

## **Part Six: Industrial Districts and Regulations**

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**6.1 I1 Industrial (Business Service) District**



General Purpose

<sup>1</sup>The general purpose of this District is to provide for a limited range of light industrial, warehousing, storage, and industrial support services within the performance standards of section 6.6 subsection (2)(a), the operation of which do not create or emit noises, odours, dust, fumes or other factors which are regarded as nuisances. In addition, this district will provide for certain other businesses which are incompatible in commercial districts.

**1. I1 Permitted and Discretionary Uses Table**

|                               |   |
|-------------------------------|---|
| <b>(a) Permitted Uses</b>     |   |
| (i)                           | Accessory buildings or uses excluding sales subject to section 3.5.   |
| (ii)                          | Accessory sales related to manufacturing, processing, and/or distribution of any article.   |
| (iii)                         | Accessory sales of used trucks, used automobiles and used holiday trailers, providing that collectively there are not more than three units for sale on the site at any one time. |
| (iv)                          | <sup>2</sup> Building Sign; and   |
| (v)                           | <sup>3</sup> Freestanding Sign.   |
| (vi)                          | Industrial support services.  |
| (vii)                         | <sup>4</sup> DELETED  |
| (viii)                        | Manufacture, processing, distribution, repair, servicing, and/or rental of any articles.  |
| (ix)                          | Service stations.   |
| (x)                           | <sup>5</sup> Warehousing.   |
| (xi)                          | <sup>6</sup> Outdoor storage.   |
| <b>(b) Discretionary Uses</b> |   |
| (i)                           | Above ground storage tanks for motor fuel products including propane and used oil.  |
| (ii)                          | Animal services.  |
| (iii)                         | Auction marts (excluding livestock).  |
| (iv)                          | <sup>7</sup> Billboard Sign;  |

<sup>1</sup> 3357/N-2019, 3357/M-2019

<sup>2</sup> 3357/B-2018

<sup>3</sup> 3357/B-2018

<sup>4</sup> 3357/B-2018

<sup>5</sup> 3357/E-2006

<sup>6</sup> 3357/E-2006

<sup>7</sup> 3357/B-2018

**(b) Discretionary Uses *continued***

- (v) <sup>1</sup>DELETED
- (vi) <sup>2</sup>DELETED
- (vii) <sup>3</sup>Dynamic Fascia Sign; and
- (viii) <sup>4</sup>Dynamic Freestanding Sign.
- (ix) Crematorium
- (x) Dangerous goods occupancy.
- (xi) Restaurant.
- (xii) <sup>5</sup>Sale of large trucks over 10,000 Kg, Manufactured Homes, heavy construction equipment and machinery
- (xiii) Sale of horse, stock, and light flatdeck and cargo trailers.
- (xiv) <sup>6</sup>DELETED
- (xv) Transportation, communication or utility facility.
- (xvi) <sup>7</sup>Industrial trade schools (maximum capacity of 60 persons).
- (xvii) <sup>8</sup>Accessory outdoor display or sale of goods
- (xviii) <sup>9</sup>Pet Crematorium
- (xix) <sup>10</sup>Alternative/Renewable Energy Facility on sites designated in an Eco Industrial Park Overlay District.
- (xx) <sup>11</sup>Uses that produce waste materials, outputs, or by-products that may be used as inputs for an industrial operation within the Eco Industrial Park Overlay District. This use does not include Cannabis Retail Sales.
- (xxi) <sup>12</sup>Uses that may consume waste materials, outputs, or by-products that are produced by an industrial operation within an Eco Industrial Park Overlay District. This use does not include Cannabis Retail Sales.

