

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

- 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
- 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
- outdoor storage
- offices, construction and development industry
- participant recreation services, indoor
- recycling depots
- recycled materials drop-off centres
- service stations, minor
- service stations, major
- 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 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.