

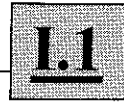
DIVISION SIX - INDUSTRIAL ZONES**601 Light Industrial Zone (L1)****1. Permitted Uses of Land, Buildings, and Structures:**

Subject to the provisions of Divisions Three and Four of this bylaw, the following uses and no others shall be permitted in the Light Industrial Zone (L1):

- a. Accessory buildings and structures
- b. Accommodation including one (1) dwelling unit for the owner, operator, or employee of the principal and permitted use
- c. Food service including bakeries and coffee shops
- d. Restricted Agricultural use subject to the regulations of Sections 401.2. and 601.10.e. of this bylaw
- e. Retail sales (including parts and accessories) of automobiles, building supplies, chemicals, farm equipment (including service), gasoline and motor oil, irrigation equipment (including service), lumber, manufactured homes (including service), tools and small equipment, trucks, and other products manufactured or processed on site
- f. Service and repair including automobile body and paint shops, automobile service and repair, battery shops, boat service and repair, bottling plants, car wash, crematoriums, cold storage plants, frozen food lockers, laboratories, machine shops, manufacturing and processing provided that they do not create fire, explosion, or safety hazards; noise in excess of average intensity of street and traffic noise in the area in question; emit smoke, dust, dirt, toxic, or offensive odours or gas; and there is no production of heat or glare perceptible from any lot line of the site on which the use is located, mini storage facilities, petroleum distribution installations, printing shops, recreation vehicle servicing and rental, service stations, sign shops, taxidermists, tire shops, tools and small equipment servicing and rental, trade contractors offices including storage, truck service and repair, truck wash, trucking yards and terminals including cartage and freighting, upholstery shops, warehousing (wholesale and distribution), weigh scales, and welding shops
- g. Transportation facilities including passenger transportation depots and taxi dispatch offices
- h. Uses allowed as per Section 305.5.b. of this bylaw

2. Floor Area

The dwelling unit shall have a minimum floor area of 60 square metres (645.8 square feet) and shall be an integral part of the principal building.



601 3. Height of Buildings and Structures

The height of buildings and structures shall not exceed 12 metres (39.37 feet).

4. Lot Area

Lots that are proposed to be subdivided within this zone shall have an area of not less than 560 square metres (6,828 square feet) where the lot is serviced by community sewer and community water systems and not less than 1 ha (2.471 acres) where the lot is serviced with an on-site septic tank effluent disposal system.

Where a lot is a panhandle lot, that access strip or panhandle shall not be calculated as part of the minimum lot area.

5. Lot Coverage

Lot coverage shall be not greater than sixty percent (60%) of the lot area for all buildings and structures.

6. Lot Frontage

Lots that are proposed to be subdivided within this zone shall have a lot frontage of not less than 15 metres (49.21 feet) where the lot is serviced by community sewer and community water systems but in no case shall the frontage of a lot fronting a highway be less than one-tenth of the perimeter of the lot regardless of the level of servicing.

7. Off-Street Loading

Off-street loading shall be provided and maintained in accordance with Schedule C of this bylaw.

8. Off-Street Parking

Off-street parking shall be provided and maintained in accordance with the provisions of Schedule B of this bylaw and the number of parking spaces required to be provided on a lot or lots, shall be determined by the use or uses being carried on on such lot or lots from time to time.

9. Setbacks

a. Exterior Side Yard

Where applicable, an exterior side yard free of all buildings and structures shall be provided with a depth of not less than 6 metres (19.68 feet), except that where a lot is separated from a lot in a *Residential* or *Rural* zone by a

- 601 9. a. street therefrom, an exterior side yard free of all buildings and structures shall be provided with a depth of not less than 9 metres (29.53 feet) **except, in any event, where a greater setback is required pursuant to the provisions of Section 406 of this bylaw.**
- b. Front Yard
- A front yard free of all buildings and structures shall be provided with a depth of not less than 6 metres (19.68 feet), except that where a lot is separated from a lot in a *Residential* or *Rural* zone by a street, a front yard free of all buildings and structures shall be provided with a depth of not less than 9 metres (29.53 feet) **except, in any event, where a greater setback is required pursuant to the provisions of Section 406 of this bylaw.**
- c. Rear Yard
- No rear yard shall be required, except where a lot abuts a lot in a *Residential* or *Rural* zone or is separated by a lane therefrom, a rear yard free of all buildings and structures shall be provided with a depth of not less than 9 metres (29.53 feet).
- d. Side Yards
- No side yard shall be required, except that where a lot abuts a lot in a *Residential* or *Rural* zone or is separated by a lane therefrom, a side yard free of all buildings and structures shall be provided with a width of not less than 6 metres (19.68 feet).
- e. Water Bodies
- Flood Construction Levels and Floodplain Setbacks of buildings and structures must conform with the provisions of Schedule H of this bylaw.
10. Other Requirements
- a. No business or undertaking shall be carried on on any lot or lots situate within this zone unless the following requirements are first met:
- i. The off-street parking requirements of Schedule B to this bylaw applicable to the business or undertaking proposed to be carried on, are met.

- 601 10. a. ii. The proprietor or owner of such business or undertaking has obtained a licence for the carrying on of such business or undertaking where such licence is required to be obtained under the provisions of any applicable statutes, bylaws, and regulations in force from time to time.
- b. All permitted uses shall be housed completely within an enclosed building, except for outdoor display, rental, sale or storage yards, parking and loading facilities, and restricted agricultural use.
- c. 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.
- d. A dwelling unit for the use of the owner, operator, or employee of the principal and permitted use shall be located either at the second storey level or behind the industrial premises, but being an integral part of these premises.
- e. A Restricted Agricultural use shall not be permitted on lots smaller than 1 hectare (2.471 acres) and all buildings and structures used for restricted agricultural use shall be provided with setbacks in accordance with the provisions of Section 601.9.e. and Schedule G (agricultural use) of this bylaw.
- f. Signage shall conform with the provisions of Schedule E of this bylaw except where varied by a development permit issued by the Regional Board in prescribed form.
- g. Screening and landscaping shall be provided in accordance with the requirements of Schedule F of this bylaw except where varied by a development permit issued by the Regional Board in prescribed form.
- h. With respect to service station use, the fuel pumps and accessory structures shall not be located closer than 35 metres (114.8 feet) from the centre line of a controlled access highway.
- i. Storage yards or areas shall not be permitted in a required front yard, nor in any required yard which abuts a lot in a *Residential* zone, or is separated therefrom by a street or main thoroughfare.