**2. I1 Industrial (Business Service) District Regulations**

**(a) Table 6.1 I1 Regulations**

| <b>Regulations</b> | <b>Requirements</b> |
|--------------------|---------------------|
| Floor Area Minimum | n/a                 |
| Building Height    | n/a                 |

<sup>1</sup> 3357/G-2016, 3357/B-2018

<sup>2</sup> 3357/G-2016, 3357/B-2018

<sup>3</sup> 3357/B-2018

<sup>4</sup> 3357/B-2018

<sup>5</sup> 3357/E-2016

<sup>6</sup> 3357/B-2018

<sup>7</sup> 3357/L-2011

<sup>8</sup> 3357/E-2006

<sup>9</sup> 3357/M-2008

<sup>10</sup> Correction 38

<sup>11</sup> 3357/L-2018

<sup>12</sup> 3357/L-2018

| Regulations        | Requirements   |
|--------------------|--|
| Maximum            |  |
| Front Yard Minimum | 6.0 m, except Edgar Industrial Drive “and I1 <sup>1</sup> zoned lands located within an Eco Industrial Park Overlay District” which is 9 m |
| Side Yard Minimum  | 6.0 m one side   |
| Rear Yard Minimum  | 3.0 m  |
| Landscaped Area    | 40 % of minimum front yard   |
| Parking Spaces     | Subject to section 3.1 and 3.2   |
| Loading Space      | Subject to section 3.7   |
| Site Area Minimum  | 929.0 m <sup>2</sup>   |
| Frontage Minimum   | 22.0 m   |

(b) <sup>2</sup>I1 District is subject to any applicable industrial regulations listed within section 6.6.

(c) Notwithstanding section 6.1(2)(a) Table 6.1, buildings on properties abutting a major arterial or abutting a service road adjacent to a major arterial shall be constructed at least 18.0 m from the said arterial or service road. The building on Lot 10A, Block A, Plan 782 0258 (2404 - 50 Avenue) shall be exempted from this regulation, but shall have a minimum front yard setback of 15.0 m.

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<sup>1</sup> 3357H-2014

<sup>2</sup> 3357/N-2019, 3357/M-2019

**6.2 I2 Industrial (Heavy Industrial) District**



General Purpose

<sup>1</sup>The general purpose of this District is to provide for a wide range of manufacturing, assembling, fabrication and processing of goods within the performance standards, of section 6.6 subsection (2)(b) in which nuisance factors have a high probability of occurring.

**1. I2 Permitted and Discretionary Uses Table**

|                               |  |
|-------------------------------|--|
| <b>(a) Permitted Uses</b>     |  |
| (i)                           | All uses listed as permitted in the I1 Industrial (Business Service) District with the exception of industrial support services. |
| <b>(b) Discretionary Uses</b> |  |
| (i)                           | Auction Mart, including livestock.   |
| (ii)                          | All uses listed as discretionary in the I1 Industrial (Business Service) District.   |
| (iii)                         | <sup>2</sup> Cannabis Production Facility (CPF)  |

**2. I2 Industrial (Heavy Industrial) District Regulations**

(a) Table 6.2 I2 Regulations

| Regulations             | Requirements   |
|-------------------------|--|
| Floor Area Minimum      | n/a  |
| Building Height Maximum | n/a  |
| Front Yard Minimum      | 15.0 m, except Edgar Industrial Drive which is 9 m                               |
| Side Yard Minimum       | 3.8 m one one side   |
| Rear Yard Minimum       | 3.0 m  |
| Landscaped Area         | 20 % of minimum front yard   |
| Parking Spaces          | Subject to section 3.1 and 3.2   |
| Loading Space           | Subject to section 3.7   |
| Site Area Minimum       | 1.2 hectares unless otherwise approved by the <sup>3</sup> Development Authority |
| Frontage Minimum        | n/a  |

<sup>1</sup> 3357/N-2019, 3357/M-2019

<sup>2</sup> 3357/N-2014, 3357/S-2019

<sup>3</sup> 3357/C-2022

- (b) <sup>1</sup>I2 District is subject to any applicable industrial regulations listed within section 6.6.

### 3. Site Location

- (a) The location of any discretionary use on a site within the land use district and the relationship of the site to the rest of the city and surrounding environs, shall be subject to approval by the <sup>2</sup>Development Authority.

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<sup>1</sup> 3357/N-2019, 3357/M-2019

<sup>2</sup> 3357/C-2022

**6.3 I1A/BSR (Light Industrial and Business Service-Residential) District**



General Purpose

The general purpose of this district is to allow for future redevelopment of industrial sites to create an area of new commercial and business service uses combined with residential dwelling units and existing industrial uses. New development is intended to be compatible with the surrounding neighbourhood to enhance the quality of life in the community. All new development must be consistent with the principles and objectives of the Riverside Meadows Area Redevelopment Plan.

