

## I-HVY Industrial, Heavy District

**444 PURPOSE:** To provide for a range of industrial activity that may have off-site nuisance impacts, including support services and storage.

<b>445 PERMITTED USES:</b>	<b>PERMITTED USE IN AN EXISTING APPROVED BUILDING; DISCRETIONARY USE OTHERWISE:</b>	<b>DISCRETIONARY USES:</b>
Accessory Building $\leq$ 500 m <sup>2</sup> (5381.96 ft <sup>2</sup> )	Office	Accessory Building $>$ 500 m <sup>2</sup> (5381.96 ft <sup>2</sup> )
Communications Facility (Type A)	Industrial (Light)	Alcohol Production
Communications Facility (Type B)		Auctioneering
Communications Facility (Type C)		Cannabis Cultivation
Industrial (Logistics)		Cannabis Processing
Industrial (Medium)		Cannabis Retail Store
		Dwelling Unit, accessory to principal use
		Film Production
		Industrial (Heavy)
		Outdoor Storage
		Recycling/Compost Facility
		Shipping Container (parcels greater than 3.95 acres)
		Special Function Business
		Station (Bulk Fuel)

Those uses which are not otherwise defined in the Bylaw, which in the opinion of the Development Authority are similar to the above and conform to the purpose of this District may be Discretionary Uses.

### **446 MINIMUM PARCEL SIZE:**

- 1.0 ha (2.47 ac)
- The minimum size of parcels designated with the letter "p" is the number indicated on the [Land Use Map](#)

### **447 MAXIMUM BUILDING HEIGHT:**

- 20.0 m (65.61 ft.)
- The maximum height on parcels designated with the letter "h" is the number indicated on the [Land Use Map](#)

### **448 MINIMUM SETBACKS (for Buildings):**

<b>Front Yard</b>	<b>Side Yard</b>	<b>Rear Yard</b>
15.0 m (49.21 ft.)	15.0 m (49.21 ft.) 6.0 m (19.69 ft.) from an Industrial District	15.0 m (49.21 ft.) 6.0 m (19.69 ft.) from an Industrial District

### **449 MINIMUM SETBACKS (for Parking and Storage):**

<b>Front Yard</b>	<b>Side Yard</b>	<b>Rear Yard</b>
15.0 m (49.21 ft.) from Highway/County road 8.0 m (26.25 ft.) from service roads	15.0 m (49.21 ft.) from Highway/County road 8.0 m (26.25 ft.) from service roads No setback from an Industrial District	15.0 m (49.21 ft.) from any road No setback from an Industrial District 6.0 m (19.69 ft.) from other parcels

### **450 ADDITIONAL REQUIREMENTS:**

- A minimum of 10% of the lands shall be landscaped
- Storage shall be screened from public ROWs and adjacent parcels