

10.12I-L - INDUSTRIAL LIGHT DISTRICT

10.12.1 I-L PURPOSE

The purpose of this District is to provide for industrial uses which carry out their operations in such a way that does not create a nuisance factor which may adversely affect surrounding non-industrial land uses.

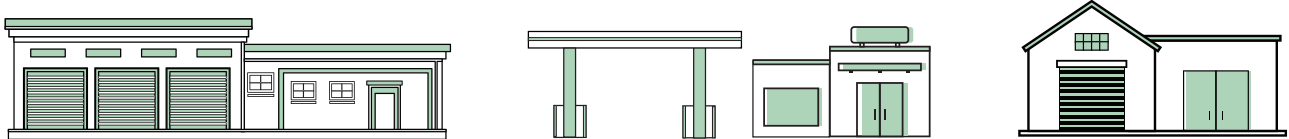


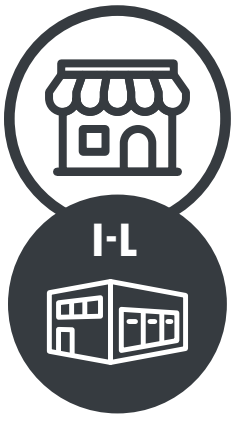
Figure 10.12a: I-L Built Form Examples

10.12.2 I-L PERMITTED AND DISCRETIONARY USES

a) Fundamental Use Provisions

The Fundamental Use Provisions are requisite qualifiers for the Permitted and Discretionary Uses listed within 10.12.2 b) and c) and shall ensure:

- i. Personal Service shall be considered a Permitted Use only if located within Lot 10, Block 1, Plan 752 0847.



b) I-L PERMITTED USES

Agricultural Equipment Sales and Service
 Automotive Repair, Service, Rental and Sales
 Auctioneering Establishment
 Breweries, Wineries, and Distilleries
 Business Support Service
 Equipment Rental, Sales, and Service
 Fleet Services
 Industrial, General
 Outdoor Storage
 Personal Service
 Pet Care Service
 Public Utility
 Renewable Energy Device, Limited
 Service Station
 Shipping Container
 Sign, A-Frame
 Sign, Fascia
 Sign, Flag
 Sign, Freestanding
 Sign, Inflatable
 Sign, Marquee or Canopy
 Sign, Portable
 Sign, Projecting
 Sign, Roof
 Vehicle Wash
 Veterinary Clinic
 Warehousing
 Workshop, Limited
 Accessory development to any use listed in
 subsection 10.12.2 b) or c)

c) I-L DISCRETIONARY USES

Entertainment Establishment, Outdoor
 Kennel
 Manufacturing Establishment
 Recycling Depot
 Surveillance Suite
 Temporary Industrial Camp
 Vehicle Impoundment Yard



10.12.3 I-L SUBDIVISION STANDARDS

	INTERIOR OR CORNER LOT
a) Lot Width	30.0m (98.4ft) minimum
b) Lot Depth	At the discretion of the Development Authority
c) Lot Area	930.0m ² (10,010.4ft ²) minimum

10.12.4 I-L DEVELOPMENT STANDARDS

	INTERIOR OR CORNER LOT
a) Front Setback	6.0m (19.7ft) minimum
b) Side Setback	4.5m (14.8ft) minimum 1.2m (3.9m) minimum if a lane abuts the rear property line. 7.5m (25.0ft) minimum if adjacent to a residential district
c) Rear Setback	4.5m (14.8ft) minimum 7.5m (25.0ft) minimum if adjacent to a residential district
d) Height	Principal Building: Four (4) storeys, 16.0m (52.5ft) maximum
e) Lot Coverage	80% maximum for all buildings and structures

