

SECTION 11 - INDUSTRIAL ZONES

11.1.General Industrial (I.1)

11.1.1. Purpose

To accommodate general industrial uses.

11.1.2. The following uses and no other shall be permitted in this zone:

(a) Principal Uses

- (i) Autobody Repair and Paint Shops
- (ii) Automotive and Equipment Repair Shops
- (iii) Bakeries
- (iv) Broadcasting Studios
- (v) Bulk Fuel Depots
- (vi) Commercial Storage
- (vii) Contractor Services
- (viii) Eating and Drinking Establishments
- (ix) Emergency and Protective Services
- (x) Equipment Rentals
- (xi) General Industrial Use
- (xii) Greenhouse and Plant Nurseries
- (xiii) Recycling Depots
- (xiv) Retail Store, General
- (xv) Truck and Manufactured Home Sales and Rentals
- (xvi) Utility Services, major impact
- (xvii) Vehicle and Equipment Services, Industrial

(b) Accessory Uses

- (i) Accessory Buildings or Structures
- (ii) Mobile Vendor
- (iii) Outdoor Storage
- (iv) Residential Security Operator Unit

11.1.3. Lot Size, Lot Density, Lot Coverage, Building Height and Siting

I.1: General Industrial 1		
Lot Size		
(a)	Lot size, minimum	930 m ²
(b)	Lot frontage, minimum	30 m
Lot Density		
(c)	Residential Security Operator Unit, maximum per lot	1 unit
(d)	Accessory buildings and structures, maximum per lot	2
Lot Coverage		
(e)	Lot Coverage, building and structures maximum	65%

(f)	Lot Coverage, buildings and structures plus impermeable surfaces, maximum	75%
Building Size		
(g)	Buildings and Structures, maximum height	12 m
(h)	Accessory Buildings and Structures, maximum height	12 m
Siting of Principal Buildings		
(i)	Front Lot Line Setback, minimum	6 m, except where the lot abuts a Residential or Agricultural zone, the minimum setback shall be 9 m.
(j)	Rear Lot Line Setback, minimum	6 m, except where the lot abuts a Residential or Agricultural zone, the minimum setback shall be 9 m.
(k)	Exterior Side Lot Line Setback, minimum	6 m, except where the lot abuts a Residential or Agricultural zone, the minimum setback shall be 9 m.
(l)	Interior Side Lot Line Setback, minimum	3 m, except where the lot abuts a Residential or Agricultural zone, the minimum setback shall be 6 m.
Siting of Accessory Buildings and Structures		
(m)	Front Lot Line Setback, minimum	6 m
(n)	Rear Lot Line Setback, minimum	1.5 m
(o)	Exterior Side Lot Line Setback, minimum	6 m
(p)	Interior Side Lot Line Setback, minimum	3 m
	In addition to items (m) to (p) inclusively, accessory buildings and structures shall be sited a minimum of 3 m from any other building or structure	

11.1.4. Conditions of Use

- (a) All permitted uses shall be housed completely within an enclosed building except for outdoor display, rental, sale or storage yards, and parking and loading facilities.
- (b) Nothing shall be done which is or will become an annoyance or nuisance to the surrounding areas by reason of unsightliness, the emission of odours, liquid effluence, dust, fumes, smoke, vibration, noise or glare; nor shall anything be done which creates or causes a health, fire, or explosion hazard, electrical interference or undue traffic congestion, except that this regulation shall not apply to the unloading, loading, pick up or delivering of containers, products, materials deemed normal and necessary to carry on business in an Industrial zone.

- (c) In the case of a Mobile Vendor:
 - (i) only one (1) mobile vendor shall be permitted on a lot at any given time;
 - (ii) the use of the Mobile Vendor must already be a permitted use in accordance with Section 11.1.2(a).