

PART 12: INDUSTRIAL ZONES

12.1. LIVE/WORK INDUSTRIAL (I-1A)

The purpose of the Live/Work Industrial Zone is to accommodate smaller scale business enterprises and low-impact light industrial uses with optional second storey residential use.

1. Principal Uses

- a) *Office.*
- b) *Personal Service Establishment.*
- c) *Personal Repair Service.*
- d) *Media Production Studio.*
- e) *Artist Studio.*
- f) *Commercial School.*
- g) *Print Shop.*
- h) *Research and Development Facility.*
- i) *Machinery and Equipment Rental.*
- j) *Boat Building and Repair.*
- k) *Manufacturing.*
- l) *Trade Contractors Facilities.*
- m) *Home Improvement Service Industry.*
- n) *Warehouse.*
- o) *Wholesale Sales.*

2. Accessory Uses

- a) *Retail Sales.*
- b) *Dwelling Unit*, subject to Section 12.1(8)(c).
- c) *Home Based Business*, subject to Part 6, Section 6.8.

3. Sizing and Dimension of Parcels

- a) No *Parcel* shall be created which has a *Parcel Area* less than 600 square metres.
- b) No *Parcel* shall be created with a *Parcel Frontage* that is less than 24.38 metres.

4. Size and Density of the Use of Land, Buildings and Structures

Bylaw 2099

- a) The maximum *Finished Floor Area* for a *Dwelling Unit* shall be 140.0 square metres.
- b) No *Buildings* or *Structures* shall exceed a *Parcel Coverage* of 75.0 percent.

5. Siting, Sizing and Dimension of Uses, Buildings and Structures

Bylaw 2186

- a) No *Principal Building* shall exceed a *Height* of 11.0 metres, measured to the highest point of the roof.
- b) No *Accessory Building* or *Structure* shall exceed a *Height* of 7.5 metres, measured to the highest point of the roof.
- c) No *Building* or *Structure* shall be closer to the *Parcel Line* than the minimum *Setback* shown in the Table below:

PARCEL LINE	MINIMUM SETBACK
<i>Front Parcel Line</i>	4.5 metres
<i>Interior or Exterior Side Parcel Line</i>	3.0 metres
<i>Rear Parcel Line</i>	3.0 metres

6. Landscaping and Screening

- a) *Landscaping* and *screening* shall be provided in accordance with Part 7: Landscaping and Screening Regulations.

7. Parking and Loading

- a) Despite Part 8: Parking and Loading Regulations, the following provisions shall apply:
 - i) A minimum of one parking space per *Dwelling Unit* is required.
 - ii) A minimum of one parking space per 100 square metres of business and *Industrial Gross Floor Area* is required.
 - iii) Every *Parcel* shall have a minimum of one shared parking and loading space.

8. Other Regulations

- a) All permitted *Uses* must be conducted entirely within a *Building*.
- b) No *Uses* which create external odours, fumes, dust heat, glare or electrical interference are permitted.
- c) A *Dwelling Unit Use* shall only be located on the second *Storey*.
- d) The following *Uses* are only to be located within the *First Storey*:
 - i) *Trade Contractors Facilities*.

- ii) *Manufacturing.*
- iii) *Warehouse.*
- iv) *Boat Building and Repair.*
- v) *Wholesale Sales.*
- vi) *Machinery and Equipment Sales or Rental.*
- vii) *Personal Repair Service.*