

SECTION 45

I-2 (General Industrial) Zone

Permitted Uses

1. The following uses and no others are permitted in an I-2 zone:

- (a) manufacturing facilities and storage areas for raw materials;
- (b) auction market, including the sales of animals;
- (c) storage, warehousing, cartage, express and freight facilities;
- (d) salvage yards and recycling depots;
- (e) gravel extraction activities such as processing and screening;
- (f) machine, welding and woodworking shops, and the retail sale of these items;
- (g) kennels;
- (h) automotive repair shops;
- (i) watchman's quarters.
- (j)* *bulk fuel sales***

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Permitted accessory uses and buildings on any parcel includes the following:

- (k) accessory buildings for any of the above.

Regulations

2. On a parcel located in an I-2 zone:

Minimum Parcel Size for Subdivision purposes

- (a) There is no minimum parcel size;

Number and type of Dwelling Units allowed

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- (b)** A maximum of one single family detached dwelling or one mobile home is permitted, as a watchmen's quarters, but not all ***two***;

Height

- (c) No building or structure shall exceed 12 metres (40 ft) in height;

Setbacks

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- (d)** Except as otherwise specifically permitted in this bylaw, ***no building, structure or illuminated sign, shall be located within 4.6 meters (15 ft) of a lot in a Residential zone;***

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I-2 (General Industrial) Zone cont'd

Accessory Buildings

- (e) No accessory building shall have a total floor area greater than 50% of the principal structure.

Lot Area Coverage

- (f) The maximum permitted lot area coverage shall be as follows:

Principal building with all accessory building and structures 70%

Additional requirements

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- (g) ***All outdoor storage areas and/or manufacturing activities*** that are adjacent to either a residential area or a highway shall be screened by a solid fence or landscaped berm that shall be not less than 2.4 metres (8 ft) in height from the grade to the top of the berm or fence; and
- (h) See Sections 13 to 30A of this Bylaw.