

## PART 13 – INDUSTRIAL

### 13.1 DESCRIPTION OF ZONES

Zone	Abbreviation	Intent of Zone
Highway Industrial	I1	This zone provides for clean industrial uses, as well as commercial uses which require large lots.
Light Industrial	I2	This zone provides for uses which are industrial in nature but do not result in excessive noise, waste or noxious fumes.
High Tech Industrial	I3	This zone provides for clean, high-tech industrial uses and supporting commercial uses.
Industrial	I4	This zone provides for heavy industrial development that is not compatible with residential uses.

### 13.2 PERMITTED USES

13.2.1 The following uses shall be permitted within industrial zones:

Use	Zones				Conditions of Use
	I1	I2	I3	I4	
Animal Shelter	P	--	--	--	
Auction	P	--	--	--	
Automobile Sales and Rentals	P	--	--	--	
Auto Part Sales	P				
Automotive Repair	P	P	--	--	
Automobile Salvage and Wrecking Yard	--	--	--	P	
Boat Construction and Repair	--	P	--	P	Within the I2 zone all repair and construction of boats must be completely contained within a building or structure.
Boat Sales and Service	P	--	--	--	
Cannabis Production and Processing	--	--	--	P	
Car Wash	P	--	--	--	
Chemical Plant	--	--	--	P	
Commercial School	--	--	P	--	
Composting Facility	--	--	--	P	
Concrete Asphalt Plant	--	--	--	P	
Crematorium	--	--	--	P	

Use	Zones				Conditions of Use
	I1	I2	I3	I4	
Custom Workshop	P	P	P	--	All processing of materials must occur within a building.
Daycare	--	--	P	--	
Food and Beverage Processing	P	P	P	P	All processing of materials must occur within a building. An odor abatement plan shall be required for all food processing uses.
Fueling Installation	P				
Furniture and Appliance Sales	P	--	--	--	
Helicopter Landing Pad			ss		
Indoor Driving and Shooting Range	P	--	--	--	
Industry	--	--	--	P	
Injury Management Centre	P	--	--	--	
Laboratory	P	P	P	--	
Light Industry	P	P	P	P	All processing of materials must occur within a building.
Livestock Processing	--	--	--	P	
Log Sorting and Storage	--	--	--	P	
Lumber Yard	P	P	--	--	
Manufacturing / Contractor Office	P	P	P		The Gross Floor Area of the office area shall not exceed 929m <sup>2</sup> .
Micro Cannabis Production and Processing	P	P	--	--	All processing and storage of materials must occur within a building. An odour abatement plan shall be required for all micro cannabis production uses.
Mini Storage	P	--	P	--	
Office			ss		
Pet Day Care	P	--	P	--	
Petroleum Processing	--	--	--	P	
Prefab Home Sales and Manufacturing	P	P	--	--	
Printing and Publishing Facility	P	P	P	--	
Production Bakery	P	P	P	--	
Production Studio	P	P	P	--	

Use	Zones				Conditions of Use
	I1	I2	I3	I4	
Railway and Railway Station	P	P	P	P	
Railway Yard	--	P	--	P	
Recycling Depot	--	P	--	P	Within the I2 zone, the use shall be contained within a completely enclosed building. No building materials may be located within 6m of a doorway or opening in a building greater than 1m in width or 1m in height; except when the doorway or opening remains completely closed when no vehicle or person is entering or exiting the building.
Recycling Plant	--	--	--	P	
Recycling Drop Off Centre	P	--	--	--	
Refund Container Recycling Depot	--	P	P	--	
Repair Shop	P	P	P	--	
Recreational Facility	--	--	P	--	
Research Facility	P	P	P	--	
Restaurant	--	--	P	--	
Seafood Processing	--	--	--	P	
Service Industry	P	P	P	--	
Sign Shop	P	P	P	--	
Social Service Resource Centre	P	P	P	--	
Storage Yard	--	P	--	P	
Storage of Flammable and Combustible Liquids	--	--	--	P	
Tools / Equipment Rentals and Sales	P	--	P	--	
Topsoil Processing	--	--	--	P	
Truck Terminal	--	--	--	P	
Tow Truck Dispatch and Storage Yard	P	P	--	P	The sale of lawfully impounded motor vehicles is permitted in conjunction with a tow truck dispatch yard; provided the motor vehicles have been lawfully impounded or recovered by the operator and no more than three motor vehicles are for sale at any one time.
Truck, Trailer and Heavy Equipment Sales	P	P	--	--	
Veterinary Clinic	P	--	P	P	
Warehouse	P	P	P	--	
Waste Transfer	--	--	--	P	
Wholesale	P	P	P	P	