615 – Light Industrial Zone (LIZ)

Intent: To accommodate Commercial Vehicle Parking with a limited number of light industrial Uses and Outdoor Storage.

615.1 Permitted Uses

Permitted Uses Table for LIZ Zone	
Principal Uses	
.1 Commercial Vehicle Parking	.4 Mobile Food Vendor
.2 Commercial Vehicle Stop	.5 Outdoor Storage
.3 Restaurant	
Accessory Uses	
.6 Accessory Building	

615.2 Development Regulations

Development Regulations Table for LIZ 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 a residential principal Use
.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. 8%, except 60% for a Commercial Vehicle Stop Principal Use

615.3 Subdivision Regulations

Subdivision Regulations Table for LIZ Zone	
Column I	Column II
.1 Lot Size (minimum)	a. 1,850 m^2
.2 Lot Width (minimum)	n/a
.3 Lot Depth (minimum)	n/a

615.4 Landscaping and Off-Street Parking

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

615.5 Conditions of Use

.1 Outdoor 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. not include storage of materials or goods likely to produce or give off dust or other particulate matter that may become wind-borne.

.2 Restaurant is only permitted when developed in conjunction with at least one other Principal Use and is limited to a total Floor Area of 175 m^2.

.3 Commercial Vehicle Parking Use shall require washroom facilities at a ratio of one bathroom stall for every 50 Commercial Vehicle Parking Spaces.

.4 Where located next to the Agricultural Land Reserve (ALR), Commercial Vehicle Parking must be screened and buffered from the ALR by a Landscaped Area with a minimum width of 10 m that abuts the ALR and a fence with a minimum height of 1.2 m to prevent encroachment into the Landscaped Area. All required screening must be maintained.