

**Intent:** To accommodate a mix of light industrial uses

## 620.1 Permitted Uses

Permitted Uses Table for I2 Zone	
<b>Principal Uses</b>	
.1 Animal Shelter	.17 Data Centre
.2 Auction	.18 Farm Equipment Sales/Leasing/Repair
.3 Automobile Body Shop	.19 Freight Handling Facility
.4 Automobile Repair	.20 Landscape Supply
.5 Automobile Storage Yard	.21 Manufacturing
.6 Brewery	.22 Microbrewery
.7 Brewing and Vinting Outlet	.23 Mobile Food Vendor
.8 Building Supply	.24 Printing Services
.9 Bus Depot	.25 Recreational Vehicle Sales/Leasing/Repair/Rental
.10 Commercial Vehicle Parking	.26 Recycling Depot
.11 Commercial Vehicle Repair	.27 Research and Development
.12 Commercial Vehicle Sales/Leasing	.28 Restaurant
.13 Commercial Vehicle Stop	.29 Trade School
.14 Courier and Delivery	.30 Warehousing
.15 Crematorium	
.16 Data Centre	
<b>Accessory Uses</b>	
.31 Accessory Residential Use	

## 620.2 Site Specific Permitted Uses

- .1 Gaming Facility shall be a permitted use on the following lots:
  - a. PID: 023-889-985  
Lot 1 Section 24 Township 13 NWD Plan LMP34910
  - b. PID: 023-889-985  
Lot 1 Section 24 Township 13 NWD Plan LMP34910 Except Plan BCP33641
- .2 Office shall be a permitted use on the following lots:
  - a. Lot 2 Section 11 Township 16 NWD Plan BCP22632
  - b. Lot 1 Section 15 Township 16 NWD Plan BCP34059
- .3 Notwithstanding section 620.1, outdoor unenclosed open storage and no other uses shall be permitted on the following lots:
  - a. PID: 001-749-382  
Lot 7 NWD Plan 1602
  - b. PID: 005-296-561  
Lot 8 NWD Plan 1604

## 620.3 Development Regulations

Development Regulations Table for I2 Zone	
Column I	Column II
.1 Density (maximum)	n/a
.2 Minimum setbacks (interior lot line)	a. 0.0 m, except 3.0 m where abutting an R or RM zone
.3 Minimum setbacks (exterior lot line)	a. 3.0 m
.4 Minimum setbacks between buildings	a. 1.5 m
.5 Height (maximum)	a. 12.2 m
.6 Lot coverage (maximum)	a. 60%

## 620.4 Subdivision Regulations

Subdivision Regulations Table for I2 Zone	
Column I	Column II
.1 Lot size (minimum)	a. 1,850 m <sup>2</sup>
.2 Lot width (minimum)	n/a
.3 Lot depth (minimum)	n/a

## 620.5 Landscaping and Off-Street Parking

Refer to sections 140 and 150 for requirements pertaining to landscaping and off-street parking.

## 620.6 Conditions of Use

- .1 Multi-modal containers shall be excluded from the maximum height permitted in 620.3.5.
- .2 Unenclosed storage shall be permitted subject to the following regulations:
  - a. not be located within 3.0 m of an exterior lot line;
  - b. be bounded on all sides not adjacent to a building or structure by a solid fence or wall of at least 1.8 m in height;
  - c. be limited to that part of a lot that is surfaced with asphalt paving, concrete or another dust free material; and
  - d. not include storage of materials or goods likely to produce or give off dust or other particulate matter that may become wind-borne.
- .3 Areas for office, retail sale, rental or display of goods manufactured or warehoused on the lot shall be:
  - a. fully contained within the same building as the Manufacturing use or Warehousing on the lot; and
  - b. limited to an area not exceeding 25% of the gross floor area of the business manufacturing or warehousing the products on the lot and the remaining floor area not being open to the public.

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- .4 A Restaurant shall be limited to a total floor area of 175 m<sup>2</sup>.
- .5 A Commercial Vehicle Parking use shall require washroom facilities at a ratio of one bathroom stall for every 50 parking spaces.
- .6 An Accessory Residential Use shall not exceed a maximum area of 90 m<sup>2</sup> and shall be contained within the principal building.