**1. I1A/BSR Permitted and Discretionary Uses Table**

| <b>(a) Permitted Uses</b> |  |
|---------------------------|--|
| <b>(i)</b>                | <sup>1</sup> Building Sign.  |
| <b>(ii)</b>               | Commercial services facilities, excluding a funeral home, crematorium, any gaming or gambling establishment, any drinking establishment or late night club, or any adult entertainment or related use.                     |
| <b>(iii)</b>              | Dwelling units above the ground floor with one of the following located on the ground floor:   |
|                           | <b>(1)</b> office,   |
|                           | <b>(2)</b> <sup>2</sup> Merchandise Sales and/or Rentals excluding adult oriented merchandise and/or entertainment, motor vehicles, fuel and liquor, beer or wine sales  |
|                           | <b>(3)</b> <sup>3</sup> restaurants excluding drive-through fast food restaurants,   |
|                           | <b>(4)</b> commercial service facility, excluding a funeral home, crematorium, any gaming or gambling establishment, any drinking establishment or late night club, or any adult oriented entertainment or related use, or |
|                           | <b>(5)</b> financial institutions.   |
| <b>(iv)</b>               | <sup>4</sup> DELETED   |
| <b>(v)</b>                | Home occupations subject to section 4.7(8).  |
| <b>(vi)</b>               | Industrial Support Services, excluding dangerous goods and/or oilfield services, provided it takes place in a building existing as of July 15, 2003.   |
| <b>(vii)</b>              | <sup>5</sup> Multi-attached or multiple family dwelling units.   |
| <b>(viii)</b>             | <sup>6</sup> Restaurants excluding drive-through fast food restaurants.  |
| <b>(ix)</b>               | Service and repair of goods traded in the District (excludes service stations)   |

<sup>1</sup> 3357/B-2018

<sup>2</sup> 3357/L-2018, 3357/L-2020

<sup>3</sup> 3357/G-2018

<sup>4</sup> 3357/I-2020

<sup>5</sup> 3357/L-2020

<sup>6</sup> 3357/G-2018

and/or car washes) approved prior to July 15, 2003.

(x) <sup>1</sup>DELETED

(xi) The following uses are permitted on the lands indicated, provided that they are in existence as of July 15, 2003 and provided that they continue to meet the conditions listed below:

- (1) Lot 1, Block N, Plan 1861KS as a trophy, award, and plaque production, production of promotional products, and associated retail sales.
- (2) Lot 22 & 29, Block 17, Plan 7604S, as storage and warehouse.
- (3) Lots 18-21, Block 17, Plan 7604S as automotive repair and parts sales.
- (4) Lot 24, Block 17, Plan 7922177 as production of bottled water, water distribution and related sales.
- (5) Block H, Plan 5296HW as tire and scrap metal storage and tire repair shop and automotive parts sales.
- (6) Lot 25, Block 17, Plan 7922177 as indoor air cleaning business.
- (7) Block N, Plan 3051HW as paint supply, mixing of paint, sale and distribution of automotive related finishes and parts, are deemed henceforth to be permitted uses on that site in a building in existence as of July 15, 2003, provided that the use meets all of the following conditions:
  - (a) The use does not extend further throughout the existing building to include a larger area of floor space of the building than it did as of July 15, 2003.
  - (b) The use is continuous. An existing use may continue in operation provided that it is not discontinued for a period of six consecutive months or more. For this purpose, a discontinuance means a discontinuance in fact, whether intended by the land owner or occupant or not. Notwithstanding the foregoing, the Development Authority may issue one or more six month extensions to the period of discontinuance, but no cumulative extensions totally over eighteen months will be granted.
  - (c) <sup>2</sup>The operation of which meets the performance standards set out in sections 6.6 subsection (2) and 6.6 subsection (3)(a) and (b), of this bylaw, and which does not create nor emit noises, odours, dusts, fumes, or otherwise create a nuisance.
  - (d) Use on part of a lot may not be extended or transferred in whole or in part to any other part of the lot and no additional buildings may be constructed on the lot.

