

# 620 – General Industrial Zone (I2)

**Intent:** To accommodate a mix of light industrial Uses

## 620.1 Permitted Uses (B/L 2454-2015, 3113-2020; 3249-2022, 3470-2023)

Permitted Uses Table for I2 Zone	
<b>Principal Uses</b>	
.1 Animal Shelter	.17 Data Centre
.2 Auction	.18 Farm and Industrial Equipment Sales/Leasing/Repair
.3 Automobile Body Shop	.19 Freight Handling Facility
.4 Automobile Repair	.20 Indoor Recreation Facility
.5 Automobile Storage Yard	.21 Landscape Supply
.6 Brewery	.22 Manufacturing
.7 Brewing and Vinting Outlet	.23 Microbrewery
.8 Building Supply	.24 Self Storage (B/L 3249-2022)
.9 Bus Depot	.25 Mobile Food Vendor
.10 Commercial Vehicle Parking	.26 Motor Vehicle Recycling and Salvage Yard (B/L 3470-2023)
.11 Commercial Vehicle Repair	.27 Printing Services
.12 Commercial Vehicle Sales/Leasing	.28 Recreational Vehicle Sales/Leasing/Repair/Rental
.13 Commercial Vehicle Stop	.29 Recycling Depot
.14 Courier and Delivery	.30 Research and Development
.15 Crematorium	.31 Restaurant
.16 Dangerous Goods Manufacturing/Warehousing	.32 Trade School
	.33 Warehousing
	.34 Waste Transfer Station (B/L 3470-2023)
<b>Accessory Uses</b>	
.35 Accessory Residential Use	
.36 Pawn Shop	

## 620.2 Site Specific Permitted Uses (B/L 3159-2021)

.1 Gaming Facility shall be a permitted Use on the following Lots:

- a. PID: 023-889-985  
 Legal Description:  
 Lot 1 Section 24 Township 13 NWD Plan LMP34910

Editorial Note
Known civically as: 30835 Peardonville Road

- b. PID: 023-889-985  
 Legal Description:  
 Lot 1 Section 24 Township 13 NWD Plan LMP34910 Except Plan BCP33641

Editorial Note
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- .2 Office shall be a permitted Use on the following Lots:
  - a. Lot 2 Section 11 Township 16 NWD Plan BCP22632
  - b. Lot 1 Section 15 Township 16 NWD Plan BCP34059
- .3 Notwithstanding section 620.1, outdoor unenclosed open storage and no other Uses shall be permitted on the following Lots:

- a. PID: 001-749-382  
 Legal Description:  
 Lot 7 Section 10 Township 17 Plan NWP18740 NWD SUBSIDY LOT 70, Part SW 1/4

Editorial Note
Known civically as: 33675 Harris Road

- b. PID: 005-296-561  
 Legal Description:  
 Lot 8 Section 10 Township 17 Plan NWP18740 NWD SUBSIDY LOT 70, Part SW 1/4

Editorial Note
Known civically as: 33685 Harris Road

- .4 Office, Industry Support shall be a permitted Use on the following Lots:  
 (B/L 3072-2020)

- a. Lot 1 Section 24 Township 13 Plan LMP38252  
 Strata Plan: LMS4110

- .5 Mobile Home Sales/Leasing/Repair/Rental shall be permitted on the following Lots: (B/L 3019-2020, 3159-2021)

- a. PID: 031-175-422  
 Legal Description:  
 Lot 1 Section 18 Township 16 Plan EPP99857 NWD

Editorial Note
Known civically as: 31806 and 31850 Marshall Road

### 620.3 Development Regulations (B/L 3159-2021)

Development Regulations Table for I2 Zone	
Column I	Column II
.1 Density (maximum)	n/a
.2 Minimum Setbacks (Interior Lot Line)	a. 0.0 m, except 3.0 m where abutting a residential principal Use
.3 Minimum Setbacks (Exterior Lot Line)	a. 3.0 m

