

## 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**
- **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**
- **high technology research and product design**
- **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 4000m<sup>2</sup>.

#### 11.1.5 Development Regulations

- Maximum **floor space ratio** is 1.5.
- Maximum **site coverage** is 60%.
- Maximum **height** is the lesser of 14.0m.
- 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**, 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.