

11.0 INDUSTRIAL ZONES

Subject to compliance with the General Requirements in Part Five of this Bylaw, the following provisions apply in this Zone:

11.1 I-1 ZONE - LIGHT INDUSTRIAL**(a) Permitted Uses**

The following *uses, uses* permitted under Section 4.4, and no others are permitted in an I-1 zone:

- (1) retail stores, including convenience stores, automotive rental, and automotive parts and accessory sales;
- (2) auction grounds;
- (3) automotive repair, sales, body repair, painting, wrecking, storage, salvage;
- (4) café, restaurant, take out service, catering;
- (5) cannabis-related business;
- (6) cannabis storefront retailing;
- (7) clothing and garment manufacturing, laundry, dry cleaning, repair and storage;
- (8) contractor's workshop, yard and storage;
- (9) electric and electronic equipment manufacturing;
- (10) equipment repair, sales, storage and rental;
- (11) feed, seed and agricultural supplies, sales and storage;
- (12) food and candy products manufacturing, storage, processing, packaging, frozen food locker, cold storage plant, but excluding fish cannery and abattoir;
- (13) industrial processing, manufacturing, repair, storage and packaging;
- (14) *kennels* for the keeping, boarding, raising, training and/or breeding of cats and dogs and animal hospital;
- (15) laboratory;
- (16) lumber and storage yards, sale of wholesale and *retail* building supplies;
- (17) modular or prefabricated home structure and truss manufacturing and sale;
- (18) parking garage, recreational vehicle storage and sale;
- (19) processing and sale of gardening and landscaping supplies and materials;
- (20) publishing;
- (21) retail and wholesale sale of petroleum products and accessory storage of petroleum products not exceeding 455,000 litres;
- (22) secondary processing and manufacturing of wood products, including the making of cabinets, furniture, plywood, lath and particle board and similar products; but excluding sawmills, pulp and paper mills and log storage and sorting;
- (23) recycling, sorting and storage of substances or materials, including in-vessel composting;
- (24) warehouse, including mini-warehouse, freight handling and storage;
- (25) welding shop;

- (26) *office accessory to a principal use* permitted in Section 11.1(a)(1) to (25);
- (27) *retail sales accessory to a principal use* permitted in Section 11.1(a)(1) to (25);
- (28) single family dwellings accessory to a permitted use under Section 11.1(a)(1) through (27), subject to the regulations established by Section 11.1(b)(5);
- (29) funeral home;
- (30) health and wellness studio.

(b) Conditions of Use

For any *parcel* in an I-1 zone:

- (1) the *parcel coverage* shall not exceed 50 percent for all *buildings* and *structures*;
- (2) the *height* for all *buildings* and *structures* shall not exceed 10.0 metres;
- (3) notwithstanding the uses permitted in Section 11.1(a) of the Industrial-1 Zone, no sewage, septage, biosolids, animal manure, animal material or animal substance shall be stored or utilised in an industrial process on a parcel in the Light Industrial Zone;
- (4) the *setbacks* for the types of *parcel* lines set out in Column I of this section are set out for all *buildings* and *structures* in Column II:

COLUMN I Type of Parcel Line	COLUMN II Buildings & Structures
Front	4.5 metres
Interior Side	0 metres where the abutting <i>parcel</i> is zoned Industrial 9.0 metres where the abutting <i>parcel</i> is zoned Residential, Agricultural, Forestry or Institutional
Exterior Side	4.5 metres
Rear	0 metres where the abutting <i>parcel</i> is zoned Industrial 9.0 metres where the abutting <i>parcel</i> is zoned Residential, Agricultural, Forestry or Institutional

- (5) The number of accessory residences permitted on any parcel in the I-1 Zone is one. One additional accessory residence is permitted per parcel for every 0.4 hectares of parcel area, but only if the parcel lies within the Eagle Heights Sewer Service Area and is connected to this system.

(c) Minimum Parcel Size

Subject to Part 12, the minimum *parcel* size shall be:

- (1) 0.1 Ha. for *parcels* served by a *community water and sewer system*;
- (2) 0.3 Ha. for *parcels* served by a *community water system* only;
- (3) 1.0 Ha. for *parcels* served neither by a *community water* or *sewer system*.

- (d) In addition to the permitted uses listed in Subsection (a), cannabis production (commercial - medical) and cannabis production (commercial – non-medical) is a permitted use on the following properties:
 - a. Lot 6, Plan VIP6495, Section 8, Range 1, Land District 16, Except Plan 2948RW (PID: 005-848-661)
 - b. Lot 7, Plan VIP6495, Section 8, Range 1, Land District 16, Except Plan VIP73527 (PID: 005-848-695)
 - c. Parcel A, Lot 1, Plan VIP18716, Section 8, Range 1, Land District 16 Portion (DD 389698I), (PID: 003-790-479)
 - d. Lot 1, Plan VIP18716, Section 8, Range 1, Land District 16, EXC PCL A (DD 389698I) THEREOF (PID: 001-349-554)

- (e) Notwithstanding the permitted uses listed in Subsection (a), cannabis-related business and cannabis storefront retailing is a prohibited use on the following properties:
 - a. Lot 6, Plan VIP6495, Section 8, Range 1, Land District 16, Except Plan 2948RW, (PID: 005-848-661)
 - b. Lot 7, Plan VIP6495, Section 8, Range 1, Land District 16, Except Plan VIP73527, (PID: 005-848-695)
 - c. Parcel A, Lot 1, Plan VIP18716, Section 8, Range 1, Land District 16, Portion (DD 389698I), (PID: 003-790-479)
 - d. Lot 1 Plan VIP18716, Section 8, Range 1, Land District 16, EXC PCL A (DD 389698I) THEREOF (PID: 001-349-554)