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.4 Minimum Setbacks between Buildings	a. 1.5 m
.5 Height (maximum)	a. 12.2 m
.6 Lot Coverage (maximum)	a. 60%

## 620.4 Subdivision Regulations

Subdivision Regulations Table for I2 Zone	
Column I	Column II
.1 Lot Size (minimum)	a. 1,850 m <sup>2</sup>
.2 Lot Width (minimum)	n/a
.3 Lot Depth (minimum)	n/a

## 620.5 Landscaping and Off-Street Parking

Refer to sections 140 and 150 for requirements pertaining to landscaping and off-street parking.

## 620.6 Conditions of Use (B/L 3113-2020)

- .1 Multi-modal containers shall be excluded from the maximum Height permitted in 620.3.5.
- .2 Unenclosed storage shall be permitted subject to the following regulations:
  - a. not be located within 3.0 m of an Exterior Lot Line;
  - b. be bounded on all sides not adjacent to a Building or Structure by a solid fence or wall of at least 1.8 m in Height;
  - c. be limited to that part of a Lot that is surfaced with asphalt paving, concrete or another dust free material; and
  - d. not include storage of materials or goods likely to produce or give off dust or other particulate matter that may become wind-borne.
- .3 Areas for office, retail sale, rental or display of goods manufactured or warehoused on the Lot shall be:
  - a. fully contained within the same Building as the Manufacturing Use or Warehousing on the Lot; and
  - b. limited to an area not exceeding 40% of the Gross Floor Area of the business manufacturing or warehousing the products on the Lot and the remaining Floor Area not being open to the public. (B/L 3113-2020)
- .4 A Restaurant shall be limited to a total Floor Area of 175 m<sup>2</sup>.
- .5 A Commercial Vehicle Parking Use shall require washroom facilities at a ratio of one bathroom stall for every 50 Parking Spaces.
- .6 An Accessory Residential Use shall not exceed a maximum area of 90 m<sup>2</sup> and shall be contained within the Principal Building.
- .7 All Motor Vehicle Recycling and Salvage Yard Uses shall: (B/L 2454-2015; 3470-2023)

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- a. be fully contained within a Building;
  - b. be limited to the disassembly, repair and sale of motor vehicle parts; and
  - c. not be shredded or crushed onsite.
- .8 Pawn Shop Use must be Accessory to an Auction Use and not exceed 5% of the Gross Floor Area of the Auction Use. (B/L 2454-2015)
- .9 A Dangerous Goods Manufacturing/Warehousing Use shall be: (B/L 2454-2015, B/L 3055-2020)
- a. fully contained within a Building;
  - b. authorized by and in compliance with a permit issued by the Waste Management Branch of the Ministry of Environment; and
  - c. in conformity with the regulations of the City's Fire Service Bylaw, as amended, or replaced, from time to time.
- .10 An Indoor Recreation Facility shall be limited to a total Floor Area, Gross of 700 m<sup>2</sup> and to one such Use per Lot. For certainty, in the context of a Building strata, only one such Use is permitted for the entire complex of Building(s), not one per strata Lot. (B/L 3113-2020)
- .11 A Recycling Depot shall: (B/L 3470-2023)
- a. not include the intentional breaking of glass products; and;
  - b. not include the storing of used tires.
- .12 A Waste Transfer Station shall: (B/L 3470-2023)
- a. be fully contained within a Building;
  - b. receive, sort, compact and rearrange solid waste on an impermeable surface that is protected by a roof or permanent cover; and
  - c. transport solid waste in a container or truck that is watertight with a mechanism to cover the waste;
  - d. maintain the facility in a manner that is compliant with all City bylaws;
  - e. ensure that an emission control plan is implemented for odours and particulates; and
  - f. not discharge or permit the discharge of Leachate to the environment, unless authorized by and in compliance with a permit issued by the Waste Management Branch of the Ministry of Environment.