

I-1 District Schedule

1 Intent

The primary intent of this Schedule is to permit light industrial uses that are generally compatible with one another and with adjoining residential or commercial districts. It is also the intent to permit advanced technology industry, and industry with a significant amount of research and development activity. Service commercial uses compatible with and complementing light industrial uses are also permitted but not offices or retail stores.

2 Outright Approval Uses

2.1 Subject to all other provisions of this By-law, including the additional regulations in section 11.3 of this By-law, and to compliance with section 2.3 and the regulations of this Schedule, the uses listed in section 2.2 shall be permitted in this District and shall be issued a permit.

2.2 Uses

2.2.A • Accessory Buildings customarily ancillary to any of the uses listed in this Schedule, except that:

- (a) an accessory building must not exceed 4.6 m in height, and must not exceed 3.7 m in height measured to the highest point of the roof if a flat roof, to the deck line of a mansard roof, or to the mean height level between the eaves and ridge of a gable, hip, or gambrel roof;
- (b) an accessory building must be situate in the rear yard no less than 3.1 m from the ultimate centre line of any rear or flanking lane; and
- (c) an accessory building's total floor area, measured to the extreme outer limits of the building, must not exceed 10% of the total area of the site.

- Accessory Uses customarily ancillary to any of the uses listed in this section, but not including accessory retail use in conjunction with wholesale uses listed in section 2.2.W, provided that, unless permitted as an outright approval use pursuant to section 2.2 of this Schedule, the total floor area of all accessory uses shall not be greater than 33-1/3 percent of the gross floor area of the principal and accessory uses combined, and provided that the floor area in accessory retail use is separated by a wall from the floor area in other uses which shall be inaccessible to the general public.

2.2.C [Cultural and Recreational]

- Club.

2.2.I [Institutional]

- Church.

2.2.M [Manufacturing]

- Bakery Products Manufacturing.
- Batteries Manufacturing.
- Chemicals or Chemical Products Manufacturing - Class B.
- Clothing Manufacturing.

- Dairy Products Manufacturing.
- Electrical Products or Appliances Manufacturing.
- Food or Beverage Products Manufacturing - Class B.
- Furniture or Fixtures Manufacturing.
- Ice Manufacturing.
- Jewellery Manufacturing.
- Leather Products Manufacturing.
- Miscellaneous Products Manufacturing - Class B.
- Non-metallic Mineral Products Manufacturing - Class B.
- Paper Products Manufacturing.
- Plastic Products Manufacturing.
- Printing or Publishing.
- Rubber Products Manufacturing.
- Shoes or Boots Manufacturing.
- Software Manufacturing.
- Tobacco Products Manufacturing.
- Wood Products Manufacturing - Class B.

2.2.R [Retail]

- Gasoline Station - Full Serve, subject to the provisions of section 11.10 of this By-law.

2.2.S [Service]

- Animal Clinic.
- Catering Establishment.
- Laboratory.
- Laundry or Cleaning Plant.
- Motor Vehicle Repair Shop.
- Motor Vehicle Wash.
- Photofinishing or Photography Laboratory.
- Production or Rehearsal Studio.
- Repair Shop - Class A.
- School - Vocational or Trade.
- Sign Painting Shop.
- Work Shop.

2.2.T [Transportation and Storage]

- Cold Storage Plant.
- Packaging Plant.
- Storage Warehouse.

2.2.U [Utility and Communication]

- Radiocommunication Station.

2.2.W [Wholesale]

- Lumber and Building Materials Establishment.
- Wholesaling - Class A.
- Wholesaling - Class B, provided that floor area does not exceed 1 000 m².

2.3 Conditions of Use

- 2.3.1 No use listed in section 2.2 of this Schedule, except a full-serve gasoline station and a lumber store, shall be carried on other than wholly within a completely enclosed building, except for off-street parking and loading, heating and mechanical equipment, or other facilities or equipment which in the opinion of the Director of Planning are similar to the foregoing.
- 2.3.2 No use listed in section 2.2 of this Schedule shall involve the bulk storage, pending ultimate distribution off site, of explosives, fireworks, ammunition, matches, or flares; radioactive material; rags or cotton waste; and, except for a full-serve gasoline station, compressed gas, petroleum, coal or tar products or derivatives.

