

7.21 I-1 ZONE – INDUSTRIAL

Intent: To provide a zone to accommodate and regulate the development of light impact industry.

Uses Permitted

.1 The following uses and no others are permitted in the I-1 Zone:

Principal Uses

- .1 Auctioneering Establishment
- .2 Artisan Industrial
- .3 Automotive body repair and painting
- .4 Automotive and equipment repair
- .5 Automotive service uses
- .6 Cannabis Cultivation, Micro**
- .7 Cannabis Cultivation, Standard**
- .8 Cannabis Processing, Micro**
- .9 Cannabis Processing, Standard**
- .10 Contractor services
- .11 Convenience store, maximum 140m² floor area
- .12 Freight terminal
- .13 Greenhouse and nurseries
- .14 Heliport facility
- .15 Industrial use, limited to:
 - .1 Heavy Equipment lease, rentals, repairs, sales and storage
 - .2 Vehicle and recreational vehicle, including marine cleaning and restoration, lease, rentals, repairs, sales and storage
- .16 Industrial, Light Impact
- .17 Kennels and stables
- .18 Primary processing of horticultural products
- .19 Recycling depot
- .20 Utility service
- .21 Vehicle rental
- .22 Warehouse uses

Accessory Uses

- .2 The following uses and no others are permitted as accessory to the principal uses in the I-1 Zone:
- .1 Caretaker dwelling
 - .2 Cannabis Testing & Research**
 - .3 Medicinal Cannabis Dispensary**
 - .4 Office
 - .5 Outdoor storage
 - .6 Parking facility

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Prohibited Uses .3 Automobile wrecking

Lot Area .4 The minimum lot area is 1200 m² (12,917 ft²).

Lot Dimensions .5 The minimum lot dimensions on subdivision are:

Width	30.0m (98.4ft)
Depth	40.0m (131.2ft)

Density .6 The maximum Floor Area Ratio (FAR) shall be 1.0.

Lot Coverage .7 Maximum lot coverage is 60%.

Setback Requirements .8 Minimum setback requirements for all buildings and structures:

Front yard	7.5m (24.6ft)
Rear yard	7.5m (24.6ft)
Interior Side yard	7.5m (24.6ft)
Exterior Side yard	7.5m (24.6ft)

.9 Buildings and structures used for cannabis cultivation, cannabis processing, medicinal cannabis dispensary, cannabis testing & research:

Front yard	10.0 m (32.8 ft.)
Rear yard	10.0 m (32.8 ft.)
Interior Side yard	10.0 m (32.8 ft.)
Exterior Side yard	10.0 m (32.8 ft.)
Setback to any dwelling unit	15.0 m (49.2 ft.)

Setback Exceptions .10 Where a lot abuts a lot that is zoned for commercial or industrial uses, the interior side setback may be reduced to 0.0 m.

.11 Where only one lot line abuts a street, one side yard setback shall be at least 2.5m (8.2ft).

.12 Food and Beverage processing uses shall not be permitted within a distance of 10.0m (32.8ft) from a lot line abutting a street, measured perpendicular and horizontal to the said lot line.

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Height

.13 Maximum building heights are as follows:

Principal building	15.0m (49.2ft)
Accessory buildings and structures	6.0m (19.7ft)

Landscaping Exceptions

- .14 Outdoor storage of any goods, materials or supplies is specifically prohibited between the front of the principal building and the street, excluding vehicles exceeding 5,000 kilograms (11,023 lbs) G.V.W. which are intended for sale.
- .15 Outdoor storage abutting a zone within which a residential use other than a caretaker residence is permitted or separated from such a zone by a highway or lane shall be enclosed by a fence or landscape screen which shall obstruct the storage from view from the residential use. The fence or planting shall be free of advertising.

Conditions of Use

- .16 Land and structures shall be used for the uses permitted in this zone only if such uses:
 - .1 Constitute no unusual fire, explosion or safety hazard;
 - .2 Do not emit noise in excess of 70 dB(A) measured at any point on any boundary of the lot on which the use is located, provided that where a lot abuts a lot other than an industrial lot the noise level shall not exceed 60 dB(A); and
 - .3 Do not produce heat or glare perceptible from any lot line of the lot on which the use is located.
- .17 Warehouse, freight terminal or distribution uses shall not contain liquid chlorine, liquefied petroleum gas, explosives as defined in the Explosives Act (Canada), flammable or combustible liquids, substances capable of spontaneous combustion, substances that on contact with water emit flammable gases, oxidizing substances, organic peroxides, chlorates, nitrates, radioactive materials, nuclear substances as defined in the Nuclear Safety and Control Act (Canada), or corrosives.
- .18 All display and retail areas in wholesale uses shall be limited to a total maximum floor area of 1000m² (10,764.3ft²).

Other Regulations

- .19 The storage of damaged or wrecked vehicles shall only be permitted within a building.
- .20 Shipping containers may be approved for use through the issuance of a Form and Character Development Permit considered pursuant to the Official Community Plan.