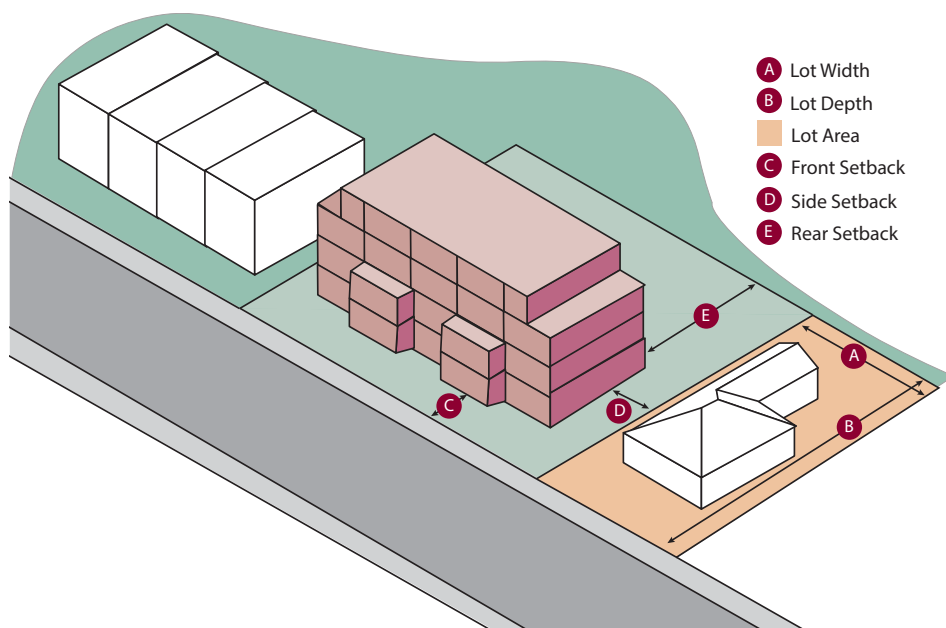


Figure 10.12b: I-L Subdivision and Development Standards



10.12.5 ADDITIONAL DEVELOPMENT REGULATIONS FOR I-L:

- a) The minimum required side setback may be reduced by the Development Authority where a railway line, lane, or utility lot abuts the side property line.
- b) All required setbacks may be increased at the discretion of the Development Authority having due regard for a particular location, type of industry, adjacent development, and safety factors.
- c) A minimum of one on-site loading space for each loading door, with a minimum of two (2) loading spaces shall be provided.
- d) Fences shall be a minimum of 1.83m (6.0ft) high.
- e) Any industrial use, including production, processing, cleaning, testing, repairing, warehousing, storage, receiving, trans-shipment, or distribution of any material shall conform to the following performance standards:
 - i. Noise – no production noise shall be audible at any property line of the lot on which the use is located;
 - ii. Smoke – no process involving the use of solid fuel shall be permitted;
 - iii. Dust and Ash – no process involving the emission of dust, fly ash, or other particulate matter shall be permitted;
 - iv. Smell – the emission of any odorous gas or other matter is prohibited;
 - v. Toxic Gases or Substances – the emission of toxic gases or other toxic substances is prohibited;
 - vi. Glare or Heat – no Use shall be permitted that would produce glare or heat discernible beyond the property lines of the lot on which the use is located; and
 - vii. The applicant shall provide verification to the satisfaction of the Development Authority that a proposed development does and will comply with the above standards.
- f) All yards adjacent to a public roadway shall be landscaped, and the entire site and all buildings maintained in a neat and tidy manner.
- g) All storage, freight, or trucking yards shall be enclosed or completely screened by buildings, landscaping features, fences, or a combination thereof.



- h) The external storage of goods or materials is permitted only if kept in a neat and orderly manner or suitable enclosed by a fence or wall to the satisfaction of the Development Authority.
- i) All driveways with access to public roadways shall be hard-surfaced in the same manner as the public roadway for a minimum distance of 15.0m (49.2ft) from the property line within one (1) year of the commencement of the development.
- j) No areas for loading or storage, or any like purpose, shall be permitted within the minimum required front setback.
- k) All storage areas and parking lots shall be screened from any adjacent residential district by a solid wall, fence, or other like screening a minimum of 2.0m (6.6ft) high, to the satisfaction of the Development Authority.
- l) All development and uses within this Land Use District are subject to the applicable provisions of **Part 6 – General Regulations for all Land Use Districts**, **Part 7 – Parking and Loading Standards**, **Part 8 – Sign Regulations**, and Sections 10.1 to 10.7 of **Part 10 – Non-Residential Land Use Districts**.