

25 LIGHT INDUSTRIAL: I-1

Permitted Uses

- 1
 - (1) Audio/Visual Production Facility
 - (2) Brewery
 - (4) Cannabis Production
 - (5) Car Wash
 - (6) Catering Establishment
 - (7) Commercial Composting
 - (8) General Light Industrial
 - (9) Health Club and Fitness Centre
 - (10) Innovation Industrial
 - (11) Laundry or Cleaning Plant
 - (13) Photofinishing Services and Photography Studio
 - (14) Printing and Publishing
 - (15) Recycling Facilities
 - (16) Restaurant, not exceeding 75 m² gross floor area
 - (17) Sales, rental, service, storage and repair of:
 - a. agricultural equipment and garden implements;
 - b. boats and marine equipment;
 - c. business and office equipment;
 - d. construction and building equipment;
 - e. farm, garden and pet supplies;
 - f. furniture and appliances; and
 - g. tires
 - (18) Veterinary Practice, in accordance with Part 4, Section 13

Permitted Accessory Uses

- 2 The following uses are permitted as accessory uses only:
 - (1) Offices
 - (2) Caretaker's Dwelling, no greater than 130 m² gross floor area
 - (3) Indoor Storage and Storage Yard

Prohibited Uses

- 3 Notwithstanding Section 5.26.1, the following uses are prohibited:
 - (1) Any outdoor wrecking;
 - (2) As the primary use, the storage or production of volatile materials that constitute a risk to health, safety or property due to the potential of fire, explosion or accidental release of toxic fumes, gases or other substances;

Appendix A: Draft Light Industrial Zone

- (3) The primary processing of meat, poultry or fish or the involvement of live animals in any aspect of the operation;
- (4) The primary processing of wood, metals or chemicals; or
- (5) Gravel processing, garbage dumps, sawmills, planer mills, fertilizer plants, oil refineries or bulk oil storage plants or other uses that would be considered a form of heavy industrial development;
- (6) Parking or storage lots for offsite vehicles sales;

Siting of Buildings and Structures

- 4 Siting of buildings and structures shall be as follows:
- (1) Front Yard minimum of 7.5m
 - (2) Side Yard Interior minimum of 6.0 m, total two sides,
 - a. where a side yard is not flanking a street or lane, the setback may be reduced to 0 m, provided that the other side yard has a width of not less than 6.0 m.
 - (3) Side Yard Exterior minimum of 6.0 m
 - (4) Any building or structure for Cannabis Production Building shall meet the following setbacks
 - a. Yard abutting Residential, Comprehensive or Mixed-Use zone minimum 60 m
 - b. Yard abutting land dedicated, zoned or otherwise identified as public parkland, school or Institutional minimum 150 m

Size of Buildings and Structures

- 5 The maximum size of buildings and structures shall be as follows:
- (1) Height maximum of 18.0 m
 - (2) Lot Coverage maximum of 60%
 - (3) Floor Area Ratio maximum of 1.0

Subdivision Requirements

- 6 Requirements for subdivision shall be as follows:
- (1) Minimum and Average Lot Area minimum of 1850 m²
 - (2) Lot Frontage minimum of 30.0m