

**12.4 I-H
Heavy Industrial**

12.4.1 Purpose:

Primarily for the development of intensive manufacturing and similar high impact uses.

12.4.2 Permitted Uses:

- accessory buildings
- bulk fuel stations
- farm supplies, service
- manufacturing, intensive ¹
- micro-wind energy conversion system (WECS)
- railway lines
- salvage or waste disposal facilities
- truck stop
- utility facilities

12.4.3 Discretionary Uses:

- billboards
- child care, major ²
- child care, minor ³
- manufacturing, general ⁴

12.4.4 Minimum Parcel Size:

	Width (m)	Length (m)	Area (m ²)
▪ Utility Facility, and Railway lines	as required by the Development Authority		
▪ Truck Stop			10,000.0
▪ All other uses			1,600.0

12.4.5 Maximum Parcel Coverage:

As required by the Development Authority.

12.4.6 Maximum Floor Area Ratio:

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

12.4.7 Maximum Building Height:

As required by the Development Authority.

¹ This may include the sale of associated products of own manufacture at the discretion of the Development Authority.

² Accessory to a principal use.

³ Accessory to a principal use.

⁴ This may include the sale of associated products of own manufacture at the discretion of the Development Authority.

Part 12 Industrial Districts

12.4.8 Minimum Setbacks:

12.4.8.1 Front:7.6 m
(or greater at the discretion of the Development Authority).

12.4.8.2 Side:4.6 m
(or greater at the discretion of the Development Authority).

12.4.8.3 Rear:
as required by the Development Authority

12.4.9 Landscaping:

12.4.9.1 Areas that shall be landscaped:

- a planting strip of 7.6 m minimum depth adjacent to all front parcel lines
- any other front and side yard areas not utilized for parking or driveways

12.4.9.2 Landscaping shall be provided, completed and maintained in accordance with Section 9.17.

12.4.10 Garbage Enclosures and Storage Areas:

shall not be located in the minimum front setback.

12.4.11 Application of General Rules:

The general rules for all districts, described in Sections 9.1 to 9.22, and the general rules for industrial districts, described in Section 12.1, apply to uses in this district.