

721 GENERAL INDUSTRIAL ZONE – LOW IMPACT (I2A)**Permitted Uses**

721.01 The following *uses* and no others shall be permitted in the I2A zone:

Animal Pound

Civic Use

Commercial Use, limited to:

courier, delivery and express facilities;

crematorium;

landscaping services;

mobile food vending cart;

moving establishments;

nurseries and greenhouses;

pest control services;

printing, photocopying, duplicating, lithographing, blueprinting and similar reproduction services;

publishing, where printing or binding is part of the business and is conducted on the same *lot*;

radio, television and recording studios;

retail sale, rental and repair of:

advertising signs and display equipment;

antennae and satellite dishes;

building supplies including plumbing, heating, ventilation, air-conditioning, security and electrical equipment and floor coverings;

beverage supplies and equipment;

feed products for farm use;

goods manufactured on the *lot*;

vehicle and marine parts and accessories excluding repairs;

sheet metal products;

tools; and

Restaurant Use, excluding drive-in or drive-through and limited to a maximum floor area of 175 m²;

trade school.

Industrial Use, excluding:

animal stockyards;

asphalt and concrete batching plants;

bulk storage, collection or processing of highly flammable or explosive substances, or of "dangerous goods" as defined from time to time by applicable enactments;

bulk storage, collection or processing of "special waste" as defined from time to time by applicable enactments;

burning of wood waste products;

collection, storage or composting of animal or vegetable wastes;

collection, storage, wrecking, repair or crushing of *wrecked vehicles* or vehicle parts;

collection and storage of salvaged equipment, materials or goods unless *accessory* to an industrial process on the *lot*;

incineration or distilling of animal or vegetable products;

manufacture of fertilizer, rubber, matches or paper; and

slaughterhouses.

Information Technology Use, limited to buildings for which a building permit has been issued prior to June 30, 2001.

Office Use, limited to:

offices of building trade contractors;

taxi and paratransit dispatch office in conjunction with servicing of vehicles;

offices which are *accessory* to and located on the same *lot* as the principal *industrial use*; and

offices of utility services where *accessory* to equipment or other facilities or operations of the utility services on the *lot*.

Accessory One Unit Residential Use, limited to a dwelling unit accessory to an industrial use

Excluded Uses

721.02 Despite Section 721.01, the following *uses* are specifically excluded in the I2A zone:

- abattoirs or meat processing facilities;
- above-ground storage of liquid materials;
- auto body repair use*;
- commercial livestock handling facilities;
- commercial vehicle* parking unless located on an area surfaced with asphalt or concrete including stormwater detention;
- equipment or vehicle washing;
- fuel dispensing facilities;
- material transfer facilities;
- solid waste or hazardous waste storage or handling;
- storage use and transportation of hazardous or toxic materials;
- the collection, storage, wrecking, repair or crushing of *wrecked vehicles* or vehicle parts; and
- vehicle repair, sales, storage, or impoundment;

Conditions of Use

721.03 Areas for retail sale, rental or display of goods on the *lot* shall be:

- (1) fully contained within the same *building* as the principal *industrial* use manufacturing the products on the *lot*;
- (2) limited to an area not exceeding 20% of the *gross floor area* of the business manufacturing the products on the *lot* and the remaining *floor area* not being open to the public; and
- (3) prohibited from outdoor locations with the exception of storage only, limited to that part of a *lot* surfaced with asphalt or concrete including stormwater detention.

721.04 Unenclosed storage or unenclosed operations shall:

- (1) not be located within 3.0 m of an *exterior lot line*;
- (2) be limited to that part of a *lot* surfaced with asphalt or concrete including stormwater detention;
- (3) be bounded on all sides not adjacent to a *building* or *structure* by a fence or wall of at least 1.5 m in *height*; and
- (4) not include storage of material or goods likely to produce or give off dust or other particulate matter that may become wind-borne.

721.05 An *accessory one unit residential use* shall not exceed a *floor area* of 95 m².

Height of a Building or Structure

721.06 The maximum *height* of any *building* or *structure* shall be 12.2 m.

Setbacks

721.07 *Buildings* and *structures* shall be sited in accordance with the following minimum *setbacks*:

<i>Buildings and Structures for</i>	<i>Exterior Lot Line</i>	<i>Interior Lot Line</i>
All Uses	3.0 m	0.0 m, except 3.0 m where abutting an R or RM zone

Minimum Subdivision Requirements

721.08 All *newly created lots* shall have a minimum *lot area* of 1,850 m².