

15.12 I-L Industrial Light District

Purpose

15.12.1 The general purpose of the I-L district is to provide for industrial businesses which are compatible with each other and which carry out their operations in such a way that does not create a [nuisance](#) factor which might adversely affect surrounding non-industrial land [uses](#).

Regulations

15.12.2 [Permitted](#) and [discretionary uses](#) within the I-L district are outlined in [Table 15.12.1](#).

15.12.3 Development standards for the I-L district are outlined in [Table 15.12.2](#).



Table 15.12.1 I-L Permitted and Discretionary Uses

Use	Permitted	Discretionary
Agricultural Equipment Sales and Service	P	
Auctioneering Establishment	P	
Business Support Service	P	
Equipment Rental, Sales and Service Establishment	P	
Fleet Services	P	
Industrial, General	P	
Outdoor Storage	P	

Use	Permitted	Discretionary
Public Utility	P	
Shipping Container	P	
Veterinary Clinic	P	
Kennel		D
Manufacturing Establishment		D
Temporary Industrial Camp		D
Vehicle Impoundment Yard		D

Table 15.12.2 I-L Development Standards for Principal and Accessory Buildings/Structures

Regulation	Standard
Lot Dimensions, Minimum	Width: 30.0m (98.4ft)
Parcel Area, Minimum	930.0m ² (10,010.4ft ²)
Front Setback, Minimum*	6.0m (19.7ft)
Side Setback, Minimum*	4.5m (14.8ft). The minimum required side setback <u>may</u> be reduced by the <u>Development Authority</u> where there is a railway line, <u>lane</u> , or utility <u>lot abutting</u> the side <u>lot</u> line; Minimum required rear setback <u>may</u> be reduced to 1.2 m (3.9 ft.) where there is a <u>lane abutting</u> the rear <u>lot</u> line; 7.5m (25ft) when adjacent to residential parcel
Rear Setback, Minimum*	4.5m (14.8ft) 7.5m (25ft) when adjacent to residential parcel
Height	16.0m (52.5ft) 4 <u>storeys</u>

*All minimum required setbacks may be increased at the discretion of the Development Authority having due regard for a particular location, type of industry, adjacent development, and safety factors.

Development Regulations

15.12.4 For on-site loading one (1) space for each loading door, with a minimum of two (2) spaces shall be provided.

15.12.5 No person shall construct a fence higher than 2.0m (6.56ft).

15.12.6 Any industrial operation, including production, processing, cleaning, testing, repairing, warehousing, storage, receiving, trans-shipment, or distribution of any material shall conform to the following performance standards at all times:

- a) Noise - No noise of industrial production shall be audible at any lot line of the lot on which the operation takes place;
- b) Smoke - No process involving the use of solid fuel is permitted;
- c) Dust and Ash - No process involving the emission of dust, fly ash, or other particulate matter is permitted;
- d) Smell - The emission of any odorous gas or other matter is prohibited;
- e) Toxic Gases or Substances - The emission of toxic gases or other toxic substances is prohibited; Glare or Heat - No industrial operation shall be carried out that would produce glare or heat discernible beyond the lot lines of the lot concerned; and
- f) The onus of providing to the Development Authority's satisfaction that a proposed development does and will comply with these standards rests with the applicant.

15.12.7 Appearance:

- a) All yards adjacent to a road shall be landscaped, and the entire site and all buildings maintained in a neat and tidy manner. Landscaped areas shall be trimmed and kept up and debris and unsightly objects shall be removed;
- b) All storage, freight, or trucking yards shall be enclosed or completely screened by buildings, coniferous trees, landscaped features, or fences, or a combination thereof;

- d) Notwithstanding section (b) above, the external storage of goods or materials is permitted only if kept in a neat and orderly manner or suitably enclosed by a [fence](#) or wall to the satisfaction of the [Development Authority](#);
- e) All driveways with access to paved public [roads shall](#) be paved for a minimum distance of 15.0m (49.2ft) from the boundary of the [lot](#) within one (1) year of the commencement of construction;
- f) All [front yards shall](#) be landscaped to the satisfaction of the [Development Authority](#); and
- g) No area for loading or storage, or any other like purpose, [shall](#) be permitted within the minimum required front setback.

15.12.8 [Developments](#) Adjacent to Residential Districts or Residential [Uses](#):

- a) [Developments shall](#) be carefully buffered in order to alleviate, mitigate or eliminate, to the satisfaction of the [Development Authority](#), any negative impact the industrial [use may](#) have on the existing or future residential [use](#);
- b) If, in the opinion of the [Development Authority](#), the alleviation, mitigation, or elimination of the negative impact of a proposed [discretionary use](#) on an existing or future residential [use](#) cannot be reasonably assured, the [Development Authority may](#) refuse to approve any [development permit](#) for a [discretionary use](#); and
- c) In addition, all storage areas and parking [lots shall](#) be screened from any adjacent Residential district by a solid wall, [fence](#), or other screening not less than 2.0m (6.56ft) high acceptable to the [Development Authority](#).