

Section 23B

“I2”

INDUSTRIAL TWO

23B

23B.1 No persons shall erect, alter, enlarge or use any building or structure, in whole or in part or use any land in whole or in part within the Industrial Two “I2” Zone for any purpose other than one or more of the following uses:

23B.1.1

Industrial Uses

- brewing on premise establishment
- communication facilities, including studios
- computer software production
- contractors
- custom service shop
- dry cleaning and laundry plant
- food and beverage products manufacturing which shall be limited to “meat and poultry products, bakery products and beverages”
- industrial or construction equipment supplies
- laboratories
- manufacturing
- printing or publishing
- product assembly
- product processing
- service and repair establishments
- transportation services and truck depot
- warehousing and storage (no retail)
- wholesaling (no retail)

23B.1.2

Additional Uses

Where the letter ‘A’ is shown as a suffix to the identification of the zoning on a site, the uses permitted in Sections 23A.1.2, 23A.1.3 and 23A.1.4 of the Industrial One Zone shall be permitted in addition to the list of uses listed in Section 23B.1.1.

23B.1.3

Ancillary Uses

23B.1.3.1

For any use listed in Section 23B.1.1 except for for warehousing and storage and wholesaling, up to ten (10%) percent of the building floor area occupied by said use may be permitted for display purposes.

23B.1.3.2

Deleted by By-law 05-151

23B.1.4

Recreational Uses

- A playground or park.

23B.1.5

Prohibited Uses

Notwithstanding Section 23B.1.1, no persons shall use any land or erect, alter, enlarge or use any buildings or structures in whole or in part within the Industrial Two “I2” Zone for any of the following uses:

- abattoir
- abrasive manufacturing
- ammonia manufacturing
- animal feed manufacturing
- asphalt manufacturing or refining
- bleaching powder manufacturing
- boiling of blood, bones, tripe or tallow melting
- cement, gypsum, lime or plaster of Paris manufacturing
- cereal products manufacturing
- chlorine manufacturing
- coal fired blast furnace
- coal yard
- distillation of bones, coal or biomass
- explosives or fireworks, manufacturing, storage or transportation
- extraction of oil from fish
- fats refining or rendering
- fertilizer manufacturing
- fish products manufacturing
- flour manufacturing
- fruit products manufacturing
- gelatin, glue or size manufacturing
- incineration or reduction of dead animals, garbage or offal
- non-ferrous metal smelting or refining
- oil, shellac or turpentine manufacturing
- organic chemical manufacturing
- paint or varnish manufacturing
- petroleum or coal oil refining
- phthaic anhydride manufacturing
- resin manufacturing
- sandblasting (outdoors)
- slaughter of animals, fish or fowl
- soap or detergent manufacturing
- stock yards
- tanning or storage of hides and skins
- tar distillation
- toxic acid manufacturing
- vegetable products manufacturing

23B.1.6

Prohibited Uses Within 100 Metres of a Residence

Notwithstanding Section 23B.1.1 no persons shall use any land or erect, alter, enlarge or use any buildings or structures in whole or in part within the Industrial Two ‘I2’ Zone where such lot is within 100 metres from lands used for a residential purpose for any of the following uses:

- bakery products manufacturing
- beverage products manufacturing and bottling
- dry cleaning and laundry plant
- meat and poultry products manufacturing
- glass stamping, shearing or grinding

- motorcycle equipment service or repairs
- marine equipment service or repairs
- petroleum oil or compressed gases storage
- truck (greater than one tonne) sales, service and repair

This section shall not apply to a residence for a caretaker or supervisor permitted as an ancillary use under Section 23B.1.3.2.

23B.2 **Performance Standards**

23B.2.1 **Lot Frontage**

A minimum lot frontage of 30 metres shall be provided.

23B.2.2 **Yard Requirements and Height Regulations**

23B.2.2.1 “Front Yard” - A minimum front yard of 10 metres shall be provided.

23B.2.2.2 “Flankage” - A minimum flankage setback of 6 metres shall be provided.

23B.2.2.3 “Side Yard” - A minimum side yard of 6 metres shall be provided.

23B.2.2.4 “Rear Yard” - A minimum rear yard of 7.5 metres shall be provided.

23B.2.2.5 “***Low Rise Residential Area Yard Setback***” – There shall be a minimum ***Low Rise Residential Area Yard Setback*** of ½ the height of the building and in no case less than 7.5 m. to any ***Lot Line Abutting a Low Rise Residential Area***.

23B.2.2.5.1 Within the Low Rise Residential Area Yard Setback there shall be a minimum three metre (3.0 m) ***Landscaped Buffer*** adjacent to any ***Lot line Abutting a Low Rise Residential Area*** which shall be maintained in healthy condition and good repair by the owner.

23B.2.2.5.2 The ***Landscaped Buffer*** shall be an average depth of 3.0 metres and at no point less than 1.5 metres.

23B.2.2.5.3 The ***Landscaped Buffer*** shall contain plant materials that form a visual screen and are not less than 1.5 metres in height.

23B.2.2.5.4 ***Buildings, Structures***, enclosures, parking areas, driveways, retaining walls and ***Impervious Areas*** shall be prohibited within the ***Landscaped Buffer***.

23B.2.2.6 **Building Height**

23B.2.2.6.1 Notwithstanding anything to the contrary, the maximum height in metres of any ***Building*** within the Industrial Two ‘I2’ zone shall be defined as three (3) times the numerical suffix shown on the Zoning Map attached as Appendix “A” to the said By-law. Where no numerical suffix is provided, the maximum height of any ***Building*** shall be eighteen metres (18.0 m) and shall not exceed six (6) ***Storeys***.

23B.2.2.6.2 Notwithstanding anything to the contrary, the number of ***Storeys*** within a ***Building*** shall not exceed the number of the numerical suffix.

23B.2.2.6.3 Notwithstanding anything to the contrary, a roof may be permitted to exceed the maximum height requirement so long as it is not habitable room or ***Building Floor Area***.

23B.2.3 **Off-Street Parking Requirement**

23B.2.3.1 **Industrial Mall**

There shall be a minimum of two and one-half parking spaces for every one hundred (100sq.m) square metres of building floor area in an Industrial Mall.

23B.2.3.2 **Single Occupancy Buildings**

For buildings which are not industrial malls, parking shall be provided according to the following schedule:

<u>Building Floor Area (b.f.a.)</u>	<u>Parking Requirement</u>
For the first 1,000 square metres of b.f.a.	2.5 spaces per 100 sq.m. of b.f.a.
For additional b.f.a. over 1,000 sq.m. but less than 5,000 sq.m. of b.f.a.	1.0 spaces per 100 sq.m. of b.f.a.
For additional b.f.a. over 5,000 sq.m.	0.75 spaces per 100 sq.m. of b.f.a.

23B.2.4 **Off-Street Loading**

Section 8.10 of the General Provisions of this By-law shall apply.

23B.2.5 **Outdoor Storage**

No outdoor storage shall be permitted within the front yard or minimum flankage setback and no outdoor storage shall be permitted within a side or rear yard unless it is fenced and screened from view of the street.

23B.2.6 Notwithstanding anything to the contrary, more than one main building or accessory building or buildings may be permitted on a lot.