

## Industrial Light Zone (I1)

### Permitted Uses

- 76 (1) The permitted uses for the I1 zone are as follows:
- Accessory Office
  - Accessory Dwelling Unit
  - Accessory Restaurant
  - Autobody Repair
  - Dry-cleaning Plant or Laundry
  - Cannabis Production Facility
  - Commercial Cardlock Facility
  - Custom Workshop
  - Fitness Centre/Gymnasium
  - Food and Beverage Processing
  - Fueling Installations
  - Laboratory
  - Industrial Use
  - Machine Shop
  - Mini-warehousing
  - Mobile Food Service
  - Motor Vehicle Repair
  - Motor Vehicle Sales and Repair
  - Recycling Depot
  - Repair Shop
  - Resource Use
  - Retail Lumber and Building Supply Yard
  - Retail of Motor Vehicle Parts and Accessories
  - Service Industry
  - Sign Shop
  - Storage Yard
  - Tool and Equipment Sales, Rentals, and Services
  - Trade School
  - Truck Depot
  - Truck, Trailer, and Heavy Equipment Sales, Rentals, and Services
  - Veterinary Clinic
  - Warehouse
  - Wholesale [BL2996, BL3083, BL3512, BL3657, BL3741, BL3754]

### Minimum Lot Size

- (2) The minimum permitted lot size for the I1 zone is 1,675 m<sup>2</sup> (18,030 sq. ft.).

### Minimum Frontage

- (3) The minimum permitted frontage for the I1 zone is 30 m (98.43').

### Maximum Lot Coverage

- (4) The maximum permitted lot coverage for the I1 zone is 50% of the lot area.

**Minimum Setbacks**

- (5) The minimum permitted setbacks for the I1 zone are as follows:
  - (a) Principal Buildings
    - Yard, Front, 8.0 m (26.25'); 18 m (59.05') when abutting a Rural or Residential Zone
    - Yard, Side, 0 m; 18 m (59.05') when abutting a Rural or Residential Zone
    - Yard, Rear, 0 m; 18 m (59.05') when abutting a Rural or Residential Zone
  - (b) Accessory Buildings and Structures (Excluding Fences)
    - Yard, Front, 8.0 m (26.25'); 18 m (59.05') when abutting an Arterial Highway
    - Yard, Side, 0 m; 18 m (59.05') when abutting a Rural or Residential Zone
    - Yard, Rear, 0 m; 18 m (59.05') when abutting a Rural or Residential Zone
  - (c) Despite the foregoing, the minimum permitted setback for any Lot Line which abuts an Arterial Highway is 18 m (59.05').