

11.1 I1 : Light Industrial

11.1.1 Purpose

The purpose is to provide a **zone** for the development of light industrial uses.

11.1.2 Primary Uses

- **animal clinic, minor** (*Bylaw 5155*)
- **animal clinic, major** (*Bylaw 5155*)
- **auctioneering establishments**
- **autobody repair and paint shops**
- **automotive and recreation vehicle services**
- **automotive and equipment repair shops**
- **brewing or distilling, class A**
- **brewing or distilling, class B**
- **bulk fuel depots**
- **call centres**
- **cannabis cultivation facilities** (*Bylaw 5731*)
- **cannabis processing facilities** (*Bylaw 5731*)
- **commercial storage**
- **concrete plant**
- **contractor services, general**
- **contractor services, limited**
- **crematorium** (*Bylaw 4992*)
- **custom indoor manufacturing**
- **drive-through vehicle services**
- **equipment rentals**
- **emergency and protective services**
- **fleet services**
- **food primary establishments**
- **funeral services** (*Bylaw 4992*)
- **gas bars**
- **general industrial uses**
- **government agencies** (*Bylaw 5456*)
- **group home, major on the parcel described at:** Lot 1, Plan EPP94980, DL 66&71, ODYD (2307 43rd Street) (*Bylaw 5825*)
- **high technology research and product design**
- **hostels** (*Bylaw 5788*)
- **household repair services**
- **kennels** (*Bylaw 5339*)
- **outdoor storage**
- **offices, construction and development industry**
- **participant recreation services, indoor**
- **recycling depots**
- **recycled materials drop-off centres**
- **service stations, minor**
- **service stations, major**
- **temporary shelter service, where in active use prior to July 1, 2010** (*Bylaw 5273*)
- **truck and mobile home sales/rentals**
- **utility services, minor**
- **utility services, major**
- **vehicle and equipment services, industrial and agricultural**
- **warehouse sales**

11.1.3 Secondary Uses

- **residential security/operator unit**

11.1.4 Subdivision Regulations

- Minimum **lot width** is 40.0m.
- Minimum **lot area** is 4000m².

11.1.5 Development Regulations

- Maximum **floor space ratio** is 1.5.
- Maximum **site coverage** is 60%.
- Maximum **height** is 14.0m. Maximum **height** for **group home, major** is 18.0m, except it is 4.5m for **secondary buildings** and **secondary structures**. *(Bylaw 5825)*
- Minimum **front yard** is 7.5m.
- Minimum **side yard** is 4.5m, except it is 7.5m for any **flanking street**, and is 0.0m when **adjacent** to an **industrial** zoned property, and is 10.0m when **adjacent** to a **residential, agricultural** or **institutional** zoned property.
- Minimum **rear yard** is 0.0m, except it is 6.0m for any **flanking street** and where the **abutting** land is zoned or designated Residential, Agriculture or Institutional.

11.1.6 Other Regulations

- No **use** shall produce dust, or other emissions except standards set by provincial legislation, without written authorization from the appropriate provincial agency.
- No **use** shall produce odour, glare, or noise that creates a **nuisance**.
- Only one **residential security/operator unit** is permitted on a **site**.
- **Outdoor storage** shall be screened from view of any **street** or **lane** and from **adjacent** properties. There shall be no **outdoor storage** of toxic, noxious, explosive, odorous, or radio-active materials.
- In addition to the regulations listed above, other regulations may apply. These include the general **development** regulations of Section 4 (secondary **development, yards**, projections into **yards**, lighting, agricultural **setbacks**, temporary shelters, etc.); the specific use regulations of Section 5; the **landscaping** and fencing provisions of Section 6; and, the parking and loading regulations of Section 7. *(Bylaw 5788)*
- As per Section 4.10.2 - All **buildings** and **structures, excluding perimeter fencing (garden walls and fences)** on **lots abutting** City Roads as identified on Schedule "B" shall not be sited closer to the City Road than the setback as per the appropriate zone measured from the offset Rights of Way as illustrated on Schedule "B". *(Bylaw 5440)*
- A **cannabis cultivation facility** shall be located in an enclosed building with odour controls so that any odour associated with the **cannabis cultivation facility** use cannot be detected beyond the parcel line of the parcel on which the **cannabis cultivation facility** is located. *(Bylaw 5731)*