

630 – High Impact Industrial Zone (I3)

I3

Intent: To accommodate high impact industrial Uses, as well as a limited number of light industrial uses that are compatible with high impact Uses

630.1 Permitted Uses (B/L 3470-2023)

| Permitted Uses Table for I3 Zone | |
|--|--|
| Principal Uses | |
| .1 Animal Stockyard | .10 Feedlot |
| .2 Automobile Body Shop | .11 Freight Handling Facility |
| .3 Batching Plant | .12 Manufacturing |
| .4 Brewing and Vinting Outlet | .13 Mobile Food Vendor |
| .5 Commercial Composting Facility(B/L 3470-2023) | .14 Motor Vehicle Recycling and Salvage Yard (B/L 3470-2023) |
| .6 Commercial Vehicle Parking | .15 Recreational Vehicle Sales/Leasing/Repair/Rental |
| .7 Commercial Vehicle Repair | .16 Recycling Depot |
| .8 Commercial Vehicle Sales/Leasing | .17 Slaughterhouse |
| .9 Dangerous Goods Manufacturing/Warehousing | .18 Warehousing |
| | .19 Waste Transfer Station (B/L 3470-2023) |
| Accessory Uses | |
| .20 Accessory Residential Use | |

630.2 Site Specific Permitted Uses

n/a

630.3 Development Regulations

| Development Regulations Table for I3 Zone | |
|---|-----------|
| Column I | Column II |
| .1 Density (maximum) | n/a |
| .2 Minimum Setbacks (Interior Lot Line) | a. 7.5 m |
| .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% |

630.4 Subdivision Regulations

| Subdivision Regulations Table for I3 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 |

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630.5 Landscaping and Off-Street Parking

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

630.6 Conditions of Use

- .1 A Dangerous Goods Manufacturing/Warehousing shall be: (B/L 2454-2015, B/L 3055-2020)
 - a. authorized by and in compliance with a permit issued by the Waste Management branch of the Ministry of Environment; and
 - b. in conformity with the regulations of the City's Fire Service Bylaw, as amended, or replaced, from time to time.
- .2 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.
- .3 An Accessory Residential Use shall not exceed a maximum area of 90 m² and shall be contained within the Principal Building.
- .4 A Commercial Vehicle Parking use shall require washroom facilities at a ratio of one bathroom stall for every 50 parking spaces.
- .5 A Motor Vehicle Recycling and Salvage Yard shall: (B/L 3470-2023)
 - a. not be located within 3.0 m of an Exterior Lot Line;
 - b. be bounded on all sides by a solid fence or wall not less than 2.4 m in Height and located a minimum of 3.0 m from any Exterior Lot Line;
 - c. not be used to pile motor vehicle bodies or parts above the Height of the surrounding solid fence or wall;
 - d. be provided with a solid continuous hedge planting along all Exterior Lot Lines (except for entranceways) within 3.0 m of the Exterior Lot Line and having a minimum Height of 2.0 m at the time of planting; and
 - e. not discharge or permit the discharge of Leachate to the environment, unless authorized by and in compliance with a permit issued by the Waste Management Branch of the Ministry of Environment.
- .6 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.
- .7 Storage or processing of animal or vegetable wastes shall take place only within a wholly enclosed building or structure.

- .8 A Commercial Composting Facility shall: (B/L 3470-2023)
- a. be located on an impermeable surface that is capable of withstanding wear and tear from normal operations and that will prevent the release of Leachate into the environment;
 - b. have a roof or cover designed to prevent the water from collecting around the base of organic material and compost to prevent water from entering the receiving, storage, processing and curing areas;
 - c. have a Leachate collection system designed, constructed, maintained and operated to reuse Leachate, or to remove Leachate, from the receiving, storage, processing and curing areas;
 - d. not discharge or permit the discharge of Leachate to the environment unless authorized by and in compliance with a permit issued by the Waste Management Branch of the Ministry of Environment; and
 - e. ensure that an emission control plan is implemented for odours and particulates.
- .9 A Recycling Depot shall: (B/L 3470-2023)
- a. not include the intentional breaking of glass products; and
 - b. not include the storing of used tires.
- .10 A Waste Transfer Station shall: (B/L 3470-2023)
- a. receive, sort, compact and rearrange solid waste on an impermeable surface that is protected by a roof or permanent cover;
 - b. be bounded on all sides by a solid fence or wall not less than 2.4 m in Height and located a minimum of 3.0 m from any Exterior Lot Line;
 - c. store solid waste in a container or truck that is watertight with a mechanism to cover the waste when not in use;
 - d. be permitted to only store wood, metal, and plastic outside;
 - e. maintain the facility in a manner that is compliant with all City bylaws;
 - f. ensure that an emission control plan is implemented for odours and particulates, and
 - g. not discharge or permit the discharge of Leachate to the environment, unless authorized by and in compliance with a permit issued by the Waste Management Branch of the Ministry of Environment.