INDUSTRY – I



Purpose:

To provide for a broad range of industrial and storage uses. The location of individual uses will have regard to both the effect on adjacent uses and the ability to provide adequate services to the site.

1. (A) PERMITTED USES

- Accessory building, structure or use to an approved permitted use
- Building Supplies
- Car Wash
- Contractor, Building and Trade
- Contractor, Heavy Duty Equipment
- Equipment Sales, Rental and Service
- Farm/Industrial Machinery Sales, Rental and Service
- Light Industry/Manufacturing
- Public or Private Utility
- Railway and Railway Related Uses
- Seasonal Sales
- Sign Types[2]: 1A, 2, 3, 4, 5, 6, 10
- Truck Transportation Depots
- Truck Wash
- Warehouse, Retail
- Warehouse, Wholesale
- Warehouse Storage
- Auto Body Repair and Paint Shop
- Automotive Sales and Service
- Automotive Repair and Service Shop
- Restaurant
- Eating Establishment
- Pet Care Services
- Business Support Services
- Recreation, Private
- Garden Centre/ Greenhouse
- Horticultural Operations or Facilities

(B) DISCRETIONARY USES

- Abattoirs
- Accessory building, structure or use to an approved discretionary use
- Adult Entertainment Facility[1]
- Alternative/Renewable Energy, Commercial/Industrial
- Bulk Fuel Storage and Sales
- Child Care Facility
- Feed Mill/ Grain Elevator
- Fertilizer Storage and Sales
- Food Processing Facility
- Gas Bar
- Lounge/Beverage Room
- Fitness Centre
- Industry with a Heavy Utility Demand
- Kennel
- Shipping Container
- Outdoor Recreation and Sports fields
- Recycling Facility
- Service Station
- Sign Types[2]: 1B, 7[3], 8, 9, 11, 12
- Small Wind Energy System - Type A and B[4]
- Sand Blasting Facility
- Veterinary Clinic

Notes:

1 – See Schedule 4, Section 31 for setback requirements.

2 – See Schedule 13: Sign Regulations, Section 8 for definitions of sign types.

3 – Sign Type 7 (Billboard) limited to lots immediately adjacent to Highway 3.

4 – See Schedule 4, Section 27 for definition of small wind energy system types.

(C) PROHIBITED USES

- Salvage Yard
- *Any use which is not listed as either a permitted or discretionary use, or is not ruled to be a similar use to a permitted or discretionary use in accordance with the Administration Section, subsection 35(a), is a prohibited use*

2. MINIMUM LOT SIZE

	Width		Length		Area	
Use	**m**	**ft.**	**m**	**ft.**	**m^2**	**ft^2**
All uses	30.48	100	30.48	100	929.03	10,000

(a) The Designated Officer or Municipal Planning Commission may approve a development on an existing registered lot if the minimum dimensions or area are less than those specified above in Section 2.

3. MINIMUM YARD DIMENSIONS FOR PRINCIPAL BUILDINGS

	Front Yard		Secondary Front (Corner Lots)		Side Yard		Rear Yard	
Use	**m**	**ft.**	**m**	**ft.**	**m**	**ft.**	**m**	**ft.**
All uses	7.62	25	4.57	15	3.05	10	7.62	25

4. MINIMUM YARD DIMENSIONS FOR ACCESSORY BUILDINGS

	Front Yard		Secondary Front (Corner Lots)		Side Yard		Rear Yard	
Use	**m**	**ft.**	**m**	**ft.**	**m**	**ft.**	**m**	**ft.**
All uses	See (a) and (b)				1.52	5	1.52	5

a. Accessory buildings shall not be located in the front yard.
b. Accessory buildings shall not be located in a side yard between the property line and a principal building.

5. MAXIMUM SITE COVERAGE

(a) **All Buildings – 60%**

Principal buildings and accessory buildings shall not occupy more than 60 percent of the surface area of any lot within this land use district.

6. OUTDOOR STORAGE

(a) No outdoor storage shall be permitted in the required front yard setback of 7.6 m (25 ft.) or in the required corner lot secondary front yard setback of 4.6 m (15 ft.).

(b) Outdoor storage areas shall be effectively screened from view by buildings, solid fences, trees, landscaped features or combinations thereof and be maintained in good repair to the satisfaction of the Development Authority.

7. OUTSIDE DISPLAY OF GOODS

(a) Outside display of goods shall be limited to examples of products, merchandise, equipment, and/or items sold by the business or industry on the lot(s) or development site and shall be located in conformance with *Schedule 9: Landscaping and Amenity Area Standards and Guidelines*.

8. LANDSCAPING REQUIREMENTS

(a) Landscaping shall be provided on all street frontage and shall be to the satisfaction of the Designated Officer or the Municipal Planning Commission. *See Schedule 9: Landscaping and Amenity Area Standards and Guidelines*.

9. ENVIRONMENTAL SITE ASSESSMENT / ENVIRONMENTAL IMPACT ASSESSMENT

(a) Where, in the opinion of the Designated Officer or the Municipal Planning Commission, a proposed development may create an unacceptable environmental impact and/or where there may have been historical environmental impacts (i.e. soil contamination), an environmental site assessment and/or environmental impact assessment may be required prior to dealing with the application.

10. STANDARDS OF DEVELOPMENT – SCHEDULE 4

11. LANDSCAPING AND AMENITY AREAS STANDARDS AND GUIDELINES – SCHEDULE 9

12. INDUSTRIAL, COMMERCIAL AND WAREHOUSING STANDARDS – SCHEDULE 10

13. OFF-STREET PARKING AND LOADING REQUIREMENTS – SCHEDULE 11

14. COMMERCIAL / INDUSTRIAL ALTERNATIVE / RENEWABLE ENERGY – SCHEDULE 12

15. SIGN REGULATIONS – SCHEDULE 13