3 Conditional Approval Uses

- 3.1 Subject to all other provisions of this By-law, including section 3.3.3, and the additional regulations in section 11.3 of this By-law, and the provisions and regulations of this Schedule, the Development Permit Board may approve any of the uses listed in section 3.2, subject to the conditions of section 3.3, and including such other conditions as it may decide, provided that it first considers:
 - (a) the intent of this Schedule and all applicable policies and guidelines adopted by Council; and
 - (b) the submission of any advisory group, property owner or tenant.

3.2 Uses

- 3.2.A
 - Accessory Buildings to any of the uses listed in this Schedule, except as provided for in section 2.2.A of this Schedule.
 - Accessory Uses customarily ancillary to any of the uses listed in this section, subject to the same provisions as section 2.2.A of this Schedule.
 - Accessory Uses customarily ancillary to any of the uses listed in this Schedule, other than as provided for in section 2.2.A of this Schedule, except that accessory retail use may be approved only in conjunction with manufacturing uses.
- 3.2.C [Cultural and Recreational]
 - Artist Studio - Class B, subject to the provisions of section 11.18 of this By-law, and provided that the change of use applies to floor space existing as of September 10, 1996 and additions are limited to a maximum of 10 percent of the existing floor space.
 - Theatre.
- 3.2.DW [Dwelling]
 - Dwelling Unit for a caretaker, watchman or other person or persons similarly employed, if such dwelling unit is considered to be essential to the operation of the business or establishment.
 - Dwelling Unit existing as of and used continuously since October 25, 1988, provided that any additions thereto are limited to 10 percent of existing floor space or 37 m², whichever is the lesser.
 - Residential Unit associated with and forming an integral part of an Artist Studio - Class B, subject to the provisions of section 11.19 of this By-law.
- 3.2.I [Institutional]
 - Ambulance Station.
 - Public Authority Use.

- Social Service Centre.
- 3.2.M [Manufacturing]
- Brewing or Distilling.
 - Chemicals or Chemical Products Manufacturing - Class A.
 - Food or Beverage Products Manufacturing - Class A.
 - Linoleum or Coated Fabrics Manufacturing.
 - Machinery or Equipment Manufacturing.
 - Metal Products Manufacturing - Class B.
 - Miscellaneous Products Manufacturing - Class A.
 - Motor Vehicle Parts Manufacturing.
 - Non-metallic Mineral Products Manufacturing - Class A.
 - Rubber Manufacturing.
 - Textiles or Knit Goods Manufacturing.
 - Transportation Equipment Manufacturing.
 - Vegetable Oil Manufacturing.
- 3.2.O [Office]
- General office, but not including the offices of accountants, lawyers and notary publics, nor the offices of real estate, advertising, insurance, travel and ticket agencies.
- 3.2.P [Parking]
- Parking Uses.
- 3.2.R [Retail]
- Farmers' Market. *Compatibility with nearby sites, parking, traffic, noise, hours of operation, size of facility, pedestrian amenity.*
 - Vehicle Dealer.
- 3.2.S [Service]
- Auction Hall.
 - Print Shop.
 - Restaurant - Class 1, provided that the total floor area does not exceed 65 m².
 - School - Arts or Self-Improvement.
- 3.2.T [Transportation and Storage]
- Aircraft Landing Place.
 - Booming Ground.
 - Marine Terminal or Berth.
 - Mini-storage Warehouse.
 - Railway Station or Rail Yard.
 - Storage Yard.
 - Taxicab or Limousine Station.
 - Truck Terminal or Courier Depot.
 - Weighing or Inspection Station.
 - Works Yard.
- 3.2.U [Utility and Communication]
- Public Utility.
 - Recycling Depot.

- 3.2.W [Wholesale]
 - Cardlock Fuel Station.
 - Wholesaling - Class B, other than as provided for in section 2.2.WH of this Schedule.
- 3.2.Z
 - Any other use which is not specifically listed and defined as a use in section 2 of this By-law but which the Development Permit Board considers comparable in nature to the uses listed in this Schedule, having regard to the intent of this District Schedule.
 - Any use which is listed in section 2.2 of this Schedule but which does not comply with the provisions of section 2.3.1.
 - Any other use which is not specifically listed in this district schedule but which was a legally conforming use existing as of October 25, 1988.

