

## 8 INDUSTRIAL DISTRICTS

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### 8.1 GENERAL INDUSTRIAL DISTRICT (I)

**8.1.1 General Intent:** To provide for a wide range of industrial businesses, supportive commercial *uses*, and related services whose activities may be incompatible in Commercial *districts*.

#### 8.1.2 Uses

***Permitted Uses:***

Accessory Building *or* Structure  
Contractor Services  
Municipal Shop and Storage Yard  
Park  
Public Utility  
Public Utility Building  
Solar Energy Device

***Discretionary Uses:***

Adult Entertainment  
After Life Care  
Alcohol Retail  
Training Centre  
Agriculture, Intensive  
Animal Hospital  
Animal Services  
Bulk Fuel Sales and Storage  
Cannabis Production and Distribution  
Cannabis Lounge  
Cannabis Retail  
Car Wash  
Caretaker Suite  
Commercial Recreation and Entertainment  
Community Support Services  
Convenience Retail Store  
Craft Brewery and Distillery  
Dangerous Goods Occupancy  
Drinking Establishment  
Essential Public Service  
Freight and Transportation Depot  
Government Services  
Heavy Equipment Sales, Service, and Rental

**Kennel**  
**Light Equipment Assembly, Sales, and Service**  
**Light Repair Services**  
**Livestock Auction Market**  
**Manufacturing Industries**  
**Mobile Commercial Sales**  
**Office**  
**Open Storage Yard**  
**Parking Facility**  
**Private Club or Lodge**  
**Recreation Vehicle Storage**  
**Restaurant**  
**Retail and Light Manufacturing**  
**Retail Sales Establishment**  
**Sea Can**  
**Seed Cleaning Plant**  
**Sign, A-Board**  
**Sign, Awning**  
**Sign, Fascia**  
**Sign, Freestanding**  
**Sign, Portable**  
**Sign, Projecting**  
**Sign, Roof Top**  
**Slaughter House**  
**Temporary Kiosk**  
**Vehicle Sales, Service, and Rental**  
**Warehouse**  
**Wind Energy Device**

### 8.1.3 Development Regulations:

8.1.3.1 Minimum *Parcel Area*: 0.05 ha (0.12 ac)

8.1.3.2 Minimum *Parcel Width*: 15.0 m (49.2 ft)

#### 8.1.3.3 *Setbacks*:

(i) Unless otherwise referenced in **subsections (ii), (iii), or (iv)** the minimum ***setbacks*** are:

***Exterior Side Setback***: 6.0 m (19.7 ft)

***Front Setback***: 6.0 m (19.7 ft)

***Rear Setback***: 0.0 m (0.0 m)

***Side Setback***: 0.0 m (0.0 m)

(ii) Where a ***parcel*** shares a ***rear setback*** with a Residential District or a ***road***, the minimum ***rear setback*** is 6.0 m (19.7 ft).

(iii) Where a ***parcel*** shares a ***side setback*** with a Residential District or a ***road***, the minimum ***side setback*** is 6.0 m (19.7 ft)

(iv) Where a ***parcel*** does not share a ***rear parcel boundary*** or a ***side parcel boundary*** with a ***lane***, the minimum ***side setback*** is 6.0 m (19.7 ft) on one side.

#### 8.1.3.4 Maximum *Building Height*:

(i) Unless otherwise referenced in **subsection (ii)** the maximum ***building height*** is 20.0 m (65.6 ft).

(ii) Where a ***parcel*** shares a ***parcel boundary*** with a non-Industrial District or a ***lane*** that separates the ***parcel*** from a non-Industrial District, the maximum ***building height*** is the maximum ***building height*** established in the ***adjacent district***.

#### 8.1.3.5 Outdoor Storage/Display:

(i) All ***outdoor storage*** areas shall be located to the rear or sides of the ***principal building*** and ***screened*** from view from ***adjacent parcels*** and public ***roads***.

(ii) All ***outdoor displays*** shall be ***screened*** from Residential Districts.

#### **8.1.3.6 Garbage Storage:**

- (i) Garbage storage shall be provided, and **screened**, to the satisfaction of the **Development Authority**.

#### **8.1.3.7 Landscaped Areas:**

- (i) All areas of a **parcel** not covered by **buildings, driveways**, parking, **outdoor storage**, and display areas must be **landscaped**, to the satisfaction of the **Development Authority**.
- (ii) Where a **parcel** shares a **parcel boundary** with a Residential District, a minimum 6.0 m (19.7 ft) wide area between the **principal building** and the **parcel boundary** must be **landscaped**, to the satisfaction of the **Development Authority**.
- (iii) Where a **parcel** shares a **parcel boundary** with a **road**, a minimum 3.0 m (9.8 ft) wide area between the **principal building** and the **parcel boundary** must be **landscaped**, to the satisfaction of the **Development Authority**.