

11.2 I-1A – ZONE – LIGHT INDUSTRIAL

(a) Permitted Uses

The following uses and no others are permitted in the I-1A Zone:

- 1) auto body repair and painting;
- 2) automotive repair, storage and sales;
- 3) boat building, repair and storage;
- 4) book binding, publishing, and storage;
- 5) building supplies, sale and storage;
- 6) cannabis – micro production and processing;
- 7) cannabis – standard production and processing;
- 8) retail sales of cannabis;
- 9) clothing cleaning, manufacture, repair and storage;
- 10) equipment repair, sales, storage and rental;
- 11) feed, seed and agricultural supplies, sales and storage;
- 12) food processing, storage and packaging, excluding fish cannery and abattoir;
- 13) industrial processing, manufacturing, repair, storage and packaging enclosed within a building;
- 14) laboratory, kennel and animal hospital;
- 15) lumber yards, storage yards, auction grounds;
- 16) recycling, sorting and storage of any substance or material, including paper, wood, and metal but excluding any type of septage, animal material, or animal substance;
- 17) restaurant, take out service and catering;
- 18) secondary processing and manufacturing of wood products, including the making of plywood, lath, particleboard and similar products, and the manufacturing of modular or pre-fabricated homes and structures, but excluding sawmills, pulp and paper mills and log storage and sorting;
- 19) storage of propane not exceeding 160,000 litres, excluding wholesale and retail sales;
- 20) warehousing, mini-warehousing, freight handling and storage;
- 21) wholesale sales, excluding hazardous materials, pesticides, explosives, and petroleum products;
- 22) office, retail sales, accessory to a use permitted in 11.2(a)1 to 21;
- 23) one single-family dwelling unit or mobile home accessory to a use permitted in 11.2(a)1 to 21.

(b) Conditions of Use

For any parcel in the I-1A Zone:

1. The parcel coverage shall not exceed 50 percent for all building and structures;
2. The height for all buildings and structures shall not exceed 10 metres;
3. The setbacks for all types of parcel lines set out in Column I of this section are set out for all buildings and structures in Column II:

COLUMN I Type of Parcel Line	COLUMN II Buildings & Structures
Front	9.0 metres
Side (exterior)	4.5 metres
Side (interior)	0 metres where the abutting parcel is zoned Industrial; 9.0 metres where the abutting parcel is not zoned Industrial
Rear	9.0 metres

4. A vegetative screen in the I-1A Zone shall be located and maintained along the entire length of parcel lines contiguous to a road or highway, shall be a minimum of 2 metres wide, and shall consist of mature coniferous trees not less than 2 metres high when planted and shall be located in at least two offsetting rows and spaced not more than 5 metres apart.