3.3 Conditions of Use

- 3.3.1 No use listed in section 3.2 of this Schedule, except a Cardlock fuel station, vehicle dealer and transportation and storage uses, shall be carried on other than wholly within a completely enclosed building unless appropriate measures are taken, to the satisfaction of the Director of Planning, to eliminate any dangerous, injurious, noxious or otherwise objectionable impact that could adversely affect the surrounding area and adjoining non-industrial districts.
- 3.3.2 No use listed in section 3.2 of this Schedule shall involve the bulk storage, pending ultimate distribution off site, of explosives, fireworks, ammunition, matches, or flares; radioactive material; rags or cotton waste; and, except for a Cardlock fuel station, compressed gas, petroleum, coal or tar products or derivatives.
- 3.3.3 No use listed in section 3.2 of this Schedule shall involve the storage, other than wholly within a completely enclosed building, of toxic or corrosive chemicals or acids; scrap; fungicides, herbicides or pesticides; paint, varnish, oil shellac or turpentine; grain, hops, or sugar; fish, fish oil or meal, animal oil or fat, or vegetable oil.
- 3.3.4 No use listed in section 3.2 of this Schedule shall involve the storage of goods or materials other than wholly within a completely enclosed building unless the yard or portion of the yard containing the goods or materials is enclosed by a suitable fence or wall restricting public access.

4 Regulations

All uses approved under sections 2 and 3 of this Schedule shall be subject to the following regulations:

- 4.1 **Site Area** -- Not Applicable.
- 4.2 **Frontage** -- Not Applicable.
- 4.3 **Height**
 - 4.3.1 The maximum height of a building shall be 18.3 m.
- 4.4 **Front Yard**
 - 4.4.1 No front yard shall be required.

4.5 Side Yards

- 4.5.1 No side yard shall be required, except where the site adjoins, without the intervention of a lane, a site located in an R District, in which case a side yard with a minimum width of 1.5 m shall be provided adjoining the R District.
- 4.5.2 Where a side yard is provided, although not required, a side yard with a minimum width of .9 m shall be provided.

4.6 Rear Yard

- 4.6.1 A rear yard with a minimum depth of 3.1 m shall be provided, except that where the rear of the site abuts a lane, this required minimum depth shall be decreased by the lane width between the rear property line and the ultimate centre of the lane.
- 4.6.2 The Director of Planning or the Development Permit Board, as the case may be, may waive the requirement to provide a rear yard where he is satisfied that the site is located within an area where rear access to the site and adjacent sites is not likely to be required.

4.7 Floor Space Ratio

- 4.7.1 The floor space ratio shall not exceed 3.00, subject to the following:
- (a) the maximum floor space ratio shall be 3.0 for Manufacturing Uses, Transportation and Storage Uses, Utility and Communication Uses, Wholesale Uses, and the following Service Uses: Laboratory; Laundry or Cleaning Plant; Production or Rehearsal Studio; Repair Shop - Class A; and Work Shop;
 - (b) the maximum floor space ratio shall be 1.0 for each of the following Service Uses: Catering Establishment; Motor Vehicle Repair Shop; Photofinishing or Photography Laboratory; and Sign Painting Shop;
 - (c) the maximum floor space ratio shall be 1.0 for all other uses combined; and
 - (d) the floor area in retail uses, including accessory retail, shall not exceed 1 000 m².
- 4.7.2 The following shall be included in the computation of floor space ratio:
- (a) all floors of all buildings, both above and below ground level, to be measured to the extreme outer limits of the building.
- 4.7.3 The following shall be excluded in the computation of floor space ratio:
- (a) open residential balconies or sundecks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, provided that the total area of all exclusions does not exceed eight percent of the residential floor area being provided;
 - (b) patios and roof gardens, for residential purposes only, provided that the Director of Planning first approves the design of sunroofs and walls;
 - (c) where floors are used for off-street parking and loading, the taking on or discharging of passengers, bicycle storage, heating and mechanical equipment, or uses which in the opinion of the Director of Planning are similar to the foregoing, those floors or portions thereof so used, which:
 - (i) are at or below the base surface, provided that the maximum exclusion for a parking space shall not exceed 7.3 m in length; or
 - (ii) are above the base surface and where developed as off-street parking are located in an accessory building situated in the rear yard, provided that the maximum exclusion for a parking space shall not exceed 7.3 m in length;

- (d) storage space associated with an artist studio - class B where the space is provided below the base surface and subject to a maximum exclusion of 20 m² for each artist studio - class B;
- (e) amenity areas, including child day care facilities, recreation facilities and meeting rooms accessory to a residential use, to a maximum total area of 10 percent of the total permitted floor area; and
- (f) portions of exterior walls contributing to thermal and building envelope performance, in accordance with the provisions of section 10.33 - Exterior Wall Exclusions, in Section 10 of the General Regulations of the Zoning & Development By-law.

