone

PRICE **OPEN TO OFFERS**

**CURRENTLY
ZONED
AGRICULTURAL
COMMERCIAL**



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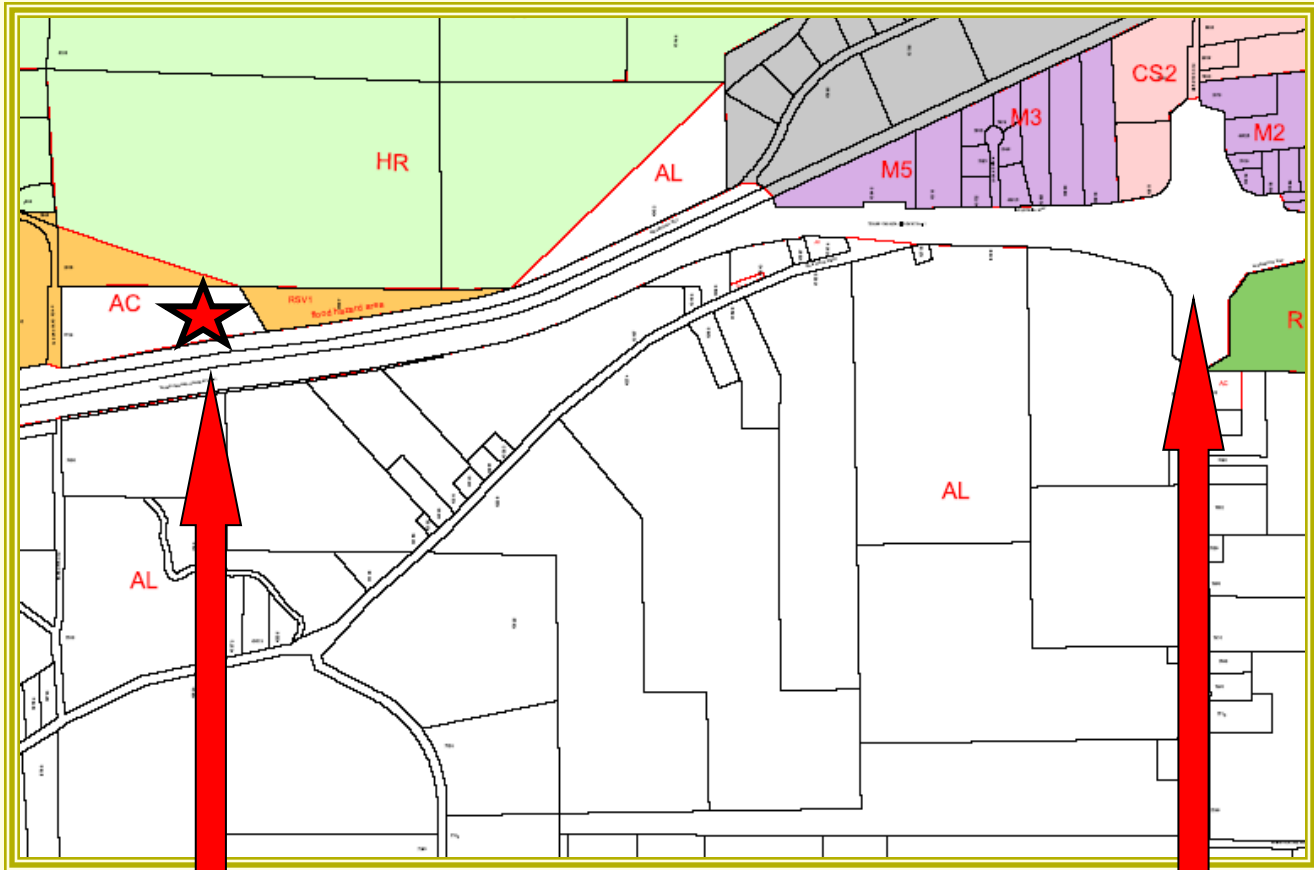
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**SUBJECT
PROPERTY**

**LOCATED WITHIN
MINUTES OF THE
HIGHWAY #1
INTERCHANGE**

**HIGHWAY # 1
INTERCHANGE**

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M-6 ZONE

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11.06 M6 (SPECIAL INDUSTRIAL) ZONE

(1) DESCRIPTION

The M6 (SPECIAL INDUSTRIAL) ZONE is intended for a variety of industrial uses including those that may have the potential to be environmentally incompatible with residential and commercial uses.

