

I-H Heavy Industrial

(1) Purpose:

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

(2) Permitted Uses:

accessory buildings
 bulk fuel stations
 farm supplies, service
 manufacturing, intensive ¹
 railway lines
 salvage or waste disposal facilities
 signs ²
 utility facilities

(3) Discretionary Uses:

billboards ³
 child care, major ⁴
 child care, minor ⁵
 manufacturing, general ⁶

(4) Minimum Parcel Size:

Subject to the general provisions pertaining to Non-conforming Uses and Building described in Section 39:

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

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

² The types of signs that are permitted in this district are specified in Section 60.

³ The specific locations for billboards are indicated in Section 59.

⁴ Accessory to a principal use.

⁵ Accessory to a principal use.

⁶ This may include the sale of associated products of own manufacture at the discretion of the Commission or Development Officer.

Part 12 Industrial Districts

- (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.
- (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 setback.
- (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.