(xii) Notwithstanding the above conditions, where a legally approved industrial building within this District in existence at the time of the passing of this Bylaw, is partially or fully destroyed by fire or other accidental means, it may be replaced for the same use and building size as that which was destroyed.

<sup>1</sup> 3357/B-2018

<sup>2</sup> 3357/N-2019, 3357/M-2019



|   |
|---|
|   |
| <b>(b) Discretionary Uses</b>   |
| <ul style="list-style-type: none"> <li>(i) <sup>1</sup>Freestanding Sign.</li> <li>(ii) <sup>2</sup>Merchandise Sales and/or Rentals excluding adult oriented merchandise and/or entertainment, motor vehicles, fuel and liquor, beer or wine sales</li> <li>(iii) Offices (professional and medical).</li> <li>(iv) <sup>3</sup>Industrial trade/commercial schools.</li> <li>(v) Service and repair of goods traded in the District (excludes service stations and/or car washes).</li> <li>(vi) <sup>4</sup>Show Home or Raffle Home.</li> <li>(vii) <sup>5</sup>Accessory Building, subject to Section 3.5 Accessory Building Regulations.</li> </ul> |

**2. I1A/BSR (Light Industrial and Business Service-Residential) Regulations**

<sup>6</sup>I1A/BSR District is subject to any applicable regulations listed within 6.6. The C3 Commercial (Neighbourhood Convenience) District shall be used as a guideline to determine the site regulations within this district including minimum site area, frontage, setbacks, front yard, side yard, and rear yards, as well as minimum parking, loading, and landscaping requirements, except where otherwise specified below and except in cases where these have been varied by the Development Authority. With regard to building height, the Development Authority may consider approval of up to four storeys in special circumstances based on the requirements of the Area Redevelopment Plan. Comments from the Community Association shall be considered.

(c) Table 6.3 I1A/BSR Regulations

| <b>Regulations</b> | <b>Requirements</b>                         |
|--------------------|---|
| Building Height    | Maximum 3 storeys subject to section 6.3(2) |
| Garbage/Recycling  | To be fully screened with a solid fence     |

<sup>1</sup> 3357/B-2018

<sup>2</sup> 3357/L-2020

<sup>3</sup> 3357/L-2011

<sup>4</sup> 3357/T-2015

<sup>5</sup> 3357/A-2017

<sup>6</sup> 3357/N-2019, 3357/M-2019

| <b>Regulations</b>   | <b>Requirements</b> |
|----------------------|---------------------|
| Outside storage      | Not permitted       |
| <sup>1</sup> DELETED |                     |

### 3. Site Development

- (a) Within this District, on any properties which owe municipal reserve at the time of subdivision, land is to be taken for reserves in preference to cash where the land can be used for the development of the public amenity area (town square or commercial village) as described in the Riverside Meadows Area Redevelopment Plan.
  
- (b) New development/redevelopment is expected to incorporate such features as awnings, planters, and architectural treatment and detailing compatible with surrounding development. Buildings should incorporate pedestrian or street oriented design elements (e.g. recessed entrance ways, street level windows, awnings, appropriate landscaping, parking in the rear where possible).

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<sup>1</sup> 3357/B-2018

## **<sup>1</sup>6.4 I1B/AD Industrial (Business Service and Automobile Dealership) District**

### **<sup>2</sup>General Purpose**

The general purpose of this District is to provide for development in the Queens Business Park for those Sites identified as light industrial with a vehicle dealership component in the *West QE2 Major Area Structure Plan*. Development provides for a limited range of light industrial, Warehousing, storage, Industrial Support Services, and vehicle sales and related uses such as Service and Repair. Development will be within the performance standards of section 6.6 subsection (2)(a), the operation of which do not create or emit noises, odours, dust, fumes or other factors which are regarded as nuisances. In addition, this District will provide for development that is complimentary to adjacent industrial uses and recognizes highway exposure.