(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
- (b) LIGHT MANUFACTURING
- (c) SERVICE INDUSTRIAL (subject to Special Regulation)
- (d) FOOD PROCESSING
- (e) ACCESSORY DWELLING UNIT
 - (i) mobile home
 - (ii) manufactured home
- (f) GENERAL MANUFACTURING
- (g) RESOURCE USE
- (h) HEAVY INDUSTRY
- (i) ACCESSORY OFFICE AND SALES
- (j) CONVENIENCE COMMERCIAL
- (k) OFF-STREET PARKING
- (l) OFF-STREET LOADING
- (m) OPEN STORAGE (subject to Special Regulation)
- (n) SPECIAL INDUSTRY (subject to Special Regulation)

(3) LOT SIZE (minimum)

- (a) 8000 m² all USES

(4) LOT DIMENSIONS

- (a) Where a parcel being created by subdivision fronts on a road or highway, the minimum frontage on the road or highway shall be 10% of the perimeter of the lot or greater unless exempted by the Approving Officer.

(5) DENSITY (maximum)

N/A

(6) LOT COVERAGE (maximum)

N/A



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M-6 ZONE

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11.06 M6 (SPECIAL INDUSTRIAL) ZONE (continued)

- | | | | | | |
|------|--|------|------|------|------|
| (7) | FLOOR AREA RATIO (maximum) | N/A | | | |
| (8) | SETBACKS (minimum distance to) | FLL | RLL | ISLL | ESLL |
| (a) | Accessory Dwelling Unit | 7.5 | 7.5 | 3.0 | 7.5 |
| (b) | All other buildings and structures | 15.0 | 15.0 | 15.0 | 15.0 |
| (9) | SITING | | | | |
| (a) | An ACCESSORY DWELLING UNIT may be located in the building housing the permitted USE if located above or behind said use, or may be located in a mobile home or manufactured home sited at least 6m from any other structure. | | | | |
| (10) | BUILDING HEIGHT | | | | |
| (a) | all buildings and structures | 15m | | | |
| (11) | OFF-STREET PARKING | | | | |
| (a) | Shall be developed in accordance with the requirements of Section 5.13 of this BYLAW. | | | | |
| (b) | Shall provide the following number of spaces | | | | |
| (i) | 1 space per 100 m ² storage or workshop | | | | |
| (ii) | 1 space per 40 m ² sales or office | | | | |
| (12) | OFF-STREET LOADING (minimum) | N/A | | | |
| (13) | AMENITY AREA (minimum) | N/A | | | |
| (14) | FENCING, SCREENING AND LANDSCAPING | | | | |
| (a) | Fencing, screening and landscaping shall be provided in accordance with the requirements of Section 5.05 of this Bylaw. | | | | |
| (b) | All OPEN STORAGE shall be bounded by screening 3m in height except for points of access or egress or where bounded by a building. | | | | |
| (c) | Where an M6 Zone adjoins a RESIDENTIAL Zone, screening of 2.5m in height shall be provided along the common property line. | | | | |
| (d) | Where an M6 Zone abuts the Trans Canada Highway, screening of 2.5m in height shall be provided along the common property line. | | | | |
| (15) | SIGNS | | | | |
| (a) | Shall be located and constructed in accordance with the City Sign Bylaw, in force from time to time. | | | | |

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11.06 M6 (SPECIAL INDUSTRIAL) ZONE (continued)

(16) SPECIAL REGULATIONS

- (a) *SERVICE INDUSTRIAL - A Motor Vehicle Dismantling Use:*
- (i) shall be fully enclosed within a building
 - (ii) shall have no outdoor storage of dismantled motor vehicles or motor vehicle parts
- (b) *SPECIAL INDUSTRY uses shall be regulated as follows:*
- (i) *Prior to issuance of a Building Permit for a building or structure for a SPECIAL INDUSTRY use, the land owner shall register a Restrictive Covenant that specifies that the property shall be used only for the proposed SPECIAL INDUSTRY use.*
 - (ii) *A SPECIAL INDUSTRY use shall be fully enclosed within a building or structure, except for permitted parking, loading and open storage areas*
 - (iii) *A building, structure or facility for a SPECIAL INDUSTRY use shall be designed and constructed to meet all of the following conditions:*
 - 1. *It must be located on asphalt or concrete, or other similar impermeable surface, that prevents the release of leachate into the environment;*
 - 2. *It must be graded to prevent the pooling of water where agricultural waste or compost material is received, processed or stored;*
 - 3. *It must be designed to prevent run-off water from entering the areas where agricultural waste or compost material is received, processed or stored;*
 - 4. *It must include an enclosed building with an aerated floor, designed to ensure a negative pressure differential between the inside and outside of the building in which the composting process occurs with air emissions directed to collection and treatment in the manner described in subclause 5. and 6. below.*
 - 5. *It must include an enclosed facility or facilities maintained under negative pressure for all nitrogen rich leachate with air emissions directed to collection and treatment; and*
 - 6. *It must include an air emission collection and treatment system, which may consist of, but is not limited to, a wet scrubber and bio-filter to reduce air contaminants to a concentration that will not cause pollution.*

(c) *Materials in OPEN STORAGE*

- (i) shall not exceed the height of the screening surrounding such use; and,
- (ii) shall be limited to those items that are prepackaged or otherwise in a covered condition; this specifically excludes the storage of any raw or processed material under tarpaulins. (AB #2854)

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