

LIGHT INDUSTRIAL ZONE 1 (I-1)

12.13 Intent and Application

The regulations of this zone shall apply to the use of land, buildings, and structures within the Light Industrial I-1 Zone, as shown on the maps attached to this Bylaw as Schedule “A”. The intent of the I-1 zone is to provide for a limited range of light industrial and commercial uses, compatible with the development of a business centre, in the area that the “Land Use Plan” of the Official Community Plan, designates as “Service Commercial/Business Centre”.

12.14 Permitted Principal Uses

- (1) manufacturing;
- (2) servicing and repair of industrial equipment, including machining and welding services;
- (3) sales, servicing and repair of boats and related marine equipment;
- (4) research and testing laboratories, not including medical laboratories requiring patients to come onto the site;
- (5) studios for audio recording and television and movie production;
- (6) construction contractors’ warehouses and shops;
- (7) production studios of artists and artisans, including graphic artists, potters, glassblowers and carvers;
- (8) wholesaling and distribution of goods, including receipt, indoor storage, sale at wholesale, and distribution and shipping of such goods;
- (9) freight forwarding, including the receipt, indoor storage, and delivery of goods and chattels;
- (10) storage of goods and rental of storage space, limited to indoor storage;
- (11) collection, storage in containers, and processing of recyclable household and building materials;
- (12) development of software, where combined with packaging and distribution of such software;
- (13) indoor storage and sale of industrial supplies;

- (14) sales, rental, repair and servicing of motor and recreational vehicles and accessories, but excluding sales of motor fuels;
- (15) catering, where consumption takes place elsewhere;
- (16) auction hall;
- (17) retail sale of household and business goods, limited to cabinets, furniture and appliances; building, plumbing, heating, electrical, ventilation, air conditioning, interior decorating, painting, floor covering and lighting supplies; tools and hardware; gardening supplies and equipment; provided that no single business conducting such retail use or retail uses combined with other permitted use, shall occupy a building exceeding 2500.0 m² (26,910.0 ft²) of gross floor area;
- (18) retail sale of industrial supplies, including welding, electrical, and plumbing supplies, tools and fasteners;
- (19) rental and repair of building and household tools and equipment;
- (20) trade schools; and,
- (21) gymnasiums, which may include climbing walls and fitness equipment, and fitness centres, and provision of fitness training.

12.15 Permitted Accessory Uses

- (1) accessory off-street, parking and loading spaces;
- (2) a single accessory dwelling unit for the accommodation of individuals providing security or surveillance of the lot;
- (3) sale of goods manufactured on the lot by the same business, provided that such sales are conducted indoors, and that sales, display and reception areas together occupy not more than 25% of the total gross floor area of the business on that lot;
- (4) office uses which are incidental to a permitted principal use;
- (5) accessory buildings complying with Section 4.13-4.20; and,
- (6) accessory uses customarily incidental to a permitted principal use.

12.16 Site Specific Uses

- (1) In addition to the uses permitted in Sections 12.14 and 12.15, a Cannabis Production Facility is permitted on Lot 9, Blocks 1 to 4, District Lot 689, Plan 17211 (Civic Address: 1037 Venture Way).
- (2) For Part of Lot 4 Block 4 of Block C DL 690 Plan LMP668 and Part of Lot 56 DL 689 & 690 Group 1 NWD Plan BCP41771 (Part of civic address 1100 Gibsons Way located east of Payne Road) the minimum lot area is 1000 m², the minimum lot width is 0 m and the minimum lot depth is 0 m.

12.17 Prohibited Uses

The following uses are specifically prohibited:

- (1) the conduct of any permitted use outside of a building, except as specifically permitted by subsection (2);
- (2) the outdoor storage of goods and things, except for:
 - (a) outdoor storage of boats, for sale or undergoing repair or servicing;
 - (b) outdoor storage of contractor's construction equipment;
 - (c) outdoor storage of vehicles incidental to the conduct of permitted use;
 - (d) outdoor storage of recyclable material in modular shipping containers; and,
 - (e) outdoor storage of building materials and garden supplies offered for sale in conjunction with a use permitted by Section 12.14, subsection (17).
- (3) the processing of raw animal products, or processing and storage of dangerous goods as defined by any Provincial or Federal Act; and,
- (4) any use which discharges waste into the environment at a level higher than permitted by the *Environmental Management Act* and its regulations, or which discharges dust, strong odours, or high levels of noise across the lot lines of the lot on which the use is located.

12.18 Minimum Lot Area

A lot in the I-1 zone must have a lot area of not less than 2000.0 m² (21,780.0 ft²).

12.19 Minimum Lot Width

A lot in the I-1 zone must have a lot width of not less than 30.0 m (98.4 ft).

12.20 Minimum Lot Depth

A lot in the I-1 zone must have a lot depth of not less than 60.0 m (196.9 ft).

12.21 Setbacks

Except as otherwise permitted or required by Sections 4.03 and 4.13-4.20, buildings and structures must be sited no closer to lot lines than the following:

- (1) front lot line: 6.0 m (19.7 ft);
- (2) interior side lot line, not abutting a residential zone: 0.0 m (0.0 ft);
- (3) interior side lot line abutting a residential zone: 4.5 m (14.8 ft) for a one-storey building or 7.5 m (24.6 ft) in the case of buildings exceeding one storey in height;
- (4) exterior side lot line: 3.0 m (9.8 ft);
- (5) rear lot line not abutting a residential zone: 4.5 m (14.8 ft); and,
- (6) rear lot line where abutting a residential zone: 6 m (19.7 ft) in the case of one-storey building, or 7.5 m (24.6 ft) in the case of buildings exceeding one storey in height.

12.22 Maximum Lot Coverage

A lot in the I-1 zone must have a total lot coverage not exceeding 80% of the lot area of the lot.

12.23 Maximum Height of Buildings

Principal buildings in the I-1 zone must not exceed a height of 12.0 m (39.4 ft).

12.24 Off-Street Parking and Loading

Off-street, parking and loading spaces must be provided and maintained in accordance with Part 6.

12.25 Landscaping and Screening

- (1) All portions of a lot not covered by buildings, structures and paved areas must be landscaped and maintained as required by Sections 4.05 and 6.14;
- (2) A 2.0 m (6.6 ft) high fence, landscaping, or combination thereof, must be provided to screen permitted exterior storage areas and all garbage and recycling container pads; and,
- (3) In addition to the requirement of Section 6.14, parking areas containing more than ten spaces in one row must incorporate raised landscape planters not less than 1.0 m (3.3 ft) in width and 5.7 m (18.7 ft) in length every ten spaces.

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