### **1. I1B/AD Permitted and Discretionary Uses Table**

#### **(a) Permitted Uses**

- (i) Accessory Buildings or Accessory Uses (excluding sales)
- (ii) Accessory Use - sales related to manufacturing, processing, and/or distribution of any good (excluding Motor Vehicle, Trailer and Machinery Sales, Service and Repair)
- (iii) Building Sign
- (iv) Freestanding Sign
- (v) Industrial Support Services
- (vi) Manufacture, processing, distribution, repair, servicing, and/or rental of any goods (excluding Motor Vehicle, Trailer and Machinery Sales, Service and Repair)
- (vii) Outdoor Storage not in association with Motor Vehicle, Trailer and Machinery Sales, Service and Repair
- (viii) Service Stations
- (ix) Warehousing

#### **(b) Discretionary Uses**

- (i) Above ground storage tanks for motor fuel products including propane and used oil
- (ii) Accessory Use - Outdoor Display or Sale of Goods
- (iii) Alternative/Renewable Energy Facility on Sites designated in an Eco Industrial Park Overlay District
- (iv) Animal Services
- (v) Auction marts (excluding livestock)
- (vi) Crematorium
- (vii) Dynamic Fascia Sign

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<sup>1</sup> 3357/N-2019

<sup>2</sup> 3357/M-2019

- (viii) Dynamic Freestanding Sign
- (ix) Dangerous Goods Occupancy
- (x) Industrial Trade Schools (maximum capacity of 60 persons)
- (xi) Manufactured Homes Sales
- (xii) Motor Vehicle, Trailer and Machinery Sales, Service and Repair
- (xiii) Outdoor Storage in association with Motor Vehicle, Trailer and Machinery Sales, Service and Repair
- (xiv) Pet Crematorium
- (xv) Restaurant
- (xvi) Transportation, Communication or Utility Facility
- (xvii) Uses that may consume waste materials, outputs, or by-products that are produced by an industrial operation within an Eco Industrial Park Overlay District. This use does not include Cannabis Retail Sales
- (xviii) Uses that produce waste materials, outputs, or by-products that may be used as inputs for an industrial operation within the Eco Industrial Park Overlay District. This use does not include Cannabis Retail Sales

## 2. I1B/AD Development Standards

- (a) Table 6.4 I1B/AD Development Standards

| <b>Development Standards</b> | <b>Requirements</b>            |
|------------------------------|--------------------------------|
| Floor Area Minimum           | n/a                            |
| Building Height Maximum      | n/a                            |
| Front Yard Minimum           | 6.0 m                          |
| Side Yard Minimum            | 6.0 m one side                 |
| Rear Yard Minimum            | 3.0 m                          |
| Landscaped Area              | 40 % of minimum Front Yard     |
| Parking Spaces               | Subject to section 3.1 and 3.2 |
| Loading Spaces               | Subject to section 3.7         |
| Site Area Minimum            | 929.0 m <sup>2</sup>           |
| Frontage Minimum             | 22.0 m                         |

- (b) <sup>1</sup>The I1B/AD District is subject to any applicable development standards listed within section 6.6 General Industrial District Regulations.
- (c) All Development shall meet the requirements of section 7.15 Major Entry Areas Overlay District.
- (d) <sup>2</sup>DELETED

<sup>1</sup> 3357/M-2019

<sup>2</sup> 3357/L-2020

## <sup>1</sup>6.5 IC Industrial/Commercial (Mixed Use) District

### General Purpose

<sup>2</sup>The general purpose of the IC Industrial/ Commercial District is to allow for light industrial, commercial and recreational uses that are compatible and complementary to one another, the operation of which create or emit little to no noises, odours, dust, fumes or other factors which are regarded as nuisances. The IC District is intended for the Riverside Light Industrial area, areas identified within an area structure plan, and light industrial areas adjacent to major commercial areas.

