

DIVISION 3 - INDUSTRIAL ZONES

53. LIGHT INDUSTRIAL [I-1]

The intent of this Zone is to accommodate light industrial establishments and related Uses.

(1) Permitted Uses [Amendment, 2018, Bylaw No. 2938]

The following Uses and no others are permitted:

- (a) Accessory residential subject to Section 26
- (b) Arts and film studio and production
- (c) Arts and Wellness Teaching Centre
- (d) Auction
- (e) Automobile, recreational vehicle and trailer repair, servicing and body shop
- (f) Automobile, recreational vehicle and trailer sales
- (g) Building supply store or lumber yard
- (h) Business or professional office
- (i) Car wash
- (j) Catering Service
- (k) Charitable Organization Office
- (l) Club House
- (m) Cold storage plant
- (n) Commercial instruction and education
- (o) Commercial laundry or drycleaning plant
- (p) Commercial parking
- (q) Fitness centre
- (r) Food preparation
- (s) Laboratory and clinic
- (t) Light manufacturing and processing, including accessory retail
- (u) Personal Service Establishment, excluding Body Painting Establishment, Body Rub Parlour, Dating Service and Escort Service
- (v) Printing and publishing
- (w) Repair shop provided that all work takes place within the Principal Building
- (x) Research establishment
- (y) Restaurant or coffee shop
- (z) Trade contractor establishment
- (aa) Transportation and trucking
- (bb) Veterinary Clinic
- (cc) Warehouse Sales
- (dd) Warehousing and storage
- (ee) Wholesaling and Wholesale Distribution, including Accessory Retail

(2) Conditions of Uses

Notwithstanding Section 53(1), a Use which is an offensive trade within the meaning of the *Public Health Act* or *Waste Management Act* and amendments thereto, or which is noxious or offensive because of odour, dust, smoke, gas, noise, vibration, heat, glare, electrical interference, or is a nuisance beyond the limits of the Parcel on which the Use is located, shall not be permitted.

(3) **Floor Area: Accessory Retail**

The Floor Area of an accessory retail Use shall not exceed 30% of the Floor Area of the Principal Use.

(4) **Building Height**

No Building shall exceed a Height of 10 metres.

(5) **Siting Requirements**

- (a) No Building shall be located within 7.5 metres of a Lot Line that is shared with a Parcel Zoned for a residential Use.
- (b) Front Setback: No Building shall be located within 7.5 metres of the Front Lot Line.
- (c) Side Setback: No Building shall be located within 4.5 metres of an Exterior Side Lot Line.

(6) **Screening and Landscaping**

- (a) Screening and Landscaping shall be provided in accordance with Section 23.
- (b) Landscaping shall occupy not less than 5% of the land area of the Parcel and shall be a minimum of 3 metres in depth provided along the Front Lot Line or in the case of a corner Lot, along the Front Lot Line and the Exterior Side Lot Line.

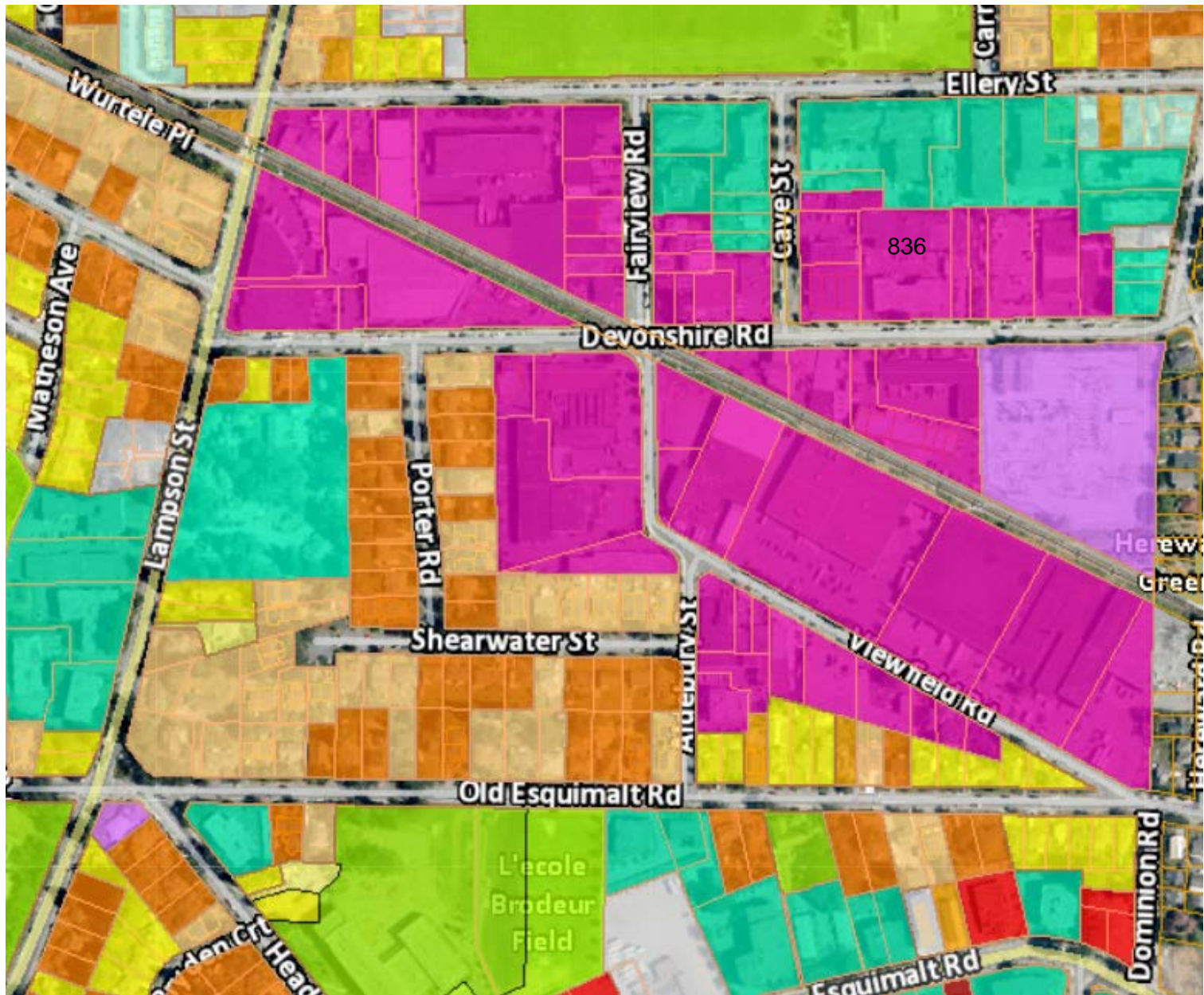
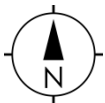
(7) **Off Street Parking**


Off street parking shall be provided in accordance with the requirements as specified in Parking Bylaw, 1992, No. 2011 (as amended).

(8) **Commercial Parking Use**

A commercial parking Use shall comply with the standards in Parking Bylaw, 1992, No. 2011 (as amended) in relation to design, siting, layout and surfacing of the parking facility.

Light Industrial zone and 836 (834) Devonshire Road



 Light Industrial



790

786

782

870

Cave St

795

791

783

852

834

830

828

Devonshire Rd

859

831

Subject Property Map:
834 Devonshire Road

836 (834) Devonshire Road - air photo

