

I-G General Industrial

(1) Purpose:

For the development of manufacturing, processing, distribution and storage uses and related services.

(2) Permitted Uses:

accessory buildings
auction establishments
auto body and/or paint shops
automotive shops
building trades and contractors
equipment sales, rental, service
farm supplies, service
freight and storage
industrial vehicles and machinery - sales, rental, service
manufacturing, general ¹
publishing, printing, recording and broadcasting establishments
railway lines
recycling facility ²
research facilities
signs ³
sports and recreation facilities, minor, as temporary development
 in conjunction with another use
transportation services
utility facilities
warehouses, wholesale

¹ This use may include the sale of associated products of own manufacture at the discretion of the Commission or Development Officer.

² This use may include the sale of associated products of own manufacture at the discretion of the Commission or Development Officer.

³ The types of signs that are permitted in this district are specified in Section 60.

(3) Discretionary Uses:

- animal care, major
- billboards ⁴
- bulk fuel stations
- business support services
- child care, major ⁵
- child care, minor ⁶
- food bank ⁷
- greenhouses
- hardware and building supplies
- liquor sales
- manufacturing, intensive ⁸
- manufacturing, specialty
- parking facilities
- protective services
- salvage or waste disposal facilities
- vehicle sales, rentals

(4) Minimum Parcel Size:

Subject to the general provisions pertaining to non-conforming Uses and Buildings described in Section 39:

Use	Width (m)	Length (m)	Area (m ²)
(a) Utility facilities, Public Utility lots, Railway lines:			as required by the Commission or Development Officer
(b) All other uses:	---	---	1,600.0

(5) Maximum Building Height:

As required by the Commission or Development Officer.

(6) Maximum Floor Area Ratio:

Inclusive of all buildings on a parcel,
except accessory parking structures: 0.50

(7) Maximum Parcel Coverage:

As required by the Commission or Development Officer.

⁴ The specific locations for billboards are indicated in Section 59.

⁵ Accessory to principal use.

⁶ Accessory to principal use.

⁷ By-law 5367: February 21, 2006

⁸ This use may include the sale of associated products of own manufacture at the discretion of the Commission or Development Officer.

(8) Minimum Yard Setbacks:

Except for projections described in Section 66(4):

- (a) Front:
7.6 m
(or greater at the discretion of the Commission or Development Officer).
- (b) Side:
4.6 m
(or greater at the discretion of the Commission or Development Officer).
- (c) Rear:
as required by the Commission or Development Officer

(9) Landscaping:

In addition to the landscaping requirements of Section 56, all minimum front yard setbacks not used for access to the balance of the parcel shall be landscaped and maintained.

(10) Garbage Enclosures and Storage Areas:

Notwithstanding the requirements described in Section 66 (5) and (6), garbage enclosures and storage areas shall not be located in the minimum front yard setbacks.

(11) Application of General Rules:

The general rules for all districts, described in Sections 40-62, and the general rules for industrial districts, described in Section 66, apply to uses in this district.