

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

Permitted Uses Table for I3 Zone	
Principal Uses	
.1 Animal Stockyard	.10 Feedlot
.2 Automobile Body Shop	.11 Freight Handling Facility
.3 Automobile Recycling and Salvage Yard	.12 Manufacturing
.4 Batching Plant	.13 Mobile Food Vendor
.5 Brewing and Vinting Outlet	.14 Recreational Vehicle Sales/Leasing/Repair/Rental
.6 Commercial Vehicle Parking	.15 Recycling Depot
.7 Commercial Vehicle Repair	.16 Slaughterhouse
.8 Commercial Vehicle Sales/Leasing	.17 Warehousing
.9 Dangerous Goods Manufacturing/Warehousing	
Accessory Uses	
.18 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

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 An Automobile Recycling and Salvage Yard shall:
 - 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 automobile bodies or parts above the Height of the surrounding solid fence or wall; and
 - 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.
- .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.