#### 1. IC Permitted and Discretionary Uses Table

|                               |   |
|-------------------------------|---|
| <b>(a) Permitted Uses</b>     |   |
| (i)                           | Any development legally existing or legally approved prior to the passing of Bylaw 3357/M-2019  |
| (ii)                          | Accessory buildings or uses (excluding sales)   |
| (iii)                         | Accessory sales related to manufacturing, processing &/or distribution of any article   |
| (iv)                          | Accessory sales of used trucks, automobiles, and used vehicles whose function is for recreation, providing that collectively there are not more than three units for sale on the site at any one time.                |
| (v)                           | Building Sign   |
| (vi)                          | Freestanding Sign   |
| (vii)                         | Industrial Support Services   |
| (viii)                        | Manufacture, processing, distribution, repair, servicing, and/or rental of any articles   |
| (ix)                          | Service Stations  |
| (x)                           | Warehousing   |
| (xi)                          | Outdoor Storage   |
| <b>(b) Discretionary Uses</b> |   |
| (i)                           | Any expansion and/or intensification of Development legally existing or legally approved prior to the passing of Bylaw 3357/M-2019 Above ground storage tanks for motor fuel products including propane and used oil. |
| (ii)                          | Animal Services   |
| (iii)                         | Auction Marts (excluding livestock)   |
| (iv)                          | Dynamic Fascia Sign   |
| (v)                           | Dynamic Freestanding Sign   |
| (vi)                          | Crematorium   |
| (vii)                         | Dangerous goods occupancy   |
| (viii)                        | Restaurant  |
| (ix)                          | Sale of large trucks over 10,000 KG, Manufactured Homes, heavy  |

<sup>1</sup> 3357/M-2019

<sup>2</sup> 3357/E-2021

|         |  |
|---------|--|
|         | construction equipment & machinery   |
| (x)     | Sale of horse, stock & light flat deck & cargo trailers  |
| (xi)    | Transportation, communication or utility facility  |
| (xii)   | Industrial Trade Schools (max. capacity of 60 persons))  |
| (xiii)  | Accessory outdoor display or sale of goods   |
| (xiv)   | Pet Crematorium  |
| (xv)    | Indoor Recreation Facility   |
| (xvi)   | Industrial/Commercial Training Facility up to 929m <sup>2</sup> of the gross leasable area of the lot on which it is located |
| (xvii)  | Microbrewery   |
| (xviii) | Office up to 929m <sup>2</sup> of the gross leasable area of the lot on which it is located                                  |
| (xix)   | Supporting Merchandise Sales   |

## 2. IC Development Standards

### (a) Table 6.5 IC Development Standards

| Regulations             | Requirements                   |
|-------------------------|--------------------------------|
| Floor Area Minimum      | n/a                            |
| Building Height Maximum | n/a                            |
| Front Yard Minimum      | 6.0 m                          |
| Side Yard Minimum       | 6.0 m                          |
| Rear Yard Minimum       | 3.0 m                          |
| Landscaped Area         | 40 % of minimum Front Yard     |
| Parking Spaces          | Subject to section 3.1 and 3.2 |
| Loading Spaces          | Subject to section 3.7         |
| Site Area Minimum       | 929.0 m <sup>2</sup>           |
| Frontage Minimum        | 22.0 m                         |

- (b) The IC District is subject to any applicable development standards listed within section 6.6 General Industrial District Regulations.
- (c) All Development shall meet the requirements of section 7.15 Major Entry Areas Overlay District.
- (d) <sup>1</sup>DELETED

<sup>1</sup> 3357/L-2020

## **<sup>1</sup>6.6 General Industrial District Regulations**

### **1. Site Development**

- (a) <sup>2</sup>For Development within the I1 A/BSR, I1B/AD, IC, I1 and I2 Districts all Site Plans, the relationship between Buildings, Structures and open space, the architectural treatment of Buildings, the provision and architecture of landscaped open space, and the parking layout, shall be subject to the approval by the Development Authority.
- (b) It is intended that consultation with the Riverside Meadows Community Association will occur with regard to all new development or redevelopment proposals.

### **2. Industrial Standards Definitions**

#### **(a) Industrial Standard I**

- (i) Industrial Standard I means any industrial operation including production, processing, cleaning, testing, repairing, storage or distribution of any material which shall conform to the following standards:
- (1) emit no noise of industrial production audible at any point on the boundary of the lot on which the operation takes place,
  - (2) no process involving the emission of smoke is permitted, except the use of waste disposal incinerators of a design approved by the Development Authority,
  - (3) no process involving the emission of dust, flying ash or other particulate material is permitted,
  - (4) emission of any odour or gas is prohibited,
  - (5) the emission of toxic gases or other toxic substances is prohibited,
  - (6) no industrial operation shall be carried out that would produce glare or heat discernible beyond the property line of the lot concerned,

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<sup>1</sup> 3357/N-2019, 3357/M-2019

<sup>2</sup> 3357/N-2019, 3357/M-2019

- (7) <sup>1</sup>outdoor storage of goods or material is permitted if kept in a neat and orderly manner subject to regulations listed in section 6.6 subsection (6),
- (8) no waste which does not conform to the standards established by The City Utility Bylaw shall be discharged into any sewer.

