

12.1 INDL – Light Industrial

12.1.1 Purpose

To allow for light industrial and a variety of small commercial businesses that may carry out a portion of their operation outdoors or require outdoor storage areas. (Bylaw 6012)



12.1.2 Permitted Uses

Uses permitted as **Principal** or **Accessory Uses** in this zone are indicated with the symbol ● in the following table and **Uses** not listed are prohibited.

Use	Principal	Accessory
<i>Housing</i>		
Security or Operator Dwelling Unit		●
<i>Commercial</i>		
Accessory Parking		●
Auction Sales	●	
Bar	●	
Cannabis Retail Store	●	
Cannabis Lounge		●
Commercial Storage		●
Food and Beverage Service	●	
Indoor Sales and Service	●	
Light Manufacturing	●	
Liquor Store	●	
Minor Indoor Entertainment	●	
Office		●
Outdoor Sales & Service	●	
Outdoor Vending		●
Temporary Storage		●
Vehicle Storage	●	
Vehicle Support Services	●	
<i>Industrial</i>		
Crematorium	●	
Drive-through Vehicle Services	●	
Indoor Self Storage	●	
Light Industrial	●	

Use	Principal	Accessory
<i>Industrial continued</i>		
Major Alcohol Production	●	
Shipping Container Storage	●	
<i>Community</i>		
Community Service	●	
Special Event		●
<i>Basic Services</i>		
Emergency Services	●	
Essential Utility		●
Minor Utility Services		●
Recycling Drop-off Centre	●	
Transit Facility	●	

12.1.3 Density of Use

The maximum **Density** is 2.0 FAR.

12.1.4 Subdivision Lot Area and Dimensions

Minimum **Lot Area**: 2,025 m² (0.5 ac)

Minimum **Lot Width**: 30 m

12.1.5 Siting of Buildings

Buildings and **Structures** must be sited at least the distance indicated in the following table from an abutting **Street**, **Lot**, **Laneway** or **Alley**. (Bylaw 6012)

Lot Line Abutting a:	Minimum Setback
Street	6.0 m
Laneway or Alley	1.5 m
Housing-based Lot	6.0 m
Non-housing-based Lot	0.0 m
Party Wall	0.0 m

12.1.6 Size of Buildings

The maximum **Height** of **Buildings** and **Structures** is 15 m.

12.1.7 Development Regulations

1. The minimum **Landscaping** area is 10%. *(Bylaw 6012)*
2. One **Security or Operator Dwelling Unit** is permitted on a **Lot**.
3. **Vehicle** access must be from an abutting **Laneway** where a **Laneway** is available. Where no **Laneway** is available, access shall be from the lower classification of road. One **Vehicle** access per **Site** shall be permitted, or as determined by the **Director of Planning & Community Services**. *(Bylaw 6012)*