

610 – Residential Industrial Zone (I1)

(B/L 3249-2022)

I1

Intent: To accommodate Single Detached Dwellings on industrial Lots, with home based businesses and small scale industrial Uses

610.1 Permitted Uses

Permitted Uses Table for I1 Zone	
Principal Uses	
.1	Manufacturing
.2	Single Detached Dwelling
Accessory Uses	
.3	Automobile Body Shop
.4	Automobile Repair
.5	Commercial Vehicle Repair
.6	Courier and Delivery
.7	Farm Equipment Repair
.8	Home Occupation – Level 3
.9	Recreational Vehicle Repair

610.2 Site Specific Permitted Uses

n/a

610.3 Development Regulations

Development Regulations Table for I1 Zone	
Column I	Column II
.1 Density (maximum)	n/a
.2 Minimum Setbacks (Front Lot Line)	a. 3.0 m
.3 Minimum Setbacks (Rear Lot Line)	a. 7.5 m
.4 Minimum Setbacks (Interior Side Lot Line)	a. 3.0 m
.5 Minimum Setbacks (Exterior Side Lot Line)	a. 3.0 m
.6 Minimum Setbacks between Buildings	a. 1.5 m
.7 Height (maximum)	a. Principal Building – 9.8 m or two Storeys, whichever is less b. Accessory Building or Structure – 5.5 m
.8 Lot Coverage (maximum)	a. 40%

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610.4 Subdivision Regulations

Subdivision Regulations Table for I1 Zone	
Column I	Column II
.1 Lot Size (minimum)	a. 1,000 m ²
.2 Lot Width (minimum)	a. 25 m
.3 Lot Depth (minimum)	a. 40 m

610.5 Landscaping and Off-Street Parking

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

610.6 Conditions of Use

- .1 Notwithstanding section 140, a Home Occupation – Level 3 shall: (B/L 3249-2022)
 - a. not exceed a floor area of 185 m² per Lot; and
 - b. not exceed four employees, including any Resident.
- .2 Notwithstanding section 140, two Home Occupations shall be permitted on the same Lot, provided that only one is a Home Occupation – Level 3. (B/L 3249-2022)
- .3 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.