**(b) Industrial Standard II**

- (i) “Industrial Standard II” means an industrial operation, including production, processing, cleaning, testing, repairing, storage or distribution of any material, which does not create a nuisance discernible beyond the property line of the lot concerned, but might produce noxious emissions.

**3. General Industrial Performance Standards**

- (a) The onus of proving to the Development Authority's satisfaction that a proposed development does and will comply with the requirements of the respective industrial district rests with the applicant.
- (b) <sup>2</sup>In addition to meeting the requirements of section 6.6 subsection (2), development of an industrial site shall comply with the following:
  - (i) the minimum front yard of a site in any industrial district may be used only for:
    - (1) landscaped areas and pedestrian walkways which, together, unless otherwise provided in the Regulations, shall comprise not less than 40% of the area of the minimum front yard,
    - (2) driveways having access to a street or streets at locations to be approved by the <sup>3</sup>Development Authority,
    - (3) subject to the approval of the <sup>4</sup>Development Authority loading and parking areas having a combined area not exceeding 60% of the area of the said minimum front yard, provided that vehicles can enter and leave the site without reversing or manoeuvring on the right of way of a registered street,
    - (4) display purposes provided that no display is located within

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<sup>1</sup> 3357/E-2006, 3357/N-2019, 3357/M-2019

<sup>2</sup> 3357/N-2019, 3357/M-2019

<sup>3</sup> 3357/C-2022

<sup>4</sup> 3357/C-2022



the minimum required landscaped area of the front yard and subject to the approval of the Development Authority.

(ii) if the front yard of a site in any industrial district exceeds the minimum front yard, any portions of an industrial site not covered by buildings and not used for open storage shall be either:

(1) paved or gravelled and maintained in a neat dust free condition to the satisfaction of the Development Authority, or

(2) landscaped suitably and maintained free of weeds to the satisfaction of the Development Authority, or

(3) a combination of (1) and (2) hereof.

(c) If the street or boulevard abutting a site in an I1 or I2 District is not paved or not landscaped, the Development Authority may permit an extension of not more than 12 months following notification by The City of completion of such paving or landscaping within which the owner shall comply with this Bylaw, provided that the registered owner of the site enter into an agreement in writing satisfactory to The City to complete such works. The City may register a caveat on the title to the site to protect the agreement.

#### **4. Projection Over Yards**

(a) Except as provided in this part, no person shall allow any portion of the principal building on a site to project into a minimum yard setback.

(i) On sites in industrial districts, a canopy if:

(1) the canopy is at least 3.6 m above the surface of the yard, and

(2) no supports or posts are constructed under the portion of the canopy projecting over the minimum rear yard.

#### **5. Vehicular Access to Lots from Public Roadways**

(a) The location and number of proposed entrances to, and exits from, a development must conform to the provisions of the applicable Engineering Standards in force from time to time as determined by Engineering Services.

## 6. <sup>1</sup>Outdoor Storage in Industrial Districts

- (a) Where the outdoor storage of raw materials, finished or partially finished products, fuel, salvage material, junk or waste is permitted or approved on a site, such storage shall be concealed from sight from adjacent sites, streets or lanes by a fence or wall of appropriate design, and sufficient dimension and position so that such materials are not visible from any point 2.0 m or less above grade on any adjacent site, street or lane.
- (b) Outdoor storage areas shall be fenced or screened as determined by the Development Authority.
- (c) Outdoor storage shall not be located within the front yard setback of any site.
- (d) Lumber yards approved as an accessory use in Industrial districts shall comply with the outdoor display or sale of goods regulations listed in section 5.7 (10).

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<sup>1</sup> 3357/E-2006