

I1: INDUSTRIAL DISTRICT – GENERAL

General Purpose

To provide for a wide range of light industrial development and a limited range of uses requiring outdoor storage. Uses that are likely to create or cause any external, objectionable or dangerous conditions are not permitted. Properties may connect to municipal services; otherwise onsite servicing as an alternative method shall be utilized.

Permitted Uses

- a) Automotive Services (Minor/Major)
- b) Accessory Building
- c) Accessory Structure
- d) Gas Station
- e) Industrial (Services)
- f) Public Utility

Discretionary Uses

- a) Building, Public
- b) Car Wash
- c) Care Facility (Animal)
- d) Establishment (Eating or Drinking Class 1/Vice)
- e) Industrial (Logistics)
- f) Office
- g) Park
- h) Retail (Small)
- i) Shipping Container (Small/Large)
- j) Storage (Outdoor/Self)
- k) Warehouse
- l) Warehouse Sales
- m) Any uses that are, in the opinion of the Development Authority, similar to the Permitted or Discretionary Uses, and which conform to the general purpose and intent of the District.

Site Requirements

Minimum Parcel Size	At the discretion of the Development Authority
Maximum Parcel Frontage	12.0 metres (39.37 feet) (30.0 metres (98.42 feet) where access is from a highway)
Min. Landscaping Parcel Coverage	At the discretion of the Development Authority
Maximum Building Height	At the discretion of the Development Authority

Minimum Setback Requirements

Front Yard	6.0 metres (19.68 feet)
Side Yard w/Lane	3.0 metres (9.84 feet)
Side Yard w/o Lane	3.0 metres (9.84 feet)*
Rear Yard	6.0 metres (19.68 feet)

*Where there is no provision for access to the rear of the lot, the setback on one side shall be 6.0 metres (19.68 feet)

Additional Regulations

- a) Outdoor storage may be permitted at the discretion of the Development Authority where fencing and/or vegetative screening has been provided;
- b) A buffer strip of twenty (20) metres should be provided along any boundary of a Light Industrial District that is immediately adjacent to any Land Use District other than Future Urban District, Light Industrial or Heavy Industrial Districts;
- c) The buffer strip shall be provided on private lands unless an alternative has been provided as part of a multi-lot subdivision, and is acceptable to the Development Authority;
- d) A minimum of ten percent (10%) of the site shall be landscaped at the discretion of the Development Authority.