

11.5 I5 : Extraction Industrial

11.5.1 Purpose

The purpose is to provide a **zone** for the extraction, grading, crushing, screening, and storage of natural deposits.

11.5.2 Primary Uses

- **natural resource extraction**
- **utility services, major impact**
- **utility services, minor impact**

11.5.3 Secondary Uses

- **concrete and asphalt plants**
- **offices**
- **outdoor storage**
- **recycling plants**
- **residential security/operator unit**
- **retail, extraction resources only**

11.5.4 Subdivision Regulations

- Minimum **lot width** is 100.0m.
- Minimum **lot area** is 2ha.

11.5.5 Development Regulations

- Maximum **site coverage** is 10%.
- Maximum **height** is the lesser of 18.0m, except it is 26.0m for **secondary buildings and structures**.
- Minimum **front yard** is 20m.
- Minimum **side yard** is 7.5m, except it is 15.0m when **adjacent** to a **residential, agricultural or institutional zone**.
- Minimum **rear yard** is 7.5m, except it is 15.0m where the **abutting** land is zoned or designated Residential, Agriculture or Institutional.

11.5.6 Other Regulations

- There shall be no storage of material located in the required **setback** areas.
- No **uses** are permitted that through carrying out their operations would create a significant **nuisance** factor beyond the boundary of the I5 **zone**.
- Only those **primary uses** that require large land areas for outdoor operations, may create off-site impacts, or require separation owing to potential hazards, shall be permitted.
- There shall be no **outdoor storage** of explosive or radio-active materials.
- Only one **residential security/operator unit** is permitted on a **site**.
- 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, 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.

- **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, or odorous materials.
- 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)